



GOVERNMENT OF ODISHA
Office of the Tahasildar, Bhubaneswar, Khordha. Miscellaneous Certificate Case No: e-CCP/7284 of 2022

CERTIFIED COPY OF ROR

Schedule I Form No.39-A

ଖତିୟାନ

ମୌଜା : ଶଙ୍କରପୁର
ଥାନା : ଚନ୍ଦ୍ରକା
ଥାନା ନମ୍ବର : 55

ତହସିଲ : ଭୁବନେଶ୍ୱର
ତହସିଲ ନମ୍ବର : ..
ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା

ଜମିଦାରଙ୍କ ନାମ ଓ ଖେତ୍ରାଂଶ ବା ଖତିୟାନର କ୍ରମିକ ନମ୍ବର	ଓଡ଼ିଶା ସରକାର ଖେତ୍ରାଂଶ ନମ୍ବର 1
୧) ଖତିୟାନର କ୍ରମିକ ନଂ	2074/2302
୨) ପ୍ରଜାର ନାମ, ପିତାର ନାମ, ଜାତି ଓ ବାସସ୍ଥାନ	ମେସର୍ସ ଶ୍ରୀ ଜଗନ୍ନାଥ ପ୍ରମୋଟର୍ସ ଆଣ୍ଡ ବିଲ୍ଡର୍ସ ଚରଫ ପରିଚାଳନା ପାର୍ଟନର ପ୍ରଦୀପ୍ତ କୁମାର ବିଶ୍ୱାସରାୟ ପି:ବିନୋଦ ବିହାରୀ ବିଶ୍ୱାସରାୟ ବା: ପ୍ଲଟ ନଂ ଏନ/୨ -୧୫୨ ,ପୋ/ଆ-ନୟାପଲ୍ଲି ,ଭୁବନେଶ୍ୱର ,ଜି-ଖୋର୍ଦ୍ଧା

୩) ସ୍ୱତ୍ୱ	ସ୍ଥିତିବାନ					
	ଜଳକର	ଖଜଣା	ସେସ	ନିସ୍ତାର ସେସ ଓ ଅନ୍ୟାନ୍ୟ ସେସ ଯଦି କିଛି ଥାଏ	ମୋଟ	୪) କ୍ରମବର୍ଦ୍ଧନଶୀଳ ଖଜଣାର ବିବରଣୀ
୪) ବେୟ		150.00	113.00	0.00	263.00	

୬) ବିଶେଷ ଅନୁସଙ୍ଗ ଯଦି କିଛି ଥାଏ
ଦାଖଲ ଖାରଜ କେଶ ନଂ 1688/2022 ହୁକୁମ ମୁତାବକ ପ୍ଲଟ ନଂ 2828/10227 ରକବା ଏ 0.522 ଡି କୁ ପୁରାତନ ଖାତା ନଂ 1242 ରୁ ଅତିରିକ୍ତ କମିଶନର ,ରାଜସ୍ୱ ପର୍ଷଦ ଓଡ଼ିଶା ଭୁବନେଶ୍ୱର RP କେସ ନଂ 1789/2015 ତା 09.12.2021 ମୁତାବକ ରେକର୍ଡ୍ ସଂଶୋଧନ କରାଗଲା । ମିସ୍ କେଶ ନମ୍ବର-5576/2022 (Arising out of OLR u/s 8(A) Case No-1100/2002) ହୁକୁମ ପ୍ଲଟ 2828/10227 ର କିସମ ଘରବାର କରି ଜମା ସଂଶୋଧନ କରାଗଲା ।

BLANK SPACE FOR STAMPING

ଅତିମ ପ୍ରକାଶନ ତାରିଖ : 14/11/2013
ଖଜଣା ଧାର୍ଯ୍ୟ ତାରିଖ : 01/04/2014

ରାଷ୍ଟ୍ରୀୟ ମୂଚନା ବିଜ୍ଞାନ କେନ୍ଦ୍ର, ଓଡ଼ିଶା

26/08/2022

MINAKHI DAS
Digitally signed by MINAKHI DAS
Date: 2022.08.29 14:05:30 +05:30
Reason: e-District Orissa Portal
Location: Orissa
Minakhi Das
Signature of the Revenue Officer

NOTE : - It is a digitally signed electronically generated certificate and therefore needs no ink-signed signature.
- For any query or verification, Agency/Department/Office may visit <http://edistrictodisha.gov.in>.
- Tampering of this certificate will attract penal action.



GOVERNMENT OF ODISHA
Office of the Tahasildar, Bhubaneswar, Khordha. Miscellaneous Certificate Case No: e-CCP/7284 of 2022

CERTIFIED COPY OF ROR

ଖତିଆରର କ୍ରମିକ ନଂ : 2074/2302		ମୌଜା : ଶଙ୍କରପୁର			ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା	
ପୁର ନମ୍ବର ଓ ଚକର ନାମ	କିସମ ଓ ପୁରର ଖଜଣା	କିସମର ବିସ୍ତାରିତ ବିବରଣୀ ଓ ଚୌହଦି	ରକବ			ମନ୍ତବ୍ୟ
			ଏକର	ଡ଼ି	ହେକ୍ଟର	
୭	୮	୯	୧୦	୧୧	୧୨	
2828/10227	ଘରବାର		0.522		0.2112	
I ପୁର			0.522		0.2112	

ରାଷ୍ଟ୍ରୀୟ ସୂଚନା ବିଜ୍ଞାନ କେନ୍ଦ୍ର ,ଓଡ଼ିଶା

26/08/2022

MINAKHI DAS

Digitally signed by MINAKHI DAS
Date: 2022.08.29 14:05:31 +05:30
Reason: e-District Orissa Portal
Location: Orissa

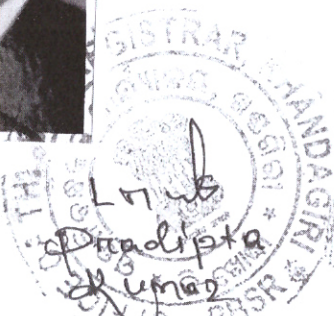
Signature of the Revenue Officer

NOTE : - It is a digitally signed electronically generated certificate and therefore needs no ink-signed signature.

- For any query or verification Agency/Department/Office may visit <http://e-district.orissa.gov.in>

1133313383

Handwritten signature



Handwritten text:
Lmt
Pradip
Biswas
J. M.

Handwritten text:
Lmt
Kailash
Chand
Rath.
J. M.

Handwritten notes:
cc.
9-11-22

Vertical text on the right side:
SRI JAGANNATH PROMOTERS & BUILDERS
07/11/2022
Partner

(V)

GIFT-DEED

THIS DEED OF GIFT made on this the 7th day of November, 2022 (Two thousand twenty two).

BETWEEN

SRI JAGANNATH PROMOTERS AND BUILDERS, a partnership firm, having its office at Plot No.370/3184, Sishu Vihar, Patia, P.S. - Chandrasekharpur, District - Khordha (Odisha),

Contd.....2

- 2 -

represented by its Managing Partner SRI PRADIPTA KUMAR BISWASROY, aged about 66 years, S/o. Late Binod Behari Biswasroy, Aadhaar No.6491 5021 2917 and Partner SRI KAILASH CHANDRA RATH, aged about 63 years, S/o. Late Kasinath Rath, Aadhaar No.9194 8600 9959, both are by caste – Brahmin, by profession – Business, Mobile No.9437026706 (hereinafter called the “DONOR” which expression shall mean and include its partners, successors, executors, administrators, assignees and representatives) of the ONE PART.

For Sri Jagannath Promoters & Builders

Managing Partner

Pradipta

AND

THE COMMISSIONER, Bhubaneswar Municipal Corporation, Kalpana Square, Goutam Nagar, Bhubaneswar, Dist. Khurda (Orissa) (hereinafter called the DONEE which expression shall mean and include its successors, assignees and representatives, administrators) of the OTHER PART

SRI JAGANNATH PROMOTERS & BUILDERS

Kailash
Partner

WHEREAS the Donor is the absolute owner of the property mentioned in the schedule below, which stands recorded in the name of Donor and the Donor is in peaceful possession over the same without any dispute.

Contd.....3

AND WHEREAS the Donor hereby declares that the said property is free from all encumbrances, litigation, disputes, liens, attachments and charges etc. and the Donor is also in peaceful possession over the said property having all rights, titles and interests thereon and pays the updated land revenue (rent).

AND WHEREAS the Donor is required to free gift the said schedule property of land in favour of the Donee in consonance of BMC Letter No.45875, dated 23.09.2022 to be used as the road for the land locked adjacent plots as per the applicable rules and regulations of the planning authority for approval of the project plan to be developed the same under the Group Housing Scheme as submitted to BMC under ODA 16 (3), by the Donor.

HENCE THIS DEED OF GIFT WITNESSETH AS UNDER ;

1. That the Donor hereby convey, grant, transfer and assignee by way of this GIFT the said property in favour of the Donee.
2. That the Donee is at liberty to use the schedule land for interest of the General Public including the

- 4 -

occupants of the Group Housing Scheme without any suit, lawful eviction, interruption, claim or demand whatsoever from the Donor or its partners, successors, executors, administrators, assignees and representatives, etc. and get the official records corrected, pay rent and obtain receipts thereof to which the Donor or any of its partners, successors, executors, administrators, assignees and representatives etc. will have no objection whatsoever.

3. That neither the Donor nor any of its partners, successors, executors, administrators, assignees and representatives etc. will have right claim or demand any right, title, interest over the said property in any manner whatsoever at any point of time .

SCHEDULE OF PROPERTY

District – Khurda, P.S. – Chandaka, Hal P.S. – Khandagiri, Thana No.55, Tahasil – Bhubaneswar, under the Jurisdiction of Sub-Registrar, Khandagiri, Bhubaneswar. Mouza – SHANKARPUR, Khata No.2074/2302 (two thousand seventy four / two thousand three hundred two), Sthitiban,

Contd.....5

For Sri Jagannath Promoters & Builders

Managing Partner

SRI JAGANNATH PROMOTERS & BUILDERS

Partner

Plot No.2828/10227 (two thousand eight hundred twenty eight / ten thousand two hundred twenty seven), Kisam – Gharabari, area gifted Ac.0.234 (two hundred thirty four) decimals out of Ac.0.522 decimals, Khata No.854 (eight hundred fifty four), Sthitiban, Plot No.2925 (two thousand nine hundred twenty five), Kisam – Gharabari, area gifted Ac.0.301 (three hundred one) decimals out of Ac.0.416 decimals and Plot No.2994/3954 (two thousand nine hundred ninety four / three thousand nine hundred fifty four), Kisam – Gharabari, area gifted Ac.0.031 (thirty one) decimals out of Ac.0.095 decimals, Khata No.2074/119 (two thousand seventy four / one hundred nineteen), Sthitiban, Plot No.2996 (two thousand nine hundred ninety six), Kisam – Gharabari, area gifted Ac.0.174 (one hundred seventy four) decimals out of Ac.0.306 decimals, Khata No.2074/1858 (two thousand seventy four / one thousand eight hundred fifty eight), Sthitiban, Plot No.2929 (two thousand nine hundred twenty nine), Kisam – Gharabari, area gifted Ac.0.031 (thirty one) decimals out of Ac.0.056 decimals, Khata No.299 (two hundred ninety nine), Sthitiban, Plot No.2929/3952 (two thousand nine hundred twenty nine / three thousand nine hundred fifty two),

For Sri Jagannath Promoters & Builders

Managing Partner

SRI JAGANNATH PROMOTERS & BUILDERS

Partner

- 6 -

Kisam - Gharabari, area gifted Ac.0.100 (one hundred) decimals out of Ac.0.144 decimals and Plot No.2830 (two thousand eight hundred thirty), Kisam - Gharabari, area gifted Ac.0.036 (thirty six) decimals out of Ac.0.133 decimals, Khata No.318 (three hundred eighteen), Sthitiban, Plot No.2994 (two thousand nine hundred ninety four), Kisam - Gharabari, area gifted Ac.0.078 (seventy eight) decimals out of Ac.0.101 decimals. Total one Mouza, Six Khatas, eight plots and total area gifted Ac.0.985 (nine hundred eighty five) decimals, as per sketch map shown in red colour attached to this Gift Deed. Rent Rs.15.00 paisa.

The land is not lease hold and it is not within the consolidable limit and it is not an endowment land. The land is situated within the Municipal Corporation Area of Bhubaneswar. The land is not obtained by way of Bhudan.

Contd.....7

For Sri Jagannath Promoters & Builders

Managing Partner

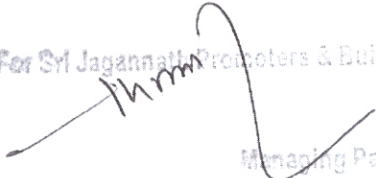
SR JAGANNATH PROMOTERS & BUILDERS

Partner


IN WITNESS WHEREOF the Donor signed
this the day, month and year first above written in
presence of following witnesses.

WITNESSES ;

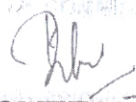
1. Devashish pedhaya
pt -1129
Laxmisesar
BBSR-751006

For Sri Jagannath Promoters & Builders

Managing Partner 07/11/2022


2. NARAYAN NAGAR
P.R. 80/2
P.O. Laxmisesar
BBSR-751006

SRI JAGANNATH PROMOTERS & BUILDERS

Partner 07/11/2022

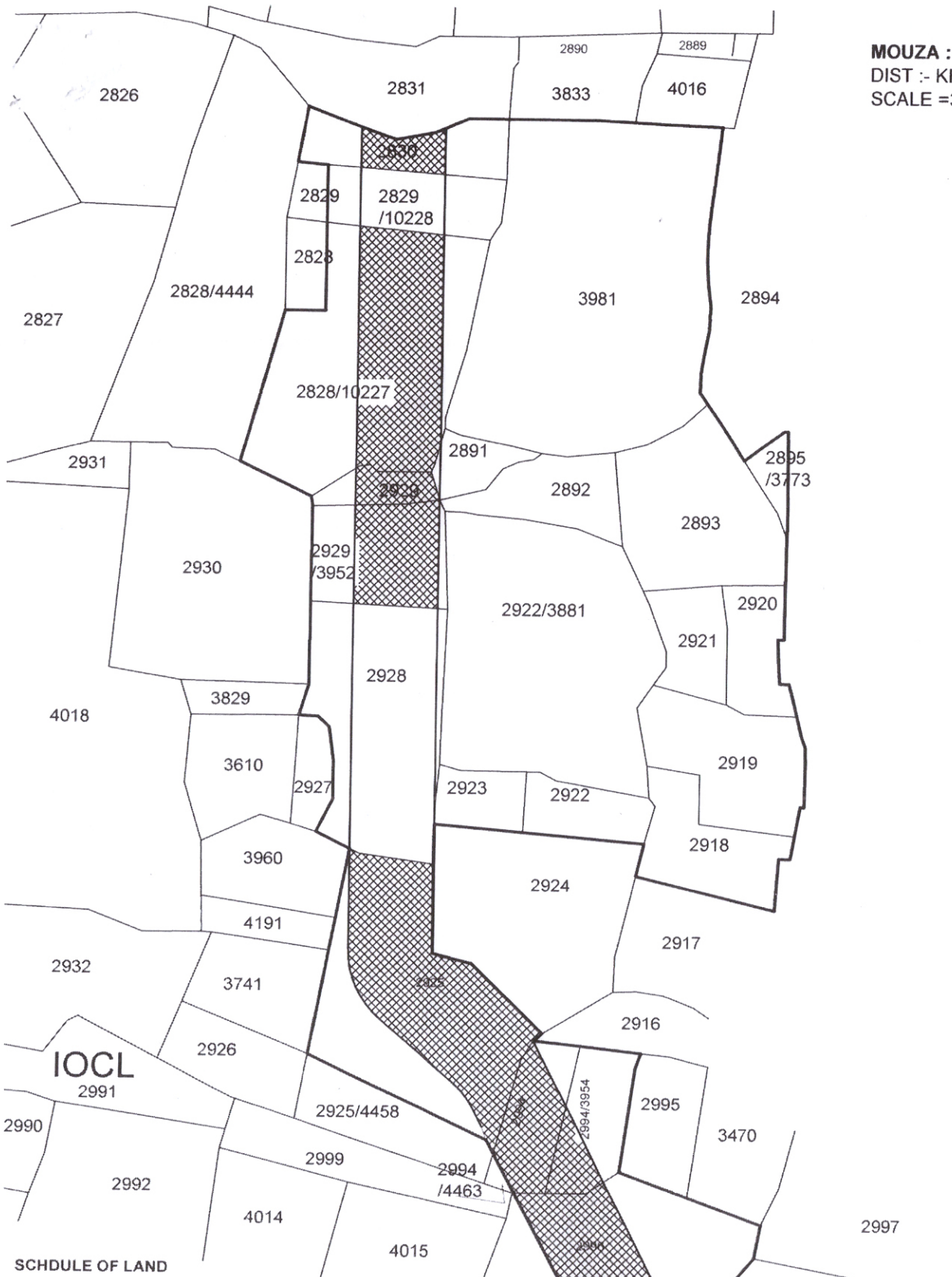
DONOR


DONEE

Prepared by me.


T.R. Dees

MOUZA :- SHANKARPUR
 DIST :- KHURDHA
 SCALE = 32":1 MILE



SCHDULE OF LAND

NO.	HALL PLOT NO.	KISAM	TOTAL AREA (AS PER ROR)	TRANSFERED AREA (GIFT)	PURPOSE
302	2828/10227	GHARABARI	Ac.0.522	Ac.0.234	PROPOSED ROAD
	2925	GHARABARI	Ac.0.416	Ac.0.301	
	2994/3954	GHARABARI	Ac.0.095	Ac.0.031	
9	2996	GHARABARI	Ac.0.306	Ac.0.174	
158	2929	GHARABARI	Ac.0.056	Ac.0.031	
	2929/3952	GHARABARI	Ac.0.144	Ac.0.100	
	2994	GHARABARI	Ac.0.101	Ac.0.078	
	2830	GHARABARI	Ac.0.133	Ac.0.036	
TOTAL AREA				Ac.0.985	

ED GIFT AREA SHOWN

Per Mr. Jagannath Prasad...
Thmi...

SIGNATURE OF LAND OWNERS

Print Endorsement



09/11/2022

Signature of Registering officer

Date: 09/11/2022

Endorsement of certificate of registration under section 60

Registered and true copy filed in : Office of the Sub-Registrar, KHANDAGIRI

Book Number : 1 || Volume Number : 259

Document Number : 11132212497

For the year : 2022

Seal :

Date: 09/11/2022

Signature of Registering officer

Print





Endorsement of the certificate of admissibility

Admissible under rule 25: duly stamped under the Indian stamp (Orissa Amendment act 1 of 2008) Act 1899, Schedule 1-A No. 33 Fees Paid : Registration fees exempted ., User Charges-0 ,Total 0

Date: 09/11/2022

Signature of Registering officer

Endorsement under section 52

Presented for registration in the office of the Sub-Registrar **Sub-Registrar KHANDAGIRI** between the hours of 10:00 AM and 1:30 PM on the **09/11/2022** by **PRADIPTA KUMAR BISWASROY MANAGING PARTNER JAGANNATH PROMOTERS AND BUILDERS**, son/daughter/wife of , of **PLOT NO-370/3184,SISHU VIHAR,PATIA,BBSR** , by caste , profession and finger prints affixed.

Signature of Presenter / Date: 09/11/2022

Signature of Registering officer.

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
PRADIPTA KUMAR BISWASROY MANAGING PARTNER JAGANNATH PROMOTERS AND BUILDERS		 315880006		09-Nov-2022
KAILASH CHANDRA RATH PARTNER JAGANNATH PROMOTERS AND BUILDERS		 315880030		09-Nov-2022

DEPUTY
COMMISSIONER
LAND AND ENF
BMC
BHUBANESWAR
(GOVT)

Execution By DEPUTY
COMMISSIONER
LAND AND ENF
BMC
BHUBANESWAR
(GOVT) Who is
Exempt from personal
Appearance in this
office U/S 88 Act XVI
of 1908 approved by

Execution By DEPUTY
COMMISSIONER
LAND AND ENF
BMC
BHUBANESWAR
(GOVT) Who is
Exempt from personal
Appearance in this
office U/S 88 Act XVI
of 1908 approved by

Execution By DEPUTY
COMMISSIONER
LAND AND ENF
BMC
BHUBANESWAR
(GOVT) Who is
Exempt from personal
Appearance in this
office U/S 88 Act XVI
of 1908 approved by

Identified by **PIYUSH RANJAN DAS** Son/Wife of **N/A** of **BBSR,DIST-KHURDA** by profession **Others**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
PIYUSH RANJAN DAS				09-Nov-2022

**DETAIL OF AREA DEVISIONS IN EACH REVENUE PLOT
AT SANKARPUR FOR THE PROPOSED PROJECT**

SL NO	HAL KHATA NO	HAL PLOT NO	TOTAL DOCUMENT PLOT AREA IN ACRE	PLOT NO-1 LEFT FOR 60'0" WIDE ROAD LEFT FOR ACCESS TO THE ADJACENT LAND LOCKED PLOTS IN ACRE	PLOT NO-2 FOR LEFT OWNER'S LAND LEFT FOR FUTURE EXPANSION IN ACRE	PLOT NO-3 FOR LEFT OWNER'S LAND LEFT FOR FUTURE EXPANSION IN ACRE	PLOT NO-4 FOR LEFT OWNER'S LAND LEFT FOR FUTURE EXPANSION IN ACRE	PLOT NO-5 LEFT FOR NET PROJECT PLOTS IN ACRE
			Total Land Area		owner's Land	owner's Land	owner's Land	Net PROJECT LAND in Acre
1	2074/2302	2828/10227	Asd 0.522	0.234 (Road) ✓			0.216 (Future)	0.072 ✓
2	2074/2067	2892	Asd 0.100					Full 0.100 ✓
3	854	2920	Asd 0.100					Full 0.100 ✓
4	854	2921	Asd 0.085					Full 0.085 ✓
5	2074/1630	2922	Asd 0.069					Full 0.069 ✓
6	854	2923	Asd 0.045					Full 0.045 ✓
7	854	2925	Asd 0.416	0.301 (Road) ✓		0.115 (owner's Land Future)		NIL ✓
8	861	2928	Asd 0.383	0.247 (Road) ✓			0.121 (Future use)	0.015 ✓
9	2074/1858	2929	Asd 0.056	0.031 (Road) ✓			0.025 (??)	NIL ✓
10	318	2994	Asd 0.101	0.078 (Road) ✓	0.023 (Future)			NIL ✓
11	854	2994/3954	Asd 0.095	0.031 (Road) ✓	0.064 (Future)			NIL ✓
12	2074/119	2996	Asd 0.306	0.174 (Road) ✓	0.132 (Future)			NIL ✓
13	2074/2357	2829/10228	Asd 0.132	0.058 (Road) ✓			0.032 (Future)	0.043
14	292	2893	Asd 0.270					Full 0.270
15	299	2929/3952	Asd 0.144	0.100 (Road) ✓			0.034 (Future)	0.010
16	299	2895/3773	Asd 0.037					0.036
17	861	2918	Asd 0.162					Full 0.162
18	861	2919	Asd 0.215					Full 0.215
19	861	2922/3881	Asd 0.600					Full 0.600
20	319	2891	Asd 0.040	0.003 (Road) ✓				0.037
21	319	2891/3981	Asd 0.800					Full 0.800
22	299	2830	Asd 0.133	0.036 (Road) ✓			0.053 (Future)	0.044
			Total Land 4.811	1.293 (Road)	0.219	0.115	0.481	Total Asd 2.703

Total = 4.811

Road - Asd 1.293

289
11.5
461 = 0.815 owner's Land/Future Expansion

proj Test - Asd 2.703

LOWER PORTION

Number & date of application.	Name & address of the applicant.	Nature of information	Ordinary searching fee paid.	Extra Searching fee paid.	Date & hour (if) has been paid which information is to be furnished.	Signature of the officer receiving the application with date	Remarks
Dibamendu para 16052	Moula-Santakar P.S. Chandaka	Sabik Hal co. Religion Hal Khetano - 1442	Hal plot no. 2827 2829	Sabik plot no. 1086 Hal plot no. 2830	Sabik plot no. 1087 Sabik Khetano No-247	[Signature]	Dibamendu para

RECORD KEPT IN
Major Settlement, Cuttack

Asst. Settlement Officer
Record Room, Cuttack

Received from ... Application No. ...

Details are ... for information which will be ready by ...

...