



2908202222032080



GOVERNMENT OF ODISHA

Office of the Tahasildar, Bhubaneswar, Khordha. Miscellaneous Certificate Case No: e-CCP/7283 of 2022

CERTIFIED COPY OF ROR

Schedule I Form No.39-A

ଖତିୟାନ

ମୌଜା : ଶଙ୍କରପୁର

ଥାନା : ଚନ୍ଦକା

ଥାନା ନମ୍ବର : 55

ତହସିଲ : ଭୁବନେଶ୍ୱର

ତହସିଲ ନମ୍ବର : ..

ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା

ଜମିଦାରଙ୍କ ନାମ ଓ ଖୋଦ୍ଧାତ ବା ଖତିୟାନର କ୍ରମିକ ନମ୍ବର	ଓଡ଼ିଶା ସରକାର ଖୋଦ୍ଧାତ ନମ୍ବର 1					
୧) ଖତିୟାନର କ୍ରମିକ ନଂ	2074/2357					
୨) ପ୍ରଜାର ନାମ, ପିତାର ନାମ, ଜାତି ଓ ବାସସ୍ଥାନ	ମେସର୍ସ ଶ୍ରୀ ଜଗନ୍ନାଥ ପ୍ରମୋଚର୍ସ ଆଣ୍ଡ ବିଲ୍ଡର୍ସ ପ୍ରାଇଭେଟ ଲିମିଟେଡ ତରଫ ପରିଚାଳନା ନିର୍ଦ୍ଦେଶକ ପ୍ରଦୀପ କୁମାର ବିଶ୍ୱାସରାୟ ପି:ବିନୋଦ ବିହାରୀ ବିଶ୍ୱାସରାୟ ବା: ପ୍ଲଟ ନଂ ଏନ/ ୨ -୧୫୨,ପୋ/ଆ-ନୟାପଲ୍ଲୀ,ଭୁବନେଶ୍ୱର, ଜି-ଖୋର୍ଦ୍ଧା					
୩) ସ୍ୱତ୍ୱ	କ୍ଷତିବାନ					
୪) ବେୟ	ଜଳକର	ଖଜଣା	ସେସ	ନିସ୍ତାର ସେସ ଓ ଅନ୍ୟାନ୍ୟ ସେସ ଯଦି କିଛି ଥାଏ	ମୋଟ	୫) କ୍ରମବର୍ଦ୍ଧନଶୀଳ ଖଜଣାର ବିବରଣୀ
		10.00	8.00	0.00	18.00	
୬) ବିଶେଷ ଅନୁସଙ୍ଗ ଯଦି କିଛି ଥାଏ	ବାଖଲ ଖାରଜ କେଶ ନଂ 1689/2022 ହୁକୁମ ମୁତାବକ ପ୍ଲଟ ନଂ 2829/10228ରକବା ଏ 0.132 ହି କୁ ପୁରାତନ ଖାତା ନଂ 1242 ରୁ ଅତିରିକ୍ତ କମିଶନର ,ରାଜସ୍ୱ ପର୍ଷଦ ଓଡ଼ିଶା ଭୁବନେଶ୍ୱର RP କେସ ନଂ 1354/2015 ତା 30.11.2021 ମୁତାବକ ରେକର୍ଡ୍ ସଂଶୋଧନ କରାଗଲା । ମିସ୍ କେଶ ନମ୍ବର-5577/2022 (Arising out of OLR u/s 8(A) Case No-4888/2004) ହୁକୁମ ପ୍ଲଟ 2829/10228 ର କିସମ ଘରବାରି କରି ଜମା ସଂଶୋଧନ କରାଗଲା ।					

BLANK SPACE FOR STAMPING

ଅକ୍ରିମ ପ୍ରକାଶନ ତାରିଖ :

ଖଜଣା ଧାର୍ଯ୍ୟ ତାରିଖ :

ରାଷ୍ଟ୍ରୀୟ ସୂଚନା ବିଜ୍ଞାନ କେନ୍ଦ୍ର, ଓଡ଼ିଶା

26/08/2022

MINAKHI DAS

Digitally signed by MINAKHI DAS
Date: 2022.08.29 14:04:52 +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://edistrictodisha.gov.in>.
- Tampering of this certificate will attract penal action.



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GOVERNMENT OF ODISHA

Office of the Tahasildar, Bhubaneswar, Khordha. Miscellaneous Certificate Case No: e-CCP/7283 of 2022

CERTIFIED COPY OF ROR

ଖାତାଧାରକ କ୍ରମିକ ନଂ : 2074/2357		ମୌଜା : ଶଙ୍କରପୁର			ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା	
ପୁସ୍ତ ନମ୍ବର ଓ ଚକର ନାମ	କିସମ ଓ ପୁସ୍ତର ଖଜଣା	କିସମର ବିସ୍ତାରିତ ବିବରଣୀ ଓ ଚୌହଦି	ରକବା			ମତ୍ତବ୍ୟ
			ଏକର	ଡି	ହେକ୍ଟର	
୭	୮	୯	୧୦	୧୧	୧୧	୧୨
2829/10228	ଘରବାର		0	132	0.0534	
1 ପୁସ୍ତ			0	132	0.0534	

ରାଷ୍ଟ୍ରୀୟ ସୂଚନା ବିଜ୍ଞାନ କେନ୍ଦ୍ର, ଓଡିଶା

26/08/2022

MINAKHI DAS

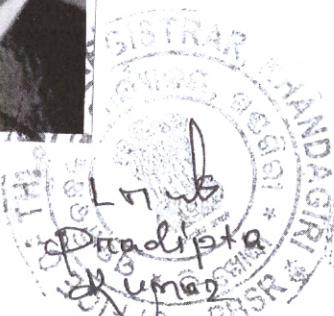
Digitally signed by MINAKHI DAS
Date: 2022.08.29 14:04:53 +05:30
Reason: e-District Orissa Portal
Location: Orissa

Signature of the Revenue Officer

NOTE : - It is a digitally signed electronically generated certificate and therefore needs no ink-signed signature.
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- Tampering of this certificate will attract penal action.

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

①

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



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

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

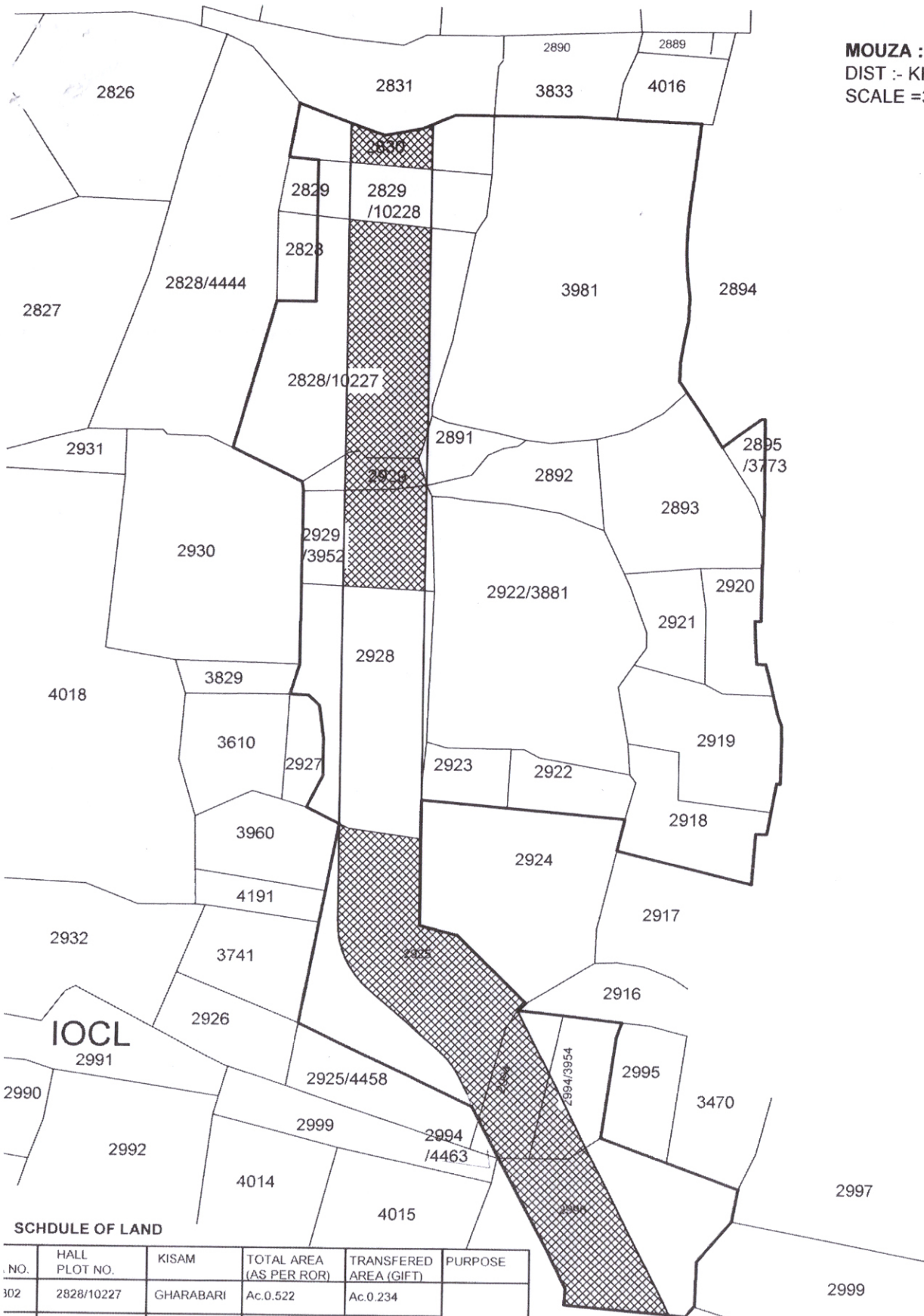

DONEE

Prepared by me.


7/11/22

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	
58	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

Handwritten signature and stamp area.

SIGNATURE OF LAND OWNERS

Print Endorsement



42545135

prashant 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 Total Land Area	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 owner's Land	PLOT NO-3 FOR LEFT OWNER'S LAND LEFT FOR FUTURE EXPANSION IN ACRE owner's Land	PLOT NO-4 FOR LEFT OWNER'S LAND LEFT FOR FUTURE EXPANSION IN ACRE owner's Land	PLOT NO-5 LEFT FOR NET PROJECT PLOTS IN ACRE 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

Proposed - 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 extra searching has been paid which information is to be furnished.	Signature of the officer receiving the application with date.	Remarks.
Tibamendu para BBSR 29/11/5	Moula-Sankar para P.S. Chandaka BBSR	Sabik Hal co. Relu' on Hal khata no - 1442	Hal plot no. 2826 2829 2830	Sabik plot no. 1086 Hal plot no. 2830	Sabik plot no. 1087 Sabik khata no. 2019	K. S. Das Asst. Settlement Officer Record Room, Cuttack	Tibamendu para

Received from Application No.

Directed for information which will be ready by

On this day at



Sri Jagannath Promoters & Builders

An ISO 9001 : 2008 & 14001 : 2004 Certified Company

7th August 2023.
SJPBPL/200/2023-24.

To
The Chairperson,
Odisha Real Estate Regulatory Authority, BBSR.

Compliances on 7th August 2023.

This is with reference to your Querries dated on 28/07/2023 for the items, I Pradipta Kumar Biswasroy, Managing Partner of M/s Sri Jagannath Promoters & Builders, for the Project, "Shreekhetra Greenpark" situated at Plot Mouza Shankarpur, Bhubaneswar, Khurda stated the followings:-

Sl. No.	Your point	Hall Khata No.	Hall Plot No.	Sabik Khata	Sabik Plot
1	Plot No. 8	861	2928	195	1119
2	Plot No. 13	2074/2357	2829/10228	244	1087
3	Plot No. 17	861	2918	365/319	1129/1130
4	Plot No. 18	861	2919	94	1120
5	Plot No. 19	861	2922/3881	95	1123
6	Plot No. 20	319	2891	244	1091
7	Plot No. 21	319	2891/3981	244	1087

Unfortunately, the Final Settlement Publication in 2014, the above sold out Plots of the Company (Sri Jagannath Promoters & Builders (P) Ltd.) were wrongly published again in the Hall ROR favouring the company and whereas legally the right, title, interest and possession of the land were very much with the Firm i.e. Sri Jagannath Promoters & Builders, after the purchase deed Vide no. 1113134873, dt.30.12.2013. However, required number of R/P cases were also filed with the Settlement Commissioner, Bhubaneswar as per the provision for altering the ROR, in favour of the Firm, which are pending as yet. The case references are given as below for your knowledge.

- Sl. No. 1, 3, 4 & 5- R/P Case no. – 712/2023.
- Sl. No. 2, 6 & 7 – R/P Case no. 758/2023.

Regarding Plot No. 16:-

We are to declare that Khata No. 299, Plot NO. 2895/3773 Acs.0.037, is actually Acs.0.036 being the physical possession with us, instead the recorded Extent of 0.037. We too have merged Acs.0.036 of land area in the Project only as per the approval Plan. We do not have any claim of balance Acs.0.001.



Contd...

Plot No - 370/3184, Near Toyota Showroom, Sishu Vihar, Patia, Bhubaneswar 751024

Site Office : Shreekhetra Residency Road, Near Arya School of Management, Behind Aiginia Sani Temple, Shankarpur Mz., Bhubaneswar - 751019

E-mail: jagannath_builders@yahoo.co.in

Phone: (0674) 2970849/6888831

www.sjpb.in

Conveyance Deed Format:- The right, title & interest i.e. Ownership of Plots 2918, 2829/10228, 2918, 2919, 2922/38 under Khata No. 861, 2074/2357 & 319 of Shankarpur Mouza, legally lies with the Firm i.e. Sri Jagannath Promoters & Builders by virtue of the Sale Deed No.1113134873, dt. 30.12.2013. Executed & registered by Sri Jagannath Promoters & Builders (P) Ltd. i.e. the Company. The Firm being the Land Owner is the Applicant to **RERA**, for Project Registration.

However, in view of wrong publication in Settlement ROR, favouring the Company, we have additionally taken the Company representative as the **consenter** to the Sale deed, and once the ROR copies are corrected favouring the Firm, we may not need the endorsement of the **Consenter**.

Your Sl. Point 12 of 13th July 2023 Query:-

Please find the ROR Copy duly uploaded after necessary correction and corrected as “**Managing Partner**” of Sri Jagannath Promoters & Builders.

Kindly consider the above submission & accord the permission.`

Thanking you.

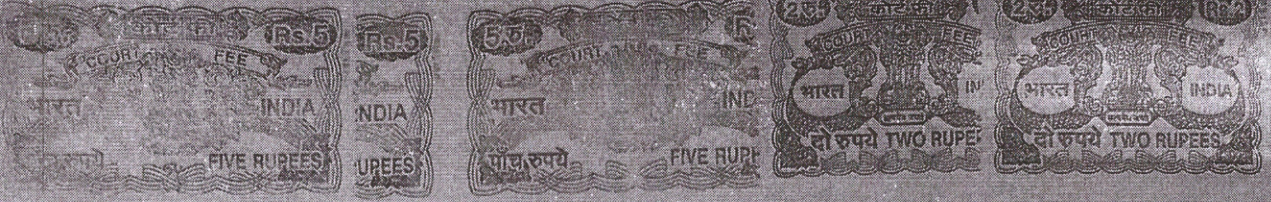
Sincerely yours,

For **Sri Jagannath Promoters & Builder.**

For Sri Jagannath Promoters & Builders

Mg. Partner.
(P.K. Biswasroy)

Managing Partner



IN THE COURT OF THE MEMBER BOARD OF REVENUE,
ODISHA, CUTTACK CAMP AT BHUBANESWAR

O.S.S NO. 712 / 2023

In the matter of: Petition U/S.15(b) of the Orissa
Survey & Settlement Act, 1958.

AND

In the matter of: Sri Jagannath Promoters & Builders
A Partnership Firm being represented
by it's Partner namely Kailash
Chandra Rath aged about 63 years
Son of Late Kashinath Rath
Plot No.N-2/152, IRC Village,
P.O.-IRC Village, P.S.-Nayapalli,
Bhubaneswar, District-Khurda

..... Petitioner

Versus

1. Sri Jagannath Promoters & Builders
Private Limited, A Private Limited
Company being represented by its
Managing Director,
Sri Pradipta Kumar Biswasray
aged about 66 years,
Son of Late Binod Bihari Biswasray
Flat Nos.301 and 306,
Sudarshan Tower, Plot No.7,
Sahid Nagar, P.O./P.S.-Sahid Nagar,
Bhubaneswar, District-Khurda

SRI JAGANNATH PROMOTERS & BUILDERS
Kailash Chandra Rath

2. Tahasildar, Bhubaneswar
P.O.-BJB Nagar-751014
District-Khurda
3. Settlement Officer,
Cuttack Major Settlement,
Cuttack

..... Opp.Parties

The humble above
named petitioner,

Most respectfully sheweth:

1. That the land more fully described in the schedule of this petition is the subject matter of dispute and hereinafter called as the suit land in short.
2. That the schedule of property appertains to Hal Plot No.2918 area of Ac.0.162 decimals, Hal Plot No.2919 area of Ac.0.215 decimals, Hal Plot No.2922/3881 area of Ac.0.600 decimals, Hal Plot No.2928 area Ac.0.383 decimals under Hal Khata No.861 of Mouza-Sankarpur is the purchased property of the petitioner on the basis of registered sale deed bearing Document No.11131314873 dated 30.12.2013 duly executed by the opp.party No.1 and gave delivery possession of the suit land in favour of the petitioner.
3. That since the date of purchase, the petitioner is in peaceful possession over the suit land having its every right,

Kailash Chandra K...

title and interest thereon but during the Hal Settlement Operation, the suit land instead of recorded in the name of the petitioner same was wrongly recorded in the name of the opp.party under Hal Khata No.861.

4. That for proper appreciation of the case, it is humbly submitted that the suit land bearing Hal Plot No.2918 area of Ac.0.162 decimals under Hal Khata No.861 corresponds to Sabik Plot No.1119 area of Ac.0.165 decimals under Sabik Khata No.195 of Mouza-Sankarpur was the purchased property of Jogi Muduli by virtue of the registered sale deed bearing Document No.2600 dated 18.10.1976 duly executed by Pravakar Behera and Brahmachari Behera and got delivery of possession of the same who had purchased the said sabik Plot No.1119 from the 1962-Sabik Settlement recorded owners Bauri Das and Murali Das on the basis of the registered sale deed bearing Document No.184 dated 06.03.1963. Accordingly Jogi Muduli became absolute owner over the sabik Plot No.1119 measuring an area of Ac.0.165 decimals.

Similarly the suit land bearing Hal Plot No.2919 area of Ac.0.215 decimals under Hal Khata No.861 corresponds to Sabik Plot No.1120 area of Ac.0.215 decimals under Sabik Khata No.94 and Hal Plot No.2922/3881 area of Ac.0.600 decimals under Hal Khata No.861 corresponds to Sabik Plot No.1123 area of Ac.0.605 decimals under sabik Khata No.95 of Mouza-Sankarpur originally belonged to and stood recorded in the name of Jogi Muduli as per the Sabik Settlement ROR finally prepared and published in the year 1962.

x K. C. Singh Chandra R. D.

While Jogi Muduli and his sons were peaceful possession and enjoyment over the aforesaid suit schedule property, they in order to meet their pressing legal necessities sold the same for valuable consideration money in favour of the opp.party No.1 by virtue of the registered sale deed bearing Document No.79 dated 26.09.2000 and gave delivery of possession of the same in favour of the opp.party No.1.

5. That similarly the suit land bearing Hal Plot No.2928 area of Ac.0.383 decimals under Hal Khata No.861 of Mouza-Sankarpur corresponds to Sabik Plot No.1130 area of Ac.0.188 decimals out of Ac.0.375 decimals under Sabik Khata No.120 and Sabik Plot No.1129 area of Ac.0.195 decimals under Sabik Khata No.147 was the purchased property of Jogi Muduli from the 1962 Sabik recorded owner Dinabandhu Sundara on the basis of the registered sale deeds bearing Document No.3549 dated 24.04.1964 and Nadia Behari Sundara on the basis of Registered sale deed bearing Document No.959 dated 27.03.1972 respectively and got delivery of possession of the said land. Said Jogi Muduli on the basis of his purchase and possession got his name recorded in the office of the Tahasildar vide Mutation Khata No.365/316, Plot No.1130/1738 area Ac.0.188 decimals and Mutation Khata No.365/319, Plot No.1129 area Ac.0.195 decimals in total Ac.0.383 decimals. Thereafter Jogi Muduli in order to meet his pressing legal necessities sold the said area of Ac.0.383 decimals for valuable consideration money in favour of the opp.party No.1 by virtue of the registered sale deed bearing Document No.3353 dated 04.08.2000 and gave

Kailash Chandra

delivery of possession of the same in favour of the opp.party No.1.

6. That the opp.party No.1 on the basis of such purchase and possession of the schedule property and other undisputed properties recorded in it's name under Hal Khata No.861 which was finally prepared and published in the year 2013-14.

7. That even though the Hal Settlement ROR relating to the schedule property was finally prepared and published on 14.11.2013 but due to non-correction of the Tahasil records and non-service of the Hal ROR, the opp.party No.1 was unable to know about the new Hal Khata, Hal Plot numbers and its area of the schedule property.

8. That the opp.party No.1 was in peaceful possession and enjoyment over the schedule property and some other properties, in order to meet it's pressing business expenditures sold the schedule property and some other properties in favour of the petitioner for valuable consideration money by virtue of the registered sale deed bearing Document No.11131314873 dated 30.12.2013 and gave delivery possession of the schedule land in favour of the petitioner.

9. That since the date of purchase the present petitioner is in peaceful possession and enjoyment over the schedule property having it's right, title and interest thereon. On the other hand after execution and registration of the registered sale deed the opp.party No.1 has no manner of right, title,

Kailash Chandra

interest and possession over the schedule property or any portion thereof.

10. That the petitioner always busy with their business works and the petitioner has no knowledge about publication of the Hal ROR in the name of the opp.party No.1. Recently the petitioner on 12.06.2023 when taken steps for recording of the schedule property in it's name the Tahasil Authorities did not entertain it's application as in the sale deed it is mentioned about the sabik reference Khata and plot numbers and there the petitioner for the first time came to know that the Hal ROR in respect of the schedule property has been recorded in the name of the opp.party No.1. As there is no other remedy is available for the petitioner for recording of the schedule property in it's name in the revenue record, the petitioner by getting no other alternative is compelled to seek redress of this Hon'ble Court for relief.

11. That unless the revision is admitted, the petitioner will suffer from irreparable loss and be debarred from getting the schedule property recorded in it's name recorded in the revenue record thereby the petitioner will suffer from irreparable loss.

PRAYER

Hence it is prayed that your honour may graciously be pleased to,

- [a] Admit this revision, call for the record and report from the lower court and after hearing the advocate for the petitioner be pleased to allow the revision.

x Kailash Chandrasekhar

[b] Pass necessary direction to the opp.party No.2 and 3 for recording of the schedule property in the names of the petitioner.

And for which act of your honour's kindness, the petitioner as in duty bound shall ever pray.

Bhubaneswar

By the petitioner

Date:

Through advocate

SCHEDULE OF PROPERTY

Mouza-Sankarpur, Police Station-Chandaka, P.S. No.55,
Tahasil-Bhubaneswar, District-Khurda,

Hal Khata No.861

Hal Plot No.2918 area of Ac.0.162 decimals corresponds to Sabik Khata No.195, Sabik Plot No.1119 area of Ac.0.165 decimals.

Hal Plot No.2919 area of Ac.0.215 decimals corresponds to Sabik Khata No.94, Sabik Plot No.1120 area of Ac.0.215 decimals.

Hal Plot No.2922/3881 area of Ac.0.600 decimals corresponds to Sabik Khata No.95, Sabik Plot No.1123 measuring an area of Ac.0.605 decimals.

K. S. Chandra Reddy

VERIFICATION

I, Kailash Chandra Rath aged about 63 years, son of Late Kashinath Rath, Partner, Sri Jagannath Promoters & Builders, Plot No.N-2/152, IRC Village, P.O.-IRC Village, P.S.-Nayapalli, Bhubaneswar, District-Khurda do here by verify and state that the facts stated in the petition are true to the best of my knowledge, belief and based on documents.

Kailash Chandra Rath

VERIFICANT

AFFIDAVIT

I, Kailash Chandra Rath aged about 63 years, son of Late Kashinath Rath, Partner, Sri Jagannath Promoters & Builders, Plot No.N-2/152, IRC Village, P.O.-IRC Village, P.S.-Nayapalli, Bhubaneswar, District-Khurda do here by solemnly affirm and state as follows;

1. That I am the petitioner in this case.
2. That the facts stated above are true to the best of my knowledge and belief.

Identified by;

ADVOCATE

Kailash Chandra Rath

DEPONENT

Hal Plot No.2928 area of Ac.0.383 decimals corresponds to Mutation Khata No.365/316, Plot No.1130/1738 area Ac.0.188 decimals and Mutation Khata No.365/319, Plot No.1129 area Ac.0.195 decimals and further corresponds to Sabik Khata No.120, Sabik Plot No.1130 area Ac.0.188 decimals out of Ac.0.375 decimals and Sabik Khata No.147, Sabik Plot No.1129 area Ac.0.195 decimals.

LIST OF DOCUMENTS RELIED UPON

1. Hal ROR vide Khata No.861
2. RSD Document No.11131314873 dated 30.12.2013
3. Sabik Khata No.195
4. RSD Document No.184 dated 06.03.1963
5. RSD Document No.2600 dated 18.10.1976
6. Sabik Khata No.94
7. Sabik Khata No.95
8. RSD Document No.79 dated 26.09.2000
9. Sabik Khata No.120
10. RSD Document No.3549 dated 24.04.1964
11. Sabik Khata No.147
12. RSD Document No.959 dated 27.03.1972
13. Mutation ROR vide Khata No.365/316
14. Mutation ROR vide Khata No.365/319
15. Information slip.

And such other document(s) found relevant and suitable will be filed at the time of hearing of the case.

CERTIFICATE

Certified that there is no such other case, application, proceedings, revisions, etc. is filed or pending before any court or Authority in respect of the subject matter seeking the same relief as sought in the revision.

Advocate for the petitioner

IN THE COURT OF THE MEMBER BOARD OF REVENUE,
ODISHA, CUTTACK CAMP AT BHUBANESWAR

O.S.S. NO. 758 / 2023

Sri Jagannath Promoters & Builders ----- Petitioner
Versus
Sri Jagannath Promoters & Builders
Pvt. Limited & others ----- Opp. parties

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2.	Petition for condonation of delay	-
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5.	Sabik Khata No.244	
6.	RSD No.856 dated 03.02.2006	
7.	Information slip.	
8.	Vakalatnama	

And such other document(s) found relevant and suitable will
be filed at the time of hearing of the case.

Bhubaneswar

Date:

Sri Jagannath Promoters & Builders
SRI JAGANNATH PROMOTERS & BUILDERS

By the petitioner

Parties

Through advocate

IN THE COURT OF THE MEMBER BOARD OF REVENUE,
ODISHA, CUTTACK CAMP AT BHUBANESWAR

O.S.S NO. _____ / 2023

In the matter of: Petition U/S.15(b) of the Orissa
Survey & Settlement Act, 1958.

AND

In the matter of: Sri Jagannath Promoters & Builders
A Partnership Firm being represented
by it's Partner namely Kailash
Chandra Rath aged about 63 years
Son of Late Kashinath Rath
Plot No.N-2/152, IRC Village,
P.O.-IRC Village, P.S.-Nayapalli,
Bhubaneswar, District-Khurda
..... Petitioner
Versus

1. Sri Jagannath Promoters & Builders
Private Limited, A Private Limited
Company being represented by its
Managing Director,
Sri Pradipta Kumar Biswasray
aged about 66 years,
Son of Late Binod Bihari Biswasray
Flat Nos.301 and 306,
Sudarshan Tower, Plot No.7,
Sahid Nagar, P.O./P.S.-Sahid Nagar,
Bhubaneswar, District-Khurda

SRI JAGANNATH PROMOTERS & BUILDERS

Kailash Chandra Rath
Partner

2. Tahasildar, Bhubaneswar
P.O.-BJB Nagar-751014
District-Khurda

3. Settlement Officer,
Cuttack Major Settlement,
Cuttack

..... Opp.Parties

The humble above
named petitioner,

Most respectfully sheweth:

1. That the land more fully described in the schedule of this petition is the subject matter of dispute and hereinafter called as the suit land in short.
2. That the schedule of property appertains to Hal Plot No.2891/3981 area Ac.0.800 decimals and Hal Plot No.2891 area Ac.040 decimals under Hal Khata No.319 which corresponding to Sabik Khata No.244, Plot No.1091 area Ac.0.840 deciamls of Mouza-Sankarpur is the purchased property of the petitioner on the basis of registered sale deed bearing Document No.11131314871 dated 30.12.2013 duly executed by the opp.party No.1 and gave delivery possession of the suit land in favour of the petitioner.
3. That since the date of purchase, the petitioner is in peaceful possession over the suit land having its every right,

SRI JAGANNATH PROMOTERS & BUILDERS
K. C. Patra
Partner

title and interest thereon but during the Hal Settlement Operation, the suit land instead of recorded in the name of the petitioner same was wrongly recorded in the name of the opp.party under Hal Khata No.861.

4. That for proper appreciation of the case, it is humbly submitted that the suit schedule property originally belonged to and stood recorded in the names of Bhaba Chhualsingh and others as per the Sabik ROR bearing Khata No.244, Plot No.1091 area Ac.0.840 deciamls of Mouza-Sankarpur. In an amicable partition the said Plot No.1091 was allotted in favour of the recorded owner Bhaba Chhualsingh and accordingly his was recorded in the remark coloumn of the Sabik Khata No.244 as possession of the said land. After death of Bhaba Chhualsingh his interest over the sabik Plot No.1091 was devolved upon his two sons Duryodhan Chhualsingh and Pitabash Chhualsingh and consequent upon which while they were peaceful possession and exclusive enjoyment over the sabik Plot No.1091 they in order to meet their pressing legal necessities sold the suit schedule land in favour of the opp.party No.1 by virtue of the registered sale deed bearing Document No.856 dated 03.02.2006 and gave delivery of possession of the same in favour of opp.party No.1.

5. That during the Hal Settlement operation even though the opp.party No.1 on the basis of such purchase and possession of the schedule property recorded it's name under Hal Khata No.319 which was finally prepared and published in the year 2013-14 but due to non-correction of the Tahasil records and non-service of the Hal ROR, the opp.party No.1

SRI JAGANNATH PROMOTERS & BUILDERS
K. C. Choudhary

Partner

recorded in the name of the opp.party No.1. As there is no other remedy is available for the petitioner for recording of the schedule property in it's name in the revenue record, the petitioner by getting no other alternative is compelled to seek redress of this Hon'ble Court for relief.

9. That unless the revision is admitted, the petitioner will suffer from irreparable loss and be debarred from getting the schedule property recorded in it's name recorded in the revenue record thereby the petitioner will suffer from irreparable loss.

PRAYER

Hence it is prayed that your honour may graciously be pleased to,

- [a] Admit this revision, call for the record and report from the lower court and after hearing the advocate for the petitioner be pleased to allow the revision.
- [b] Pass necessary direction to the opp.party No.2 and 3 for recording of the schedule property in the names of the petitioner.

And for which act of your honour's kindness, the petitioner as in duty bound shall ever pray.

Bhubaneswar

Date:

By the petitioner

Through advocate

SRI JAGANNATH PROMOTERS & BUILDERS
K. De Lath Chandra K. G. L.
Partner

SCHEDULE OF PROPERTY

Mouza-Sankarpur, Police Station-Chandaka, P.S. No.55,
Tahasil-Bhubaneswar, District-Khurda,

Hal Plot No.2891/3981 area Ac.0.800 decimals and Hal Plot
No.2891 area Ac.040 decimals under Hal Khata No.319 which
corresponding to Sabik Khata No.244, Plot No.1091 area
Ac.0.840 deciamls.

LIST OF DOCUMENTS RELIED UPON

1. Hal ROR vide Khata No.319
2. RSD Document No.11131314871 dated 30.12.2013
3. Sabik Khata No.244
4. RSD Document No.856 dated 03.02.2006
5. Information slip.

And such other document(s) found relevant and suitable
will be filed at the time of hearing of the case.

CERTIFICATE

Certified that there is no such other case, application,
proceedings, revisions, etc. is filed or pending before any court
or Authority in respect of the subject matter seeking the same
relief as sought in the revision.

Advocate for the petitioner

SRI JAGANNATH PROMOTERS & BUILDERS

Ravi Shankar

Partner

Chandaka

VERIFICATION

I, Kailash Chandra Rath aged about 63 years, son of Late Kashinath Rath, Partner, Sri Jagannath Promoters & Builders, Plot No.N-2/152, IRC Village, P.O.-IRC Village, P.S.-Nayapalli, Bhubaneswar, District-Khurda do here by verify and state that the facts stated in the petition are true to the best of my knowledge, belief and based on documents.

SRI JAGANNATH PROMOTERS & BUILDERS

Kailash Chandra Rath
Partner

VERIFICANT

AFFIDAVIT

I, Kailash Chandra Rath aged about 63 years, son of Late Kashinath Rath, Partner, Sri Jagannath Promoters & Builders, Plot No.N-2/152, IRC Village, P.O.-IRC Village, P.S.-Nayapalli, Bhubaneswar, District-Khurda do here by solemnly affirm and state as follows;

1. That I am the petitioner in this case.

2. That the facts stated above are true to the best of my knowledge and belief.

Identified by;

ADVOCATE

DEPONENT

**IN THE COURT OF THE MEMBER BOARD OF REVENUE,
ODISHA, CUTTACK CAMP AT BHUBANESWAR**

O.S.S. NO. _____ / 2023

Sri Jagannath Promoters & Builders ----- Petitioner

Versus

Sri Jagannath Promoters & Builders

Pvt. Limited & others ----- Opp. parties

PETITION U/S.5 OF LIMITATION ACT

The humble petitioner most respectfully sheweth;

1. That the petitioner has filed this revision before this Hon'ble court challenging the preparation of the Hal ROR in the name of opp.party No.1 and prayed for recording the suit land in it's name.

2. That the petitioner is always busy in his business affairs. On 12.07.2023 the petitioner for the first time came to know about preparation and publication of the Hal ROR in the name of the opp.party No.1 when the Tahasil Authorities refused to entertain the application of the petitioner for recording it's name in the revenue record. The petitioner after collection necessary documents and preparation of the revision petition has filed the same today.

3. That there is no latches and negligence on the part of the petitioner in preferring revision in time and unless the revision is admitted by condoning the delay, the petitioner will

SRI JAGANNATH PROMOTERS & BUILDERS
Kailash Chandra Ledy
Partner

suffer from irreparable loss and be debarred from getting natural justice.

PRAYER

Hence it is prayed that your honour may be pleased to pass necessary order for condonation of delay in admitting revision and for which act of your kindness, the petitioner as in duty bound shall ever pray.

SRI JAGANNATH PROMOTERS & BUILDERS

Kailash Chandra Rath

Bhubaneswar

By the petitioner

Date:

Through advocate

AFFIDAVIT

I, Kailash Chandra Rath aged about 63 years, son of Late Kashinath Rath, Partner, Sri Jagannath Promoters & Builders, Plot No.N-2/152, IRC Village, P.O.-IRC Village, P.S.-Nayapalli, Bhubaneswar, District-Khurda do here by solemnly affirm and state as follows;

1. That I am the petitioner in this case.
2. That the facts stated above are true to the best of my knowledge and belief.

Identified by;

SRI JAGANNATH PROMOTERS & BUILDERS

Kailash Chandra Rath

Partner

ADVOCATE

DEPONENT

24 AUG 2023

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TEN
RUPEES

Rs. 10

INDIA NON JUDICIAL
AFFIDAVIT

Notarize at Bhubaneswar.

ଓଡ଼ିଶା ओडिशा ODISHA

62AA 639371

I Pradipta Kumar Biswasroy, Managing Partner of Sri Jagannath Promoters & Builders, the Project proponent of Shreekhetra Greenpark, Located at Shankarpur Mouza, on Plot nos. 2828/10227, 2892, 2920, 2921, 2922, 2923, 2925, 2928, 2929, 2994, 2994/3954, 2996, 2829/10228, Khata No. 2074/2302, 2074/2067, 854, 2074/1630, 861, 2074/1858, 318, 2074/119, 2074/2357, and Over Hal Plot No.- 2893, 2929/3952, 2895/3773, 2918, 2919, 2922/3881, 2891, 2891/3981, 2830 of Khata No. 292, 299, 299, 861, 861, 861, 319, 319, 299, do hereby solemnly declare as follows:-

That the Sabak Plots numbered as 1087, 1091, 1091(p), 1119, 1120, 1123 & 1129/1130 corresponding to Hall Plot nos 2829/10228, 2891/3981, 2891, 2918, 2919, 2922/3881, 2928 were duly purchased by the Firm, Sri Jagannath Promoters & Builders, vide Regd. Conveyance deed bearing no.11131314873, dt. 30/12/2013, from its sister concern a private limited company i.e. Sri Jagannath Promoters & Builders (P) Ltd., and since the day of purchase, the Firm have been enjoying peacefully all right, title, interest & also physical possession of the land, over which Project is proposed and BMC has approved the same vide no. 15623 dt. 04/04/2023.

That, the aforesaid Hall Plots were published wrongfully during settlement process in the name of Sri Jagannath Promoters & Builders (P) Ltd., i.e. in the name of the Vendor to the above sale deed (deed no. 11131314873, dt. 30/12/2013).

That, as per the provision under OS&S Act 1958, applications under Sec 15(B) & 6(D) were also filed with the Member Board of Revenue, Cuttack for necessary correction of the recorded owner. The relevant case nos are OSS-712/23 & 758/23.

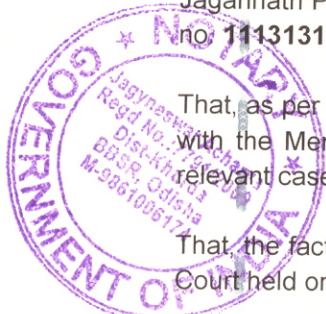
That, the facts stated above are well explained to the bench of Honorable Members of ORERA, in the Court held on 21st August 2023, in reference to ORERA notice 4754, dt. 18/08/2023.

That, this affidavit is required to be produced before RERA, authority, seeking our Project approval.

That the facts stated above are true to the best of my knowledge & belief.

Advocate

Jagyneswar Acharya
Notary, Govt. Of India
Odisha, BBSR, Dist. Murda
Regd.No. 7791/2009
Mob:-9861006174
SRI JAGANNATH PROMOTERS & BUILDERS'
Managing Partner
Deponent.



19656
1752013

S. N. Jena

paid & recd
G. N. Mohapatra



J.N. MOHAPATRA
Stamp Vendor
Bhubaneswar Court

Sunit