



GOVERNMENT OF ODISHA

Office of the Tahasildar, Bhubaneswar, Khordha. Miscellaneous Certificate Case No: e-CCP/6102 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
ଖତିୟାନର କ୍ରମିକ ନଂ	861
୨) ପ୍ରଜାର ନାମ, ପିତାର ନାମ, ଜାତି ଓ ବାସସ୍ଥାନ	ମେସର୍ସ ଶ୍ରୀ ଜଗନ୍ନାଥ ପ୍ରମୋଟରସ୍ ଆଣ୍ଡ୍ ବିଲ୍ଡିଂ ପ୍ରାଇଭେଟ୍ ଲିମିଟେଡ୍: ଚରଫ ମ୍ୟାନେଜିଙ୍ଗ୍ ଡାଇରେକ୍ଟର ପ୍ରଦିପ୍ତ କୁମାର ବିଶ୍ୱାସ ରାୟ ପି:ବିନୋଦ ବିହାରୀ ବିଶ୍ୱାସ ରାୟ ଜା: ବ୍ରାହ୍ମଣ ବା: ଗିରିରୋଡ୍ , ବ୍ରହ୍ମପୁର ଜି - ଗଞ୍ଜାମ

୩)ସ୍ୱଭାବ	ସ୍ଥିତିବାନ					୪) କ୍ରମବର୍ଦ୍ଧନଶୀଳ ଖଜଣାର ବିବରଣୀ
	ଜଳକର	ଖଜଣା	ସେସ	ନିସ୍କାର ସେସ ଓ ଅନ୍ୟାନ୍ୟ ସେସ ଯଦି କିଛି ଥାଏ	ମୋଟ	
୪)ବେୟ		90.00	68.00	0.00	158.00	

୬) ବିଶେଷ ଅନୁସଙ୍ଗ ଯଦି କିଛି ଥାଏ  
 ମିସ୍ କେଶ ନମ୍ବର-5178/2022 (Arising out of OLR u/s 8(A) Case No-1106/2002) ହୁମ୍ପୁ ପ୍ଲଟ 2922/3881 ର କିସମ ଘରବାରି କରି ଜମା ସଂଶୋଧନ କରାଗଲା । ମିସ୍ କେଶ ନମ୍ବର-5593/2022 (Arising out of OLR u/s 8(A) Case No-181/02, No.276/02, No.1102/02 & No.1108/02) ହୁମ୍ପୁ ପ୍ଲଟ 2918, 2919, 2928 ଓ 2922/3881 ର କିସମ ଘରବାରି କରି ଜମା ସଂଶୋଧନ କରାଗଲା ।

BLANK SPACE FOR STAMPING

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

ଭାରତୀୟ ସ୍ୱତନ୍ତ୍ର ବିଜ୍ଞାନ କେନ୍ଦ୍ର, ଓଡ଼ିଶା 22/07/2022

**MINAKHI DAS** Digitally signed by MINAKHI DAS  
Date: 2022.07.22 17:55:03 +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>.



2207202222017187



GOVERNMENT OF ODISHA

Office of the Tahasildar, Bhubaneswar, Khordha. Miscellaneous Certificate Case No: e-CCP/6102 of 2022

## CERTIFIED COPY OF ROR

ଖତିୟାନର କ୍ରମିକ ନଂ : 861		ମୌଜା : ଶଙ୍କରପୁର			ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା	
ପୁର ନମ୍ବର ଓ ଚକର ନାମ	କିସମ ଓ ପୁରର ଖଜଣା	କିସମର ବିସ୍ତାରିତ ବିବରଣୀ ଓ ଚୌହଦି	ରକବା			ମତ୍ରବ୍ୟ
			ଏକର	ଡ଼ି	ହେକ୍ଟର	
୭	୮	୯	୧୦	୧୧	୧୨	
2983	ଶାରଦ ଅଣ୍ଡଲସେଚିତ ଦୁଇ		0039	0.0158		
3000/4012	ଶାରଦ ଅଣ୍ଡଲସେଚିତ ଦୁଇ		0214	0.0866		
2926/4191	ଶାରଦ ଅଣ୍ଡଲସେଚିତ ଦୁଇ		0088	0.0356		
2918	ଘରବାର		0162	0.0656		
2997	ଶାରଦ ଅଣ୍ଡଲସେଚିତ ଦୁଇ		0360	0.1457		
2999/3426	ଶାରଦ ଅଣ୍ଡଲସେଚିତ ଦୁଇ		0082	0.0332		
2984/3785	ଶାରଦ ଅଣ୍ଡଲସେଚିତ ଦୁଇ		0101	0.0408		
2919	ଘରବାର		0215	0.0870		
2922/3881	ଘରବାର		0600	0.2428		
2928	ଘରବାର		0383	0.1550		
10 ପୁର			2244	0.9081		

ରାଷ୍ଟ୍ରୀୟ ସୂଚନା ବିଜ୍ଞାନ କେନ୍ଦ୍ର, ଓଡ଼ିଶା

22/07/2022

MINAKHI DAS

Digitally signed by MINAKHI DAS  
Date: 2022.07.22 17:55:04 +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>.

No. & date of application

Name & address of applicant

Details of Information required

Fee Paid  
Old  
Extra

Date & hour (if extra searching fee has been paid by which information is to be furnished.)

Signature of Officer receiving application with date.

Remarks

5/7/21

B.P. DeHawali  
BBSA

MZ BANKA REPUR  
P.C. BANKA  
H. 14 - 8  
H. P. 1 - 2916, 2919  
2922 / 3881  
Requiring Sabir, relate  
and R.T. Noyam

Prof Area

5/7/21

575  
6/3/21

Prof Area  
2919

2919 - 01/09/21

2919 - 01/09/21

2919 - 01/09/21

2919 - 01/09/21

2919 - 01/09/21

for information which will be ready by

H.C. application No. Addl. Tahasildar  
Bhubaneswar.

Date .....

Clerk-in-Charge



# Sri Jagannath Promoters & Builders

An ISO 9001 : 2008 & 14001 : 2004 Certified Company

7<sup>th</sup> August 2023.  
SJPBPL/200/2023-24.

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

## Compliances on 7<sup>th</sup> 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 13<sup>th</sup> 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.

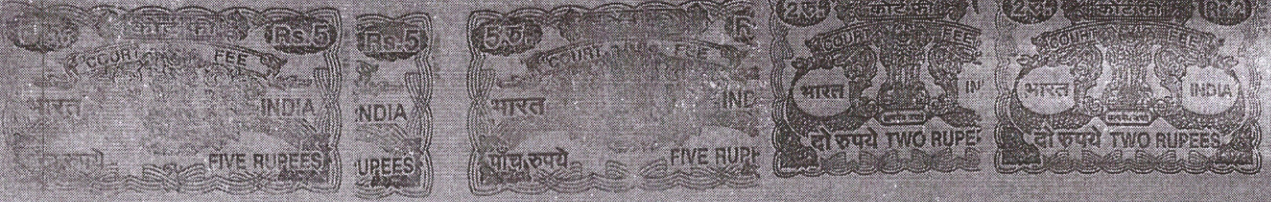
Sincerely yours,

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

INDEX

SL.NO.	DESCRIPTION	PAGES
1.	Copy of Revision Petition	-
2.	Petition for condonation of delay	-
3.	Hal ROR vide Khata No.319	
4.	RSD No.11131314871 dated 30.12.2013	
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:

*Prakash Chandra Reddy*  
SRI JAGANNATH PROMOTERS & BUILDERS

By the petitioner

Per: 10/06

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

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K. C. Choudhary

Partner

was unable to know about the new Hal Khata, Hal Plot numbers and its area of the schedule property.

6. That the opp.party No.1 while was in peaceful possession and enjoyment over the suit schedule property and some other properties, in order to meet the pressing business exigencies 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.11131314871 dated 30.12.2013 and gave delivery possession of the suit land in favour of the petitioner.

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

8. 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 12.07.2023 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

SRI JAGANNATH PROMOTERS & BUILDERS  
K. A. (C) Ch. Khata No. 4  
P. 11/11/11

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 Leethi Chandra K. S. S.  
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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AFFIDAVIT

Notarize at Bhubaneswar.

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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.

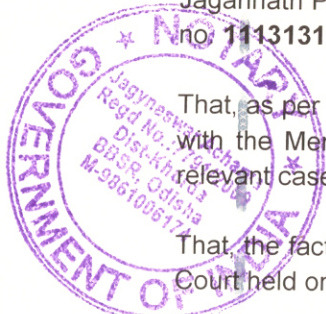
That, the facts stated above are well explained to the bench of Honorable Members of ORERA, in the Court held on 21<sup>st</sup> August 2023, in reference to ORERA notice 4754, dt. 18/08/2023.

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.



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S. N. Jena

paid & recd  
G. N. Mohapatra



J.N. MOHAPATRA  
Stamp Vendor  
Bhubaneswar Court

Sunit