



071220222075105



GOVERNMENT OF ODISHA

Office of the Tahasildar, Bhubaneswar, Khordha. Miscellaneous Certificate Case No: e-CCP/10691 of 2022

## CERTIFIED COPY OF ROR

Schedule I Form No.39-A

## ଖତିୟାନ

ମୌଜା : ରଘୁନାଥ ପୁର  
ଥାନା : ନିଉକ୍ୟାପିଟାଲ  
ଥାନା ନମ୍ବର : 14

ତହସିଲ : ଭୁବନେଶ୍ୱର  
ତହସିଲ ନମ୍ବର : 263  
ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା

ଜମିଦାରଙ୍କ ନାମ ଓ ଖେତର ବା ଖତିୟାନର କ୍ରମିକ ନମ୍ବର	ଓଡିଶା ସରକାର ଖେତର ନମ୍ବର 1					
୧) ଖତିୟାନର କ୍ରମିକ ନଂ	729/4057					
୨) ପ୍ରଜାର ନାମ, ପିତାର ନାମ , ଜାତି ଓ ବାସସ୍ଥାନ	ଓସେନ କ୍ୟାପିଟା ମାର୍କେଟ ପ୍ରାଇଭେଟ ଲିମିଟେଡ ତରଫ ଅଥରାଇସ୍ଟ୍ରିପ୍ରେଜେନଟେଟିଭ ନିକ୍ୱୁଜି କିଶୋର ଦାସ ପି:ରାମକୃଷ୍ଣ ବେହେରା ବା: ପ୍ଲଟନଂ-ବି/80, ଏଚ.ଆଇ.ଜି. ଡ୍ରାଏସ୍, ବରପୁଣ୍ଡା, ଭୁବନେଶ୍ୱର, ଜି-ଖୋର୍ଦ୍ଧା					
୩) ସ୍ୱତ୍ୱ	ଛାତିବାନ					
୪) ବେଢ	ଜଳକର	ଖଜଣା	ସେସ	ନିସ୍ତାର ସେସ ଓ ଅନ୍ୟାନ୍ୟ ସେସ ଯଦି କିଛି ଥାଏ	ମୋଟ	୫) କ୍ରମବର୍ଦ୍ଧନଶୀଳ ଖଜଣାର ବିବରଣୀ
		352.00	264.00	0.00	616.00	
୬) ବିଶେଷ ଅନୁସଙ୍ଗ ଯଦି କିଛି ଥାଏ	ଦାଖଲ ଖାରଜ କେଶ ନଂ 1354/2022 ହୁକୁମ ମୁତାବକ ପ୍ଲଟ ନଂ 2206 ରକବା ଏ 0.182 ହି ପୁରାତନ ଖାତା ନଂ 126 ରୁ ଦାଖଲ ଖାରଜ କେଶ ନଂ 1358/2022 ହୁକୁମ ମୁତାବକ ପ୍ଲଟ ନଂ 2205 ରକବା ଏ 0.170 ହି ପୁରାତନ ଖାତା ନଂ 644 ରୁ					

BLANK SPACE FOR STAMPING

ଅଛିମ ପ୍ରକାଶନ ତାରିଖ : 23/11/1973

ଖଜଣା ଧାର୍ଯ୍ୟ ତାରିଖ : 04/01/1974

ରାଷ୍ଟ୍ରୀୟ ସୂଚନା ବିଜ୍ଞାନ କେନ୍ଦ୍ର ,ଓଡିଶା

07/12/2022

MINAKHI DAS

Digitally signed by MINAKHI DAS  
Date: 2022.12.07 17:53:37 +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



0712202222075105



GOVERNMENT OF ODISHA

Office of the Tahasildar, Bhubaneswar, Khordha. Miscellaneous Certificate Case No: e-CCP/10691 of 2022

## CERTIFIED COPY OF ROR

ଖର୍ଚ୍ଚାୟନର କ୍ରମିକ ନଂ : 729/4057		ମୌଜା : ରଘୁନାଥ ପୁର			ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା	
ପୁର ନମ୍ବର ଓ ଚକର ନାମ	କିସମ ଓ ପୁରର ଖଜଣା	କିସମର ବିସ୍ତାରିତ ବିବରଣୀ ଓ ଚୌହଦି	ରକବା			ମତବ୍ୟ
			ଏକର	ଡ଼ି	ହେକ୍ଟର	
୭	୮	୯	୧୦	୧୧	୧୨	
2206	ଘରବାରି		0.182		0.0737	
2205	ଘରବାରି		0.170		0.0688	
2 ପୁର			0.352		0.1425	

ରାଷ୍ଟ୍ରୀୟ ସୂଚନା ବିଜ୍ଞାନ କେନ୍ଦ୍ର, ଓଡ଼ିଶା

07/12/2022

MINAKHI DAS

Digitally signed by MINAKHI DAS  
Date: 2022.12.07 17:53:38 +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.

07.11.2023

To

The Chairperson,  
Real Estate Regulatory Authority,  
Bhubaneswar.

Sub: Regarding clarification on objection raised on ROR bearing Plot No.2205 & 2206.

Sir,

With reference to subject cited above, I want to say that we received an objection on dtd.06.11.2023 on our project "EVOS ALCHEMY". In this regard, I would like to clarify you that while issuing the ROR, Tahasildar, Bhubaneswar issued the ROR with incorrect father surname of the authorized representative as **Behera** instead of **Das**. In this regard, sale deed attached herewith that clearly states that father's surname of the authorized representative is **Das**.

In view of the above, I request for your kind consideration and further approval of our project.

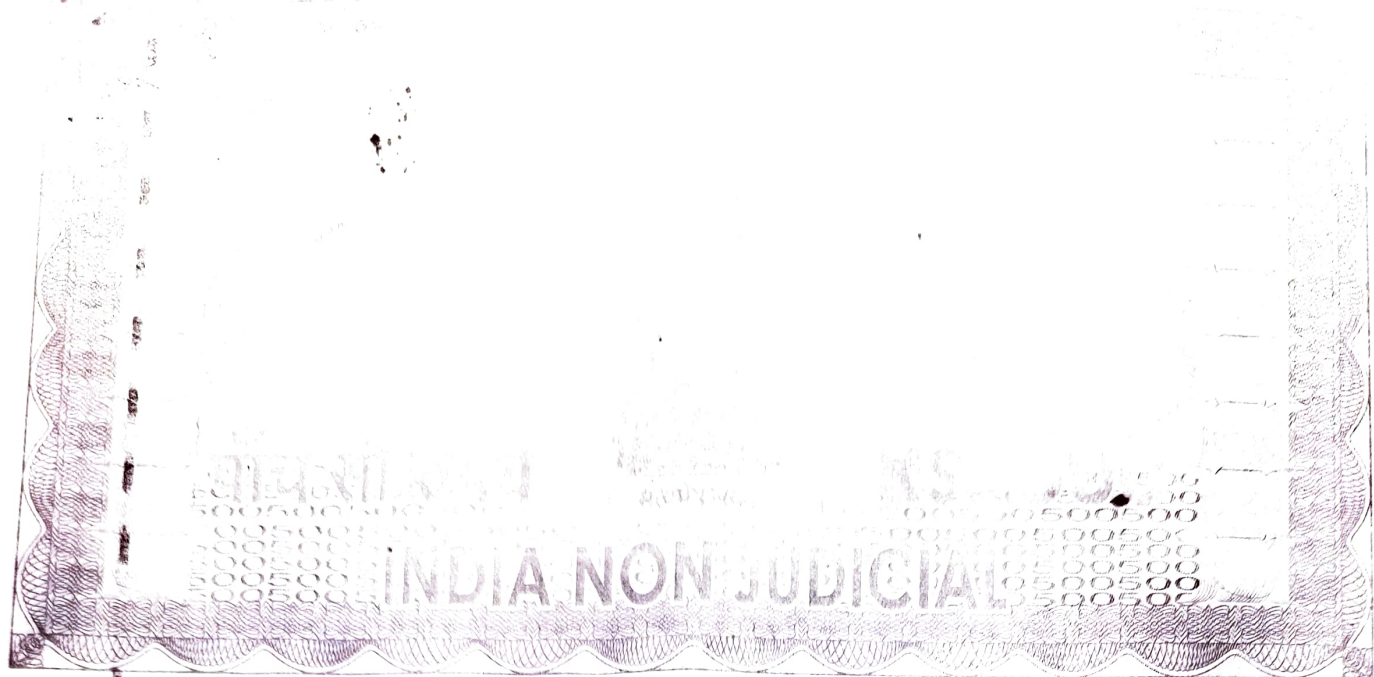
Yours sincerely

Evos Buildcon Pvt. Ltd.



Managing Director

For M/S Evos Buildcon Pvt. Ltd.



ଓଡ଼ିଶା ଆଠିଶା ODISHA

G 031459

**SALE DEED**

୩୦  
୨୦୧୨  
୨୦୧୩  
୨୦୧୪  
୨୦୧୫  
୨୦୧୬  
୨୦୧୭  
୨୦୧୮  
୨୦୧୯  
୨୦୨୦  
୨୦୨୧  
୨୦୨୨

ୱା- ୧୦୦୧୩୩୩୩

ୱା ୨ - ୧୦୦୧୩୩୩୩

For Kandol Estates Pvt. Ltd.

*[Signature]*  
Director

OCEAN CAPITAL MARKET LTD.

*[Signature]*  
Authorised Signatory

DIS. 40/27

T.K.

Navin Kumar Kandoi



VTI-2020

B.K. PANDA  
STAMP VENDER  
BHUBANESWAR

A Commission is hereby issued U/s 33.  
Sub Section (3) Sub Section (2) of Registration Act  
1908 (XVI) of 1908 to Jagannath Naik  
for the Purpose of Inquiring whether this document  
has been executed by Navin Kumar Kandoi

Navin Kumar Kandoi



VTI-2021

of BBSR  
whom it Purports to have been executed

Registering Officer

- ① Navin Kumar Kandoi
- ② Nikunja Kishore Das

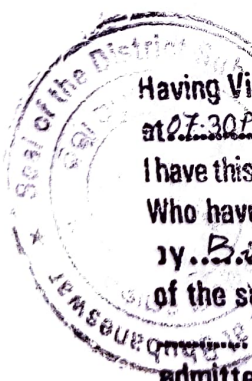
Having Visited the Residence of .....  
at 7:30 PM on the 29/12/2021 at M/F 6, Baramunda H.B. Colony

I have this day examined the said Executant BBSR

Who have been identified to my satisfaction  
by Bijaya Kumar Padhi, Sr.

Baishnav Cha Padhi  
At - Dhanupada  
PO - Odasingh, PS - Salip  
Cuttack

of the same place and the said Executant  
admitted execution of t. is document.



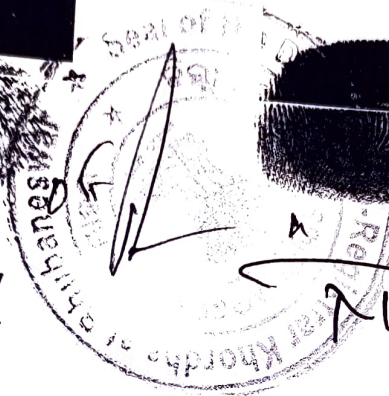
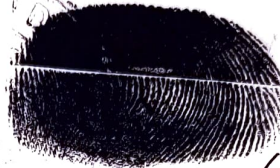
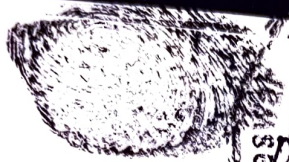
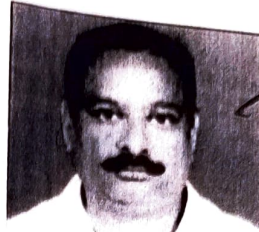
From the above report I am satisfied  
that this document has been executed by.....  
① Navin Kumar Kandoi  
② Nikunja Kishore Das  
and I accordingly admit it to registration

Registering Officer

Bijay w Padhi  
Sr - B.C Padhi  
at Dhanupada  
PS - Salipura  
Post - Odasingh  
Dist - Cuttack



VTI-2022



OCEAN CAPITAL MARKET LTD.

Authorised Signatory

*[Handwritten signature]*

9  
11,21,600/-

**SALE DEED**

THIS INDENTURE OF SALE IS MADE ON THIS the 29<sup>th</sup> day of August, 2021 (Two Thousand Twenty One).

**BETWEEN**

M/s. Kandoi Estates Pvt. Ltd., a Company registered under the Companies Act, 1956 vide CIN : **U45201OR2000PTC006282, (PAN:AABCK8856C)** having its office at: KANDOI HOUSE, MATHASAH, PO/PS: CHAULIAGANJ, DIST:CUTTACK-753003, ODISHA, represented through its Director, Navin Kumar Kandoi, aged about 48 years, S/o-

*Dr. Bitoy Pradhan*

*Dr. Santosh Kumar*

For Kandoi Estates Pvt. Ltd.

*[Handwritten signature]*

Ganesh Prasad Kandoi, By Caste: Marwari, By Profession:  
Business, residing at: Pent House, Kingston Residency, 14  
Cantonment Road, Po: Buxi Bazar, P.S: Cantonment, Dist:  
Cuttack-753001, Aadhar No:4116 4880 7130, Phone No:  
\_\_\_\_\_. Hereinafter called the Vendor/Seller/FIRST  
PARTY which expression shall mean and include their heirs,  
successors, representatives, assigns etc. of the Party of the  
**ONE PART.**

**AND**

**OCEAN CAPITAL MARKET LTD.**, a company registered  
under the Companies Act, 1956, vide CIN:  
U65900OR1996PLC014016, having its office at A-6,  
COMMERCIAL ESTATE, CIVIL TOWNSHIP, ROURKELA,  
Sundargarh, Odisha-769004, represented through its  
Authorized Representative Sri Nikunja Kishore Das, aged  
about 56 years, S/o: Late Rama Krushna Das, Plot No: B/80,  
HIG Duplex, Baramunda, Bhubaneswar-751003, Dist: Khurda,  
Odisha, PAN:ABPPD6472K, Aadhar No:2251 8604 1340, by  
Profession-Business, Phone No:\_\_\_\_\_. Hereinafter  
called and referred to as **the Vendee/Purchaser/SECOND**  
**PARTY** (which expression unless excluded-by or repugnant to  
the subject or context shall mean and include its legal heirs,  
administrators, successors, executors, representatives, and  
assignees of the party of **the OTHER PART.**

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Authorised Signatory

For Kanduj Estates Pvt. Ltd.

Dr. Bimal Prasad  
Dr. Santosh Saha

**NATURE OF THE DEED :- SALE DEED**

**CONSIDERATION MONEY :-Rs.34,21,600/- (Rupees Thirty Four Lakh Twenty-One Thousand Six Hundred) only**

**WHEREAS**, the Vendor is the exclusive and absolute owner of the property mentioned under, Settlement Khata No: 126 (Stitiban), Plot No: 2206, area Ac0.182 decimals out of Ac0.410 decimal, Kisam : Biali Do-Fasal, situated in Mouza-Raghunathpur under Balipada R.I Cercle, Tahasil-Bhubaneswar, P.S.: New Capital (Now Nandankanan), P.S No:14, Dist.-Khurda, being purchased from the rightful owners vide RSD No:10065, Dtd:07/05/2010 and RSD No:11081022515, Dtd:17/09/2010 both the deeds being executed and registered in the office of the DSR Khurda at Bhubaneswar and has been in peaceful possession over the same, which are more particularly and more fully described in the schedule of property mentioned below.

**AND WHEREAS**, the vendor does hereby declared and represented to the Vendee that the correctness of the above sales, has not been assailed or impeached by any person either before the designated/statutory authority or before any other Court of law and in view of the matter, the Vendor has indefeasible right, title and interest and possession over the schedule of property which is mentioned below. The Vendor

For Kandol Estates Pvt Ltd.

  
Director

SEAN CAPITAL INVESTMENT LTD.

  
Authorised Signatory



does hereby declare that except itself, no other person has any semblance of right, title or interest over the said property. The Vendor also declares that he is lawfully seized and possessed of otherwise sufficiently entitled to the said property and is fully competent to transfer the same without being fettered by any restriction whatsoever. The Vendor is paying the rent to the Govt. and by way of rent receipts regularly till date.

**AND WHEREAS**, the Vendor has further declared and represented to the purchaser that the said property is free from all encumbrance, charges, gifts, liens, attachments, mortgages, liabilities, ternaries, unauthorized occupation, claims and litigations, whatsoever.

**AND WHEREAS**, for discharging certain loans incurred by the Vendor as of the First Part and to meet certain pressing legal necessities, the Vendor is intending to sell its said property measuring an area **Ac0.182dec.** described and deliberated in the below mentioned schedule of property, contacted with the purchaser above named who being desirous to purchase the same amicably, negotiated and finally settled the consideration money at **Rs.34,21,600/-** (**Rupees Thirty Four Lakh Twenty-One Thousand Six Hundred**) **only**

**AND WHEREAS**, the Vendor having clear marketable title over the schedule of property desired to sell the same to the purchaser at a consideration money of **Rs.34,21,600/-**

For Kandol Estates Pvt. Ltd.

  
Director

OCEAN CAPITAL INVESTMENT LTD.

  
Authorised Signatory

(Rupees Thirty Four Lakh Twenty-One Thousand Six Hundred) only for the area of **Ac0.182 dec** and the purchaser being desirous to purchase the same at above such consideration in the manner set forth below :-

**NOW THIS INDENTURE WITNESSETH AS FOLLOWS:**

1. That, in pursuance of the aforesaid and in consideration of a total sum **Rs.34,21,600/- (Rupees Thirty Four Lakh Twenty-One Thousand Six Hundred) only**, the vendee (Purchaser) has paid vide D.D No: **522299**, Dtd: **11/08/2021** (by deducting TDS amount of Rs. 51,842/-) , the total consideration money to Vendor towards full and final consideration fixed in between the parties, receipt whereof is hereby acknowledged by the vendor (Seller).
2. That, the Vendor does hereby sell, grant, assigns and transfer UNTO the Vendee/Purchaser the whole of the property being **an area of Ac0.182dec.** more particularly described in the schedule annexed hereto and with the boundaries thereof marked in red color for grater clearance and delineated in the plan also annexed hereto together with all the rights, privileges, benefits and easements appertaining to the said property all its rights, titles and interest, whatsoever, wherein UNTO AND UPON the property hereby sold, conveyed, transferred, assigned and assured UNTO the Vendee/Purchaser **ABSOLUTELY AND FOR EVER.**

For Kandui Estates Pvt Ltd.

  
Director

OCEAN CAPITAL MARKET LTD.

  
Authorised Signatory

3. That, the Vendor has delivered the actual physical possession of the said property to the Vendee on the spot.
4. That, the Vendor covenants with the Vendee that the property hereby sold, conveyed and assigned by itself is free from all claims, liens, disputes, encumbrances, mortgages and charges of any sort and that he being the absolute and exclusive owner of the same and has full right, power and lawful authority to sell and assign his right, title and interest therein to the Vendee and that he has not even done any act, deed or thing which may in any manner, impair its right to sell the said property and henceforth, the Vendee shall be the rightful and absolute owner and shall possess all the right, title and interest as of the Vendor in the said property and shall enjoy all benefits and profits thereof without any claim, demand or interruption by any person claiming under or through or on behalf of the Vendee in any manner, whatsoever.
5. That, the Vendor further covenants with the Vendee that in case the assurances stated above as regards their title or any part thereof or their right to transfer/possession/quiet enjoyment of the said property is found to be incorrect and false or is assailed by anybody else claiming for, through or under him or otherwise at any future date and the Vendee suffers any

OCEAN CAPITAL MARKET LTD.

For Kandu Estate Pvt. Ltd.

Authorized Signatory  




at-Bhoy - Rajhi

we Santosh Saha

loss or expense or the whole or any part of the property hereby sold and conveyed is taken away or found encumbered due to any fault in its ownership, the Vendor shall be liable to make good the loss suffered by the Vendee and shall keep the Vendee indemnified against all losses, costs and expenses accruing thereby.

6. That, the Vendor hereby further undertakes to do all acts and deeds necessary for getting the said property recorded and mutated in favour of the Vendee in the relevant Govt. and other records and also to execute any document that may be required in order to more perfectly assure the said property in their favour.
7. That, all the taxes, charges and other dues and demands if any, payable in respect of the said property upto-date shall be borne and paid by the Vendor and thereafter by the Vendee.
8. That, henceforth the Vendee shall be within its right to carry out any construction, addition, alteration and/or demolition of the said property.
9. That, the original documents of ownership of the said property have been delivered by the Vendor to the Vendee.
10. That, all the costs of the stamps and registration charges in respect of the said sale have been borne by the Vendee.

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Authorised Signatory

For Kanduji Estates Pvt. Ltd.

At Bhatnagar Patti  
102. Santosh Seela

## SCHEDULE OF PROPERTY

Mouza-Raghunathpur, Police Station: New Capital, Police Station No.14, now under Nandankanan Police Station, Tahasil-Bhubaneswar, Tahasil No:-263, District-Khordha(Odisha), within the jurisdiction of Bhubaneswar Development Authority (BDA), Bhubaneswar Municipal Corporation (BMC) and District Sub-Registrar (DSR), Khordha at Bhubaneswar, **Settlement Khata No. 126(One Hundred Twenty Six)**, **Plot No: 2206(Two Thousand Two Hundred Six)**, **Kisam-Biali Do-Fasal, Area A0.182(One Eighty Two) decimals out of Ac0.410(Four One Zero) decimals.** As per the attached sketch map marked in red color.

OCEAN CAPITAL MARKET LTD.

Authorised Signatory

### Bounded BY:

North: Plot: 2207 and 2208

South: Plot No: 2205

East: Plot No: 2218

West:Plot No: 2206(P)

For Kandul Estates Pvt. Ltd.

or - Bisoy a - Pafin  
or - Sankosh Selen



### Endorsement of the certificate of admissibility

Admissible under rule 25: duly stamped under the Indian stamp (Orissa Amendment act 1 of 2008) Act 1899, Scl  
A No. 23 Fees Paid : A(1)-68432 ,I-3-2, User Charges-295 ,Total 68729

Date: 29/12/2021

Signature of Registering

### Endorsement under section 52

Presented for registration in the office of the Sub-Registrar District Sub-Registrar KHURDA(BBSR) between t  
of 10:00 AM and 1:30 PM on the 29/12/2021 by MS KANDOI ESTATES PVT LTD ITS DIRECTOR NAVIN  
KANDOI , son/daughter/wife of , of AT- PENT HOUSE, KINGSTON RESIDENCY, 14 CANTONMENT ROAD,  
BAZAR, PS-CONTONMENT, DIST-CUTTACK , by caste , profession and finger prints affixed.

Signature of Presenter / Date: 29/12/2021

Signature of Registering

### Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admis Executio
MS KANDOI ESTATES PVT LTD ITS DIRECTOR NAVIN KUMAR KANDOI	---	---	---	---
OCEAN CAPITAL MARKET LTD ITS AUTHORIZED REPRESENTATIVE NIKUNJA KISHORE DAS	---	---	---	---

Identified by BIJAY KUMAR PADHI Son/Wife of BASANTA KUMAR PADHI of DHANUPADA, ODASINGHA,  
SALEPUR, CTC by profession Others

Name	Photo	Thumb Impression	Signature	Date of Admis Executio
BIJAY KUMAR PADHI	---	---	---	---

Date: 29/12/2021

Signature of Registering

### Endorsement of certificate of registration under section 60

Registered and true copy filed in : Office of the District Sub-Registrar, KHURDA(BBSR)  
Book Number : 1 || Volume Number : 351  
Document Number : 11082116274  
For the year : 2021

Seal :  
Date: 31/12/2021

Signature of Registering

## DECLARATION

1. We, the Vendor & the Vendee of the said land do not belong to Scheduled Caste or Scheduled Tribe community.
2. The land hereby sold is neither publicly endowed nor is covered under consolidation operation.
3. The land is not a Govt. leasehold land.
4. The land has not been obtained from "Bhudaan".
5. The Vendee do hereby declare that we have reasonably enquired and verified the documents relating to the right, title and interest of the Vendor and have purchased the property on payment of full consideration.
6. We, the Vendor and the Vendee hereby declare that we, being read out the contents of the sale deed and being explained, have satisfied as about the correctness of the recitals of the same as true and correct, do hereby execute the Sale Deed with our clear volition without any duress, inducement, allurement or any kind of promise or extraneous influence on either or both part to sell and purchase the property.

OCEAN CAPITAL MARKET LTD.

Authorised Signatory

For Kandul Estates Pvt. Ltd.

1-Pradyumn Puri  
to - Santosh Saha

FORM-A

DECLARATION

**(LAND / PROPERTY WHERE THERE IS NO STRUCTURE/HOUSE)**

We the Executants and Claimants do hereby declare that there is no structure / house on the schedule property transacted in this document. If existence of any structure / house is detected at a later state the document would be treated as invalid.

OCEAN CAPITAL MARKET LTD.

Authorized Signatory  
Sign of VENDEE

Sign of VENDOR

**IN WITNESSES WHEREOF**, the Vendors to hereby execute this Deed in full sense and violation and free will and after understanding the contents thereof the parties put their respective signatures in presence of the witnesses and others on this 27<sup>th</sup> day of August, 2021.

For Kandui Estates Pvt. Ltd.

Signature of the Vendor

OCEAN CAPITAL MARKET LTD.

Authorized Signatory  
Signature of the Vendee

WITNESSES

1. B. Pradyumn Prasad  
B.C. Prasad  
at Bhubaneswar
2. B.B. Prasad

Sent to Sales  
S/O - Kanishk Sales  
Vishwanath Prasad  
Old Gan

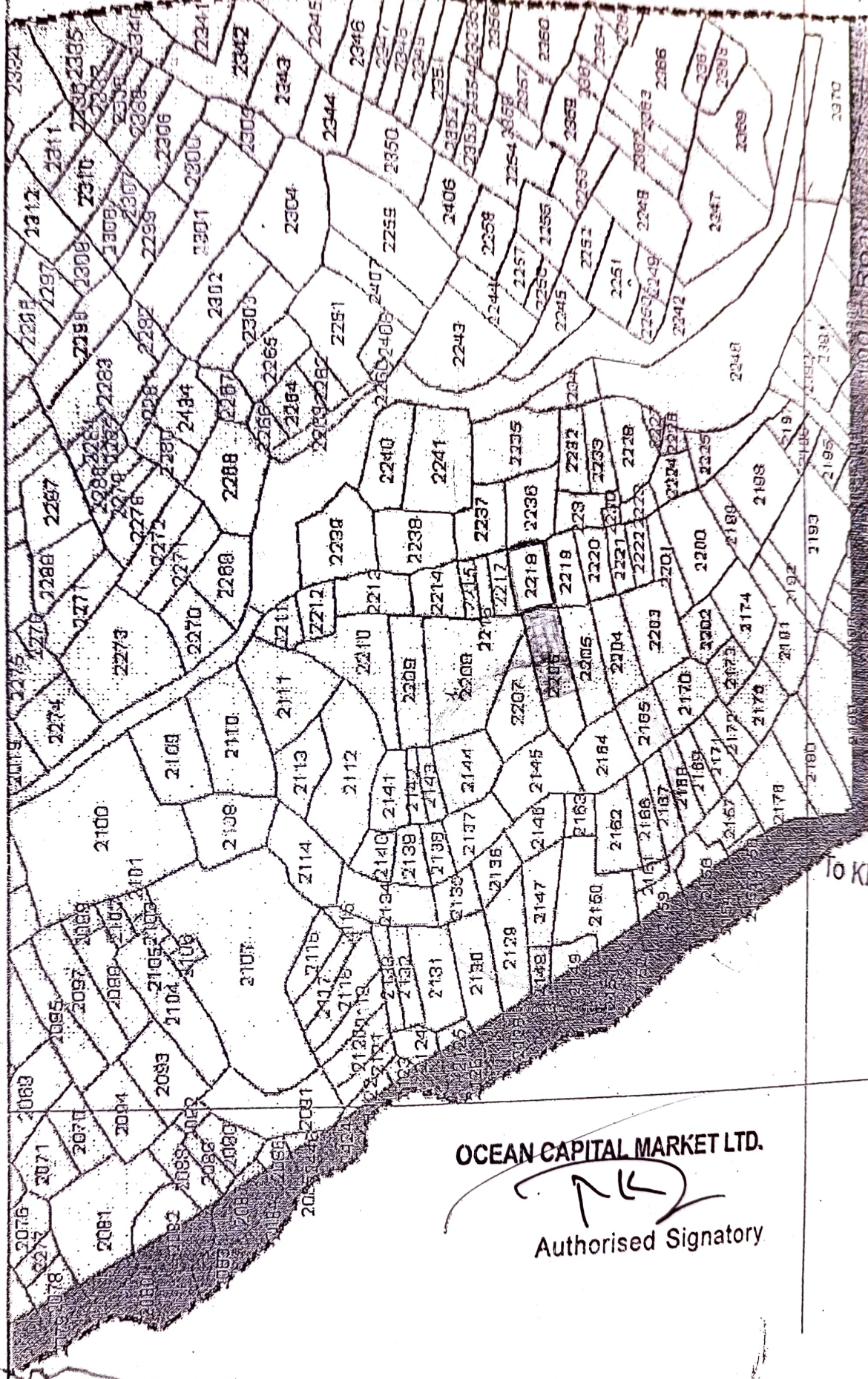
CERTIFICATE

Certified that the Sale Deed has been drafted by me as per the instructions of the clients and typed in my office. I read over and explained the contents to the Vendors and the Vendee and having understood the same, the Vendors put their signatures.

Advocate, Bhubaneswar



# MOUZA : RAGHUNATHPUR



OCEAN CAPITAL MARKET LTD.

*(Signature)*

Authorised Signatory

N

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For Kandoi Estates Pvt. Ltd.

*(Signature)*