



**Valuation Report**

Application No- **1121801738**

Registration Office- **JATANI**

Application Type- **POA WITH POSSESSION**

**DEED DETAILS**

Status- **Pending for Fee collection**

Application No.	Execution Date	Presentation Date	Book No.	No. of Pages	Registration No	Registration Date
1121801738	21-APR-18	21-APR-18	1	12		

FEE DETAILS (In ₹.)			
Stamp Duty :	124782	Registration Fee :	0
Consideration Amount :	2495625	A18(iii) & A(1):	50163
Benchmark Value :	2495625	Incidental Fee Details	
		User Charges :	280

**FIRST PARTY DETAILS**

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address	Permanent Address
RAJANI PRAVA PRADHAN	HUSBAND	LATE BAIRAGI PRADHAN	FEMALE	65		General	PRINCIPAL/SELF	YES	YES	AT/PO-PANCHAGAON, PS-AIRFIELD, BBSR, DIST-KHORDHA	
PRADYUMNA KUMAR PRADHAN	FATHER	LATE BAIRAGI PRADHAN	MALE	40	Business	General	PRINCIPAL/SELF	NO	YES	AT/PO-PANCHAGAON, PS-AIRFIELD, BBSR, DIST-KHORDH	
PUSPITA HARICHANDAN ALIAS PRADHAN	HUSBAND	BIJAY KUMAR HARICHANDAN	FEMALE	44	HOUSEWIFE	General	PRINCIPAL/SELF	NO	YES	LIG-1295,DUMUDUMA H B COLONY, PS-KHANDAGIRI, BBSR, DIST-KHORDHA	

**SECOND PARTY DETAILS**

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address	Permanent Address
ANIMESH SWAIN MANAGING DIRECTOR OF SKYIES INFRAHOME OPC PVT.LTD				32		GENERAL	ATTORNEY/INSTITUTION			HIG-1/14,BDA COLONY, KAPILAPRASAD, NEAR LINGARAJ STATION, PS-AIRFIELD, BBSR, DIST-KHORDHA	
Representative Name			Institution Name				Representative Address			Representative Designation	
ANIMESH SWAIN MANAGING DIRECTOR OF SKYIES INFRAHOME OPC PVT.LTD			SKYIES INFRAHOME OPC PVT.LTD				HIG-1/14,BDA COLONY, KAPILAPRASAD, NEAR LINGARAJ STATION, PS-AIRFIELD, BBSR, DIST-KHORDHA			MANAGING DIRECTOR	

**IDENTIFIER DETAILS**

Name	Father/Husband's Name	Address	Gender	Age	Profession	ID Proof
PRADEEP KUMAR SINGH	NM	AS SAME PLACE	MALE	0	Others	V

**PROPERTY DETAILS**

District	Village/Mouja-Thana	Khata	Plot	Area	Kisam Type	MarketValue	Sabak Khata No.	Sabak Plot No.
KHURDA	PANCHAGAON-30	469/261	2053	0.33 Acre ( 330Decimal )	GHAR BARI	2495625	Not Available	Not Available
East	West	North	South	Property Transaction Details				
NM	NM	NM	NM	POWER AREA A0.330DEC FULL. ANNUAL RENT RS 1/-				

The total transacted area is:0.33 acre(s).

APPLICATION ID CREATED BY : MEHMOOD MOHAMMAD  
DOCUMENT ENTERED BY : MEHMOOD MOHAMMAD



1121801738

SCANED & UPLOADED

QESL Computer  
EC

e-Registration ID No. 1121801738  
Registration Doct. No. 1121801738  
Book No.  
Date 21/4 and year 18

Proper Officer  
Gum / G. G. Jate

21.4.18

Regd. Fees Paid

A (1) =	499.13
A ( ) =	250
A18( ) =	40
A18( ) =	
U/C =	280
Rs.	50483



LT1  
of  
ରଜନୀ ପ୍ରଭା ପ୍ରଧାନ  
is Attested

LT1  
of  
Pranesh Swain  
is Attested

ରଜନୀ ପ୍ରଭା ପ୍ରଧାନ  
Pradyumna Kumar Pradhan  
Puspita Harichandana Pradhan.  
SKYIES INFRAHOME (OPC) PVT. LTD.  
Pranesh Swain  
Managing Director

**GENERAL POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS that , WE (1) **RAJANI PRAVA PRADHAN**, aged about 65 years , W/o Late: Bairagi Pradhan, (2) **PRADYUMNA KUMAR PRADHAN**, aged about 40 years S/o Late. Bairagi Pradhan, AT Panchagaon B. Airfield Bhubaneswar Dist: Khurda, (3) **PUSPITA HARICHANDANA PRADHAN** about 44 years, W/o: Bijay Kumar Harichandan, resident of LIG-1295, Dumduma Housing Board Colony, PS: Khandagiri, Bhubaneswar - 751019, Dist: Khurda, Odisha (herein after called the "PRINCIPAL") do hereby constitute, nominate, retain and appoint

Pradeep Kumar Singh  
Pradman Singh



675  
Registration No. 22042424224  
Date 24/11/22  
Name Pavan Pooja  
Address Pooja Pooja  
Nature of Document Original  
Stamp Printing Office  
Registrar Office, [unclear]





LTI



of Pradyumna Kumar Pradhan  
is attested

LTI



of Puspita Harichandan  
is attested

SKYIES INFRAHOME (OPC) PVT. LTD. Represented by its Managing DIRECTOR SRI ANIMESH SWAIN, aged about 32 years, S/o Rajkishor Swain by caste Khandayat by profession Business, resident of HIG- 1/14, BDA Colony, Kapila Prasad, Near Lingaraj Station, PS; Airfield, Bhubaneswar, Distkhordha, odisha. (hereinafter called the "ATTORNEY HOLDER") as our true and lawful attorney in our name and on our behalf.

WHEREAS the property mentioned in the schedule below, stands recorded in the name of principals who are the absolute owner of the property by way of Patta (ROR) obtained through Mutation Case No. 2855/2006 from Khata No 36 and converted the same vide OLR 8(A) Case No. 4962/11 and obtained Gharabari Patta which is details of which-mentioned below, without any dispute as stated by the first party as per agreement between the parties For the purpose of the Development and construction of Individual Duplex Houses over the said land the owner have agreed to grant exclusive right of development to the developer of the second party on sharing basis i.e. 35% towards the land owner share and 65% share towards Builder/developer share, over the land morefully described in the schedule below.

Pradyumna Kumar Pradhan  
Puspita Harichandan  
SKYIES INFRAHOME (OPC) PVT. LTD. Pradhan  
Animesh Swain  
Managing Director

Pradeep Kumar Singh  
Pradeep Kumar Singh

Regional Director

Development Division

CHARGE: MALDEN (0661) 64K J13

Reference is made to your letter of 1/11/51.

The above mentioned property is situated in the town of Malden, County of Middlesex, and is the subject of a planning application for the erection of a house, which was refused on 1/11/51.

It is noted that the applicant has appealed the refusal of the above mentioned application to the Minister of Housing and Local Government, and that the Minister has refused the appeal on 1/11/51. The applicant has now applied to the Minister for a writ of certiorari to quash the Minister's decision, and the Minister has refused this application also on 1/11/51.

The applicant has now applied to the Minister for a writ of certiorari to quash the Minister's decision, and the Minister has refused this application also on 1/11/51.



The Minister has refused the applicant's application for a writ of certiorari to quash the Minister's decision, and the Minister has refused this application also on 1/11/51.

Yours faithfully,  
Regional Director



**AND WHEREAS** We, the Principals are unable to develop an **INDIVIDUAL RESIDENTIAL DUPLEX HOUSING PROJECT**, hence, Execute this General Power of Attorney in favour of the above named attorney holder **SKYIES INFRAHOME (OPC) PVT.LTD.** to do the same in our name and on our behalf.

**NOW THEREFORE THIS DEED WITNESSETH AS FOLLOWS:**

1. That, our attorney is empower to construct individual duplex houses either commercial or residential and manage and supervise the construction work of the residential duplex houses over the schedule land.
2. My attorney is empowered to appear before the Tahasildar, Jatni or any other authority for mutation/conversion etc. of the scheduled property, pay fees, land revenues, cess, rent etc. receive receipts thereof, avail copy of any documents solvency, E.C. etc.and to do all other acts and things required to be made in all office of the Tahasildar, Jatni in our name on our behalf till completion of the project.
3. That, our Attorney shall advertise and negotiate to sale the Individual Duplex Houses to be constructed over the scheduled property basing on the proportion as agreed upon by both the parties in the agreement and assign various constructed spaces or constructed areas on the said property together with the proportionate share (Developers 65% & Land owner 35%) interest in the land comprised in the said property at such rates as deemed proper and or enter into agreement or contracts for sale for transfer or various portions including the proportionate interest of the said property and such terms and conditions as our attorney in their absolute discretion shall thing fit and proper in our name and on our behalf.

प्रद्युम्न कुमार प्रधान  
Pradyumna Kumar Pradhan

पुष्पिता हारिचन्दन. @ Pradhan  
SKYIES INFRAHOME (OPC) PVT. LTD.

Pranesh Shrivastava  
Managing Director

प्रादीप कुमार सिंह  
Pradipta Kumar Singh

4. That, the construction will be completed within 30 months from the date of getting approval by BDA/BMC and RERA .
5. That, our Attorney shall apply to the concerned authority or authorities for supply of electricity P.H.D. connections, Telephone lines etc as will be necessary for the said complex, and to pay all fees and other taxes, rents arising out of or in connection with the land or building.
6. To engage contractors, supervisors, managers, architects, engineers to carry out the construction work at its (developer) own risk & own cost in respect of the entire Individual Duplex Houses, to be constructed which is mentioned in the agreement.
7. To obtained BDA/BMC approval for construction and design of the Individual duplex units amendments modification or alternation of the plan as may be necessary.
8. That, our Attorney is also empowered to sale the proportionate schedule property along with Individual Duplex Houses after construction and purchase stamp papers, sign and execute sale deed and any deed of conveyance, and mortgage deed, present the same and appear before the registering authority for registration of 65%, share of the Developers only, and admit execution thereof in our name on our behalf as per allocation share of second party.
9. That, our Attorney shall file, defend, withdraw and compromise any litigations and disputes if found and/or arise in respect of the schedule property in our name on our behalf.
10. That, our Attorney shall execute and register sale deed(s), endorse ticket and deliver possession in favour

25/09/2021  
 Pradyumn Kumar Pradhan  
 Puspita Harichandan Pradhan  
 SKYIES INFRAHOME (OPC) PVT. LTD.  
 Animesh Sahu  
 Managing Director

Pradyumn Kumar Singh  
 Pradyumn Kumar Singh



of the intending/ prospective purchaser for the proportionate schedule property in our name on our behalf.

11. That, our Attorney shall deposit necessary fees, taxes, rents, cesses etc. relating to the schedule property in the concerned authorities and departments till the completion of the project and obtain receipts thereof in our name and on our behalf.
12. That, our Attorney shall apply for approval of building plan to the Bhubaneswar Municipal Corporation (BMC) Bhubaneswar and/or any appropriate authority in the event of construction over the schedule property in any Bank(s) and/or Financial institution(s) and concerned authorities departments and swear affidavits for the purpose if necessary in our name on our behalf.
13. That, our Attorney shall appoint Advocate, Moharir and Agents etc. sign Vakaltnama, Petitions and written statements file, suits, revisions and appeals in all courts and offices if necessary in our name on our behalf.
14. That, our Attorney shall make application to the concerned departments and/or authorities to avail water connection, electric connection and swarage connection, in our name on our behalf pertaining to the schedule property.
15. That, our Attorney is also authorized to do all other acts, deeds and things which will be required from time to time in respect of the schedule property in our name on our behalf.
16. That, our Attorney can raise funds by way of loan from any Bank and/or Financial institutions in respect of the schedule property over his share for completion the total Individual Duplex Houses.
17. That, to create equitable mortgage in respect of the schedule property except our share i.e. 35% residential salable area or any part thereof in favour of any Nationalized/Corporate Bank and/or Financial Institution/Body for availing any loan financial

Pradyumn Kumar Pradhan  
Puspita Harichandan, @ Pradhan  
SKYIES INFRAHOME (OPC) PVT. LTD.  
Arunesh Swain  
Managing Director

Singh  
Kumar  
Pradhan





**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. 48(g) Fees Paid : A18(iii) & A(1)-50203 ,, User Charges-280 ,Total 50483

Date: 21/04/2018

Signature of Registering officer

**Endorsement under section 52**

Presented for registration in the office of the Sub-Registrar **Sub-Registrar JATANI** between the hours of 10:30 AM and 2:30 PM on the 21/04/2018 by **RAJANI PRAVA PRADHAN**, son/wife of **LATE BAIRAGI PRADHAN**, of **AT/PO-PANCHAGAON, PS-AIRFIELD, BBSR, DIST-KHORDHA**, by caste **General**, profession **Others** and finger prints affixed.

Signature of Presenter / Date: 21/04/2018

Signature of Registering officer.

**Endorsement under section 58**

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
RAJANI PRAVA PRADHAN		 312466544		21-Apr-2018
PRADYUMNA KUMAR PRADHAN		 312466559		21-Apr-2018
PUSPITA HARICHANDAN ALIAS PRADHAN		 312466577		21-Apr-2018
ANIMESH SWAIN MANAGING DIRECTOR OF SKYIES INFRAHOME OPC PVT.LTD		 241361339		21-Apr-2018

Identified by **PRADEEP KUMAR SINGH** Son/Wife of **NM** of **AS SAME PLACE** by profession **Others**

assistance, sign and endorse all the loan document and other documents as and when required on behalf of us, execute and register Mortgage Deed and all other deed(s) and document(s) and discharge for the same fully and effectually to get such finance without making us liable for any loss on that account.

18. That, our Attorney shall lodge any F.I.R. before the police station when required on our behalf relating to the schedule of property and to do all other acts necessary for effectively exercise the power conferred under this deed in all respects as I could do the same myself.
19. That, our Attorney shall develop the schedule property and can construct building(s), Duplex Houses, and any other structure thereon as per agreement in our name on our behalf.
20. That, our Attorney shall raise funds by way of loan from any Nationalized and Private Bank in respect of the proportionate schedule property in our name on our behalf.
21. To enter into, modify, cancel, alter, draw, approve fix price or the individual units, sign contracts, agreements, applications, declarations, undertaking and other documents in connection with sale, transfer, mortgage or the building and/or individual units. Commercial places, parking lots, constructed by the Developer upon its 65% share on the lands or the constructed areas or any part thereof or any interest therein and/or any building(s) may in future be constructed thereon or any part or portion thereof in pursuance of the permission legally granted.
22. That, the Attorney may construct the above said duplex houses over the below mentioned Individual plot and/or over the entire project plot which has been arranged by the Attorney from different Land owners.

Pradyumn Kumar Pradhan

Puspita Harichandan. D Pradhan



SKYIES INFRAHOME (OPC) PVT. LTD.

Pranvesh Swain  
Managing Director

Pradyumn Singh

Pradyumn Singh



Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
PRADEEP KUMAR SINGH		 40786735	<i>Pradeep Kumar Singh</i>	21-Apr-2018

Date: 21/04/2018

Signature of Registering officer

**Endorsement of certificate of registration under section 60**

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

Book Number : 1 || Volume Number : 35

Document Number : 11121801708

For the year : 2018

Seal :

Date: 21/04/2018

Signature of Registering officer

Print



We, the above named Principal hereby undertake to rectify and confirm all acts, deeds and things, which will be done by my Attorney by virtue of this General Power of Attorney.


Bench Mark Valuation: Rs.24,95,625/-

**Schedule of property**

District - Khurdha PS- Airfield, Tahasil: Jatni, Mouza: **PANCHAGAON**, Khata No. 469/261, Plot No. 2053, Area 0.330 dec, Stitiban, Klsam-Gharabari, Rent Rs.1.00PS.

Witnesses

1. Pradheep Kumar Singh  
HPO- Patrapada  
Dist- Khurdha (B)  
751019

  
Pradyumna Kumar Pradhan  
Puspeta Harichandana @ Pradhan  
21.4.2018  
Signature of principals

2. Padmaleshwar Nayak  
S/o. Sunadev Nayak  
H/G- 1/14 . BDA Colony  
Kapilaprasad.  
Bhubaneswar.


**SKYIES INFRAHOME (OPC) PVT. LTD.**

  
Animesh Swain  
Managing Director

Signature of Attorney  
Holder/Builder

**CERTIFICATE**

Certificated that the executants of this deed is my client and the deed has been processed in computer by my computer operator according to my dictation and the contents of the deed was explained to the executants, who being satisfied about the correctness of the same put his signature in any presence and in presence of the witnesses.

  
(Pr. Sahas)  
0002



e-Registration ID No. 1121801938  
e-Registration Doct. No. 1121801908  
Book No. 1  
Date 21-4 and year 18



21.4.18  
REGISTERED OFFICE  
JAYP



## ଖତିୟାନ

ମୌଜା : ପାଞ୍ଚଗାଁ  
 ଥାନା : ଭୁବନେଶ୍ୱର  
 ଥାନା ନମ୍ବର : 30

ତହସିଲ : ଜଟଣୀ  
 ତହସିଲ ନମ୍ବର :  
 ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା

କମିସନର ନାମ ଓ ଖେତର ବା ଖତିୟାନର କ୍ରମିକ ନମ୍ବର		ଓଡିଶା ସରକାର ଖେତର ନମ୍ବର ।				
1) ଖତିୟାନର କ୍ରମିକ ନମ୍ବର		469/261				
2) ପ୍ରକାର ନାମ, ପିତାଙ୍କ ନାମ, ଜାତି ଓ ବାସସ୍ଥାନ		ରଜନୀପ୍ରଭା ପ୍ରଧାନ ସ୍ତ୍ରୀ: ବୈରାଗି ପ୍ରଧାନ, ପ୍ରତ୍ୟୁତ୍ତ ପ୍ରଧାନ, ପୁଷ୍ପିତା ପ୍ରଧାନ ପି: ବୈରାଗି ପ୍ରଧାନ ଭା: ଖଣ୍ଡାୟତ ବା: ନିଜିଗାଁ				
3) ସ୍ୱତ୍ୱ	ହିତବାନ					
4) ଦେୟ :	ଜଳକର	ଖଜଣା	ସେସ୍	ନିତ୍ତାର ସେସ୍ ଓ ଅନ୍ୟାନ୍ୟ ସେସ୍ ଯଦି କିଛି ଥାଏ	ମୋଟ	5) କ୍ରମବର୍ଦ୍ଧନଶୀଳ ଖଜଣାର ବିବରଣୀ
		132.00	99.00	13.20	244.20	
6) ବିଶେଷ ଅନୁସଙ୍ଗ ଯଦି କିଛି ଥାଏ		ଦା ଖା କେସ୍ ନଂ 2855/06 ହୁ ମୁ ଖା 36 ଚା ରୁ । OLR 8(A) Case No 4962/11 ହୁମୁ ଏହି ଖାତାର ପୁଟ ନଂ 2053 ର କିସମ ଘରବାରୀ କରାଗଲା ଖଜଣା ଟ132.00 କରାଯାଇ ଅନ୍ୟାନ୍ୟ ଇନ୍ଦ୍ରାଜ କାଏମ ରଖାଗଲା ।				
<b>BLANK SPACE FOR STAMPING</b>						
ଅତିମ ପ୍ରକାଶନ ତାରିଖ -						
ଖଜଣା ଧାର୍ଯ୍ୟ ତାରିଖ -						

ରାଷ୍ଟ୍ରୀୟ ସୂଚନା ବିଜ୍ଞାନ କେନ୍ଦ୍ର 20/04/2018 09:37:37 IP :10.172.0.71



ଖରିଦାନ୍ତର କ୍ରମିକ ନଂ : 469/261		ମୌଜା : ପାଞ୍ଚଗାଁ			ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା	
ପୁର ନମ୍ବର ଓ ଚକର ନାମ	କିସମ ଓ ପୁରର ଖଜଣା	କିସମର ବିସ୍ତାରିତ ବିବରଣୀ ଓ ଚୌହଦି	ରକବା			ମତବ୍ୟ
			ଏ.	ଡି.	ହେକ୍ଟର	
7	8	9	10	11	12	
2053	ଘରବାରୀ		0	330	0.1335	
1 plot			0	330	0.1335	

ରାଷ୍ଟ୍ରୀୟ ସୂଚନା ବିଜ୍ଞାନ କେନ୍ଦ୍ର 20/04/2018 09:37:44 IP :10.172.0.71

2453  
26/5/17

# CERTIFICATE OF ENCUMBRANCE ON PROPERTY

Name D. K. Kar  
Address M.M.W.

Certificate No 26/3 of 2017  
Application No 4457 of 2017

Having applied to me for a certificate given particulars of registered acts and encumbrances if any in respect of under mentioned property

M. Pancharaj

Wh. 469 P1. 2057 A0755

469 2056 A0220

469 2055 A0100

469 2054 A0060

Wh 469/63 P1. 2057 A0755 P1. 2056 A0220 P1. 2055 A0100 P1. 2054 A0060

Wh 36 P1. 2053 A0330 Wh 469/261 A02053 A0330

Wh 63 P1. 2050 A0290 Wh 469/253 P1. 2050 A0290

S/O Rajani Prave Pradhu Jany

I hereby certify that a search has been made in book 1 and in the indexes relating there to for 27 years 1st day of July 1975 to the day of 2017 for acts and encumbrances affecting the said property and on such search on acts or encumbrances affecting the said property has been found

Search made and Certificate

Prepared by

Search verified and Certificate

Examined by

Signature K.M. C. Patil 17.5.17

Designation

Signature [Signature]

Designation

OFFICE

Date

20

Signature of registering Officer

17.5.17

Note (1) The acts and encumbrances shown in the Certificate are those discovered with reference to the description of properties furnished by the applicant if the same properties have been described in registered documents in a manner different from the way in which the applicant has described them transactions evidenced by such documents will not be included in the Certificate

(2) Under Section 57 of the Registration Act and Rule 137 (1) persons desiring to inspect entries in the registers and indexes or requiring copies there of or certificate of encumbrances on specified properties should make the search themselves when the registers and indexes will be placed before them on payment of the described fees.

(a) But as in the present case the applicant has not undertaken in the search himself the requisite search has been made as carefully as possible by the office but the department will search embodied in the certificate.

(b) and as in the present case the applicant has made the requisite search himself and as its results is shown in the certificate after the necessary verifications the department will not any account held itself responsible for the commissions in it of any other acts and encumbrances affecting the said property not discovered by the applicant.



Description of property	Date of presentation	Nature of Value	Executant	Client	Reference
1. mt pambung Wh. 36 Pl. 2053 A-330	19.8.89	sel 3000.	Nandhaiah SM	Agarwal. Pradha	1408
2. Wh. 63 Pl. 2050 A-290	1.5.98	sale 4600	Kaulah Ch SM	Dhanuradhan Ahor	23-139. 659

*[Handwritten signature]*



17510  
M. P. S.



**Form No.25**  
**Nil Certificate Of Encumbrance On Property**

Application No. 2018112003361

Certificate No. EC1122018003033.

Applicant Name : D K KAR

Owner Name(as per application) : RAJANI PRAVA PRADHAN AND OTHERS

Having applied to me for a certificate given particulars of registered acts and encumbrances, if any, in respect of undermentioned property :-

Serial No.	Village	Khata No.	Plot No.	Area	North	West	East	South
1	PANCHAGAON-30	469/63	2055	100 Decimal1000D=1Acre				
2	PANCHAGAON-30	469/63	2054	60 Decimal1000D=1Acre				
3	PANCHAGAON-30	469/63	2057	755 Decimal1000D=1Acre				
4	PANCHAGAON-30	469/63	2056	270 Decimal1000D=1Acre				
5	PANCHAGAON-30	469/261	2053	330 Decimal1000D=1Acre				

I hereby certify that a search has been made in Book 1 and in the indexes relating thereto for 2 years from 16-May-2017 to 20-Apr-2018 for acts and encumbrances affecting the said property and that on such search no acts or encumbrance affecting and said property has been found.

Search made and certificate prepared by

Signature &amp; Designation

Search verified and certificate examined by

Signature &amp; Designation

Office : JATANI

Date : 20-Apr-2018

Signature of Registering Officer

**Note :**

(1) If the properties have been described in registered documents in a manner different from the way in which the applicant has described them in the application the transactions evidenced by such documents will not be included in the certificate.

(2) Under Section 57 of the Registration Act and Rule 137(i), persons desiring to inspect entries in the registers and indexes, or requiring copies thereof, or certificates of encumbrances on specified properties should make the search themselves, when the registers and indexes will be placed before them on payment of the prescribed fees.

a) But as in the present case the applicant has not undertaken the search himself, the requisite search has been made as carefully as possible by the Offices but the department will not, on any account, hold itself responsible for any errors in the results of the search embodied in this certificate.

b) And as in the present case the applicant has made the requisite search himself and as its results is shown in the certificate after the necessary verifications the department will not on any account, hold itself responsible for the omissions in it of any acts and encumbrances affecting the said property, not discovered by the applicant.

Print





ELECTION COMMISSION OF INDIA

ଭାରତୀୟ ନିର୍ବାଚନ आयोग

IDENTITY CARD OR/09/051/359039

ପରିଚୟ ପତ୍ର



Elector's Name : Rajani Pradhan  
 ଭୋଟରଙ୍କ ନାମ : ରଜନୀ ପ୍ରଧାନ  
 Father's/Mother's/  
 Husband's Name : H - Bairagi Pradhan  
 ପିତା/ମାତା/ସ୍ୱାମୀଙ୍କ ନାମ : ସ୍ୱା - ବୈରାଜୀ ପ୍ରଧାନ  
 Sex / ଲିଙ୍ଗ : Female ସ୍ତ୍ରୀ  
 Age as on 1.1.1995: 43  
 ୧.୧.୧୯୯୫ ରେ ବୟସ : ୪୩

Address :  
 Vill./Ward : Panchagam  
 G P./Town : Padhanasahi  
 P S : Bhubaneswar  
 Dist : Khurda  
 ଠିକଣା :  
 ଗ୍ରାମ/ୱାର୍ଡ : ପାଞ୍ଚଗାମ  
 ଗ୍ରାମ/ଟାଉନ : ପଧାନସାହି  
 ପୋଷ୍ଟାଫିସ : ଭୁବନେଶ୍ୱର  
 ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା

This card can be used as an Identity Card under different Government Programmes

ଏହି ପରିଚୟ ପତ୍ର ବିଭିନ୍ନ ସରକାରୀ ଯୋଜନାରେ ପରିଚୟ ପତ୍ର ରୂପେ ବ୍ୟବହାର କରାଯାଇପାରିବ ।

Facsimile Signature of Electoral Registration Officer for Jatni A.C.

Bhubaneswar  
ଭୁବନେଶ୍ୱର  
15/01/95  
୧୫/୦୧/୯୫

ବିଧାନସଭା ନିର୍ବାଚନ ମଣ୍ଡଳୀର ନିର୍ବାଚନ-  
ରେଜିଷ୍ଟ୍ରାରର ଅଧିକାରୀଙ୍କ ଦସ୍ତଖତ



ELECTION COMMISSION OF INDIA

ଭାରତୀୟ ନିର୍ବାଚନ କମିଶନ

IDENTITY CARD OR/09/051/359041

ପରିଚୟ ପତ୍ର



Elector's Name : Padjumn Pradhan  
 ଭୋଟରଙ୍କ ନାମ : ପଦ୍ମଜୁମ୍ ପ୍ରଧାନ  
 Father's/Mother's/  
 Husband's Name : F - Bairagi Pradhan  
 ପିତା/ମାତା/ସ୍ୱାମୀଙ୍କ ନାମ : ଫି - ବୈରାଜି ପ୍ରଧାନ  
 Sex / ଲିଙ୍ଗ : Male ପୁରୁଷ  
 Age as on 1.1.1995 : 18  
 ୧.୧.୧୯୯୫ ରେ ବୟସ : ୧୮

Address :

Vill./Ward : Panchagam  
 G.P./Town : Padhanasahi  
 P.S. : Bhubaneswar  
 Dist. : Khurda

ଠିକଣା :

ଗ୍ରାମ/ୱାର୍ଡ : ପାଞ୍ଚଗାମ  
 ଗ୍ରାମ/ଟାଉନ : ପଧାନସାହି  
 ଥାନା : ଭୁବନେଶ୍ୱର  
 ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା

This card can be used as an Identity Card under different Government Programmes.

ଏହି ପରିଚୟ ପତ୍ର ବିଭିନ୍ନ ସରକାରୀ ଯୋଜନାରେ ପରିଚୟ ପତ୍ର ରୂପେ ବ୍ୟବହାର କରାଯାଇପାରିବ ।

Facsimile Signature of  
 Electoral Registration Officer  
 for Jatni A.C.

Bhubaneswar  
 ଭୁବନେଶ୍ୱର  
 15/01/95  
 ୧୫/୦୧/୯୫

ବିଧାନସଭା ନିର୍ବାଚନ ମଣ୍ଡଳୀର ନିର୍ବାଚନ  
 ରେଜିଷ୍ଟ୍ରାର ଅଧିକାରୀଙ୍କ ଦସ୍ତଖତ

Padjumn Kumar Pradhan




**ଭାରତ ନିର୍ବାଚନ ଆୟୋଗ**  
**ELECTION COMMISSION OF INDIA**  
 ଭାରତ ଚରଣ ପୁଞ୍ଜିର ଚିତ୍ର - ELECTOR PHOTO IDENTITY CARD


**OR/09/051/359040**



**ନାମ :** ପୁଷ୍ପିତା ହରିଚନ୍ଦନ  
**Name :** Puspita Harichandan  
**ସ୍ଥାନୀୟ ନାମ :** ବିଜୟ କୁମାର ହରିଚନ୍ଦନ  
**Husband's Name :** Bijaya Kumar Harichandan

**ଲିଙ୍ଗ/Sex :** ଓଠି / Female OR/09/051/359040  
**ଜନ୍ମ ତାରିଖ/ବୟସ (Date of Birth/Age) :** 15/07/1974  
**ଠିକଣା :**  
 ଗ୍ରାମ/ସହର କୁମୁଦୁମା ହାଉସିବର୍ଡା (ଫେଜ-1,2,3)  
 ଗ୍ରାମପଞ୍ଚାୟତ ଦୁରନେଶ୍ୱର ଅଞ୍ଚଳ ଖଣ୍ଡଗିରି ଜିଲ୍ଲା  
**Address :**  
 Village/Locality - Dumuduma  
 Hausimborda (Phase-1,2,3) G.P./Town -  
 Bhubaneswar P.S. - Khandagiri District

**Date :** 6/1/2015 *B. Saha*

**ନିର୍ବାଚନ ରେଜିଷ୍ଟ୍ରାର ଅଧିକାରୀ**  
**Elector Registration Officer**

114-ଏକାମ୍ରା-ଭୁବନେଶ୍ୱର ବିଧାନସଭା ନିର୍ବାଚନ ମଣ୍ଡଳୀ  
 114-Ekanra-Bhubaneswar Assembly Constituency  
 ଭାଗ ନଂ/ନାମ 114-ଡୁମୁଦୁମା-7  
 Part No and Name: 114-Dumuduma-7  
 ଧିକାରୀ / Note:

1. ଏହି କାର୍ଡର ଅଧିକାରୀ ଏହାକୁ କେବଳ ନିର୍ବାଚନ ପାଇଁ ବ୍ୟବହାର କରିବା ପାଇଁ ଉଦ୍ଦିଷ୍ଟ ଅଟେ ।  
 ଏହା କେବଳ ନିର୍ବାଚନ ପାଇଁ କେବଳ ନିର୍ବାଚନ ପାଇଁ ବ୍ୟବହାର କରିବା ପାଇଁ ଉଦ୍ଦିଷ୍ଟ ଅଟେ ।  
 Mere possession of this card is no guarantee that you are elector in the current electoral roll. Please check your name in the current electoral roll before every election.

2. ଏହି କାର୍ଡରେ ଉଲ୍ଲେଖ କରାଯାଇଥିବା ଜନ୍ମ ତାରିଖ କେବଳ ନିର୍ବାଚନ ପାଇଁ ବ୍ୟବହାର କରିବା ପାଇଁ ଉଦ୍ଦିଷ୍ଟ ଅଟେ ।  
 Date of birth mentioned in this card shall not be treated as a proof of age/D.O.B for any purpose other than registration in electoral roll.

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

AJIMESH SWAIN  
RAJKISHORE SWAIN

25/10/1985  
Permanent Account Number  
BTWPS6162H

*A Swain*  
Signature

*In case this card is lost / found, kindly inform / return to :*  
Income Tax PAN Services Unit, UTTISI,  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटायें -  
आयकर पैन सेवा यूनिट, यूटीआई,  
प्लॉट नं. ३, सेक्टर ११, सी.बी.डी.बेलापुर,  
नवी मुंबई-४००६१४

*Ajimesh Swain*



ଭାରତ ସରକାର  
GOVERNMENT OF INDIA




ପ୍ରଦୀପ କୁମାର ସିଂହ  
Pradeep Kumar Singh  
ପିତା - ଭୀମସେନ ସିଂହ  
Father: BHIMSEN SINGH  
ଜନ୍ମ ବର୍ଷ / Year of Birth: 1975  
ପୁରୁଷ / Male





Pradeep Kumar Singh.


ଭାରତୀୟ ବିଶିଷ୍ଟ ପରିଚୟ କର୍ତ୍ତୃପକ୍ଷ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA


ଠିକଣା:  
ପାତ୍ରପଡା, ପାତ୍ରପଡା, ପାତ୍ରପଡା, ଖୋର୍ଦ୍ଧା,  
ଓଡିଶା, 751019

Address  
PATRAPADA, Patrapada,  
Patrapada, Khordha, Odisha,  
751019

 1947  
1800 190 1947

 help@uidai.gov.in

 www.uidai.gov.in

 P.O. Box No. 1947,  
Bangalore-560 001

**PART-II**

**(FOR SALE/GIFT/PARTITION/EXCHANGE/ SETTLEMENT DEEDS)**

Document ID No.....-2017

Total Value.....

**1. DESCRIPTION OF PROPERTY**

Village/ Thana No	Plot No	Area	Value Stated	Category/Kissam
peery	2053	10330		RU

**2. BENCHMARK GUIDELINE VALUATION FOR THE CATEGORY OF THE PLOT**

Category of the Plot	Plot No	Vale/Acre

2.A. Volume No & Page No of the Bench Mark Valuation Register :

2.B. Value/ Acre of the Plot if transacted earlier (Form E.C) :

3. Market Value of Land : Category Area X Value = Bench Mark Value  
Pre Acre Value as stated

Market Value of the land (Higher of the Two) :  $75625 \times 33 = 2495625$

4. Market Value of the Structure (if any) :

5. Market Value of the Land & Structure :  $\sim$

**Total Value of the Property :**

6. Whether the document is suspected to be undervalued :

7. Name & Signature of the Clerk Who Worked out the Market Value. :

8. Name & Signature of the Head Clerk Supervising the referability :

Date.....

Name & Signature of the Registering Officer



# CHECK LIST OF DOCUMENT

## PART-I

- 1 Name of the Office
- 2 Date of Execution
- 3 Date on which 04 Months Expires
- 4 Date of Presentation
- 5 Date of Admission
- 6 Document Application ID No
- 7 Nature of Document
  - a According to the Checking Clerk
  - b According to the Registering Officer
- 8 Consideration Money/  
Valuation set Forth
- 9 Stamp Duty Payable
- 10 Stamp Duty Paid
- 11 Fees Payable
- 12 Fees Paid
- 13 Name & Dated Signature of  
the Checking Clerk
- 14 Name & Signature of  
the Registering Officer
  - a Who Admitted the Document
  - b Who Registered the Document

Date .....

Registering Officer



(Original)

Sub-Registrar, JATANI  
Receipt For Franking

(See Para-2 of Circular No. XVII-155/93(Pt) 2722 dt.20-8-99 of the I.G.R. Odisha, Cuttack)

Date: 21-Apr-2018

Franking Application No. FR1121800652

Received Rs. 124782 (Rupees One lakh twenty-four thousand seven hundred eighty-two rupees only) in cash from Sri ANIMESH SWAIN towards franking of stamp duty on (Non-Judicial) in accordance with circular No. 2447/XVII/155/93 dt.2-8-99 of the Member, Board of Revenue & Chief Controlling Revenue Authority, Odisha, Cuttack.

Proper Officer  
Sub-Registrar  
JATANI



(Duplicate)

Sub-Registrar, JATANI  
Receipt For Franking

(See Para-2 of Circular No. XVII-155/93(Pt) 2722 dt.20-8-99 of the I.G.R. Odisha, Cuttack)

Date: 21-Apr-2018

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Proper Officer  
Sub-Registrar  
JATANI



(Triplicate)

Sub-Registrar, JATANI  
Receipt For Franking

(See Para-2 of Circular No. XVII-155/93(Pt) 2722 dt.20-8-99 of the I.G.R. Odisha, Cuttack)

Date: 21-Apr-2018

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Proper Officer  
Sub-Registrar  
JATANI

Back





**Valuation Report**

Application No- **1121801738**

Registration Office- **JATANI**

<b>DEED DETAILS</b>
Application Type- <b>POA WITH POSSESSION</b> <span style="float:right">Status- <b>Pending for Fee collection</b></span>

Application No.	Execution Date	Presentation Date	Book No.	No. of Pages	Registration No	Registration Date
1121801738	21-APR-18	21-APR-18	1	12		

<b>FEE DETAILS (In ₹.)</b>	
Stamp Duty :	124782
Consideration Amount :	2495625
Benchmark Value :	2495625
Registration Fee :	0
A18(iii) & A(1):	50163
Incidental Fee Details	
User Charges :	280

<b>FIRST PARTY DETAILS</b>											
Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address	Permanent Address
RAJANI PRAVA PRADHAN	HUSBAND	LATE BAIRAGI PRADHAN	FEMALE	65		General	PRINCIPAL/SELF	YES	YES	AT/PO-PANCHAGAON, PS-AIRFIELD, BBSR, DIST-KHORDHA	
PRADYUMNA KUMAR PRADHAN	FATHER	LATE BAIRAGI PRADHAN	MALE	40	Business	General	PRINCIPAL/SELF	NO	YES	AT/PO-PANCHAGAON, PS-AIRFIELD, BBSR, DIST-KHORDH	
PUSPITA HARICHANDAN ALIAS PRADHAN	HUSBAND	BIJAY KUMAR HARICHANDAN	FEMALE	44	HOUSEWIFE	General	PRINCIPAL/SELF	NO	YES	LIG-1295,DUMUDUMA H B COLONY, PS-KHANDAGIRI, BBSR, DIST-KHORDHA	

<b>SECOND PARTY DETAILS</b>											
Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address	Permanent Address
ANIMESH SWAIN MANAGING DIRECTOR OF SKYIES INFRAHOME OPC PVT.LTD				32		GENERAL	ATTORNEY/INSTITUTION			HIG-1/14,BDA COLONY, KAPILAPRASAD, NEAR LINGARAJ STATION, PS-AIRFIELD, BBSR, DIST-KHORDHA	
<b>Representative Name</b>			<b>Institution Name</b>				<b>Representative Address</b>			<b>Representative Designation</b>	
ANIMESH SWAIN MANAGING DIRECTOR OF SKYIES INFRAHOME OPC PVT.LTD			SKYIES INFRAHOME OPC PVT.LTD				HIG-1/14,BDA COLONY, KAPILAPRASAD, NEAR LINGARAJ STATION, PS-AIRFIELD, BBSR, DIST-KHORDHA			MANAGING DIRECTOR	

<b>IDENTIFIER DETAILS</b>							
Name	Father/Husband's Name	Address	Gender	Age	Profession	ID Proof	
PRADEEP KUMAR SINGH	NM	AS SAME PLACE	MALE	0	Others	V	

<b>PROPERTY DETAILS</b>								
District	Village/Mouja-Thana	Khata	Plot	Area	Kisam Type	MarketValue	Sabak Khata No.	Sabak Plot No.
KHURDA	PANCHAGAON-30	469/261	2053	0.33 Acre ( 330Decimal )	GHAR BARI	2495625	Not Available	Not Available
East	West	North	South	<b>Property Transaction Details</b>				
NM	NM	NM	NM	POWER AREA A0.330DEC FULL, ANNUAL RENT RS 1/-				

The total transacted area is:0.33 acre(s).

**APPLICATION ID CREATED BY :** MEHMOOD MOHAMMAD  
**DOCUMENT ENTERED BY :** MEHMOOD MOHAMMAD

ଖତିୟାନ

ଫାଇଲ ନମ୍ବର : ୧୫୩୩  
 ତାରିଖ : ୧୯୯୯  
 ପୃଷ୍ଠା ନମ୍ବର : ୩୦

ତହସିଲ : ଜଗତସିଂହପୁର  
 ତହସିଲ ନମ୍ବର :  
 ମିଲ୍ଲ : ଖୋର୍ଦ୍ଧା



AUTHORISED U/S-76  
 ACT-1 OF 1872

୧) ଉପରୋକ୍ତ ନାମ  
 ଓ ଶେଷର ବା ଖତିୟାନର  
 ନମ୍ବର

ଓଡ଼ିଶା ସରକାର ଖୋର୍ଦ୍ଧା ଜିଲ୍ଲା ନମ୍ବର 1

୨) ଖତିୟାନର ପ୍ରମାଣ ନମ୍ବର 469/281

ଉପରୋକ୍ତ ପ୍ରଧାନ ବା ବିକାଶୀ ପ୍ରଧାନ ପ୍ରଧାନ ପ୍ରଧାନ ପ୍ରଧାନ ବା ବିକାଶୀ ପ୍ରଧାନ ବା ଶାସ୍ତ୍ରୀୟ ବା ନିକିଆ

୩) ପ୍ରଧାନ ନାମ,  
 ପିତୃ ନାମ,  
 ଜାତି ଓ ବସସ୍ଥାନ

କ) ସ୍ୱରୂପ

କ) ସ୍ୱରୂପ	ପ୍ରତିକାର	କଳକର	ଖଜଣା	ସେସ୍	ନିୟାମ ସେସ୍ ଓ ଅନ୍ୟାନ୍ୟ ସେସ୍ ଯଦି କିଛି ଥାଏ	ମୋଟ	୪) କ୍ରମବର୍ଦ୍ଧନଶୀଳ ଖଜଣାର ବିବରଣୀ
୪) ସେସ୍			132.00	99.00	13.20	244.20	

୫) ବିଶେଷ ଅନୁପତନ ଯଦି କିଛି ଥାଏ

ବା ଖା କେସ୍ ନଂ 2855/06 ରୁ ମୁ ଖା 36 ତା ରୁ । OLR ୫(A) Case No 4962/11 ରୁ ମୁ ଏହି ଖାତାର ପୂର୍ବ ନଂ 2053 ର ବିସମ ସରକାରି କରାଗଲା ଖଜଣା ଟ 132.00 କରାଯାଇ ଅନ୍ୟାନ୍ୟ କରାଜ ରାଏମ ରଖାଗଲା ।

Certified to be true copy as generated from the computerised date of the Record of Rights

TAHASILDAR, JATNI

BLANK SPACE FOR STAMPING



ଅନୁମତି କ୍ରମିକ ନଂ: 469/261

ମୌଜା : ପାଞ୍ଚଗାଁ

ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା

ପୁସ୍ତକ ନମ୍ବର ଓ କେଉଁ ନାମ	କିସମ ଓ ପୁସ୍ତକ ଖାତା	କିସମର ବିସ୍ତାରିତ ବିବରଣ ଓ କୋଡ୍	ରକମ		ମତ୍ତକ୍ୟ
			ଏ.	ଡି.	
			୧୦	୧୧	୧୨
2053	ସରକାରି		0 330	0.1335	
1 ପୁସ୍ତକ			0 330	0.1335	

*OA No 1058 dt-09/11/12*

Application for Copies    Rs    4.00  
 Searching Fee                    -  
 Extra Fee                            -  
 Number of                            2.50  
 Papers                                -  
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 Printed Form                       -  
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TOTAL 8.50

Rs. (Words)

*Eight and paise fifty only*

*[Signature]*  
 Officer in-charge  
 Record Room





# BHULEKH

## LAND RECORDS WEB PORTAL OF ODISHA



Schedule I Form No.39-A

### ଖରିଦାନ

ମୌଜା : ପାଟଣା  
ଆକା : ଭୁବନେଶ୍ୱର  
ଆକା ନମ୍ବର : 30

ଠିକଣା : ଜଗଣା  
ଠିକଣା ନମ୍ବର :  
ଝିଲ୍ଲା : ଖୋର୍ଦ୍ଧା

ଦୈନିକ କାମ ଓ ଖେତାଦାର ବା ଖରିଦାନର କ୍ରମିକ ନମ୍ବର		ଓଡିଶା ସରକାର ଖେତାଦାର ନମ୍ବର 1				
1) ଖରିଦାନର କ୍ରମିକ ନମ୍ବର		469/261				
2) ପ୍ରକାର ନାମ, ପିତାଙ୍କ ନାମ, ଭାଗ ଓ ବ୍ୟୟ		ରଜନୀପ୍ରଧାନ ପ୍ରଧାନ ସ୍ତ୍ରୀ: ବୈରାଗି ପ୍ରଧାନ, ପ୍ରତ୍ୟୁଷ ପ୍ରଧାନ, ପୁଷ୍ପିତା ପ୍ରଧାନ ପି: ବୈରାଗି ପ୍ରଧାନ ଦା: ଖଣ୍ଡାୟତ ଦା: ଚିତ୍ତାଣୀ				
3) ସ୍ତ୍ରୀ	ଛୁଟିକାର					
4) ଦେଇ :	ଉତ୍ତର	ଖଣ୍ଡା	ସେୟ	ନିୟତ ସେୟ ଓ ଅନ୍ୟାନ୍ୟ ସେୟ ଯଦି କିଛି ଥାଏ	ମୋଟ	5) କ୍ରମବର୍ତ୍ତନୀୟ ଖଣ୍ଡାଗତ ବିବରଣୀ
		95.60	71.70	9.56	176.86	
6) ବିଶେଷ ଅନୁସନ୍ଧା ଯଦି କିଛି ଥାଏ		ଦା ଖା କେସ୍ ନଂ 2855/06 ଓ ମା ଖା 36 ଚା ର । OLR 8(A) Case No 4962/11 ହୁଏ ଏହି ଖାତାର ପୁର ନଂ 2053 ର ବିକ୍ରମ ପ୍ରକାଶି କରାଗଲା ଖଣ୍ଡା ଟ132.00 ବରାଯାଇ ଅନ୍ୟାନ୍ୟ ଭାଗର ବାଦନ ରଖାଗଲା । ଦାଖଲ ଖାତାର କେଶ୍ ନଂ- 10361/2019 ହୁଏ ପ୍ରକାଶ ପୁର ନଂ 2053 ରକଦା ଏ 0.091 ହୁ ଉମା ଟ -36.48 ହୁ ଉମା ଖାତା ନଂ - 469/3055 ହୁ .				
BLANK SPACE FOR STAMPING						
ଅନ୍ତର ପ୍ରକାଶନ ତାରିଖ -						
ପାକଣା ଧାର୍ଯ୍ୟ ତାରିଖ -						

ଖତିୟାନର କ୍ରମିକ ନଂ : 469/261		ମୌଜା : ପାଞ୍ଚଗାଁ			ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା	
ପୁର ନମ୍ବର ଓ ଚକର ନାମ	କ୍ଷେତ୍ର ଓ ପୁରର ଖଜଣା	କ୍ଷେତ୍ରର ବିସ୍ତାରିତ ବିବରଣୀ ଓ ଚୌହଦି	ରକବା			ମତ୍ତବ୍ୟ
			ଏ.	ଡି.	ହେକ୍ଟର	
7	8	9	10	11	12	
2053	ଘରବାରି		0	239	0.0967	
1 plot			0	239	0.0967	



### ଖତିୟାନ

ମୌଜା : ପାଞ୍ଚଗାଁ  
 ଥାନା : ଭୁବନେଶ୍ୱର  
 ଥାନା ନମ୍ବର : 30

ଚହସିଲ : ଜଟଣୀ  
 ଚହସିଲ ନମ୍ବର :  
 ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା

ଜମିଦାରଙ୍କ ନାମ ଓ ଖେସାଟ ବା ଖତିୟାନର କ୍ରମିକ ନମ୍ବର		ଓଡ଼ିଶା ସରକାର ଖେସାଟ ନମ୍ବର ।				
1) ଖତିୟାନର କ୍ରମିକ ନମ୍ବର		469/3055				
2) ପ୍ରଜାର ନାମ, ପିତାର ନାମ, ଜାତି ଓ ବାସସ୍ଥାନ		ଭୁବନେଶ୍ୱର ଡେଭଲପମେଣ୍ଟ ଅଥରେଟି ଡରଫ୍ ସେକ୍ରେଟାରି . ପି.: ବା: ଆକାଶ ଶୋଭା ବିଲ୍ଡିଂ, ପଣ୍ଡିତ ଜବାହରଲାଲ ମାର୍ଗ, ଭୁବନେଶ୍ୱର .				
3) ସ୍ୱତ୍ୱ	ହିତବାନ					
4) ଦେୟ :	ଜଳକର	ଖଜଣା	ସେସ୍	ନିସ୍ତାର ସେସ୍ ଓ ଅନ୍ୟାନ୍ୟ ସେସ୍ ଯଦି କିଛି ଥାଏ	ମୋଟ	5) କ୍ରମବର୍ଦ୍ଧନଶୀଳ ଖଜଣାର ବିବରଣୀ
		37.00	27.75	3.70	68.45	
6) ବିଶେଷ ଅନୁସଙ୍ଗ ଯଦି କିଛି ଥାଏ		ଦାଖଲ ଖାରଜ କେଶ ନଂ -10361/2019 ହୁକୁମ ମୁତାବକ ପୁରାତନ ଖାତା ନଂ 469/261 ରୁ .				
BLANK SPACE FOR STAMPING						
ଅନ୍ତିମ ପ୍ରକାଶନ ତାରିଖ -						
ଖଜଣା ଧାର୍ଯ୍ୟ ତାରିଖ -						



ଖତିୟାନର କ୍ରମିକ ନଂ : 469/3055		ମୌଜା : ପାଞ୍ଚଗାଁ			ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା	
ପୁଟା ନମ୍ବର ଓ ଚଳର ନାମ	କିସମ ଓ ପୁଟାର ଖଜଣା	କିସମର ବିସ୍ତାରିତ ବିବରଣୀ ଓ ଚୌହଦି	ରକବା			ମତ୍ତବ୍ୟ
			ଘ.	ଡି.	ହେକ୍ଟର	
7	8	9	10	11	12	
2053/5366	ଘରବାରି		0	091	0.0368	
1 plot			0	091	0.0368	



1121905137 duplicate

SCANNED & UPLOADED

# भारतीय गैर न्यायिक



INDIA NO



663454

## GIFT DEED

THIS DEED OF GIFT made on this 16th day of NOV 2019

BETWEEN

- (1) Smt. Rajani Prava Pradhan, aged about 63 years, Wife of Late- Bairagi Pradhan, by caste- Khandayat, by profession-house wife, At-Panchagaon, PS-Airfield, Dist-Khordha, Odisha at present residing at Panchagaon, Padhansahi, Bhubaneswar, Khordha
- (2) Sri Pradyumna Kumar Pradhan, aged about 41 years, son of Late Bairagi Pradhan, by caste- Khandayat, by profession- Business, at Panchagaon, PS-Airfield, Dist -Khordha at present residing at Panchagaon, Padhansahi, Bhubaneswar, Khordha

Animesh Swain  
 प्रदीप कुमार प्रधन  
 Pradyumna Kumar Pradhan  
 Puspita Harichandana  
 160  
 40  
 Animesh Swain  
 प्रदीप कुमार प्रधन  
 Pradyumna Kumar Pradhan  
 Puspita Harichandana

16/11/19  
 100  
 250  
 350  
 1) Rajani prava pradhan  
 Adhar No - 898029066750  
 2) Pradyumna Kumar Pradhan  
 Adhar No - 524053163467  
 3) Puspita Harichandana  
 Ad. No - 676275316190  
 4) Animesh Swain  
 Adhar No - 247873676063



for the purpose of public road , as envisaged in the CDP 2010 and lay out plans for the development, planned growth of the Urban Area for the interest of general public.

**HENCE, THIS DEED OF GIFT WITNESSETH AS UNDER;**

- 1) The 'Donor's are hereby conveys, grants , transfers and assigns by way of this GIFT the said property scheduled below here under in favour of the 'Donee' for use of Public purpose as per convenience of Donee.
- 2) The 'Donor's are hereby delivers possession of the developed road, with other infrastructures as per CDP'2010/ lay out plan to the Donee over the schedule property for free access of general public
- 3) The 'Donee' shall mutate the land in its name and all other records and shall pay rent & taxes to which the 'Donor's or any of their successors, executors, administrators, assignees and representatives will have no objection whatsoever.
- 4) Neither the 'Donor's nor any of their successors, executors, administrators, assignees and representatives will have right to claim or demand the gifted property more fully described in the schedule at any point of time and in case, any such claim is raised shall be invalid and will stand extinguished, in view of operation of this clause of the deed. The donee shall exercise right, title, interest and possession over the scheduled property and the gift deed acts upon on and from the time and movement of execution of deed before Registering Authority.
- 5) The 'Donor's be fully satisfied with the contents of the deed executes this gift deed in favour of the Donee in free will and without practice of any fraud or coercion.

Anandesh Swain  
Pradyumna Kumar Pradhan  
Puspita Harichandran

Ritaya Kumar Harichandran  
Sarmite Pradhan





**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 : -300 ,, User Charges-250 ,Total 350

*[Signature]*

Signature of Registering officer

Date: 16/11/2019

**Endorsement under section 52**

Presented for registration in the office of the Sub-Registrar **Sub-Registrar JATANI** between the hours of 10:30 AM and 2:30 PM on the 16/11/2019 by **ANIMESH SWAIN MANAGING DIRECTOR OF SKYIES INFRAHOME OPC PVT.LTD**, son/daughter/wife of **RAJKISHORE SWAIN**, of **HIG-1/14,BDA COLONY, KAPILAPRASAD, NEAR LINGARAJ STATION, PS-AIRFIELD, BBSR, DIST- KHORDHA**, by caste **General**, profession **Business** and finger prints affixed.

*[Signature]*

Signature of Presenter / Date: 16/11/2019

*[Signature]*

Signature of Registering officer.

**Endorsement under section 58**

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
ANIMESH SWAIN MANAGING DIRECTOR OF SKYIES INFRAHOME OPC PVT.LTD		 313474676	<i>[Signature]</i>	16-Nov-2019
RAJANI PRAVA PRADHAN		 313174944	<i>[Signature]</i>	16-Nov-2019
PRADYUNA KUMAR PRADHAN		 313474943	<i>[Signature]</i>	16-Nov-2019
PUSPITA HARICHANDAN ALIAS PRADHAN		 313474947	<i>[Signature]</i>	16-Nov-2019
SECRETARY BHUBANESWAR DEVELOPEMENT AUTHORITY	—	—	—	—



Identified by **BIJAY HARICHANDAN** Son/Wife of **PRANA, KRUSHNA HARICHANDAN** of **AT- DUMDUMA HOUSING BOARD COLCNY, KHANDAGIRI, DIST- KHURDA** by profession **Others**

Name	Photo	Thumb impression	Signature	Date of Admission of Execution

BIJAY HARICHANDAN



41345511

*Bijay Harichandan*

16-Nov-2019

Date: 16/11/2019

*[Signature]*  
Signature of Registering officer

**Endorsement of certificate of registration under section 60**

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

Book Number : 1 || Volume Number : 100

Document Number : 11121905011

For the year : 2019

Seal :

Date: 18/11/2019

*[Signature]*  
Signature of Registering officer

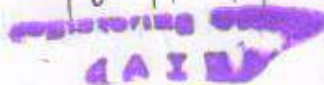
Print

a-Registration ID No. 112905137  
a-Registration Doct. No. 112905011  
Book No. 1  
Date 16 and year 19



*[Signature]*

16.11.19





**SCHEDULE OF PROPERTY**

District-Khordha PS-Bhubaneswar, PS No.30 ,Tahasil-Jatni under SR-Jatni, Mouza-Panchagaon Khata No.469/261, Plot No.2053, **Area.Ac.0.091** out of Ac.0.330,(for road) The kisam of the plot is Gharabari. For better appreciation of schedule land, a sketch map of road (developed), area shown in coloured form is attached herewith. It forms part of the deed, Rent Rs. 20, approximate valuation Rs. 8.83.000

The land is not lease hold and it is not within the consolidated operation. The land is not situated within Jatni area. It is not an endowment land.

IN WITNESS HEREOF THE Donor's signed, this 16th day of NOV 2019 first above written in presence of following witnesses:

- ~~1. Animesh Swain~~  
~~ଅନିମେଶ ସ୍ୱାଇଁ~~
- ~~2. Pradyumna Kumar Pradhan~~
3. Puspita Harichandan

Donee [Signature] 16.11.2019  
SECRETARY  
BHUBANESWAR DEVELOPMENT AUTHORITY  
BHUBANESWAR  
WITNESSES:

1. Bibhakar Dash  
SO, BDA
2. Rameswar Saha  
SO, BDA

[Signature]

Donor's

WITNESSES:

1. Bijaya Kumar Harichandan  
L/1295, Phase-J, At/PO, Dumidumma  
H.B. Colony, BBSR-751019
2. ~~Sasmita Pradhan~~  
At/PO: Panchagaon, S/P - Air field  
21-11-2019



(3) Smt. Puspita Harichandan alias Pradhan, aged about 45 years, wife of Bijay Kumar Harichandan At- LIG-1295, Dumuduma Housing Board Colony, PS-Khandagiri, Bhubaneswar, Dist-Khordha, Odisha AND

(4) M/s SKYIES INFRAHOME (OPC) Pvt. Ltd represented by its Managing Director Sri Animesh Swain, aged about 33 years, son of Rajkishore Swain, by caste-Khandayat, by profession-Business, resident of HIG-1/14, BDA Colony, Kapil Prasad, near Lingaraj Station, PS-Airfield, Bhubaneswar, Dist-Khordha, Odisha (GPA Holder of SI.1 to 3 above vide GPA Document No.11121801708, dated-21.04.2018 and GPA Deed No.1121801738, dated-21.04.2018 (hereinafter called the 'Donor's which expression shall mean and include its successors, executors, administrators, assignees and representative) of **ONE PART**

Animesh Swain  
21/04/18  
Pradguma Kumar Pradhan  
Puspita Harichandan

AND

**Bhubaneswar Development Authority** represented by its Secretary at Akash Sova Building, Pandit Jawaharlal Nehru Marg, Bhubaneswar (hereinafter called the 'Donee' which expression shall mean and include its official successors, assignees, and representatives, administrators) of the **OTHER PART**.

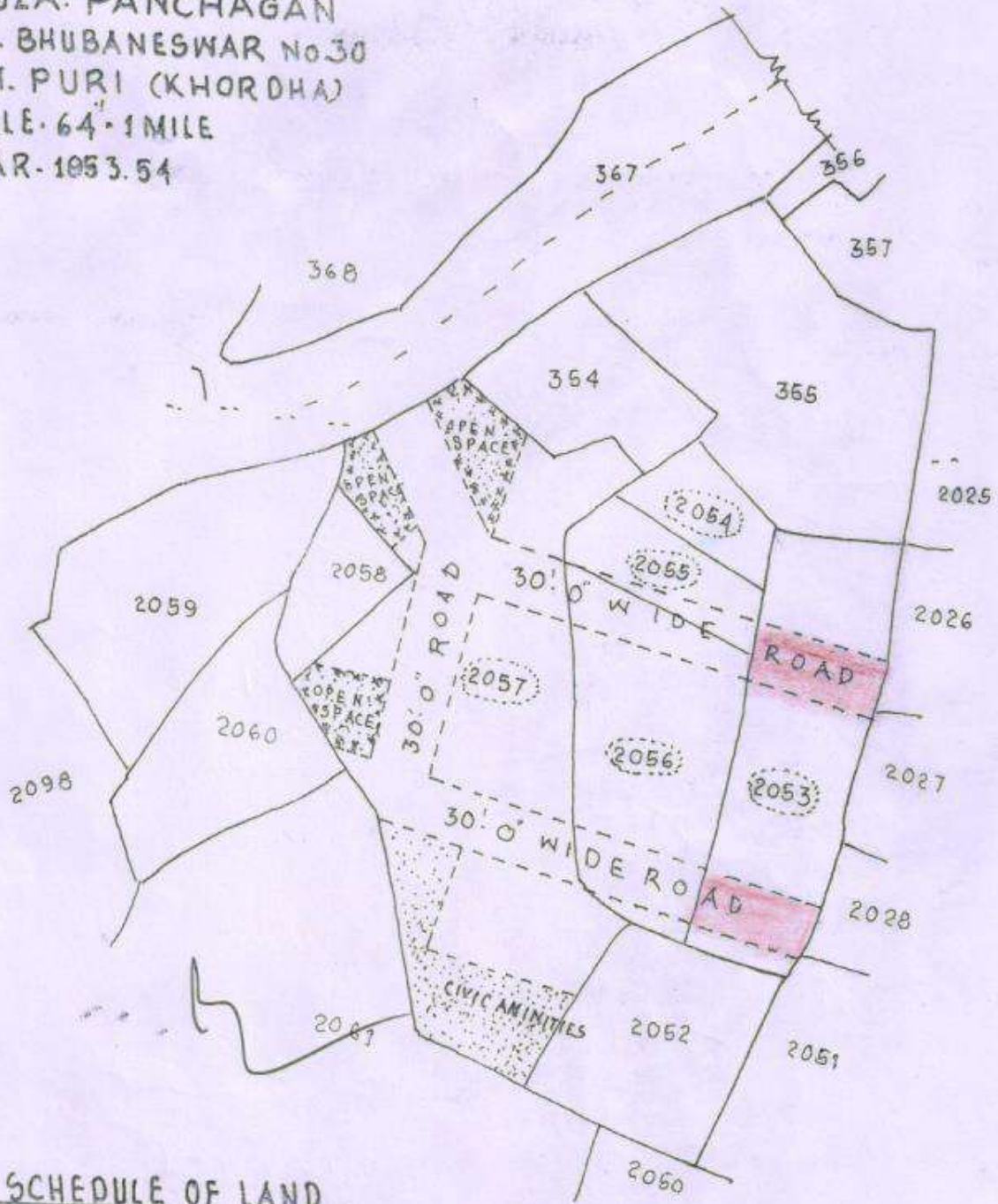
**WHEREAS**, the 'Donor's are the absolute owner of the property mentioned in the schedule below and is in peaceful and exclusive possession over the same without any dispute and to the knowledge of all concerned.

**AND WHEREAS** the Donor's are desirous to make a gift of the said schedule property in favour of the Donee

Bijaya Kumar Harichandan,  
Sarmita Pradhan



MOUZA. PANCHAGAN  
 P. S. BHUBANESWAR No 30  
 DIST. PURI (KHORDHA)  
 SCALE. 64" = 1 MILE  
 YEAR. 1953.54



SCHEDULE OF LAND

KHATA NO	PLOT NO	KISAM	TOTAL AREA	PRO. AREA	REMARKS
469/261	2053	Gharabari	ACQ. 330	ACQ. 091	ROAD

Animesh Swai  
 ପ୍ରାଦ୍ୟୁକ୍ତି ମନ୍ତ୍ରୀ  
 Pradyumna Kumar Pradhan  
 Puspita Harichand

REFERENCE

PROPOSED ROAD AREA SHOWN.

Bahadur

Debes

SECRETARY

SIGNATURE OF LAND



FORM NO - A  
**DECLARATION**  
(Land / Property where there is no structure / House)

We the Executant/s and Claimant/s do here by declare that there is no structure / house on schedule property transacted in this document if existence of any structure / house is defected at later stage the document would be treated as invalid



Animesh Sarai  
ଉତ୍ତମ ଲକ୍ଷ୍ମୀ ପ୍ରଧାନ  
Pandyumna Kumar Pradhan  
Puspita Harichandan.

SIGNATURE OF EXECUTANT/S SELLER

SIGNATURE OF CLAIMANT/S PURCHASER

**CLARIFICATION FOR PLOT NO. -2053**

To The Chairperson

ORERA , Bhubaneswar.

(Clarification regarding the mismatch of area in annexure-2 and GPA for plot No.-2053)

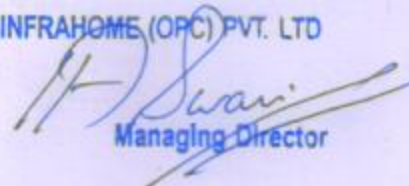
Sir,

I beg to say the following few lines for favour of your kind consederation for your favourable orders that the area of the plot having No. -2053 was area Ac. 0.330. As per approval plan area Ac. 0.091 was reserved for internal road and this area has been gifted to BDA vide gift deed No.-11121905011Date18/11/2019 . As per this gift deed, area of this plot-2053, Ac. 0.091 has been mutated in favour of BDA and ROR also has been corrected in the name of BDA vide mutation ROR No.469/5366 and mutation plot No. 2053/5387, area Ac. 0.091. After this mutation the remaining area Ac. 0.239 out of area Ac. 0.330 stands records in the name of Rajaniprava Pradhan ,Pradyumna Pradhan and Puspita Harichandan alias Pradhan. When the area of this plot -2053 was area Ac. 0.330 in the name of land owner, the GPA and development agreement was executed by the land owner in the favour of the promoter for an area of Ac. 0.330.

It is submitted for your kind information and necessary action.

Yours Faithfully

SKYIES INFRAHOME (OPC) PVT. LTD

  
Managing Director