

R. K. Choudhury, LL. B.,

Advocate

House No-AL-36, Basanti Colony.

P.O. - Rourkela-12, Dist- Sundargarh.

Mob-9337402878.

Ref: No- Nil

15.07.2022

TITLE SEARCH REPORT

I. NAME OF THE PROMOTER/DEVELOPER:

GLORIAA PROJECTS through its Partner: **MR. ANUP BANSAL.**

II. NAME OF THE PROJECT:

GLORIAA ENCLAVE.

III. NAME OF TITLE HOLDER:

SMT. HEMLATA AGARWAL.

IV. DESCRIPTION OF THE PROJECT LAND:

Mouza- **Rourkela Town Unit No-40**, Panposh, P.S- Raghunathpali, Dist- Sundargarh.

<u>Khata No.</u>	<u>Plot No.</u>	<u>Kisam</u>	<u>Area</u>
192/12	- 802/1349	- Ba. Sa.	- Ac.0.0700 res.
-do-	- 804/2796	- Gharabari	- Ac.0.0860 res.
-do-	- 802/3383	- Gharabari	- <u>Ac.0.2440 res.</u>
		Total	- Ac.0.4000 res.
			(Forty decimal)

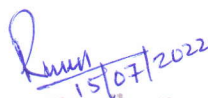
TITLE FLOW CHART:

Plot No-802/1349 & Plot No-802/3383

Pisto Devi Agarwal, S/O- Kundanmal Agarwal
(RT of Sabik Khata No-18, Sabik Plot No-216 measuring Ac.0.420 res.)

Joharimal Agarwal, S/O- Redumal Agarwal
(Purchased Ac.0.475 res. out of Sabik Plot No-216 under Sabik Khata No-18 vide RSD No-669 dt.31.10.1977, which was subsequently recorded in Khata No-96 bearing Plot No-802)

Hemlata Agarwal, W/O- Ramotar Agarwal
(Received Ac.0.420 res. out of Plot No-802 vide Regd. WILL vide Document No-2 dt.04.03.1987 & mutated in her name in Mutation Case No-247/1988 and obtained ROR vide Khata No-192/12 bearing Plot No-802/1349 for an area Ac.0.400 res. Subsequently, Hemlata Agarwal transferred an area measuring Ac.0.086 res. in favour of Laxmi Devi Agarwal & 3 others through a Deed of Exchange being Document No-11711201381 dt.07.08.2012 keeping balance land Ac.0.314 res.)


15/07/2022
R. K. Choudhury
Advocate
Lic. No-0-111-75

Contd..p/2

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OBSERVATION

One **Joharimal Agarwal**, S/O- Redumal Agarwal had purchased the **Sabik Plot No-216** under **Sabik Khata No-18** of Mouza- Rourkela Town Unit No-40, Panposh, P.S- Raghunathpali, Tahasil- Rourkela, Dist- Sundargarh from **Smt. Pisto Devi Agarwal**, W/O- Kundanmal Agarwal vide **Regd. Sale Deed No-669 dt.31.10.1977**, entered in Book No-I, Vol. No-16 from page-109, which was subsequently recorded under **Khata No-96 bearing Plot No-802**.

The said Joharimal Agarwal bequeathed an area measuring **Ac.0.420 res.** out of Plot No-802 in favour of **Hemlata Agarwal**, W/O- Ramotar Agarwal through a **Regd. WILL vide Document No-2 dt.04.03.1987**. Hemlata Agarwal mutated the land in her name in Mutation Case No-247/1988 and obtained ROR vide **Khata No-192/12 bearing Plot No-802/1349 for an area Ac.0.400 res.** Subsequently, Hemlata Agarwal transferred an area measuring **Ac.0.086 res.** out of Ac.0.400 res. in favour of **Laxmi Devi Agarwal & 3 others** through a **Deed of Exchange being Document No-11711201381 dt.07.08.2012** keeping balance land **Ac.0.314 res., Kisam- Bahal Sadharan.**

Hemlata Agarwal subsequently converted an area **Ac.0.2440 res. out of Ac.0.314 res. to Gharabari in OLR 8 (A) & Mutation Case No-1153/2022 bearing Plot No-802/3383.** The balance land measuring **Ac.0.070 res. remains in Plot No-802/1349.**

Plot No-804/2796

Manoharlal Agarwal

(RT of Khata No-192/43, Plot No-804)

Laxmi Devi Agarwal (Wife)	Ramotar Agarwal (Son)	Bijayananda Agarwal (Son)	Ganesh Kumar Agarwal (Son)
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Hemlata Agarwal, W/O- Ramotar Agarwal

(Received Ac.0.086 res. out of Plot No-804 through the Deed of Exchange No-11711201381 dt.07.08.2012 & mutated in her name in Mutation Case No-444/2012 and recorded in Khata No-192/12 bearing Plot No-804/2796)

OBSERVATION

Hemlata Agarwal exchanged an area **Ac.0.086 res.** out of Plot No-802/1349 in favour of **Laxmi Devi Agarwal & her 3 sons** namely **Ramotar Agarwal, Bijayananda Agarwal and Ganesh Kumar Agarwal** and received same extent of land measuring **Ac.0.086 res.** out of **Plot No-804** through a **Deed of Exchange being Document No-11711201381 dt.07.08.2012**, registered & entered in Book No-I, Volume No-29 of SR, Panposh & mutated vide **Plot No-804/2796.**

R.K.C.
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MUTATION: Hemlata Agarwal mutated the lands in her name vide Mutation Case No-247/1988 and 444/12.

ENCUMBRANCE: The lands described hereinabove are free from encumbrance as reveals from the Encumbrance Certificate issued by the Sub-Registrar, Panposh as follows.

EC No-EC1712022002622 dt.14.07.22 for a period of 13 years from 01.01.10 to 13.07.22.

Gloriaa Projects has amalgamated the total land into a single entity and has proposed to construct multistoried Residential Building in the **Name & Style "GLORIAA ENCLAVE"**

APPROVAL OF THE PROJECT:

Rourkela Municipal Corporation vide **Letter No-3791/RMC dt.07.04.2022** has approved the plan for construction of S + 4 Storied Residential Apartment.

VERIFICATION OF DOCUMENT: I have verified/perused the following documents:


<u>Sl. No</u>	<u>Date</u>	<u>Name of the Document</u>	<u>Original/certified/xerox</u>
1.	07.06.1988	ROR vide Khata No-192/12 of Hemlata Agarwal	- Original
2.	07.08.2012	Deed of Exchange	- Original
3.	03.02.1987	Regd. WILL vide Document No-2	- Original
4.	28.06.2022	Rev. Rent Receipt No-2022-231309014400139	- Original

CERTIFICATE

I hereby certify that **Smt. Hemlata Agarwal** has a clear, valid and marketable title over the scheduled property, free from all encumbrances.

OPINION:

I have gone through the original title documents and verified the related link documents which are found in order. The Promoter/Owner **SMT. HEMLATA AGARWAL** has a clear and marketable title over the Scheduled Lands.


15/07/2022

(R. K. Choudhury)
Advocate.
Lic. No-O-111-78.

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