



Ref:.....

Date: 19.05.2020

To,
The ORERA
Bhubaneswar

Sub: Title Investigation Report of the property situated at Mouza- Badanuagaon belongs to Debasish Routray, Subhasish Routray, S/o Late Nirmal Kumar Routray by their power of attorney holder M/S. NEELACHAL BUILDERS (P) LTD. represented by its Managing Director Sri Satya Priya Jayasingh, S/o- Late Bhimsen Jayasingh having its office at IDCO plot no 7/7, Chandaka Industrial Estate, Patia, Bhubaneswar, Odisha- 751024.

Ref: - The Property is identified as KHATA NO-147/210, PLOT NO-495/588, AREA Ac0.175dec. and PLOT NO-541/587, AREA Ac0.090 dec. Total Area Ac0.265 dec. at Mouza- Badanuagaon, Tahasil – Jatni, P.S. – Jatni, Dt – Khorda, Odisha

Dear Sir,

On the basis of the copies of title deeds pertaining to the aforesaid immovable property and the other information, I am submitting the report after conducting a detailed search and investigation for your kind information.

Yours Truly,

(SUBHRANSU SEKHAR SENAPATI)



Ref:.....

Date: 19.05.2020

Title Flow

01.	Name, Father's Name and address of the Title holder	Debasish Routray, Subhasish Routray, S/o Late Nirmal Kumar Routray represented by their power of attorney holder M/S. NEELACHAL BUILDERS (P) LTD. represented by its Managing Director Sri Satya Priya Jayasingh, S/o-Late Bhimsen Jayasingh.
02.	Description of the Property	District – Khurda, Tahasil/SRO – Jatni, P.S. – Jatni, Thana No.39, Mouza – Badanuagaon . Status – Stitiban, Kism – Homestead. Khata No.-147/210, Plot No-495/588, Area Ac0.175 dec. AND Plot No-541/587, AREA Ac0. 090.Total Area Ac 0.265 dec. corresponding to Settlement Khata No.147/20, Plot No-495/588, Area Ac 0.175 dec. and Plot No-541/587, Area Ac 0.090 dec. respectively. <u>Total Area – Ac.0.265 dec.</u>
03.	Document Studied	<ol style="list-style-type: none">1. Regd. Sale Deed Bearing Serial No.1589, Dtd.21.07.1978 executed by Chakradhar Satapathy, S/o- Late Krupasindhu Satapathy in favour of Smt. Hemalata Routray, W/o- Nirmal Kumar Routray.2. Settlement ROR Finally published in the year of 1988 recorded in the name of Smt. Hemalata Routray, W/o- Nirmal Kumar Routray in respect of Khata No.147/20, Plot No-495/588, Area Ac 0.175 dec. AND Plot No-541/587, Area Ac 0.090 dec, under Mouza – Badanuagaon.





Ref:.....

Date: 19.05.2020

3. Regd. Sale Deed No. 514, Dtd. 08.03.2004 executed by Smt. Hemalata Routray, W/o- Nirmal Kumar Routray. in favour of Sanjukta Sahoo, W/o Ashok Kumar Sahoo to an extent of area Ac 0.055 dec. from Plot No-541/587.
4. Death Certificate of Smt. Hemalata Routray, W/o- late Nirmal Kumar Routray issued vide Registration No-65/2007 dtd.30.04.2007
5. Legal heir Certificate of Nirmal Kumar Routray, S/o- Late Dusmanta Routray issued by the Tahasildar, Jatni vides Miscellaneous Certificate Case No-815/2008 dtd.18.03.2008.
6. Regd. Deed of Relinquishment bearing No.21482, Dtd.14.12.2009 executed by all the daughters of Hemalata Routray in favour of their brothers namely Debasish Routray, Subhasish Routray, S/o Nirmal Kumar Routray.
7. Mutation ROR issued by the Tahasildar, Jatni recorded in the name of Debasish Routray, Subhasish Routray, S/o Late Nirmal Kumar Routray in respect of Khata No-147/210, Plot No-495/588, Area Ac0.175 dec. AND Plot No-541/587, Area Ac0.090, under Mouza – Badanuagaon.
8. Regd. Power of attorney bearing Document No.11121504496, Dtd.09.12.2015 executed by Debasish Routray, Subhasish Routray, S/o Late Nirmal Kumar Routray in favour of **M/s Neelachal Builders Pvt. Ltd.** represented through its Managing Director Sri Satya Priya Jayasingh.
9. Regd. Gift Deed bearing Document No.11121903756, Dtd.26.08.2019 executed by Debasish Routray, Subhasish Routray, S/o Nirmal Kumar Routray through their power of attorney holder **M/s Neelachal Builders Pvt. Ltd.** represented through its Managing Director Sri Satya Priya Jayasingh. in favour of Govt. of Odisha





Ref:.....

Date: 19.05.2020

04. Tracing of Title:

All the documents referred above in the 03 reveals that, a multi-storied Apartment has to be constructed by Debasish Routray, Subhasish Routray, S/o Nirmal Kumar Routray through their power of attorney holder **M/s Neelachal Builders Pvt. Ltd.** represented through its Managing Director Sri Satya Priya Jayasingh, S/o-Late Bhimsen Jayasingh over the above described land measuring total area of **Ac.0.265 dec.**, under **Mouza – Badanuagaon**, Jatni. The flow of title in detail in respect of aforesaid property is described below by scrutinizing the documents & title deeds referred above and by conducting search in the concerned Revenue Office.

Mutation Khata No. 147/210, Plot No-495/588, Area Ac0.175 dec. AND Plot No-541/587, Area Ac0. 090.Total Area Ac 0.265 dec. corresponding to Settlement Khata No.147/20, Plot No-495/588, Area Ac 0.175 dec. and Plot No-541/587, Area Ac 0.090 dec. respectively. Total Area – Ac.0.265 dec

Sri Chakradhar Satapathy son of Late Krupasindhu Satapathy was the actual owner of the property i.e. Mouza-Badanuagaon, Khata No-49,Plot No-464/541,Area Ac0.450dec.,kisam-Bagayat and Khata No-52, Plot No-471/495,Area Ac0.365dec.,kisam-Puratan Patita having valid right, title, interest and possession thereon. In order to meet his legal necessities, the recorded tenant had sold an Area of Ac0.175 dec. out of total area of Ac0.365 dec.from Khata No-52, Plot No-471/495 and an Area of Ac0.090 dec.out of total area of Ac0.450 dec.from Khata No-49, Plot No-469/541 in favour of Smt. Hemalata Routray, W/o- Nirmal Kumar Routray vide regd.sale deed bearing No-1589,dtd.21.07.1978. After purchase of the aforesaid property Smt. Hemalata Routray, W/o- Nirmal Kumar Routray had applied before the competent authorities vide Mutation Case No-2066/1987 &2065/1987 for recording the said property in her name. Accordingly, R.O.R had been issued in the name in Smt. Hemalata Routray, W/o- Nirmal Kumar Routray vide Khata No.147/20, Plot





Ref:.....

Date: 19.05.2020

No.495/588, Area Ac.0.175 dec. and Plot No.541/587, Area Ac.0.090 dec. under Mouza – Badanuagaon.

Smt. Hemalata Routray, W/o- Nirmal Kumar Routray had sold an area of Ac0.055 dec. out of the total Area of Ac0.090 dec. from Khata No-147/20, Plot No-541/587 in favour of Sanjukta Sahoo, W/o- Ashok Kumar Sahoo as per the sale deed no mentioned above.

In the meantime, Smt. Hemalata Routray, W/o- Nirmal Kumar Routray took her last breath on 27.04.2007 and her husband had also took his last breath on 30.06.2007. Both of them died leaving behind their four daughters namely,(1) Sanghamitra Routray, (2) Sagarika Routray, (3) Itishree Routray, (4) Subhashree Routray, and two sons namely, (1) Debasish Routray and Subhasish Routray, as their legal heirs and successors in interest who have been jointly succeeded to the estate of the deceased as per Hindu Succession Act, 1956 . Thus, Sanghamitra Routray, Sagarika Routray, Itishree Routray, Subhashree Routray, Debasish Routray and Subhasish Routray became the joint owners of the property having right, title, interest and possession thereon. The legal heir certificate issued by the Tahasildar, Jatni vide Miscellaneous Certificate Case No-815/2008 dtd.18.03.2008 reveals the said facts.

Out of all the legal heirs, four daughters of Hemalata Routray, W/o-Nirmal Kumar Routray had executed a regd. deed of relinquishment bearing No-21482 on 14.12.2009 before the Registering Officer, Bhubaneswar in favour of their two brothers by relinquishing, disclaiming their titles, interests individually as well as jointly in respect of the aforesaid property.

After the death of both Hemalata Routray & Nirmal Kumar Routray and execution of the regd. deed of relinquishment by their sisters, both the remaining legal heirs i.e. Debasish Routray, Subhasish Routray, S/o Nirmal Kumar Routray had approached the Tahasildar, Jatni in **Mutation Case No-3360/2009** for recording their joint names in the R.O.R and in **OLR u/s 8(A) Case No.5133/2009** for allowing





Ref:.....

Date: 19.05.2020

the conversion of the Kissam of the land to **Homestead** Purpose. The Tahasildar, Jatni allowed both the cases and issued the R.O.R in their joint names, i.e Debasish Routray, Subhasish Routray, S/o Nirmal Kumar Routray vide **Mutation Khata No. 147/210, Plot No-495/588, Area Ac0.175 dec. AND Plot No-541/587, Area Ac0.090.Total Area Ac 0.265 dec.** and converted the kisam of the property in to Homestead status after accepting the premium amount from them.

In intended maximum usufructs from sale of the land, the aforesaid land owners i.e. Debasish Routray, Subhasish Routray, S/o Nirmal Kumar Routray have decided to develop the land in to a Multi storied residential apartment and to sale to individual units of flats and constructed spaces together with proportionate undivided interest in the land in favour of different prospective purchasers and entered with an Agreement For Development duly executed before the Notary Public, Bhubaneswar bearing No-2088 on Dtd.09.12.2015 with **M/s Neelachal Builders Pvt. Ltd.** represented through its Managing Director Sri Satya Priya Jayasingh, S/o-Late Bhimsen Jayasingh assigning it the right of development and construction of the proposed residential Apartment building .

For effective working out of the terms and conditions of the Notarized Development Agreement, the land owners i.e. Debasish Routray, Subhasish Routray, S/o Nirmal Kumar Routray vide **Regd. Deed of GPA Document No.11121504496, Dtd.09.12.2015** have also appointed the Developer **M/s Neelachal Builders Pvt. Ltd.** represented through its Managing Director Sri Satya Priya Jayasingh, S/o-Late Bhimsen Jayasingh as his lawful attorney to do all acts deeds and things for constructions of the residential apartment over the said land and also to sell and transfer the various constructed spaces in favour of prospective purchasers as per the sanctioned plan approved by the BDA.

Debasish Routray, Subhasish Routray, S/o Nirmal Kumar Routray through their power of attorney **M/s Neelachal Builders Pvt. Ltd.** represented through its Managing Director Sri Satya Priya Jayasingh, S/o-Late Bhimsen Jayasingh were





Ref:.....

Date: 19.05.2020

desired to make a gift of an Area of Ac0.020dec of land out of the Khata No.147/210, Plot No.495/588, Area Ac.0.175 dec. in favour the Govt. Of Odisha, The Executive

Officer, Municipal Council, Jatni for free access of general public to be used as road and accordingly a Gift Deed bearing document No-11121903756 On dtd.26.08.2019 was executed by Debasish Routray, Subhasish Routray, S/o Nirmal Kumar Routray through their power of attorney **M/s Neelachal Builders Pvt. Ltd.** represented through its Managing Director Sri Satya Priya Jayasingh, S/o-Late Bhimsen Jayasingh in favour the Govt. Of Odisha, The Executive Officer, Municipal Council, Jatni.

The Bhubaneswar Development Authority (BDA) vide letter No.8228/BDA, Bhubaneswar, Dtd.07/05/2020 granted in favour of Sri Debasish Routray, Subhasish Routray, and Sri Satya Priya Jayasingh, managing Director m/s Neelachal Builders (P) Ltd (GPA Holder) for construction of S+ 4 storey Residential Apartment over the aforesaid property as per the approved building plan.

At the time of execution of the Development Agreement and power of attorney by Debasish Routray, Subhasish Routray, S/o Late Nirmal Kumar Routray with **M/s Neelachal Builders Pvt. Ltd.** represented through its Managing Director Sri Satya Priya Jayasingh, S/o-Late Bhimsen Jayasingh the total area of the property was Ac0.265dec. But after issuance of the R.O.R in favour of Sanjukta sahu a new khata bearing No-147/520 has been created in her favour by carving out her purchased area of Ac0.055dec.out of the total area of Ac0.090dec. from Plot No-541/587. Therefore, a corrected R.O.R has been issued in favour of Debasish Routray, Subhasish Routray, S/o Late Nirmal Kumar Routray showing the rest area of Ac0.0350dec. in Plot No-541/587. Now, the total area of the property is Ac0.190 dec. where the multi storied residential apartment is to be constructed by Debasish Routray, Subhasish Routray, S/o Late Nirmal Kumar Routray through their power of





Ref:.....

Date: 19.05.2020

attorney **M/s Neelachal Builders Pvt. Ltd.** represented through its Managing Director Sri Satya Priya Jayasingh, S/o-Late Bhimsen Jayasingh. The fact of the aforesaid alienation was not within the knowledge of Debasish Routray, Subhasish Routray, S/o Nirmal Kumar Routray.

M/s Neelachal Builders Pvt. Ltd is a Company incorporated under the Companies Act, 1956 bearing Corporate Identity Number : U70101OR1997PTC005129, Registration Number 005129 of 1997-98 having its Regd. Office At- Plot No.L3/2, Labour Colony, P.O./P.S.- Kharavela Nagar, Unit-III, Bhubaneswar, District- Khordha, Odisha-751001 represented through its Managing Director Sri Satya Priya Jayasingh, S/o-Late Bhimsen Jayasingh. The company is carrying on its business of building constructions & Real Estate Development and Construction material trading amongst others. All the Board of Directors, authorized Sri Satya Priya Jayasingh, in the Board of Directors Meeting held on dated 24/08/2011 of **M/s Neelachal Builders Pvt. Ltd.** have authorized to the Managing Director, Sri Satya Priya Jayasingh to do all act and sign all legal documents on behalf of the company.

As per the Development agreement executed between land owners Sri Debasish Routray & Sri Subhasish Routray, and Developers **M/s Neelachal Builders Pvt. Ltd.**, the land owners share was 30% and the Developers Share was 70%.

By virtue of the aforesaid General Power of Attorney and development agreement executed by the said land owners, **M/s Neelachal Builders Pvt. Ltd.** is entitled to construct the said Multi Storied Residential Apartment in the name and style of "**NEELACHAL HEMALATA APARTMENT**" over the said land as per the approved building plan and to sell the individual units of flats together with the undivided interest in the land in favour of different prospective purchasers. **M/s Neelachal Builders Pvt. Ltd.** represented through its Managing Director is entitle to negotiate, to enter in to an





Ref:.....

Date: 19.05.2020

agreement for sale and to receive considerations and to sell the different units excluding the common area in the said Apartment to the Prospective purchasers.

The flow of title in favour of Debasish Routray, Subhasish Routray, S/o Late Nirmal Kumar Routray represented by their power of attorney holder M/S. NEELACHAL BUILDERS (P) LTD. represented by its Managing Director Sri Satya Priya Jayasingh, S/o-Late Bhimsen Jayasingh, is clear and marketable.

CERTIFICATE

I hereby certify that I have personally searched and verified the information furnished in this report. The statement and other information given in the report are correct and true. I certify that the land owner Debasish Routray, Subhasish Routray, S/o Nirmal Kumar Routray represented by their power of attorney holder M/S. NEELACHAL BUILDERS (P) LTD. represented by its Managing Director Sri Satya Priya Jayasingh, S/o-Late Bhimsen Jayasingh, got a clear marketable title over the property for construction of a Multi Storied Residential Apartment over the said property.

Place: Bhubaneswar

Date: 19.05.2020

Yours faithfully,

19-05-2020
(Subhransu Sekhar Senapati)