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Ref. No.

Date: 27.03.2023

ADVOCATE REPORT

I Sri NrusinghaCharanPattanaik, Advocate, Bhubaneswar certify that I have examined all the documents of title pertaining to project "GALAXY ENCLAVE" approved by BDA for construction of (S+4), Residential Apartment Building over Plot No.105&104, Khata No. 668/315 & 668/361, Mouza- Bhagbanpur, Patrapara. The Project "GALAXY ENCLAVE" consists of total 12 nos. of residential units of 1582.05q. Metre in development plan area of Bhubaneswar Development Area Bhubaneswar-751009

The details of project land is as below.

District – Khurda, P.s- Khandagiri , P.o- Patrapara , Sub-register – Khandagiri , Tahsil – Bhubaneswar , Mouza–Bhagbanpur.

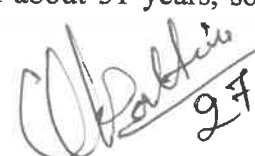
- A. Govt. of Odisha , Khewat No- 1 , Dist – Khurda, Stitiban Khata No.668/129 corresponding to Mutation Khata no- 668/315 , Plot No- 105 , Kisam- Gharabari , Area- Ac.0.070 dec , Mouza- Bhagbanpur , Patrapara , Bhubaneswar, Khurda-751009.
- B. Govt. of Odisha , Khewat No- 1 , Dist- Khurda , StitibanKhata No- 668/73 corresponding to Mutation Khata No- 668/361 , Plot No- 104 , Kisam- Gharabari , Area- Ac-0.070 Dec. Mouza- Bhagbanpur , Patrapara, Bhubaneswar, Khurda-751009.

SL.NO	KHATA NO	PLOT NO	AREA	OWNER OF PROPERTY
1	668/315	105	0.070 dec	Tarini Prasad Mishra
2	668/361	104	0.070dec.	Bhabani Prasad Mishra

The flow of title in respect of project land has been described below,

- A. Govt . of Odisha , Khewat No- 1 , Dist – Khurda, StitibanKhata No- 668/129 corresponding to Mutation Khata no- 668/315 , Plot No- 105 , Kisam- Gharabari , Area- Ac.0.070 dec , Mouza- Bhagbanpur , Patrapara , Bhubaneswar, Khurda- 751009

According to settlement R.O.R, the owner has got the exclusive title to and possession over the schedule land through purchase under registered sale deed no- 6038 on Dt- 04/12/2001 of the Khandagiri registration office from its previous recorded owner and recorded in favour of the owner in the office of the tahsildar, Bhubaneswar and obtained R.O.R in the name of "Sri Tarini Prasad Mishra, aged about 51 years, son of


27-3-2023

Late Bhala Chandra Mishra, By Caste- Brahmin, By profession – Service, Resident of Plot no- 882/993, Lane-(15), Mahatab Road, Bhubaneswar, P.S- Lingaraj , Dist- Khurda, Odisha.

In intending to get maximum benefit from the land the above recorded owner namely , Sri Tarini Prasad Mishra son of late Sri Bhala Chandra Mishra decided to develop his land ,i.e, Plot No- 105 , Kisam- Gharabari , Area- Ac.0.070 dec.(Full Plot) , Mouza- Bhagbanpur , Patrapara , Bhubaneswar, Khurda- 751009 by constructing a multi storied residential complex over the aforementioned land. As a result the registered joint venture agreement – Sl.No- 1013 on Dt 18 .11.2014 executed between sriTarini Prasad Mishra, by caste – Brahmin, by profession- Service, resident of Plot no- 882/993 Lane-(15), Mahatab Road, Bhubaneswar, P.s – lingaraj, Dist- Khurda and Developer, M/S MAA SANTOSHI ENGINEERS PVT LTD, a registered limited company under the companies act, 1956 vide registration no- U452010R2010PTC012594/2010-11 , having its office at plot – 59/2919, UdaygiriVihar , Patrapara, Bhubaneswar, Khurda- 751019, represented by its Managing director, Sri Tapas Kumar, aged about 39 years son of Sri Pratap Sen Swain resident of Plot – 59/2919, Udaygiri Vihar, Patrapara, P.s- Khandagiri, Bhubaneswar-751019 ,Dist- Khurda , By profession- Business for construction of apartment on sharing basis and ratio is (40% :60%) in super built up area and 40 % ratio to owner and remained 60% to the above said developer with its undivided share area of the said property for which the land owner shall not be liable as per the above said agreement

For effective working out of the terms and condition of the development agreement dt:18.11.2014, the land owner Sri Tarini Prasad Mishra vide registered deed of general power of attorney no- 1131407382 on dt.17.11.2014 appointed the developer, MAA SANTOSHI ENGINEERS PVT. LTD. A registered company having its office at plot – 59/2919, UdaygiriVihar ,Patrapara, Bhubaneswar, Khurda- 751019, represented by its managing director, sri Tapas kumar as his lawful attorney to do all acts deeds and things for the construction of the residential apartment over the said land and also sell and transfer the various constructed spaces in the favour of different prospective purchasers.

Subsequently, there was an agreement in respect of allocation shares (flats) between the landowners, Sri Tarini Prasad Mishra, S/o- Late Bhala Chandra Mishra and developer.

Share of Residential area allocated to Landowners.

<u>SL.NO</u>	<u>RESIDENTIAL FLAT NO(IN NO)</u>	<u>BUILT UP CARPET AREA</u>
1.	<u>Flat No- 203 (3BHK) 2nd floor</u>	<u>100.20 Sq. Mtr.</u>
2.	<u>Flat No- 301 (2BHK) 3rd floor</u>	<u>74.60 sq.mtr</u>

B. Govt. of Odisha , Khewat No- 1 , Dist- Khurda , StitibanKhata No- 668/73 corresponding to Mutation Khata No- 668/361 , Plot No- 104 , Kisam- Gharabari , Area- Ac-0.070 Dec. Mouza- Bhagbanpur , Patrapara, Bhubaneswar, Khurda- 751009.

[Handwritten Signature]
27.3.2023

According to settlement R.O.R, the owner has got the exclusive title to and possession over the schedule land through purchase under registered sale deed no- 5738 on Dt- 12/11/2001 of the Khandagiri registration office from its previous recorded owner and recorded in favour of the owner in the office of the tahsildar, Bhubaneswar and obtained R.O.R in the name of "Sri Bhabani Prasad Mishra, aged about- 55 years , son of Late Sri Bhala Chandra Mishra, By Caste- Brahmin, By profession – service, Resident of Plot no- 882/993, Lane-15, Mahatab Road, Bhubaneswar, P.S- Lingaraj , Dist- Khurda, Odisha.

In intending to get maximum benefit from the land the above recorded owner namely , Bhabani Prasad Mishra son of late Sri bhala Chandra Mishra decided to develop his land ,i.e, Plot No- 104 , Kisam- Gharabari , Area- Ac.0.070 dec(Full Plot) , Mouza- Bhagbanpur , Patrapara , Bhubaneswar, Khurda- 751009 by constructing a multi storied residential complex over the aforementioned land. As a result the registered joint venture agreement – Sl.No- 1012 on Dt 8 .11.2014 executed between Sri Bhabani Prasad Mishra, by caste – Brahmin, by profession- Service, resident of Plot no- 882/993, lane- 15, Mahatab Road, Bhubaneswar, P.s – lingaraj, Dist- Khurda and Developer, M/S MAA SANTOSHI ENGINEERS PVT LTD, a registered limited company under the companies act, 1956 vide registration no- U452010R2010PTC012594/2010-11 , having its office at plot – 59/2919, UdaygiriVihar , Patrapara, Bhubaneswar, Khurda- 751019, represented by its Managing Director, Sri Tapas Kumar, aged about 39 years son of Sri PratapSen Swain resident of Plot – 59/2919, UdaygiriVihar, Patrapara, P.s- Khandagiri, Bhubaneswar-751019 ,Dist- Khurda , By profession- Business for construction of apartment on sharing basis and ratio is (40% :60%) in super built up area and 40 % ratio to owner and remained 60% to the above said developer with its undivided share area of the said property for which the land owner shall not be liable as per the above said agreement.

For effective working out of the terms and condition of the development agreement dt:18.11.2014, the land owner Sri Bhabani Prasad Mishra vide registered deed of general power of attorney no- 1131407383 on dt . 17.11.2014 appointed the developer, MAA SANTOSHI ENGINEERS PVT. LTD,a registered company having its office at plot – 59/2919, UdaygiriVihar , Patrapara, Bhubaneswar, Khurda- 751019, represented by its managing director, sri Tapas kumar as his lawful attorney to do all acts deeds and things for the construction of the residential apartment over the said land and also sell and transfer the various constructed spaces in the favour of different prospective purchasers.

Subsequently, there was an agreement in respect of allocation shares (flats) between the landowners, Sri Bhabani Prasad Mishra, S/o- Late Bhala Chandra Mishra and developer.

Share of Residential area allocated to Landowners.

<u>SL.NO</u>	<u>RESIDENTIAL FLAT NO(IN NO)</u>	<u>SUPER BUILT UP AREA(SBA)</u>
<u>1</u>	<u>Flat No- 201 (2BHK) 2nd floor</u>	<u>74.60 sq.mtr.</u>
<u>2</u>	<u>Flat No- 303 (3BHK) 3rd floor</u>	<u>100.20 Sq.mtr</u>

Sri Bhabani Prasad Mishra
27.3.2023

M/s MaaSantoshi Engineers Pvt Ltd is a company incorporated under the companies Act, 1956. The company is carrying on its business of building construction and real estate development and material trading amongst others.

Upon application of developer, MaaSantoshi Engineers Pvt Ltd, Patrapara, Bhubaneswar Development Authority vide letter No. 3959/BDA, Bhubaneswar on Dt 13.02.2018 granted permission in favour of M/s MaaSantoshi Engineers Pvt Ltd represented by its Managing Director Tapas Kumar having its registered office at plot – 59/2919, UdaygiriVihar , Patrapara , Bhubaneswar for construction of s+4 residential apartment(GALAXY ENCLAVE) over plot no- 105& 104 , Khata no- 668/315 and 668/361, Mouza- Bhagbanpur, Bhubaneswar- 751019

I verified the original Encumbrance certificate relating to project land bearing Plot No.104, so far as encumbrance certificate bearing No.EC1132023001954 dt. 18.01.2023 and E.C No.EC1132023001934 dated 18.01.2023 relating to the period of 27 yrs. coverly period from dated 01.01.1995 to dated 18.01.2023 issued by the S.R, Khandagiri, is concerned, it reveals no transaction affecting the ownership of declared owner and

Encumbrance certificate relating to project land bearing Plot No.105, so far as encumbrance certificate bearing No.EC1132023001938 dt. 18.01.2023 and E.C No.EC1132023001951 dated 18.01.2023 relating to the period of 27 yrs. coverly period from dated 01.01.1995 to dated 18.01.2023 issued by the S.R, Khandagiri, is concerned, it reveals no transaction affecting the ownership of declared owner.

The property is not a leasehold or endowment property, the land is under kism-gharabhari as suitable for residential use, for M/s MaaSantoshi Engineers Pvt Ltd, a registered company having its office at plot no- 59/2919, udaygiri vihar, patrapara, Bhubaneswar- 751019.


Nrusingh Ch. Pattanaik
Advocate, Bhubaneswar.