

Saroj Kumar Behura

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Report of Investigation of Title in respect of Immovable Property

1.	Name of the Borrower	:	Intending Borrower of Flat, Duplex purchased through M/s.Associates Infra Developers Private Limited
2.	Name of his father	:	
3.	Whether the borrower is the owner of the property if not who is the owner and what is his/he relationship to the borrower	:	<p>The owners of the property as per Schedule land below are :</p> <p>(i) M/s.Gloria Credit and Commerce Pvt. Ltd.</p> <p>(ii) M/s.Hansini Infrastructures Pvt. Ltd.</p> <p>(iii) Jince Kurian</p> <p>(iv) M/s.BKD Infrastructures Pvt. Ltd.</p> <p>(v) Reliable Infra Design Pvt. Ltd.</p> <p>That aforesaid owners have respectively executed their unregistered agreement for the development of their landed properties as mentioned below for construction of building and also they have also executed registered power of attorney in favour of M/s.Associates Infra Developers Private Limited for construction and to sell the same to the prospective /intending purchasers.</p>
4.	Status of the ownership of property state individual/HUF/Firm or Limited company	:	Individual property in respect of Jince Kurian and whereas, M/s.Gloria Credit and Commerce Pvt. Ltd., M/s.Hansini Infrastructures Pvt. Ltd., M/s.BKD Infrastructures Pvt. Ltd. and M/s.Reliable Infra Design Pvt. Ltd. are Private Limited company.
Description of the Property			

LAND OF M/S.GLORIA CREDIT AND COMMERCE PVT. LTD.

As per title deed				After mutation			
M.S.Khata No.	Plot No.	Area	Kisam	M.S.Khata No.	Plot No.	Area	Kisam
53	3116	0.510	Be.Pa.-1	433/919	3118	0.310	Gharbari
	3118	0.440			3116	0.510	
3118/6041					0.130		
53	3125	0.150	433/882	3123/4838	0.200		


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	3126	0.050			3126	0.050	
	3123	0.200			3125	0.150	
155	3122/3733	0.255		433/918	3122/4876	0.255	
	3121	0.180			3121/4875	0.180	
Total		1.785		Total		1.785	

LAND OF M/S.HANSINI INFRASTRUCTURES PVT. LAND :

As per title deed				After mutation			
M.S.Khata No.	Plot No.	Area		M.S.Khata No.	Plot No.	Area	Kisam
317	3119	0.090	Be.Pa.-1	433/1091	3119	0.090	Gharbari
258	3120	0.050		433/1081	3120/4996	0.050	
Total		0.140				0.140	

LAND OF JINCE KURIAN :

As per title deed				After mutation			
M.S.Khata No.	Plot No.	Area		M.S.Khata No.	Plot No.	Area	Kisam
258	3120	0.140	Be.Pa.-1	433/1087	3120	0.140	Gharbari
Total		0.140				0.140	

LAND OF B.K.D. INFRASTRUCTURE PVT. LTD. :

As per title deed				After mutation			
M.S.Khata No.	Plot No.	Area		M.S.Khata No.	Plot No.	Area	Kisam
258	3120	0.140	Be.Pa.-1	433/1079	3120/4994	0.140	Gharbari
Total		0.140				0.140	


LAND OF M/S.RELIABLE INFRA DESIGN PVT. LTD. :

As per title deed				After mutation			
M.S.Khata No.	Plot No.	Area		M.S.Khata No.	Plot No.	Area	Kisam
11	3126/3974	0.063	Be.Pa.-1	433/1113	3126/3974	0.063	Gharbari
	3124	0.120			3124	0.120	
317	3124/3971	0.070	Ba.Pa.-1	433/1107	3124/3971	0.070	
258	3120	0.140		433/1080	3120/4995	0.140	
Total		0.393				0.393	

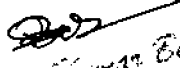
Location of the property referred to above is at Mouza-Sambalpur Town Unit No.12, Remed, PS/Tahasil/District-Sambalpur.

(Boundary of the above land has been described in the Title deed of the purchaser respectively)


6. List of Documents originally produced please state whether original /registration Copy/Photocopy etc.


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- i. Original regd. Sale deed bearing No.1621004028 dated 19.12.2009 executed by Kanheilal Chamar @ Rohidas and others in favour of M/s.Gloria Credit and Commerce (P) Ltd.
- ii. Original R.O.R. bearing M.S.Khata No.433/919 in the name of M/s.Gloria Credit and Commerce (P) Ltd.
- iii. Original regd. Sale deed bearing No.829 dated 19.12.2009 executed by Kanheilal Chamar @ Rohidas and others in favour of M/s.Gloria Credit and Commerce (P) Ltd.
- iv. Original R.O.R. bearing M.S.Khata No.433/882 in the name of M/s.Gloria Credit and Commerce (P) Ltd.
- v. Original regd. Sale deed bearing No.1621004031 dated 17.12.2009 executed by Kalabati Satnami and others in favour of M/s.Gloria Credit and Commerce (P) Ltd.
- vi. Original R.O.R. bearing M.S.Khata No.433/918 in the name of M/s.Gloria Credit and Commerce (P) Ltd.
- vii. Original regd. Sale deed bearing No.11621201786 dated 17.10.2012 executed by Murali Badhai in favour of M/s.Hansini Infrastructure Pvt. Ltd.
- viii. Original R.O.R. bearing M.S.Khata No.433/1091 in the name of M/s.Hansini Infrastructure Pvt. Ltd.
- ix. Original regd. Sale deed bearing No.11621201751 dated 17.10.2012 executed by Murali Badhai in favour of M/s.Hansini Infrastructure Pvt. Ltd.
- x. Original R.O.R. bearing M.S.Khata No.433/1081 in the name of M/s.Hansini Infrastructure Pvt. Ltd.
- xi. Original regd. Sale deed bearing No.11621201740 dated 17.10.2012 executed by Murali Badhai in favour of Jince Kurian
- xii. Original R.O.R. bearing M.S.Khata No.433/1087 in the name of Jince Kurian.
- xiii. Original regd. Sale deed bearing No.11621201760 dated 17.10.2012 executed by Murali Badhai in favour of M/s.BKD Infrastructure Pvt. Ltd.
- xiv. Original R.O.R. bearing M.S.Khata No.433/1079 in the name of M/s.BKD Infrastructure Pvt. Ltd.


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- xv. Original regd. Sale deed bearing No.11621201738 dated 17.10.2012 executed by Murali Badhai in favour of M/s.Reliable Infra Design Pvt. Ltd.
- xvi. Original R.O.R. bearing M.S.Khata No.433/1113 in the name of M/s.Reliable Infra Design Pvt. Ltd.
- xvii. Original regd. Sale deed bearing No.11621201766 dated 17.10.2012 executed by Murali Badhai in favour of M/s.Reliable Infra Design Pvt. Ltd.
- xviii. Original R.O.R. bearing M.S.Khata No.433/1107 in the name of M/s.Reliable Infra Design Pvt. Ltd.
- xix. Original regd. Sale deed bearing No.11621201743 dated 17.10.2012 executed by Murali Badhai in favour of M/s.Reliable Infra Design Pvt. Ltd.
- xx. Original R.O.R. bearing M.S.Khata No.433/1080 in the name of M/s.Reliable Infra Design Pvt. Ltd.
- xxi. 2 nos. of original unregistered Agreement for Development of land dated 23.04.2011 executed by M/s.Gloria Credit and Commerce (P) Ltd. in favour of Associates Infra Developers Pvt. Ltd.
- xxii. Original unregistered Agreement for Development of land dated 07.07.2020 executed by M/s.Hansini Infrastrcuture Pvt. Ltd. in favour of Associates Infra Developers Pvt. Ltd.
- xxiii. Original unregistered Agreement for Development of land dated 07.07.2020 executed by Jince Kurian in favour of Associates Infra Developers Pvt. Ltd.
- xxiv. Original unregistered Agreement for Development of land dated 07.07.2020 executed by M/s.BKD Infracture Pvt. Ltd. of Associates Infra Developers Pvt. Ltd.
- xxv. Original unregistered Agreement for Development of land dated 07.07.2020 executed by M/s.Reliable Infra Design Pvt. Ltd. in favour of Associates Infra Developers Pvt. Ltd.
- xxvi. Two numbers of original Registered Power of attorney bearing No.141 & 142 dated 23.04.2011 executed by M/s.Gloria Credit and Commerce (P) Ltd. in favour of Associates Infra Developers Pvt. Ltd.
- xxvii. Original Registered Power of attorney bearing No.1622001265 (Doc. No.11622001238) dated 10.06.2020 executed by M/s.Hansini Infrastructure Pvt. Ltd. in favour of Associates Infra Developers Pvt. Ltd.


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- xxviii. Original Registered Power of attorney bearing No.1622001271 (Doc. No.11622001234) dated 10.06.2020 executed by Jince Kurian in favour of Associates Infra Developers Pvt. Ltd.
- xxix. Original Registered Power of attorney bearing No.1622001240 (Doc. No.11622001204) dated 10.06.2020 executed by M/s.BKD Infrastructure Pvt. Ltd. in favour of Associates Infra Developers Pvt. Ltd.
- xxx. Original Registered Power of attorney bearing No.1622001263 (Doc. No.11622001237) dated 10.06.2020 executed by M/s.Reliable Infra Design Pvt. Ltd. in favour of Associates Infra Developers Pvt. Ltd.
- xxxi. Original Permission Letter of SDA vide their Letter No.252/SDA/X-361/2019 dated 09.04.2021 for construction of 2 Blocks, S+4 Storied Residential apartment building plan.
- xxxii. Encumbrance Certificate bearing No.EC1622021005286 dated 18.06.2021 for the period from 01.01.1995 to 18.06.2021 in respect of Khata No.258, 433/1080, 317, 11, 433/1107, 433/1113, 433/1113.
- xxxiii. Encumbrance Certificate bearing No.EC1622021005346 dated 22.06.2021 for the period from 01.01.1995 to 22.06.2021 in respect of Khata No.258, 433/1091, 317, 433/1081.
- xxxiv. Encumbrance Certificate bearing No.EC1622021005347 dated 22.06.2021 for the period from 01.01.1995 to 22.06.2021 in respect of Khata No.433/882, 433/918, 53, 433/919, 433/882, 53, 155, 53, 433/918.
7. List of further documents called for verification before rendering opinion :
- All documents in original as stated in Column 6 above.
8. History of Title on documents mentioned in Clause 6 and 7 :

TITLE REPORT OF GLORIA CREDIT AND COMMERCE PVT. LTD. :

On verification of the documents and on inspection of records in the concerned Tahasil Record Room and District Sub-Registrar Office, Sambalpur, it is ascertained that the property in respect of M.S. Khata No.53 of Mouza-Sambalpur Town Unit No.12, Remed, Tah./Dist.-Sambalpur was recorded in the name of Kanheilal Chamar. The said owner along with his sons and daughters were possessing and enjoying the above property being ancestral property, in their own right, title and interest. Said Kanheilal Chamar along with his heirs i.e. sons,


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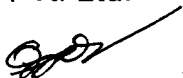
daughters, grandsons, granddaughters had executed a General Power of Attorney in favour of Debananda Chamar @ Rohidas by means of a registered deed of General Power of Attorney bearing No.77 dt.18.02.2008 which duly executed and registered before the D.S.R., Sambalpur. Further, with a purpose to sale away their land in order to meet their legal and binding necessities, said Kanheilal Chamar being Schedule Caste had obtained necessary permission under the provision of Sec.22 of the OLR Act from the Sub-Collector, Sambalpur vide Permission Case No.81/2008 to transfer an area of Ac.0.950 dec. of land in favour of Gloria Credit & Commerce Pvt. Ltd. by means of a Registered deed of sale dated 19.12.2009 for a total consideration of Rs.1,24,14,600/- and after sale, gave physical delivery of possession of the same to the purchaser and since then the purchaser has been in continuous possession of the land in its own, right, title and interest without disturbance from any quarter. Further, after purchase, M/s.Gloria Credit and Commerce Pvt. Ltd. got its name mutated by the order of learned Tahasildar, Sadar, Sambalpur dated 31.03.2011 in Mutation Case No.428/2011 and issued with a fresh R.O.R. bearing M.S.Khata No.433/919, Plot No.3118-0.440 dec. Plot No.3116-Ac.0.510 dec. with a total area of Ac.0.950 dec. at Mouza-Sambalpur Town Unit No.12 Remed, PS/Dist.-Sambalpur. Further, M/s.Gloria Credit and Commerce Pvt. Ltd. has converted an area of Ac.0.130 dec. out of Plot No.3118 to Gharbari vide OLR U/s.8 (A) Case No.2-462/2020 dt.10.07.2000 and the said converted area has been assigned with Plot No.3118/6041 after deducting an area of Ac.0.130 dec. from Plot No.3118.

Further, on the same day i.e. 19.12.2009 said Kanheilal Chamar along with others transferred an area of Ac.0.400 dec. of land out of said M.S.Khata No.53 as referred to in the preceding para in favour of Gloria Credit & Commerce Pvt. Ltd. by means of a Registered deed of sale dated 19.12.2009 for a total consideration of Rs.52,27,200/- and after sale, gave physical delivery of possession of the same to the purchaser and since then the purchaser has been in continuous possession of the land in its own, right, title and interest without disturbance from any quarter. Further, after purchase, M/s.Gloria Credit and Commerce Pvt. Ltd. got its name mutated by the order of learned Tahasildar, Sadar, Sambalpur dated 07.09.2010 in Mutation Case No.1012/2010 and issued with a fresh R.O.R. bearing M.S.Khata

Handwritten signature and stamp of the Tahasildar, Sadar, Sambalpur, dated 07.09.2010. The stamp includes the text: "Tahasildar, Sadar, Sambalpur" and "Mutation Case No. 1012/2010".

No.433/882, Plot No.3123/4838-0.200 dec. Plot No.3126-Ac.0.050 dec. and Plot No.3125-Ac.0.150 dec. with a total area of Ac.0.400 dec. at Mouza-Sambalpur Town Unit No.12 Remed, PS/Dist.-Sambalpur. Further, M/s.Gloria Credit and Commerce Pvt. Ltd. has converted an area of Ac.0.200 dec. in respect of Plot No.3126 & 3125 to Gharbari vide OLR U/s.8 (A) Case No.2-461/2020 dt.10.07.2000.

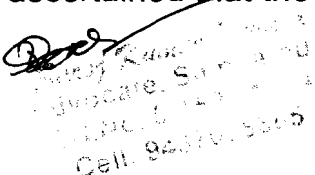
Again on verification of the documents and on inspection of records in the concerned Tahasil Record Room and District Sub-Registrar Office, Sambalpur, it is ascertained that the property in respect of M.S. Khata No.155 of Mouza-Sambalpur Town Unit No.12, Remed, Tah./Dist.-Sambalpur recorded in the name of Tedku Satnami and others in Rayati status and the said property is the ancestral property of Kalabati Satnami, W/o.Late Tedku Satnami and others who acquired the same after the death of Tedku Satnami and they were jointly possessing and enjoying the above property in their own right, title and interest without disturbance from any quarter. While so in possession said Kalabati Satnami along with others through their registered General power of attorney holder namely Madhusudan Satnami (vide Regd. GPA No.80 dt.19.02.2008 of the D.S.R., Sambalpur) had obtained necessary permission U/s.22 of the OLR Act vide Permission Case No.79/2008 by the order of learned Sub-Collector, Sambalpur transferred an area of Ac.0.435 dec. to M/s.Gloria Credit and Commerce Pvt. Ltd. for a total consideration of Rs.56,84,580/- and after the sale, gave due delivery of possession of the landed property and since the date of purchase, the purchaser M/s.Gloria Credit and Commerce Pvt. Ltd. has been in continuous and peaceful physical possession of the same in its own right, title and interest without disturbance from any quarter. It is also mutated in the name of purchaser M/s.Gloria Credit and Commerce Pvt. Ltd. vide Mutation Case No.433/2011 by the order of learned Tahasildar, Sambalpur dated 30.03.2011 and accordingly M.S.Khata No.433/918, Plot No.3121/4875-Ac.0.180, 3122/4876-Ac.0.255 dec. with a total area of Ac.0.435 dec. of Mouza-Sambalpur Town Unit No.12 Remed having total area of Ac.0.435 dec. has been issued in favour of said purchaser M/s.Gloria Credit and Commerce Pvt. Ltd.


 District Sub-Registrar
 Sambalpur
 Date: 15.07.2024
 312910/2018/05

TITLE REPORT OF HANSINI INFRASTRUCTURE PVT. LTD. :

On further verification of the documents and on inspection of records in the concerned Tahasil Record Room and District Sub-Registrar Office, Sambalpur, it is ascertained that the property in respect of M.S. Khata No.317 of Mouza-Sambalpur Town Unit No.12, Remed, Tah./Dist.-Sambalpur was recorded in the name of Murali Chamar, S/o.Dasarathi Chamar, R/o.Nuapada, Bargarh in Rayati status. It was his ancestral property and during the period of Settlement Operation, he has been issued with the aforesaid R.O.R. and had been possessing and enjoying the same in his own right, title and interest. While so in possession he sold away the same to Murali Badhai, S/o.Late Sahadeb Badhai, R/o.Nuapada, PO-Banda, Dist.-Bargarh by means of a registered deed of sale bearing No.255 dated 01.02.2005 duly executed and registered before the D.S.R., Sambalpur and since the date of purchase, said Murali Badhai had been in possession of the same in his own right title and interest without disturbance from any quarter. While in possession, Murali Badhai had also sold away an area of Ac.0.090 dec. out of Plot No.3119 pertaining to Khata No.317 of the said Mouza-Sambalpur Town Unit No.12 Remed to M/s.Hansini Infrastructure Private Limited by means of a registered deed of sale bearing e-Registration I.D. No.1621201892 (Document No.11621201786) dated 17.10.2012 after obtaining prior permission U/s.22 of the OLR Act vide Permission Case No.93 of 2011 from the learned Sub-Collector, Sambalpur and gave delivery possession of the same to the purchaser company and since the date of purchase, it has been possessing and enjoying the same in its own right, title and interest without disturbance from any quarter. After purchase, M/s.Hansini Infrastructure Pvt. Ltd. has mutated its name by the order of learned Tahasildar, Sambalpur dated 20.02.2013 in Mutation Case No.1973/12 and it has also converted the kism of the land to Gharbari vide OLR U/s.8 (A) Case No.139/19 by the order of learned Addl. Tahasildar, Sambalpur dated 08.05.2019 and issued with a fresh R.O.R. vide M.S. Khata No.433/1091, Plot No.3119 of Mouza-Sambalpur Town Unit No.12 Remed.

On verification of the documents and on inspection of records in the concerned Tahasil Record Room and District Sub-Registrar Office, Sambalpur, it is ascertained that the property in respect of M.S. Khata No.258 of Mouza-Sambalpur



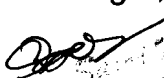
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Town Unit No.12, Remed, Tah./Dist.-Sambalpur was recorded in the name of Baijhal Rohidas and others who were in continuous possession of the same in their own right, title and interest till they sold the same to Murali Badhai by means of a registered deed of sale bearing No.257 dated 01.02.2005 and since the date of purchase, said Murali Badhai had been possessing and enjoying the same in his own right, title and interest without disturbance from any quarter. Further, with a purpose to sale away their land in order to meet his legal and binding necessities, said Murali Rohidas being Schedule Caste had obtained necessary permission under the provision of Sec.22 of the OLR Act from the Sub-Collector, Sambalpur vide Permission Case No.94/2011 to transfer an area of Ac.0.050 dec. of land in favour of M/s.Hansini Infrastructure Private Limited by means of a Registered deed of sale dated 17.10.2012 No.1621201856 (Document No.11621201757) dated 17.10.2012 for a total consideration of Rs.7,18,740/- and after sale, gave physical delivery of possession of the same to the purchaser and since then the purchaser has been in continuous possession of the land in its own, right, title and interest without disturbance from any quarter. Further, after purchase, M/s.Hansini Infrastructure Private Limited got its name mutated by the order of learned Tahasildar, Sadar, Sambalpur dated 20.02.2013 in Mutation Case No.1974/2012 and issued with a fresh R.O.R. bearing M.S.Khata No.433/1081, Plot No.3120/4996-0.050 dec. at Mouza-Sambalpur Town Unit No.12 Remed, PS/Dist.-Sambalpur. Further, M/s.Hansini Infrastructure Pvt. Ltd. has converted the land to Gharbari vide OLR U/s.8 (A) Case No.164/2019 dt.02.08.2019.

TITLE REPORT OF JINCE KURIAN :

On verification of the documents and on inspection of records in the concerned Tahasil Record Room and District Sub-Registrar Office, Sambalpur, it is ascertained that the property in respect of M.S. Khata No.258 of Mouza-Sambalpur Town Unit No.12, Remed, Tah./Dist.-Sambalpur was recorded in the name of Baijhal Rohidas and others who were in continuous possession of the same in their own right, title and interest till they sold the same to Murali Badhai by means of a registered deed of sale bearing No.257 dated 01.02.2005 and since the date of purchase, said Murali Badhai had been possessing and enjoying the same in his own right, title and interest without disturbance from any quarter. Further, with a


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purpose to sale away their land in order to meet his legal and binding necessities, said Murali Rohidas being Schedule Caste had obtained necessary permission under the provision of Sec.22 of the OLR Act from the Sub-Collector, Sambalpur vide Permission Case No.94/2011 to transfer an area of Ac.0.140 dec. of land in favour of Jince Kurian by means of a Registered deed of sale dated 17.10.2012 vide Regd. Sale deed bearing e-Registration I.D. No.1621201845 (Document No.11621201740) for a total consideration of Rs.20,12,472/- and after sale, gave physical delivery of possession of the same to the purchaser and since then the purchaser has been in continuous possession of the land in his own, right, title and interest without disturbance from any quarter. Further, after purchase, Jince Kurian got his name mutated by the order of learned Tahasildar, Sadar, Sambalpur dated 20.02.2013 in Mutation Case No.1953/2012 and issued with a fresh R.O.R. bearing M.S.Khata No.433/1087, Plot No.3120-0.140 dec. at Mouza-Sambalpur Town Unit No.12 Remed, PS/Dist.-Sambalpur. Further, he has converted the land to Gharbari vide OLR U/s.8 (A) Case No.163/2019 dt.02.08.2019.

TITLE REPORT OF HANSINI INFRASTRUCTURE PVT. LTD. :

On verification of the documents and on inspection of records in the concerned Tahasil Record Room and District Sub-Registrar Office, Sambalpur, it is ascertained that the property in respect of M.S. Khata No.258 of Mouza-Sambalpur Town Unit No.12, Remed, Tah./Dist.-Sambalpur was recorded in the name of Baijhal Rohidas and others who were in continuous possession of the same in their own right, title and interest till they sold the same to Murali Badhai by means of a registered deed of sale bearing No.257 dated 01.02.2005 and since the date of purchase, said Murali Badhai had been possessing and enjoying the same in his own right, title and interest without disturbance from any quarter. Further, with a purpose to sale away their land in order to meet his legal and binding necessities, said Murali Rohidas being Schedule Caste had obtained necessary permission under the provision of Sec.22 of the OLR Act from the Sub-Collector, Sambalpur vide Permission Case No.94/2011 to transfer an area of Ac.0.050 dec. of land in favour of M/s.BKD Infrastructure Pvt. Ltd. by means of a Registered deed of sale dated 17.10.2012 No.1621201866 (Document No.11621201760) dated 17.10.2012 for a total consideration of Rs.20,12,472/- and after sale, gave physical delivery of

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possession of the same to the purchaser and since then the purchaser has been in continuous possession of the land in its own, right, title and interest without disturbance from any quarter. Further, after purchase, M/s.BKD Infrastructure Pvt. Ltd. got its name mutated by the order of learned Tahasildar, Sadar, Sambalpur dated 20.02.2013 in Mutation Case No.1968/2012 and issued with a fresh R.O.R. bearing M.S.Khata No.433/1079, Plot No.3120/4994-0.140 dec. at Mouza-Sambalpur Town Unit No.12 Remed, PS/Dist.-Sambalpur. Further, M/s.BKD Infrastructure Pvt. Ltd. has converted the land to Gharbari vide OLR U/s.8 (A) Case No.1824/2016 dt.08.02.2017.

TITLE REPORT OF RELIABLE INFRA DESIGN PVT. LTD. :

On verification of the documents and on inspection of records in the concerned Tahasil Record Room and District Sub-Registrar Office, Sambalpur, it is ascertained that the property in respect of M.S. Khata No.11 of Mouza-Sambalpur Town Unit No.12, Remed, Tah./Dist.-Sambalpur was recorded in the name of Anadi Chamar and after his death his legal heirs who were in continuous possession of the same in their own right, title and interest till they sold the same to Murali Badhai by means of a registered deed of sale bearing No.258 dated 01.02.2005 and since the date of purchase, said Murali Badhai had been possessing and enjoying the same in his own right, title and interest without disturbance from any quarter. Further, with a purpose to sale away their land in order to meet his legal and binding necessities, said Murali Rohidas being Schedule Caste had obtained necessary permission under the provision of Sec.22 of the OLR Act from the Sub-Collector, Sambalpur vide Permission Case No.96/2011 in favour of M/s.Reliable Infra Design Pvt. Ltd. by means of a Registered deed of sale dated 17.10.2012 No.1621201843 (Document No.11621201738) dated 17.10.2012 for a total consideration of Rs.26,30,589/- and after sale, gave physical delivery of possession of the same to the purchaser and since then the purchaser has been in continuous possession of the land in its own, right, title and interest without disturbance from any quarter. Further, after purchase, M/s.Reliable Infra Design Pvt. Ltd. got its name mutated by the order of learned Tahasildar, Sadar, Sambalpur dated 05.04.2013 in Mutation Case No.1957/2012 and issued with a fresh R.O.R. bearing M.S.Khata No.433/1113,



Plot No.3126/3974-0.063 dec. & Plot No.3124-0.120 dec. total Ac.0.183 dec. at Mouza-Sambalpur Town Unit No.12 Remed, PS/Dist.-Sambalpur. Further, M/s.Reliable Infra Design Pvt. Ltd. has converted the land to Gharbari vide OLR U/s.8 (A) Case No.2-453/2020 dt.10.07.2020.

On verification of the documents and on inspection of records in the concerned Tahasil Record Room and District Sub-Registrar Office, Sambalpur, it is ascertained that the property in respect of M.S. Khata No.11 of Mouza-Sambalpur Town Unit No.12, Remed, Tah./Dist.-Sambalpur was recorded in the name of Anadi Chamar and after his death his legal heirs who were in continuous possession of the same in their own right, title and interest till they sold the same to Murali Badhai by means of a registered deed of sale bearing No.258 dated 01.02.2005 and since the date of purchase, said Murali Badhai had been possessing and enjoying the same in his own right, title and interest without disturbance from any quarter. Further, with a purpose to sale away their land in order to meet his legal and binding necessities, said Murali Rohidas being Schedule Caste had obtained necessary permission under the provision of Sec.22 of the OLR Act from the Sub-Collector, Sambalpur vide Permission Case No.96/2011 in favour of M/s.Reliable Infra Design Pvt. Ltd. by means of a Registered deed of sale dated 17.10.2012 No.1621201843 (Document No.11621201738) dated 17.10.2012 for a total consideration of Rs.26,30,589/- and after sale, gave physical delivery of possession of the same to the purchaser and since then the purchaser has been in continuous possession of the land in its own, right, title and interest without disturbance from any quarter. Further, after purchase, M/s.Reliable Infra Design Pvt. Ltd. got its name mutated by the order of learned Tahasildar, Sadar, Sambalpur dated 05.04.2013 in Mutation Case No.1957/2012 and issued with a fresh R.O.R. bearing M.S.Khata No.433/1113, Plot No.3126/3974-0.063 dec. & Plot No.3124-0.120 dec. total Ac.0.183 dec. at Mouza-Sambalpur Town Unit No.12 Remed, PS/Dist.-Sambalpur. Further, M/s.Reliable Infra Design Pvt. Ltd. has converted the land to Gharbari vide OLR U/s.8 (A) Case No.2-453/2020 dt.10.07.2020.

TITLE REPORT OF RELIABLE INFRA DESIGN PVT. LTD. :

[Handwritten signature and stamp]
 Date: 10.07.2020
 Cell: 9439111111

On further verification of the documents and on inspection of records in the concerned Tahasil Record Room and District Sub-Registrar Office, Sambalpur, it is ascertained that the property in respect of M.S. Khata No.317 of Mouza-Sambalpur Town Unit No.12, Remed, Tah./Dist.-Sambalpur was recorded in the name of Murali Chamar, S/o.Dasarathi Chamar, R/o.Nuapada, Bargarh in Rayati status. It was his ancestral property and during the period of Settlement Operation, he has been issued with the aforesaid R.O.R. and had been possessing and enjoying the same in his own right, title and interest. While so in possession he sold away the same to Murali Badhai, S/o.Late Sahadeb Badhai, R/o.Nuapada, PO-Banda, Dist.-Bargarh by means of a registered deed of sale bearing No.255 dated 01.02.2005 duly executed and registered before the D.S.R., Sambalpur and since the date of purchase, said Murali Badhai had been in possession of the same in his own right title and interest without disturbance from any quarter. While in possession, Murali Badhai had also sold away an area of Ac.0.070 dec. out of Plot No.3124/3971 pertaining to Khata No.317 of the said Mouza-Sambalpur Town Unit No.12 Remed to M/s.Reliable Infra Design Pvt. Ltd. by means of a registered deed of sale bearing e-Registration I.D. No.1621201872 (Document No.11621201766) dated 17.10.2012 after obtaining prior permission U/s.22 of the OLR Act vide Permission Case No.93 of 2011 from the learned Sub-Collector, Sambalpur and gave delivery possession of the same to the purchaser company and since the date of purchase, it has been possessing and enjoying the same in its own right, title and interest without disturbance from any quarter. After purchase, M/s.Reliable Infra Design Pvt. Ltd. has mutated its name by the order of learned Tahasildar, Sambalpur dated 05.04.2013 in Mutation Case No.1960/12 and it has also converted the kism of the land to Gharbari vide OLR U/s.8 (A) Case No.2-454/20 by the order of learned Addl. Tahasildar, Sambalpur dated 12.07.2020 and issued with a fresh R.O.R. vide M.S. Khata No.433/1107, Plot No.3124/3971 of Mouza-Sambalpur Town Unit No.12 Remed.

On verification of the documents and on inspection of records in the concerned Tahasil Record Room and District Sub-Registrar Office, Sambalpur, it is ascertained that the property in respect of M.S. Khata No.258 of Mouza-Sambalpur Town Unit No.12, Remed, Tah./Dist.-Sambalpur was recorded in the name of



Baijhal Rohidas and others who were in continuous possession of the same in their own right, title and interest till they sold the same to Murali Badhai by means of a registered deed of sale bearing No.257 dated 01.02.2005 and since the date of purchase, said Murali Badhai had been possessing and enjoying the same in his own right, title and interest without disturbance from any quarter. Further, with a purpose to sale away their land in order to meet his legal and binding necessities, said Murali Rohidas being Schedule Caste had obtained necessary permission under the provision of Sec.22 of the OLR Act from the Sub-Collector, Sambalpur vide Permission Case No.94/2011 to transfer an area of Ac.0.050 dec. of land in favour of M/s.Reliable Infra Design Pvt. Ltd. by means of a Registered deed of sale dated 17.10.2012 No.1621201848 (Document No.11621201743) dated 17.10.2012 for a total consideration of Rs.20,12,472/- and after sale, gave physical delivery of possession of the same to the purchaser and since then the purchaser has been in continuous possession of the land in its own, right, title and interest without disturbance from any quarter. Further, after purchase, M/s.Reliable Infra Design Pvt. Ltd. got its name mutated by the order of learned Tahasildar, Sadar, Sambalpur dated 20.02.2013 in Mutation Case No.1962/2012 and issued with a fresh R.O.R. bearing M.S.Khata No.433/1080, Plot No.3120/4995-0.140 dec. at Mouza-Sambalpur Town Unit No.12 Remed, PS/Dist.-Sambalpur. Further, M/s.Reliable Infra Design Pvt. Ltd. has converted the land to Gharbari vide OLR U/s.8 (A) Case No.160/2019 dt.02.08.2019.

To sum up the above, it is further ascertained that to develop the above landed property for construction of multi storeyed building the respective purchasers i.e. Jince Kurian, Hansini Infrastructure Pvt. Ltd., BKD Infrastructure Pvt. Ltd. and Reliable Infra Design Pvt. Ltd. have executed an agreement for development of Land in respect of their landed property in favour of Associates Infra Developers Private Limited on 07.07.2020.

Further, Jince Kurian has executed a Registered General Power of Attorney bearing No.1622001271 dated 10.06.2020 (Document No.11622001234), Hansini Infrastructure executed a Registered General Power of Attorney bearing No.1622001265 dated 10.06.2020 (Document No.11622001238), BKD

A handwritten signature in black ink is visible at the bottom left of the page. Below the signature, there is a faint, circular stamp or seal, though its details are not clearly legible.

Infrastructure Pvt. Ltd. executed a Registered General Power of Attorney bearing No.1622001240 dated 08.06.2020 (Document No.11622001204) and Reliable Infra Design Pvt. Ltd. executed a Registered General Power of Attorney bearing No.1622001263 dated 10.06.2020 (Document No.11622001237) in favour of Associates Infra Developers Private Limited to do all acts, things, deeds on their behalf in respect of their properties for construction of multi storeyed buildings to sell the same to prospective purchasers.

Peruse the Article and Memorandum of the company Associates Infra Developers Pvt. Ltd. and found that Braja Kishore Das, Siba Kumar Agrawal, Paban Kumar Agrawal, Bhabani Prasad Pany, Paresh Kumar Desai, M. Philip Verghese and Pradip Kumar Agrawal are directors of Associates Infra Developers Pvt. Ltd.

Sambalpur Development Authority, Sambalpur vide its Letter No.252/SDA dated 09.04.2021 have also granted permission in favour of Associate Infra Developer Pvt. Ltd. for construction of 2 blocks S+4 storied residential apartment building over the landed property.

9. In whose name the Patta stands in the name of present owner or predecessor in Title?

M.S. Record of rights stands recorded in the name of (i) M/s.Gloria Credit and Commerce Pvt. Ltd., (ii) M/s.Hansini Infrastructures Pvt. Ltd., (iii) Jince Kurian, (iv) M/s.BKD Infrastructures Pvt. Ltd., (v) Reliable Infra Design Pvt. Ltd. respectively.

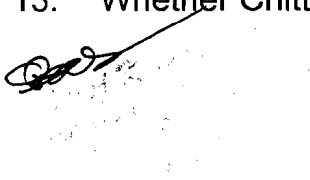
10. Details of Encumbrance if any and if so, how they are discharged (E.C. or minimum of 13 years to be verified)

No other acts and encumbrances effecting over the above land which is revealed from the Encumbrance certificates issued respectively by the D.S.R. Sambalpur mentioned detailly in the Col.6 above.

11. Whether any minor interest litigation/attachment /charge is involved in the property : No.

12. Whether latest tax/kist receipts have been produced? For how many preceding years tax/kist receipts are produced : The land revenue has been paid up-to-date.

13. Whether Chitta 10 (i) extract/Adangal Verified :



Not applicable in Sambalpur District within the state of Odisha.

14. If property is building is the plot in approved layout :

The Sambalpur Development Authority vide its Letter No.252/SDA dated 09.04.2021 have also granted permission in favour of Associate Infra Developer Pvt. Ltd. for construction of 2 blocks S+4 storied residential apartment building over the landed property as mentioned above.

15. Has the building been constructed after approval of plan by relevant authorities and assessed to Tax.

The Sambalpur Development Authority vide its Letter No.252/SDA dated 09.04.2021 have also granted permission in favour of Associate Infra Developer Pvt. Ltd. for construction of 2 blocks S+4 storied residential apartment building over the landed property as mentioned above.

16. Is there any excess/vacant land attracting provision of Land Ceiling Act : No.

17. Is the property effected by Urban Land Ceiling and Regulations Act, if so, whether permission of relevant authority has been obtained for creating encumbrance?

Provision of Urban Land Ceiling and Regulation Act is not applicable at present in Sambalpur District and hence no prior permission from the competent authority is necessary for creating of mortgage.

18. Is the title and possession of the party to the property clear, absolute and marketable and valid mortgage be deposit of title deed could be created : Yes.

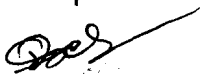
19. The list of documents which are to be deposited for creating mortgage by deposit of title deed.

i. Original Registered deed of sale executed by Associates Infra Developers Pvt. Ltd. in favour of the intending purchaser.

ii. Original Encumbrance Certificate on property issued by Registering Officer, Sambalpur.

20. The list of additional documents like 'Nil E.C.' for subsequent period/affidavit indemnity required to be obtained by the Bank -

Up-to-date Certificate of Encumbrance on property at the time of creation of equitable mortgage.



21. Any other remarks which the lawyer rendering title deed opinion wished to make.

I certify that of (i) M/s.Gloria Credit and Commerce Pvt. Ltd., (ii) M/s.Hansini Infrastructures Pvt. Ltd., (iii) Jince Kurian, (iv) M/s.BKD Infrastructures Pvt. Ltd., (v) Reliable Infra Design Pvt. Ltd. respectively have got right, title and interest over the aforesaid land specifically mentioned above purchased by them separately on the strength of Registered sale deeds and Patta mentioned above. Further, the purchaser i.e. (i) M/s.Gloria Credit and Commerce Pvt. Ltd., (ii) M/s.Hansini Infrastructures Pvt. Ltd., (iii) Jince Kurian, (iv) M/s.BKD Infrastructures Pvt. Ltd., (v) Reliable Infra Design Pvt. Ltd. have executed separate agreement for development of the above land for construction of apartment by M/s.Associates Infra Developers Pvt. Ltd. and further they have authorized said M/s.Associates Infra Developers Pvt. Ltd. by executing separate Power of Attorney for construction and to do other things for construction and selling/transferring of the flats to the prospective purchasers by means of registered sale deeds and after purchase, the intending purchaser/purchaser will mortgage the flat and impartible share of land along with original documents with the Bank for the purpose of availing loan.

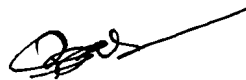
22. Whether there is any indication of doubt to show that the land belongs to Govt. or it is under acquisition proceeding of Govt. : No.
23. Is there any bar for mortgaging the land as per any local law? No.
24. Certification :

I personally visited the Registrar Office, searched the records and ensured the correctness of the entries in the Register and there is no omission of any encumbrance in the E.C.

I also certify that the aforesaid registered Deeds specifically mentioned in Col.6 have been registered before the Registering Officer, Sambalpur in the name of (i) M/s.Gloria Credit and Commerce Pvt. Ltd., (ii) M/s.Hansini Infrastructures Pvt. Ltd., (iii) Jince Kurian, (iv) M/s.BKD Infrastructures Pvt. Ltd., (v) Reliable Infra Design Pvt. Ltd. respectively and the documents are genuine and can be acted upon.

Date: 30.06.2021

Place : Sambalpur


Signature of the Advocate
Saroj Kumar Behera
Advocate, Sambalpur
N.No. 0-1523/1994
Cell: 9437088865