



Ref. ....

Date 08.06.2022

**LEGAL SCRUTINY REPORT**

Sub: Detail legal opinion on the Title Deeds and Non Encumbrances Certificate on the property of **Sri Jagan Mohan Achary**, S/o. Late A. Nilakantha Achary, resident of House No. 118, Saradhabali, Berhampur, Po. Engineering School, Ps. B.N. Pur, Dist. Ganjam.

Ref: An area of Residential Plot situated in Vill/Mouza Khodasingi under Berhampur Tahasil, vide Khata No. 240/1695, Plot No. 98/2657 for an area of Ac. 0.137 Dec. under "**Gharabari**" classification, within the area of Sub-Registrar Office, Berhampur-I, Dist. Ganjam, being bounded by **East:** Land relating to Plot No. 98, **West:** Land relating to Plot No. 98, **North:** Road, **South:** Land relating to Plot No. 98.

**THE PRESENT OWNER OF THE PROPERTY**

**SRI JAGAN MOHAN ACHARY, S/O. LATE A. NILAKANTHA ACHARY,  
RESIDENT OF HOUSE NO. 118, SARADHABALI, BERHAMPUR,  
PO. ENGINEERING SCHOOL, PS. B.N.PUR, DIST. GANJAM.**

**SCHEDULE-"A"**

**Particulars of the Title Deed(s)/Document(s) examined:**

1. Original Regd. Sale Deed bearing document No. 10611008083/2010 dtd. 06.08.2010 of SRO, Berhampur (T), executed by Smt. Mousumi Mohanty in favour of Sri Jagan Mohan Achary.
2. Original R.O.R bearing Khata No. 240/1695 of Mouza Khodasingi under Berhampur Tahasil, issued in favour of Sri Jagan Mohan Achary.
3. Original Cist paid Receipt for the year 2022-23 Vide receipt No. 2022-230502011400126 dtd. 08.06.2022 of Circle Lanjipalli in Mouza Khodasingi under Berhampur Tahasil, in respect of Khata No. 240/1695, issued in favour of Sri Jagan Mohan Achary.
4. Original Approved Building Plan for construction of S+3 Storied Residential Building issued vide Letter no. 344/BeDA, Berhampur dtd. 14.02.2019 in file no. BPBA-674/2018 duly approved by Berhampur Development Authority, Berhampur, issued in favour of Sri Jagan Mohan Achary.



Ref. ....

Date .....

5. Original Approved Building Plan for construction of 4<sup>th</sup> Floor over S+3 Storied Residential Building issued vide Letter No. 502/BeMC, Berhampur dtd. 10.05.2022 in File No. BPA-400/2021 duly approved by Berhampur Municipal Corporation, Berhampur, issued in favour of Sri Jagan Mohan Achary.
6. Original Certificate of Encumbrance on Property bearing Certificate No. EC0602021002107 dtd. 19.02.2021 of SRO, Berhampur-II, for a period of 19 years w.e.f. 01.01.1995 to 31.05.2013, issued in favour of Sri Jagan Mohan Achary.
7. Original Certificate of Encumbrance on Property bearing Certificate No. EC0602021001977 dtd. 17.02.2021 of SRO, Berhampur-II, for a period of 09 years w.e.f. 01.06.2013 to 17.02.2021, issued in favour of Sri Jagan Mohan Achary.
8. Original Certificate of Encumbrance on Property bearing Certificate No. EC0602022007042 dtd. 21.05.2022 of SRO, Berhampur-II, for a period of 02 years w.e.f. 01.01.2021 to 21.05.2022, issued in favour of Sri Jagan Mohan Achary.
9. Original Collaboration Agreement for Residential/ Commercial Exploration of Land dtd. 22.05.2019 executed by Sri Jagan Mohan Achary in favour of M/s. Satyam Shivam Developers.
10. Original Collaboration Agreement for Residential/ Commercial Exploration of Land dtd. 12.03.2021 executed between Sri Jagan Mohan Achary and M/s. Satyam Shivam Developers.
11. Original Regd. Development Agreement-cum-General Power of Attorney bearing document No. 40571901570/2019 dtd. 25.05.2019 of DSRO, Chatrapur, executed by Sri Jagan Mohan Achary in favour of M/s. Satyam Shivam Developers.





Ref. ....

Date .....

12. Original Partnership Deed dtd. 15.02.2019 executed between Sri Shubransu Panigrahi and Sri Roshan Kumar Palo.

**SCHEDULE- "B"**

Khata No.	Plot No.	R.S.D No.	Tauzi No.	Municipal Holding/Asst. No.
240/1695.	98/2657.	10611008083/2010.	Nil.	Nil.

Area of Land	Mouza	Police Station	Sub-Registrar Office	District
Ac.0.137 Dec.	Khodasingi.	B.N. Pur.	Berhampur-II.	Ganjam.

**FLOW OF TITLE**

I have caused necessary searches in the Sub-Registrar's Office at Berhampur-II for the period of 28 years w.e.f. 01.01.1995 to 21.05.2022 and from the records of Berhampur Tahasil and from all other relevant documents in respect of aforesaid property, my considered opinion as follows:

The scheduled property is the self acquired property of one Smt. Mousumi Mohanty, W/o. Sri Prabin Kumar Mohanty, resident of Flat No. 407, Nandighosh Enclave, Jarada Banglow, Po. Berhampur, Ps. B.N.Pur, Dist. Ganjam, who purchased the same through a Regd. Sale Deed bearing document No. 5672/2006 of SRO, Berhampur (T) vide Khata No. 52, Plot No. 98 for an area of Ac. 0.137 7/10 Dec. in Mouza Khodasingi under Berhampur Tahasil. The same was recorded in her favour through MC No. 7016/2007 in the Files of Tahasildar, Berhampur and got ROR vide Khata No. 240/1322, Plot No. 98/2657 for an area of Ac. 0.137 Dec. in Mouza Khodasingi under Berhampur Tahasil. While she was in peaceful possession over the scheduled property, Smt. Mousumi Mohanty sold the same to the Present Title Holder Sri Jagan Mohan Achary, S/o. Late A. Nilakantha Achary, resident of House No. 118, Saradhabali, Berhampur, Po. Engineering School, Ps. B.N.Pur, Dist. Ganjam through a Regd. Sale



Ref. ....

Date .....

Deed bearing document No. 10611008083/2010 dtd. 06.08.2010 of SRO, Berhampur (T) vide Khata No. 240/1322, Plot No. 98/2657 for an area of Ac. 0.137 Dec. in Mouza Khodasingi under Berhampur Tahasil. After purchasing the scheduled property the present Title Holder mutated and converted the same into **"Gharabari"** classification through MC No. 17813/2010 and OLR 8(A) Case No. 1602/2011 in the Files of Tahasildar, Berhampur and got fresh ROR in his favour vide Khata No. 240/1695, Plot No. 98/2657 for an area of Ac. 0.137 Dec. under **"Gharabari"** classification in Mouza Khodasingi under Berhampur Tahasil.

The Present Recorded Tenant and Title Holder Sri Jagan Mohan Achary is paying Land Revenue to the Govt. regularly from the date of purchase of scheduled property. He is having Right, Title, Interest & Peaceful Possession over the scheduled property.

The present Title Holder obtained necessary permission from Berhampur Development Authority, Berhampur for construction of S+3 Storied Residential Building over the scheduled property vide Letter No. 344/BeDA, Berhampur, dtd. 14.02.2019 in File No. BPBA-674/2018.

Subsequently the present Title Holder obtained necessary permission from Berhampur Municipal Corporation, Berhampur for construction of 4<sup>th</sup> Floor over S+3 Storied Residential Building over the scheduled property vide Letter No. 502/BeMC, Berhampur, dtd. 10.05.2022 in File No. BPA-400/2021.

After obtaining necessary permission for construction of S+3 Storied Residential Building over the scheduled property, the present Title Holder Sri Jagan Mohan Achary entered into a Collaboration Agreement for Residential/Commercial Exploration of Land dtd. 22.05.2019 with one M/s. Satyam Shivam Developers, a Partnership Firm represented by its Partners 1. Sri Subhransu Panigrahi, S/o. Late Bhagaban Panigrahi, resident of Qtr. No. 30, Saradhabali Housing Complex, 3<sup>rd</sup> Lane,



**Bijay Kumar Patnaik,**  
Advocate,

Baikuntha Nagar 3rd Lane,  
Brahmapur (Gm.) - 760 001, Odisha.



Mob. : 9438268731

7008684001

E-mail : bkp345@gmail.com

Regd. No. : O-373/1996

Ref. ....

Date .....

Khodasingi, Po. Engineering School, Ps. B.N.Pur, Berhampur, Dist. Ganjam and 2. Sri Roshan Kumar Pala, S/o. Sri Murali Pala, resident of Kharabela Nagar, 3<sup>rd</sup> Lane, near Jyoti Nagar Square, Po. Berhampur, Ps. B.N.Pur, Dist. Ganjam for construction of the aforesaid Building on sharing basis.

Now after obtaining fresh approval for construction of 4<sup>th</sup> Floor over S+3 Storied Residential Building over the scheduled property both the parties i.e. the property owner Sri Jagan Mohan Achary and the builder M/s. Satyam Shivam Developers again entered into an fresh Collaboration Agreement for Residential/Commercial Exploration of Land on dtd. 12.03.2021.

I have verified, tallied and compared the Documents from the record of the office of Sub-Registrar and also from the records of other appropriate authorities.

I hereby certify that the above mentioned property of the Present Title Holder Sri Jagan Mohan Achary, S/o. Late A. Nilakantha Achary is free from all sorts of Encumbrances, Charges, Liabilities, Liens, Lispendence and Attachment of any kind whatsoever and the said property is absolute clear, free and marketable.

It is also hereby certified that the above mentioned land is not affected to any restriction of Urban Land (Ceiling & Regulation) Act, 1976.

It is further certified that I have verified from the Sub-Registrar's Office, Berhampur-II about the genuineness of the title deed(s) examined by me and, that the same is (are) original and not duplicate or fake.

Bijay Kumar Patnaik  
Advocate.  
BIJAY KUMAR PATNAIK  
M. Com., LL.B., DCA  
ADVOCATE  
BERHAMPUR (GM)-760001