

**BHASKAR CHANDRA DAS**  
**Advocate**

**Plot No.96,Road No.9-B,**  
**Mahaveer Nagar, Samantrapur,**  
**Bhubaneswar,Mob :9861003374**  
Email id: dasbhaskar.81@gmail.com

Enrolment No.O-1016/2007

**Date: 05/05/2022**

To,

**The G. K. Global Contech**  
**Represented through its Partner Sri Amaresh Parida,**  
**At Flat No.102, Sai Prasad Enclave, Rasulgargh Canal Road,**  
**Bhubaneswar -751010, District-Khurda.**

Sub: Search Report on Title.

Ref: Project Report of "**AYUSH PREM ENCLAVE**", the Group Housing Project at Mouza: Nayapalli developed by the present Developer GK GLOBAL CONTECH, a partnership Firm having its Office at Flat No.102, Sai Prasad Enclave, Rasulgargh Canal Road, Bhubaneswar-751010, District-Khurda (Odisha) represented by its Partner Sri Amaresh Parida, S/o- Sri Golakh Bihari Parida.

**My report is as follows: -**

On a careful perusal of the documents of title deeds and other relevant papers enclose herewith and the information gathered above referred properties. I observe as follows:-

**REPORT OF THE ADVOCATE**

*The "**AYUSH PREM ENCLAVE**", the Group Housing Project at Mouza: Nayapalli developed by the present Developer GK GLOBAL CONTECH, a partnership Firm having its Office at Flat No.102, Sai Prasad Enclave, Rasulgargh Canal Road, Bhubaneswar-751010, District-Khurda ( Odisha) represented by its Partner Sri Amaresh Parida, S/o- Sri Golakh Bihari Parida. The entire land is a compact patch of land belongs to the land owner Sri Jitendra Kumar Pattanaik, S/o- Lambodhar Pattnaik. The flow of title in favour of the land owner in respect of plot has been described in detail supported by relevant documents and title deeds.*

• **Part-1**

**Flow of Title in respect of District-Khurda, Tahasil-Bhubaneswar, Ps- New Capital, Ps- No.1, SRO- Bhubaneswar Mouza:Nayapalli, Under Khata No.766, Plot No.1678 for an Area**

  
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**Ac 0.203 Decimal, Kisam of the said Plots is Gharabari (owner of the said property Sri Jitendra Kumar Pattanaik, S/o- Lambodhar Pattnaik) :-**

The above described land originally recorded in the name of Sri Jitendra Kumar Pattanaik, S/o- Lambodhar Pattnaik in respect of Khata No.184, under Mouza:Nayapalli in the settlement ROR published in the 1962. In the mean time settlement operation was going on that mouza in the year 2014 in the said settlement operation the present title holder namely Sri Jitendra Kumar Pattanaik, S/o- Lambodhar Pattnaik personally present before the settlement officer and submitted the required document i.e. settlement ROR issued in the year 1962 in respect of Khata No.184, under Mouza:Nayapalli, after verification of the settlement ROR issued in the year 1962 in respect of Khata No.184, under Mouza:Nayapalli the settlement officer issued settlement ROR in favour of the present title holder i.e. Sri Jitendra Kumar Pattanaik, S/o- Lambodhar Pattnaik under Khata No.766, Plot No.1678 for an Area Ac 0.203 Decimal along with other Plots, District-Khurda, Tahasil-Bhubaneswar, Ps- New Capital, Ps- No.1, Mouza:Nayapalli.

There after Sri Jitendra Kumar Pattanaik, S/o- Lambodhar Pattnaik applied for Conversion of the above said property before the Tahasildar, Pipili, accordingly learned Tahasildar after complying due provision of law was pleased to allow the OLR U/s. 8-A Case No. 275/2019 by changing the Kisam of the aforesaid land from agricultural purpose to homestead purpose and mutated the ROR in his name and Conversion R.O.R was issued in his favour under Khata No.766, Plot No.1678 for an Area Ac 0.203 Decimal , Kisam of the said Plots is Gharabari along with other Plots and Since then Sri Jitendra Kumar Pattanaik, S/o- Lambodhar Pattnaik being the true owner is in peaceful Possession over the same and is paying land revenue to Govt. of Odisha which is evident from the rent receipts bearing No. 2022-232002038800053 on dated 26/04/2022 in khata No.766.

The said lands owner namely Sri Jitendra Kumar Pattanaik, S/o- Lambodhar Pattnaik unable to look after the said property for which executed a registered General Power of Attorney bearing Deed


  
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No.11082010332 dated 09/12/2020 in favour of GK GLOBAL CONTECH, a partnership Firm having its Office at Flat No.102, Sai Prasad Enclave, Rasulgargh Canal Road, Bhubaneswar-751010, District-Khurda ( Odisha) represented by its Partner Sri Amaresh Parida, S/o- Sri Golakh Bihari Parida in respect of Khata No.766, Plot No.1678 for an Area Ac 0.203 Decimal, Kisam-Gharabri appointing him as his lawful attorney to do certain acts, deeds as well as having the authority to sale his share only. But in the recital of the said Power Attorney it is categorically mentioned in *Para No.7 of the said General Power of Attorney "To Advertise and negotiate to sell 55% of the constructed are in the proposed Apartment project ( except our 45% share) receive advance consideration money from the intending purchasers, execute agreements for the purpose and purchase stamp papers, sign and execute sale deed or sale deeds or any other deed of conveyance, deed of cancellation, deed of rectification, agreements etc. present the same and appear before the registering authority for registration and admit execution in our name and on our behalf"*.

Thereafter the said land owner namely Sri Jitendra Kumar Pattanaik, S/o- Lambodhar Pattnaik executed a un registered Development Agreement before the Notary Government of India Sri Jagynesar Acharya vide Volume No.II, S.L. No.151000203 dated 17/01/2020 in favour of GK GLOBAL CONTECH, a partnership Firm having its Office at Flat No.102, Sai Prasad Enclave, Rasulgargh Canal Road, Bhubaneswar-751010, District-Khurda ( Odisha) represented by its Partner Sri Amaresh Parida, S/o- Sri Golakh Bihari Parida. In that Development Agreement in Clause No.8 (KA) it clearly mentioned "It is further agreed that the Developer shall have no objection to the ownership of 45% of the constructed are out of the total constructed area of the Apartment project. If the owners intends to sell his share then the owners can do so at their free will and choice, not depending on the Builder. It is further agreed that the Developer will be at liberty to dispose of by sale the rest 55% of the constructed are out of the total constructed are of the Apartment project, to be constructed by the Developer to which the owners shall have no objection for such sale and Developer shall appropriate full amount of the consideration money

  
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paid by the intending purchaser towards the expenditure incurred by the Developer for this purpose.

The present recorded tenant namely Sri Jitendra Kumar Pattanaik, S/o- Lambodhar Pattnaik represented through its GPA Holder GK GLOBAL CONTECH, a partnership Firm having its Office at Flat No.102, Sai Prasad Enclave, Rasulgargh Canal Road, Bhubaneswar-751010, District-Khurda ( Odisha) represented by its Partner Sri Amaresh Parida, S/o- Sri Golakh Bihari Parida also approved the Building Plan from the Office of The Bhubaneswar Municipal Corporation (BMC) Bhubaneswar vide its Letter No.ANB/3449/2022 on dated 09/04/2022 for Construction of B+G+4 (MIG) storied Residential Apartment Building Over Plot No.1678 and Khata No.766 of Mouza-Nayapalli.

I have made a search of the records in the SRO, Bhubaneswar for the period from 01/01/2014 to 30/04/2022 and observed that there was reflection of one transaction made in the Khata No.766, Plot No.1678 for an Area Ac 0.203 Decimal I.e. General Power of Attorney bearing Deed No.11082010332 dated 09/12/2020 executed by Sri Jitendra Kumar Pattanaik, S/o- Lambodhar Pattnaik in favour of GK GLOBAL CONTECH, a partnership Firm having its Office at Flat No.102, Sai Prasad Enclave, Rasulgargh Canal Road, Bhubaneswar-751010, District-Khurda ( Odisha) represented by its Partner Sri Amaresh Parida, S/o- Sri Golakh Bihari Parida.

GK GLOBAL CONTECH, a partnership Firm having its Office at Flat No.102, Sai Prasad Enclave, Rasulgargh Canal Road, Bhubaneswar-751010, District-Khurda (Odisha) represented by its Partner Sri Amaresh Parida, S/o- Sri Golakh Bihari Parida. In intending to get maximum usufructs, the afore said GK GLOBAL CONTECH for self and being the GPA holder the land owner viz- Sri Jitendra Kumar Pattanaik, S/o- Lambodhar Pattnaik have decided to develop the land into a Group Housing Project i.e. Residential Apartment and to sell the individual Apartment in favour of different prospective purchasers.

  
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That the GK GLOBAL CONTECH, a partnership Firm having its Office at Flat No.102, Sai Prasad Enclave, Rasulgargh Canal Road, Bhubaneswar-751010, District-Khurda (Odisha) represented by its Partner Sri Amaresh Parida, S/o- Sri Golakh Bihari Parida also get Registration Certificate from the Office of the Inspector General of Registration-Cum-Registrar of Firms, Odisha, Cuttack vide its Registration No.18202000060 of 2020.

That the GK GLOBAL CONTECH, a partnership Firm having its Office at Flat No.102, Sai Prasad Enclave, Rasulgargh Canal Road, Bhubaneswar-751010, District-Khurda (Odisha) represented by its Partner Sri Amaresh Parida, S/o- Sri Golakh Bihari Parida also get GST Registration Certificate from Government of India vide its Registration No.21AATFG5890PIZK on dated 24/04/2019.

That the GK GLOBAL CONTECH, a partnership Firm having its Office at Flat No.102, Sai Prasad Enclave, Rasulgargh Canal Road, Bhubaneswar-751010, District-Khurda (Odisha) represented by its Partner Sri Amaresh Parida, S/o- Sri Golakh Bihari Parida also get Certificate of Trade License from the Office of Bhubaneswar Municipal Corporation (BMC) License U/s 554 of OMC Act 2003.

I hereby Certify that Sri Jitendra Kumar Pattanaik, S/o- Lambodhar Pattnaik became the absolute owners as per flow of title stated herein above and he has got a good, clear and valid marketable title in his favour over the aforementioned property having all manner of right, title, interest and possession over it.

After going through the above said Encumbrance Certificates, Settlement ROR and other relevant documents relating to this property enclosed herewith, it can be gathered that the aforesaid schedule properties is free from encumbrances.

**Thanking you,**

**Yours Faithfully,**



**(Bhaskar Chandra Das)  
Advocate.**

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## Chain of Title deed

1.	Copy of Khata No.184, under Mouza:Nayapalli in the settlement ROR published in the 1962 issued in favour of Sri Jitendra Kumar Pattanaik, S/o- Lambodhar Pattnaik.
2.	Copy of settlement/Conversion ROR issued in favour of Sri Jitendra Kumar Pattanaik, S/o- Lambodhar Pattnaik under Khata No.766, Plot No.1678 for an Area Ac 0.203 Decimal along with other Plots, District-Khurda, Tahasil- Bhubaneswar, Ps- New Capital, Ps- No.1, Mouza:Nayapalli.
3.	Copy of land revenue to Govt. of Odisha which is evident from the rent receipts bearing No. 2022-232002038800053 on dated 26/04/2022 in khata No.766.
4.	Copy of General Power of Attorney bearing Deed No.11082010332 dated 09/12/2020 executed by Sri Jitendra Kumar Pattanaik, S/o- Lambodhar Pattnaik in favour of GK GLOBAL CONTECH, a partnership Firm having its Office at Flat No.102, Sai Prasad Enclave, Rasulgargh Canal Road, Bhubaneswar-751010, District-Khurda ( Odisha) represented by its Partner Sri Amaresh Parida, S/o- Sri Golakh Bihari Parida.
5.	Copy of un registered Development Agreement before the Notary Government of India Sri Jagynesar Acharya vide Volume No.II, S.L. No.151000203 dated 17/01/2020 executed by Sri Jitendra Kumar Pattanaik, S/o- Lambodhar Pattnaik in favour of GK GLOBAL CONTECH, a partnership Firm having its Office at Flat No.102, Sai Prasad Enclave, Rasulgargh Canal Road, Bhubaneswar-751010, District-Khurda (Odisha) represented by its Partner Sri Amaresh Parida, S/o- Sri Golakh Bihari Parida.
6.	Copy of approved the Building Plan from the Office of The Bhubaneswar Municipal Corporation (BMC) Bhubaneswar vide its Letter No.ANB/3449/2022 on dated 09/04/2022 for Construction of B+G+4 (MIG) storied Residential Apartment Building Over Plot No.1678 and Khata No.766 of Mouza-Nayapalli..
7.	Copy of Registration Certificate from the Office of the Inspector General of Registration-Cum-Registrar of Firms, Odisha, Cuttack vide its Registration No.18202000060 of 2020.
8.	Copy of GST Registration Certificate from Government of India vide its Registration No.21AATFG5890PIZK on dated 24/04/2019.
9.	Copy of Certificate of Trade License from the Office of Bhubaneswar Municipal Corporation (BMC) License U/s 554 of OMC Act 2003.
10.	Copy of Encumbrance certificate bearing No. EC-1082022013811 dated 30/04/2022 issued by SRO, Bhubaneswar, for 9 years from 01/01/2014 to 30/04/2022.

  
**Advocate**



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