



Dt - 30.11.2021.

TO,
THE MANAGING PARTNER
OM SWASTIK,
OM VILLE, SHREE VIHAR, PATIA,
CHANDRASEKHARPUR, BHUBANESWAR.

SUB: LEGAL OPINION REPORT OF VICTORY TOWER & URMILLA ABODE
MOUZA: RUDRAPUR, BHUBANESWAR, KHATA NO. 412/1069, PLOT NO. 544/9187,
MEASURING AREA AC.0.230 DECIMALS & KHATA NO. 415, PLOT NO.541
MEASURING AREA AC.0.620 DECIMALS.

DOCUMENT VERIFIED :01) SALE DEED OF RADHA KRISHNA VIDE NO. 4505 DTD 27.08.1973
02) PARTIRION DEED VIDE DEED NO: 1081317248 DTD17.12.2013
30) RECORD OF RIGHT VICTOR SOLOMON MATHEWS
04) RECORD OF RIGHT DEEPA MATHEWS ALIAS MOHANTY
05) RECORD OF RIGHT DEEPA MATHEWS ALIAS MOHANTY
06) RENT RECIEPT
07) CERTIFICATE OF ENCUMBERANCE ON PROPERTY
08) BUILDING PLAN SANCTION LETTER ISSUED BY BMC, BBSR

Dear Sir,

I examined the following documents and papers pertaining to schedule as mentioned below:-

SCHEDULED OF LAND

MOUZA: RUDRAPUR, BHUBANESWAR, KHATA NO. 412/1069, PLOT NO. 544/9187,
AREA AC.0.230 DECIMALS & KHATA NO. 415, PLOT NO.541 AREA
AC.0.620 DECIMALS. STITIBAN, KISSAM : GHARABATI.

1. That after perusal of all documents and paper to my conclusion is that the schedule land recorded stood in the name of Shree Victor Solomon Mathews son of S.L Mathews whose purchased the land on execution of indenture of sale deed vide No.4505 dated 08.08.1973 in the year 1973 from Radha Krishna alias Radhakrishna Chichira..




2. WHEREAS, originally land situated in the Mouza: Rudrapur, Bhubaneswar, pertaining to Khata No. 396 bear plot no. 411 measuring Area: Ac.0.32 decimals, plot in the same Mouza and same Khata bearing Plot No. 415 measuring Area: Ac.3.50 decimals, plot in the same Mouza and same khata bearing plot no.415/1207, measuring area: Ac.0.98 decimals, Plot in the same Mouza and same Khata bearing Plot No. 414/1208, measuring Area: Ac.0.20 decimals, plot in the same Mouza and same Khata bearing Plot No. 415/1223, measuring Area:Ac. 0.62 decimals, in total one Mouza, One Khata having 5 plots measuring Area: 5.71 decimals stood recorded in the name of Shree Radha Krishna alias Radhakrishna Chichira which was self-acquired properties by virtue of purchase from Shri Jogendra Jena, Muli Jena and others.
3. Shree Radha Krishna alias Radhakrishna Chichira sold the property to Shree Victor Solomon Mathews son of S.L Mathews vide sale deed No.4505 dated 08.08.1973. After acquiring the property Shree Victor Solomon Mathews was in peaceful possession of the same without any encumbrance or hinderance form any quarters whatsoever. During his life time an area to the extent of Ac.0.08 decimals was acquitted by the NH-5 Authority. Shree Victor Solomon Mathews was the rightful and recorded owners over plot.
4. After the deceases of Shree Victor Solomon Mathews the property was inherited by his four daughters who are the legal heirs. That Late V.S.Mathews. During his life time had proportionated share among his four daughters as follows
 - a. Mrs Asha mohaparta, measuring an area of Ac.1.750 decimals .
 - b. Mrs Rekha Patro , measuring an area of Ac.1.270 decimals.
 - c. Mrs Deepa Mohanty, measuring an area of Ac.1.250 decimals.
 - d. Mrs Mala Mishra, measuring as area of Ac.1.300 decimals.

[Handwritten signature]



Whereas Late V.S Mathews had transferred to his third daughter Mrs Deepa Mohanty alias Mathew by executing registered Gift Deed Vide Deed No. 7466 dated 07.09.1976 in respect of property situated in the Mouza: Rudrapur, corresponding to Khata No 396, bearing Plot No.415/1223, measuring area of Ac.0.62 decimals and another Plot no. in the same mouza same Khata bearing plot No.415 measuring Area of Ac.0.38 decimals total one khata, two plots measuring area of Ac.1.00 decimals. The above properties have been recorded in favour of Smt. Deepa Mohanty corresponding to Hal Khata No. and Hal Plot No.as follows, Mouza Rudrapur, Khata No.415, Plot No.541 , Area: Ac. 0.62 decimals kissam Bagayat and Khata No.415, Plot No.543 Area: Ac.0.38 decimals kissam Jalayasa total Area Ac.1.00 decimals Similarly Mrs Deepa Mohanty got another piece of land from Khata no. 401, Plot No. 544, mouza Rudrapur measuring area Ac.0.270 Decimals kissam Patita. And in lieu of the additional Ac.0.02 decimals from plot no. 544, she provided an area of Ac.0.02 decimals from her plot no.541 which is recorded in her name as a common space for entry to Plot No. 540 belonging to her sister Mrs. Rekha Patro and this common space is for the use of Mrs Rekha Patro and Mrs Deepa Mohanty. Accordingly Deepa Mohanty is the confide and rightful recorded owner having right title, interest and possession over the same peacefully.

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5. That in addition to the gift deed the legal heir of Victor Solomon Mathews have executed a partion deed vide no 1081317248 dated 07.12.2013 further confirming the her share in the property.
 6. That Smt. Deepa Mathew alias Mohanty after mutating the plots in her applied to the concerned authority for conversion the schedule plot in Mouza Rudrapur, Khata No.415, Plot No.541, Area: Ac. 0.62 decimals kissam Patita and plot in mouza Rudrapur, Khata no. 401, Plot No. 544, measuring area Ac.0.270 Decimals kissam Patita. to



7. Homesteaded. In the year 2019 vide Khata case no. 4729/2014 and by order of Khata no 401 in OLR U/S8(A) case no.3221/2018 by order plot no. 544/9187 was converted to Homestead and obtained Record of Right with the Khata No.412/1069 Plot No.544/9187 area A.0.230Dec. And vide OLR U/S 8(A) case no 3222/2018 by order Plot No.541 measuring area Ac.0.620 decimal was converted to Homestead and obtained Record of Right with Khata No. 415 and plot no. 541
8. That Smt. Deepa Mathews alias Mohanty as record tenant is paying the rent vide last rent receipt no. dated.
9. That the said land certificate of encumbrance of property hereby certify that a search has been made in book and in the indexes relating thereto for 9 years from 01.01.2013 to 04.09.2021 for acts and encumbrance affecting the said property in the name of Smt Deepa Mathews alias Mohanty.
10. That Smt Deepa Mathews alias Mohanty entered a collaboration agreement between M/S OM SWASTIK to construct and develop the land for construction of shopping/commercial complex and Multi-storied residential building comprising flats/ apartments etc. having the character of a Joint Venture vide agreement dated 5th September 2018 and accordingly executed a registered a power of attorney nominating and appointing Mr Deepak Tripathy Managing Partner of M/S OM SWASTIK vide General Power of Attorney No. 11081811295 of year 2018 dated.12.10.2018 as true and lawful attorney The same is reflected in the certificate of encumbrance of property from 12.10.2018 as GPA Holder M/S OM SWASTIK, its Managing Partner Mr Deepak Tripathy.

RSW



That Smt. Deepa Mathews alias Mohanty has conferred and vested absolute right on the said OM SWASTIK to undertake construction of residential and commercial building as well as the right to transfer the built-up space in favor of the intending purchasers. Both the General Power of Attorney and the Development Agreements forms part of a composite transaction and on the basis of such documents the partnership firm OM SWASTIK had derived the exclusive and absolute right to construct the building complex over the scheduled property.

It is relevant to mention here that, the aims and objects of the OM SWASTIK present owner is to construct multi storied buildings comprising of independent flats/units/ Apartment Complex /Shopping and commercial building with a view to resolve the requirement of the common citizens. Accordingly, the present owner have formulated a scheme over the schedule above mention land under the name & style as **OF VICTORY TOWER & URMILLA ABODE** with an intention to construct the said units/flats, Apartment Complex /Shopping and commercial building the present owner have prepared and submitted the building plan before the Local Development Authority,/ Bhubaneswar Municipal Corporation which has been duly approved/sanctioned vide letter no. 68237 dated 27.08.2021 by Bhubaneswar Municipal Corporation. In accordance with the norms laid down under the Development Authority Act.(Planning and Building Standard Regulations).

(Handwritten signature)



The land in question is not ceiling surplus land

The land in question is also not the subject matter of any land acquisition or proceeding for any public purpose.

In view of the above discussions as well as perusal of all the documents available, I am of the considered opinion that the Present owners named above as well as the developer/ Partnership firm M/s OM SWASTIK have unfettered, clear and marketable title over the land in question to formulate housing scheme by constructing high raise building i.e. (S+4 & B+S+4) as

per approved building plan accorded by Bhubaneswar Municipal Authority under the aforesaid approval letter and to transfer and dispose of the built-up space in favor of the intending purchasers. The builder/developer have the obligation of the land owner's entitlement as specified in the agreement executed between them.

All the documents perused by me are returned herewith for further action at your end.

Thanking you


Yours faithfully,

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