



Ref: Legal Report

Date: 05/07/22

LEGAL REPORT

Legal Report of the Property for Mutation Khata No.495/5002, Plot No. 1212/10701, area Ac0.106 dec and Mutation Khata No: 495/5126, Plot No: 1213/13292, area Ac0.048 dec, in Mouza: Lochapada, Tahasil: Kukudakhandi, Tahasil No: 63, P.S: Berhampur, P.S No:45, Dist: Gunjam

1. Description of the Property:

Dist.-Gunjam, PS: Berhampur
P.S No.45, Mouza: - Lochapada,
Tahsil- Kukudakhani,

- I. Mutation Khata No.495/5002, Plot No. 1212/10701, area Ac0.106 dec, corresponds to Khata No: 121, Plot No. 1212.
- II. Mutation Khata No: 495/5126, Plot No: 1213/13292, area Ac0.048 dec corresponds to Khata No: 447, Plot No. 1213.

2. List of all the original Title Deeds including antecedent Title Deeds and other relevant documents are available.

- I. Xerox copy of RSD No:4806 Dtd: 09/12/1998 executed by Smt. Santilata Dash, in favour of **Santosh Kumar Tripathy**, in respect of Settlement Khata No: 447 ,Plot No: 1213,Mouza: Lochapada, area Ac.0.468 dec .
- II. Xerox copy of RSD No:9204 Dtd: 23/12/2009 executed by Kamju Anama Achari, in favour of **Santosh Kumar Tripathy**, in respect of Settlement Khata No: 121 ,Plot No: 1212, and


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Mutation Khata : 495/3203, Mouza: Lochapada, area Ac.0.252 decimal out of Ac. 2.213 decimal.

III. Copy of Khata No: 495/5126 ,Plot No: 1213/13292, area Ac.0.048 dec, Status: Rayati, Kisam:Gharabari, of Mouza: Lochapada, stands recorded in the name of Santosh Kumar Tripathy.

IV. Copy of Khata No: 495/5002 ,Plot No: 1212/10701, area Ac.0.106 dec, Status: Rayati, Kisam:Gharabari, of Mouza: Lochapada, stands recorded in the name of Santosh Kumar Tripathy.

V. Xerox copy of **Development Agreement, Dtd: 17/12/20218** executed by **Santosh Kumar Tripathy, in favour of M/S. ISALI CARE ESTATES AND HEALTH PVT. LTD.,** a private limited company incorporated under the Indian Companies Act,2013 vide CIN No: U45400OR2018PTCO29815. Dtd: 01.11.2018, having regd office at Bijipur Nilakantha Nagar, 1st lane, Gosaninuagaon, Barhampur Town , Gunjam-760001, represented by its Managing Director **Smt. Sova Rani Pradhan,** aged about 53 years, W/o: Suren Kumar Pradhan, By caste: Kurum, By Profession: Business, permanently residing at: Bijipur Nilakantha Nagar, 1st lane, Gosaninuagaon, PO/PS: Barhampur Town, Gunjam-760001, Odisha, Aadhar No: 2476 2319 2859, Mobile No: 8917280313, in respect of **Mutation Khata No.495/5002, Plot No. 1212/10701, area Ac0.106 dec and Mutation Khata No: 495/5126, Plot No: 1213/13292, area Ac0.048 dec, in**




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Mouza: Lochapada, Tahasil: Kukudakhandi, Tahasil No: 63, P.S: Berhampur, P.S No:45, Dist: Gunjam

- VI. Xerox copy of **General Power Of Attorney No:10612200918, Dtd: 07/02/2022** executed by **Santosh Kumar Tripathy, in favour of M/S. ISALI CARE ESTATES AND HEALTH PVT. LTD.**, a private limited company incorporated under the Indian Companies Act,2013 vide CIN No: U45400OR2018PTCO29815. Dtd: 01.11.2018, having regd office at Bijipur Nilakantha Nagar, 1st lane, Gosaninuagaon, Barhampur Town , Gunjam-760001, represented by its Managing Director **Smt. Sova Rani Pradhan**, aged about 53 years, W/o: Suren Kumar Pradhan, By caste: Kurum, By Profession: Business, permanently residing at: Bijipur Nilakantha Nagar, 1st lane, Gosaninuagaon, PO/PS: Barhampur Town, Gunjam-760001, Odisha, Aadhar No: 2476 2319 2859, Mobile No: 8917280313, in respect of **Mutation Khata No.495/5002, Plot No. 1212/10701, area Ac0.106 dec and Mutation Khata No: 495/5126, Plot No: 1213/13292, area Ac0.048 dec, in Mouza: Lochapada, Tahasil: Kukudakhandi, Tahasil No: 63, P.S: Berhampur, P.S No:45, Dist: Gunjam**

- VII. Xerox copy of Letter No 44/BeDA, Barhampur, Dtd: 19/01/2022, issued by Brahmapur Development Authority.
- VIII. Xerox copy of approved plan from Brahmapur Development Authority, vide No44/BeDA, Barhampur, Dtd: 19/01/2022 in


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favour of Sontosh Kumar Tripathy in respect of Mutation Khata No.495/5002, Plot No. 1212/10701, area Ac0.106 dec and Mutation Khata No: 495/5126, Plot No: 1213/13292, area Ac0.048 dec, in Mouza: Lochapada, Tahasil: Kukudakhandi, Tahasil No: 63, P.S: Berhampur, P.S No:45, Dist: Gunjam, for construction of S+G+3 Storied Residential Apartment.

IX. Xerox copy of E.C dt.09.03.2022 vide E.C Application No. 2022061004251.

3. Tracing of chain of Title in favour of the owner starting from the earliest document available. The nature of document / Deed conveying the title should be mentioned with description of parties along with the type of right it creates.

On perusal of the documents in respect of the property it reveals that the property under Mutation Khata No.495/5002, Plot No. 1212/10701, area Ac0.106 dec and Mutation Khata No: 495/5126, Plot No: 1213/13292, area Ac0.048 dec, in Mouza: Lochapada, Tahasil: Kukudakhandi, Tahasil No: 63, P.S: Berhampur, P.S No:45, Dist: Gunjam, stands recorded in the name of **Santosh Kumar Tripathy**.

- I. That originally the property for Settlement Khata No: 447 ,Plot No: 1213,Mouza: Lochapada, area Ac.0.468 dec stands recorded in the name of Smt. Santilata Dash and Settlement Khata No: 121 ,Plot No: 1212, and Mutation Khata : 495/3203, Mouza: Lochapada, area Ac.0.252 decimal out of Ac. 2.213 decimal stands recorded in the name of Kamju Anama Achari.


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- II. That, Smt. Santilata Dash, executed RSD No:4806 Dtd: 09/12/1998 in favour of **Santosh Kumar Tripathy**, in respect of Settlement Khata No: 447 ,Plot No: 1213,Mouza: Lochapada, area Ac.0.468 dec and Kamju Anama Achari executed RSD No:9204 Dtd: 23/12/2009 in favour of **Santosh Kumar Tripathy**, in respect of Settlement Khata No: 121 ,Plot No: 1212, and Mutation Khata : 495/3203, Mouza: Lochapada, area Ac.0.252 decimal out of Ac. 2.213 decimal
- III. That, **Santosh Kumar Tripathy**, applied for mutation for Settlement Khata No: 447 ,Plot No: 1213,Mouza: Lochapada, area Ac.0.468 dec and Settlement Khata No: 121 ,Plot No: 1212, and Mutation Khata : 495/3203, Mouza: Lochapada, area Ac.0.252 decimal out of Ac. 2.213 decimal vide mutation case no: 3242/2013 , 432/2013 and obtained the mutated RoR in their name vide Mutation Khata No: 495/5002 ,Plot No: 1212/10701, area Ac.0.106 dec and Mutation Khata No: 495/5126 ,Plot No: 1213/13292, area Ac.0.048 dec.
- IV. That, **Santosh Kumar Tripathy**, executed a Development Agreement, Dtd: 17/12/20218 and General Power Of Attorney No:10612200918, Dtd: 07/02/2022 in favour of **M/S. ISALI CARE ESTATES AND HEALTH PVT. LTD.**, a private limited company incorporated under the Indian Companies Act,2013 vide CIN No: U45400OR2018PTCO29815. Dtd: 01.11.2018, having regd office at Bijipur Nilakantha Nagar, 1st lane, Gosaninuagaon, Barhampur Town , Gunjam-760001, represented by its Managing Director **Smt. Sova Rani Pradhan**,


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aged about 53 years, W/o: Suren Kumar Pradhan, By caste: Kurum, By Profession: Business, permanently residing at: Bijipur Nilakantha Nagar, 1st lane, Gosaninuagaon, PO/PS: Barhampur Town, Gunjam-760001, Odisha, Aadhar No: 2476 2319 2859, Mobile No: 8917280313, in respect of **Mutation Khata No.495/5002, Plot No. 1212/10701, area Ac0.106 dec and Mutation Khata No: 495/5126, Plot No: 1213/13292, area Ac0.048 dec, in Mouza: Lochapada, Tahasil: Kukudakhandi, Tahasil No: 63, P.S: Berhampur, P.S No:45, Dist: Gunjam.**

- V. That, Brahmapur Development Authority vide Letter No 44/BeDA, Barhampur, Dtd: 19/01/2022, approved for construction of S+G+3 Storied Residential Apartment building over **Plot No. 1212/10701, Mutation Khata No.495/5002, area Ac0.106 dec and Plot No: 1213/13292, Mutation Khata No: 495/5126, area Ac0.048 dec, in Mouza: Lochapada, Tahasil: Kukudakhandi, Tahasil No: 63, P.S: Berhampur, P.S No:45, Dist: Gunjam.**
- VI. That, the Encumbrance Certificate dt.09.03.2022 vide E.C Application No. 2022061004251 issued by the Sub Registrar Barhampur reveals that the properties are free from all encumbrances.
- VII. That the flow of title clearly suggests that **M/S. ISALI CARE ESTATES AND HEALTH PVT. LTD.**, represented by its Managing Director **Smt. Sova Rani Pradhan**, in respect of **Mutation Khata No.495/5002, Plot No. 1212/10701, area**


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Ac0.106 dec and Mutation Khata No: 495/5126, Plot No: 1213/13292, area Ac0.048 dec, in Mouza: Lochapada, Tahasil: Kukudakhandi, Tahasil No: 63, P.S: Berhampur, P.S No:45, Dist: Gunjam., as GPA Holder, has absolute, clear and marketable title in respect of the property mentioned herein.

VIII. That, this legal report may be accepted subject to verification of original documents and physical possession.

IX. That, obtaining the aforesaid GPA and possession, the Promoter/ Developer is ready to proceed further as per the aforesaid agreement and also as per the permission from competent authority.

The above opinion, according to me, is sufficient to meet the queries. As you know opinion is rendered on the available materials with reference to the relevant provisions of laws and it's all tentative subject to a test of final adjudication.

Cuttack

Dt: 05/07/2022


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