



Khirod Ku. Behera

B.A.,L.L.B

ADVOCATE
BHUBANESWAR

Mob:9853333051

Ref.....

Date: 15.7.22

To,
Alltrade Constructions Pvt. Ltd,
Having its registered office at
A/6 Commercial Estate Civil Town Ship
Rourkela- 769004
And having its branch office at
Plot No. A/143, Flat No. 203
Aishwarya Palace 2nd floor Saheednagar
Bhubaneswar- 751007.
Represented through its manager Sri Nirmal Kumar Biswal.

Sub- Title Investigation Report on the point of right, title, interest and marketability of land owner M/s Alltrade Constructions Pvt. Ltd, a company incorporated & registered under the Indian Companies Act vide its PAN - AAICA6891Q, Having its registered office at A/6 Commercial Estate Civil Town Ship Rourkela- 769004, & having its branch office at Plot No. A/143, Flat No. 203, Aishwarya Palace 2nd floor Saheednagar, Bhubaneswar- 751007. Represented through its manager Sri. Nirmal Kumar Biswal in respect of the land stated in the schedule below.

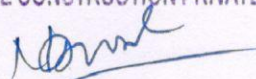
SCHEDULE OF PROPERTY:

Dist. Khurda, Tahasil - Bhubaneswar under the jurisdiction of S.R.O. Khandagiri, P.S. Khandagiri No. 50, Mouza - Ghatikia, Khata No. 1988/9, Sthitiban, Plot No. 4365/9551, 4366, 4364. All Plot Kisam are Gharabari, Area Ac. 0.553, Ac. 0.685, Ac 0.562 decs. Total three numbers of Plot and total area Ac. 1.800 decs .

PARTICULARS OF DOCUMENTS

1. Mutation R. O. R. bearing khata No. 1988/9 Plot No. Plot No. 4365/9551, 4366, 4364. Of Mauza- Ghatikia stood recorded in the name of Alltrade Constructions Pvt. Ltd. Represented through its Manager Sri Nirmal Kumar Biswal S/O. Bauri Bandhu Biswal.
2. Regd. Sale deed bearing ID No. 1131500832 and Document No. 1131500728 Dated 06/02/2015 Registered before S. R. O. Khandagiri executed by (1) RUPAL INFRASTRUCTURE PVT. LTD. Represented through its director Anil Jaiswal S/O. Asrafaikal Jaiswal and Sri Nisitha Ranjan Nanda S/O. Sri Narendra Kumar Nanda, G.P. A. holder of (a) Bidhumukhi Dash @ Mishra W/o

ALLTRADE CONSTRUCTION PRIVATE LIMITED


Authorised Signature



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- Brajaraj Mishra, (b) Bilasini Dash @ bilasini Barma W/o- Niranjan Barma, (c) Champabati Pati W/o. Late Artatrana Pati, (d) Nayansundari Mohapatra, W/o. Late Rebatikanta Mohapatra.
3. Sabik R. O. R. bearing Khata No. 1463 Mouza- Ghatikia stood recorded in the name of RUPAL INFRASTRUCTURE PVT. LTD. Represented through its director Rajesh Jaiswal S/O. Asrafailal Jaiswal, (a) Bidhumukhi Dash @ Mishra W/o - Brajaraj Mishra, (b) Bilasini Dash @ bilasini Barma W/o- Niranjan Barma, (c) Champabati Pati W/o. Late Artatrana Pati, (d) Nayansundari Mohapatra, W/o. Late Rebatikanta Mohapatra.
 4. Certificate of Encumbrance on property (E.C.) for 23 years from 1 Jan 2000 to 21 May 2022 issued by S. R. O. Khandagiri at Bhubaneswar.
 5. Rent Receipt (Pauti).

REPORT

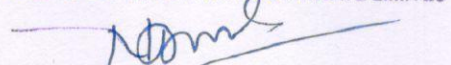
I have carefully perused and scrutinized the records as submitted by your office in connection with the land in question to find out as to whether the present owner has a clear and marketable title over the property. And after proper verification, I am submitting this report.

That the delineation of the genesis of the title to the land as per the recitals of aforesaid documents is that the Khata No. 1463 Mouza- Ghatikia stood recorded in the name of RUPAL INFRASTRUCTURE PVT. LTD. (a) Bidhumukhi Dash @ Mishra W/o - Brajaraj Mishra, (b) Bilasini Dash @ bilasini Barma W/o- Niranjan Barma, (c) Champabati Pati W/o. Late Artatrana Pati, (d) Nayansundari Mohapatra, W/o. Late Rebatikanta Mohapatra.

That, aforesaid RUPAL INFRASTRUCTURE PVT. LTD., (a) Bidhumukhi Dash @ Mishra W/o - Brajaraj Mishra, (b) Bilasini Dash @ bilasini Barma W/o- Niranjan Barma, (c) Champabati Pati W/o. Late Artatrana Pati, (d) Nayansundari Mohapatra, W/o. Late Rebatikanta Mohapatra. While was in peaceful possession over the scheduled land to meet her legal necessity sold away/alienated the same in favour of of M/s Alltrade Constructions Pvt. Ltd., represented through its manager Sri Nirmal Kumar Biswal vide Regd. Sale deed bearing I.D. No. 1131500832 and Document No. 11131500728

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ALLTRADE CONSTRUCTION PRIVATE LIMITED


Authorized Signature

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D-15-7-22

Dated 06/02/2015 Registered before S. R. O. Khandagiri and delivered peaceful possession thereof.

That, after purchase M/s Alltrade Constructions Pvt. Ltd., represented through its manager Sri Nirmal Kumar Biswal has muted the scheduled land in its favour and obtained mutation R. O. R. (patta) from Office of the Tahasildar, Bhubaneswar.

The present owner who is in possession over the scheduled land having every right, title and interest has recorded its name in said R. O. R. by virtue of Mutation.

The present owner being desirous of developing the schedule land by constructing a residential apartment building comprising of independent flat(s)/unit(s) has obtained approved Plan From Bhubaneswar Development Authority for such development and construction.

The certificate of Encumbrances reveals that the property is not subject to any other undisclosed charges or encumbrances.

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, as well as perusal of all the documents available, I am of the considered opinion that the land owner name above as well as the developer company M/s Alltrade Constructions Pvt. Ltd. Has an fitted, clear and marketable title over the land in question to formulate housing scheme by constructing residential building as per approved building plan of Bhubaneswar Development Authority and the right to transfer and dispose of the build-up spaces in favour of the intending purchasers.

Thanking you.

Bhubaneswar.

Yours faithfully,

Khirod Kumar Behera

Advocate

Bhubaneswar

Advocate

(K. Behera)

15.7.22

E-0-1150/11

Khirod Ku. Behera

3 (Adv)

ALLTRADE CONSTRUCTION PRIVATE LIMITED

(Signature)

Authorised Signature