



Date: 02/08/2024

To,  
Mr. Manoj Kumar Agarwalla & Sitesh Agarwalla

**LEGAL TITLE OPINION/SEARCH REPORT**

- **Properties**
- Ref No.
- **Report:- Positive**
- Search Receipt:
- Type of case: **Report on title over land**
- Sir
- As desire by you the records of District Sub-Registrar, Dhenkanal have been verified by me for the period of last 27 years i.e. from 01/01/1995 to 20/04/2022 for investigation of title in respect of the below mentioned properties. I have also verified documents mentioned in schedule. On the basis of said documents my **REPORT/CERTIFICATE** is given as under:-
- **SUB:- TITLE CLEARANCE CERTIFICATE**
- **Name/ Present Owner/s of the Property:** Mr. Manoj Kumar Agarwalla, S/o- Jagdish Prasad Agarwalla & Sitesh Agarwalla, S/o- Sanwar Mal Agarwalla.
- **Name of Developer:** Mr. Manoj Kumar Agarwalla, S/o- Jagdish Prasad Agarwalla & Sitesh Agarwalla, S/o- Sanwar Mal Agarwalla.
- **Name/s of the person/s offering mortgage:** Mr. Manoj Kumar Agarwalla, S/o- Jagdish Prasad Agarwalla & Sitesh Agarwalla, S/o- Sanwar Mal Agarwalla..



▪ **Description of the Property:**

District- Dhenkanal, Tahasil- Dhenkanal Sadar, PS- Dhenkanal Sadar, Thana No. 1, Orissa Sarkar Khewat No.1, **Mouza- Dhenkanal Town**, Khata No. **3470/5279**, Plot No. **5611/22518**, area **Ac.0.320dcml** & Plot No. **5610**, area **Ac.0.055dcml**, in total one Khata, two Plots, in total measuring **Ac.0.375dcml**, Status- Stitiban, Kissam- Gharabari, corresponding to previous Khata No. 3470/3798, same plots and areas, which corresponds to settlement Khata No. 2756, Plot No. 5610 & 5611 (P).

(By taking together the above mentioned property the Developer is going to start a project by construction for residential purpose in the name and style as "**MANORAMA ENCLAVE**")

▪ **Particulars of all documents made available for verification:**

- 1) Online copy of the RoR in respect of Khata No. 2756 of Mouza- Dhenkanal Town in the name of Lalit Mohan Nanda, S/o- Rama Chandra Bhakti Binod.
- 2) Copy of the RoR in respect of Khata No. 3470/3798 of mouza- Dhenkanal Town in the name of Kunja Bihari Nanda, S/o- Lalit Mohan Nanda.
- 3) Legal heir certificate of Late Nilima Nanda, W/o- Kunja Bihari Nanda vide Misc. Certificate Case No. E-LHC/2022/43932 dated 13/04/2022 issued by Office of the Tahsildar, Dhenkanal.
- 4) Copy of the Regd. Sale Deed vide Document No. 10502202143, dtd. 22/04/2022, executed by Partha Pratima Nanda, Alok Kumar Nanda, Dipak Kumar Nanda and Debasish Nanda, all are sons of Late KUnja Bihari Nanda in favour of Manoj Kumar Agarwalla, S/o- Jagdish Prasad Agarwalla and Sitesh Agarwalla, S/o- Sanwar Mal Agarwalla.
- 5) Copy of the RoR in respect of Khata No. 3470/5279 of Mouza- Dhenkanal Town recorded jointly in the names of Manoj Kumar Agarwalla, S/o- Jagdish Prasad Agarwalla and Sitesh Agarwalla, S/o- Sanwar Mal Agarwalla.
- 6) Copy of the Plan Approval Letter No. BP/DKN/007944, Dhenkanal, dtd. 29/02/2024 for construction of S+5 residential, Medium Income Housing issued by the Dhenkanal Municipality in favour of Manoj Kumar Agarwall and Sitesh Agarwalla (along with Plan).





- 7) Online Encumbrance Certificate No. 0502022004351, dtd. 21/04/2022 issued by DSRO Dhenkanal for the period 01/01/1995 to 31/12/2008.
  - 8) Online Encumbrance Certificate No. 0502022004369, dtd. 21/04/2022 issued by DSRO Dhenkanal for the period 01/01/2009 to 20/04/2022.
- Whether the property/ properties under consideration involves Land, whether the Land is Agricultural/Non Agricultural land, in case of N.A. land/plot – whether it is allowed for use of Residential / commercial / Industrial purpose:- **Home Stead Land.**
  - Whether there is any construction over the said land and any permission or Approved Lay-out plan obtained from competent authority ? Construction is not started yet and Lay-out Plan is duly Approved by Dhenkanal Municipality vide Letter No. BP/DKN/007944, Dhenkanal, dtd. 29/02/2024 for construction of S+5 residential, Medium Income Housing.
  - Whether the Property is subject to the claim of any minor person: No.
  - Whether the property is subject to land acquisition proceeding: No.
  - **Devolution of Title/Title Flow**

As the documents provided to me it reveals that Khata No. 2756, Plot No. 5610, area Ac.0.055dcml and Plot No. 5611 of mouza-Dhenkanal Town was stand recorded in the name Lalit Mohan Nanda, S/o- Rama Chandra Bhakti Binod. After the death of Lalit Mohan Nanda, his legal heirs partitioned the above property themselves. As per the said partition deed Kunja Bihari Nanda, S/o- Lalit Mohan Nanda has entitled in respect of Plot No. 5610 measuring Ac.0.055dcml and Plot No. 5611 measuring Ac.0.320dcml. Thereafter Kunja Bihari Nanda applied for partition of his acquired property through OLR 19 (1) (c) Case No. 19/14 before the Tahasildar, Dhenkanal and the learned Tahasildar after observing all the formalities as required under law allowed the partition pursuant to which the revenue record was corrected and the purchased area being assigned Plot No. 5611/22518, area Ac.0.320dcml, Kissam- Gharabari-2 and Plot No. 5610, area Ac.0.055dcml, Kissam- Gharabari-1 were recorded in his name under Mutation Khata No. 3470/3798 being carved out from original Khata No. 2756. Subsequently Kunja Bihari Nanda and his wife Nllima



Nanda died leaving behind his four sons namely Partha Pratima Nanda, Alok Kumar Nanda, Dipak Kumar Nanda and Debasish Nanda as their legal heirs and successors upon whom the interest of the deceased Kunja Bihari Nanda and Nilima Nanda in the said property devolved. Being in need of money for repayment of debts and other legal necessities, the said legal heirs of Late Kunja Bihari Nanda, viz. Partha Pratima Nanda, Alok Kumar Nanda, Dipak Kumar Nanda and Debasish Nanda transferred the land measuring Ac.0.320dcml from Plot No. 5611/22518 and the land measuring Ac.0.055dcml from Plot No.5610, in total one Khata, two Plots, total admeasuring Ac.0.375dcml in favour of Manoj Kumar Agarwalla, S/o- Jagdish Prasad Agarwalla and Sitesh Agarwalla, S/o- Sanwar Mal Agarwalla by executing Regd. Deed of Sale bearing Document No.10502202143 dated 22/04/2022. Manoj Kumar Agarwalla and Sitesh Agarwalla applied for mutation of their purchased lands in their name vide Mutation Case No. 2682/2022 before the Tahasildar, Dhenkanal and the learned Tahasildar after observing all the formalities as required under law allowed the mutation pursuant to which the revenue record was corrected and the purchased area being Plot No. 5611/22518, area Ac.0.320dcml, Kissam-Gharabari-2 and Plot No. 5610, area Ac.0.055dcml, Kissam- Gharabari-1 were recorded in their name under Mutation Khata No. 3470/5279 being carved out from previous Khata No. 3470/3798.

They were jointly enjoying the described property having right, title interest in and possession thereon. The flow of title in favour of Manoj Kumar Agarwalla and Sitesh Agarwalla is clear and genuine.

Manoj Kumar Agarwalla and Sitesh Agarwalla applied for construction of S+5 residential, medium income housing building before the Dhenkanal Municipality and considering the application the said authority approves the plan for construction of residential building over the aforesaid property vide Letter No. BP/DKN/007944, Dhenkanal, dtd. 29/02/2024.





Manoj Kumar Agarwalla and Sitesh Agarwalla have started the development of the aforesaid property for the Project in the name and style as "MANORAMA ENCLAVE" over the described property as per the layout plan approved by Dhenkanal Municipality and simultaneously also applied for the project approved before the ORERA which is pending.

**CERTIFICATE**

**THIS IS TO CERTIFY** that, the project standing over the above aforesaid property have clear and marketable title and there is evidence of clear flow of right, title and interest in favour of Manoj Kumar Agarwalla and Sitesh Agarwalla for which the project "**MANORAMA ENCLAVE**" is clear and genuine. Therefore the property in question is clear and marketable.

Thanking You,

*Pradip* 02/09/2024

**Pradip Kumar Tandi**  
Advocate, Bhubaneswar  
Enrolment No. O-1391/18.08.2002

