

Bharat Hati, LL.M. (U.U)
ADVOCATE



Enrolment No. O-1952/94

Office - Cum - Res.
Kanchan Bazar, Dhenkanal Town
Kumbhar Sahi (New Colony)
Dhenkanal, Pin - 759001, Odisha
Mob. : 9437292406/9437096080
Residence Phone No. 06762-223970
Email. bharathati1@gmail.com

Date : 30/11/2023

Ref. No.

To

Gayatri Hindocha
Wife of Rajendra Kumar Hindocha
of Jawahar Chowk Dhenkanal,
P.S.Town District- Dhenkanal

Sub: Legal Opinion of land situated at Mouza- Ranja , Tahasil- Dhenkanal Sadar
, Mutation Khata No. 480/583, Mutation Plot No.241/3229 measuring an area
of A.2.400 decimals Kissam Gharabari in the name of Gayatri Hindocha

Madam

After careful scrutiny of all the relevant documents produced by you , it is
ascertained that originally Hal Khata No 480/6, Hal Plot No.241 measuring an area
of A.16.80 decimals Kissam Biali of mouza Ranja along with other plots stood
recorded in the name of one Sushila Debi Agarwalla, Wife of Santosh Kumar
Agarwalla of Dhenkanal Town Pada Ananda Bazar .

The recorded owner Sushila Kumari Debi, being in need of money to repay
the debt finding no other alternative sold away Hal Plot No.241, under Hal Khata
No.480/6 measuring an area of Ac.16.80 decimals along with other plots of mouza-
Ranja all total Ac.19.43 decimals to Smt. Padma Gupta Wife of Ashok Kumar
Gupta of 33 Maharshi Debendra Road Calcutta, PIN-700006, for a lawful
consideration of Rs.81,500/- vide RSD No. 3224 dtd. 15.07.1996 and the said
document was executed before the District Su Registrar Dhenkanal and on the same
day the vendor handed over the physical possession to the vendee Smt.Padma
Gupta.

After purchase said Padma Gupta applied before the Tahasildar Sadar
Dhenkanal to record her purchased land in her favour, and the Tahasildar
Dhenkanal after observing all formalities under revenue law ,allowed the mutation

Bharat Hati
Advocate, Dhenkanal
Enrolment No-O-1952/1994
Mob-9437292406

Bharat Hati, LL.M. (U.U)
ADVOCATE



Enrolment No. O-1952/94

Office - Cum - Res.
Kanchan Bazar, Dhenkanal Town
Kumbhar Sahi (New Colony)
Dhenkanal, Pin - 759001, Odisha
Mob. : 9437292406/9437096080
Residence Phone No. 06762-223970
Email. bharathati1@gmail.com

Ref. No.

Date :

and granted mutation ROR vide Khata No.480/201 of mouza- Ranja Plot No.241 measuring an area of Ac.16.80 decimals along with other plots in favour of Smt.Padma Gupta

Said Padma Gupta Wife of Ashok Kumar Gupta of 33 Maharshi Debendra Road, Kolkata P.O./P.S./District- Kolkata through her authorized attorney holder M/S B.V.R. Ventures L.L.P. having registered office At C/o Bikash Hindocha of plot No.4600/6407 Jawahar Chowk Dhenkanal Town, P.S. Town, P.O/District Dhenkanal C/o Designated Partner Binod Kumar Agarwalla, Son of Laxminarayan Lal of Dhenkanal Town, Station Bazar, Dhenkanal vide attorney 10502300385 dtd.21.01.2023 sold an area of Ac.2.40 decimals southern side middle out of A.16.80 decimals from Plot No.241, Khata No.480/201, Gayatri Hindocha Wife of Rajendra Kumar Hindocha of Jawahar Chowk Dhenkanal, P.S.Town District- Dhenkanal vide RSD vide Document No.10502300779 dtd.13.02.2023 for a lawful consideration of Rs.8,71,200/- and the sale deed was executed before the D.S.R.O. Dhenkanal.

After purchase the aforesaid Ac.2.40 decimals said Gayatri Hindocha applied before the Tahasildar Dhenkanal vide Mutation Case No.1497 /2023 and LRMS Case No.2646/2023 OLR U/S 8(A) to convert the land from agricultural to non agricultural and the Tahasildar Sadar Dhenkanal after verifying all the relevant documents granted ROR vide Khata No.480/583 of mouza- Ranja appertaining to Plot No.241/3229 measuring an area of Ac.2.4000 decimals Kissam Gharabari in the name of Gayatri Hindocha.

So after going through all the relevant documents like copy of the sale deed, ROR, rent receipt and E.C issued by DSRO Dhenkanal from 01.01.1995 to 29.11.2023 reveals that the land is free from all encumbrances so she can proceed for development of the land..

BH
Bharat Hati 30/11/23.
Advocate, Dhenkanal
Enrolment No-O-1952/1994
Mob-9437292406

Bharat Hati, LL.M. (U.U)
ADVOCATE



Enrolment No. O-1952/94

Office - Cum - Res.
Kanchan Bazar, Dhenkanal Town
Kumbhar Sahi (New Colony)
Dhenkanal, Pin - 759001, Odisha
Mob. : 9437292406/9437096080
Residence Phone No. 06762-223970
Email. bharathati1@gmail.com

Ref. No.

Date :.....

This legal opinion required being produce before the concern authority for necessary action.

Schedule of property.

Mouza- Ranja, Tahasil Dhenkanal Sadar, Tahasil No.156, P.S. Dhenkanal Sadar
P.S.No.80 District Dhenkanal.

<u>Mut.Khata No.</u>	<u>Mutation Plot No.</u>	<u>Kissam</u>	<u>Area.</u>
480/583	241/3229	Gharabari	A.2.40 decimals.

Bounded by

N- Shradha Agarwalla .
S- Nij .
E- Government .
W- Road .
as per RSD No.10502300779
dt.13.02.2023 .

Bharat Hati.

Advocate.

Enrolment No. O-1952/94

Bharat Hati 30/11/23
Advocate, Dhenkanal
Enrolment No-O-1952/1994
Mob-9437292406