



IN THE HIGH COURT OF ORISSA AT CUTTACK

W.P.(C) No. 13031 of 2016

M/s. Unideal (India) Pvt. Ltd.

....

Petitioner

Mr. Milan Kanungo, Senior Advocate
along with Mr. Soumya Ranjan Mohanty, Advocate
-versus-

The State of Odisha and Others

....

Opposite Parties

Mr. Bibekananda Nayak, AGA
Mr. Sanjib Swain, Senior Advocate (For BDA)
Mr. Bibhudhendra Dash, Advocate (For BMC)

CORAM:

**JUSTICE K.R. MOHAPATRA
JUSTICE SAVITRI RATHO**

Order No.

13.

ORDER

24.02.2026

1. This matter is taken up through hybrid mode.
2. Upon hearing Mr. Milan Kanungo, learned Senior Advocate appearing on behalf of the Petitioner, Mr. Sanjib Swain, learned Senior Advocate for Bhubaneswar Development Authority, Mr. Bibhudhendra Dash, learned counsel for the Bhubaneswar Municipal Corporation and Mr. Bibekananda Nayak, learned Additional Government Advocate, it appears that one of the grounds on which the lease granted in favour of the Petitioner was cancelled was violation of Clause-2 (xiv) of the Lease Agreement. It is alleged that without taking prior permission of the lessor, the Petitioner-Company transferred the lease to another Company and has allowed the said Company to do commercial activities in the lease hold premises.
3. Mr. Milan Kanungo, learned Senior Advocate appearing for the Petitioner submits that there is only a change of Director of the Company and the lease hold property has never been



transferred in violation of Clause-2 (xiv) of the Lease Agreement. He also submits that in order to clarify the position, an additional affidavit shall be filed by the Petitioner along with the relevant documents.

4. Let the affidavit along with relevant documents be filed by the Petitioner within a period of two weeks hence serving copy thereof on the learned counsel for the Opposite Parties.

5. Put up on 17th March, 2026 under the heading 'Stayed Matters'.

6. A copy of the rejoinder as well as the additional affidavit filed by the Petitioner-Company be served on the learned counsel for the Bhubaneswar Development Authority within two weeks hence.

7. Interim order dated 5th August, 2016 passed in Misc. Case No. 12132 of 2016 shall continue till the next date.

(K.R. Mohapatra)
Judge

(Savitri Ratho)
Judge

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Signature Not Verified

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Signed by: PUSPANJALI MOHAPATRA
Reason: Authentication
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Date: 25-Feb-2026 13:21:24

