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High Court, Calcutta

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TITLE CUM SEARCH INVESTIGATION REPORT (TSIR)

Name of the Branch	Tata Capital Financial Services Limited Salt Lake Sector -5 Branch
Name of the Borrower / Mortgagor: (Father's/Husband's name to be mentioned in case of individual)	Name of the Borrower - Bhubaneshwari Seafood Pvt. Ltd. Name of the Mortgagor - Bhubaneshwari Seafood Pvt. Ltd.
Name of the Advocate Address Tel. No. (Office, Mobile, Residence) Email ID Fax No.	S.G. Associates, Advocate Room No. B1 & B2 MMS Chamber, 4A, Council House Street, Kolkata – 700 001 4006 9719 kolsgassociates@gmail.com
Name and address of the person who handed over the papers to the advocate for issuing the TSIR	

1. Description of the documents verified / scrutinized:

Sl. No	Date of the document	Names of parties	Original / certified Photocopy / true copy
01.	09.05.2005	Deed of Conveyance made between Rajendra Nath Mishra, Gyanendra Narayan Chhotray and P K Bose as Vendors and M/s. Sun Biotechnology Limited as Purchaser and registered in the office of D.S.R. Balasore and recorded in Deed No.	Photocopy



		3770 for the year 2005.	
02.	09.12.2016	Sale Deed made between State Bank of India as Secured Creditor/Vendor and M/s. Sarala Exports a Proprietorship Firm as Purchaser/Vendee and registered in the office of Balasore and recorded in Book No. I, as Document No. 10061608335 for the year 2016	Photocopy
03.	09.08.2017	Sanction building plan approved by Government of Odisha	Photocopy
04.	22.09.2021	Deed of Conveyance executed between M/S. Sarala Exports represented by its Proprietor namely Sri Dhruba Charan Nayak (Vendor) AND Bhubaneshwari Seafood Pvt. Ltd, represented by Sri Tapas Das (Purchaser). The said Deed was duly registered in the office of D.S.R. Balasore and recorded in Book No. I, Volume No.172, as Document No. 10062108220 for the year 2021	Photocopy

2. That the aforesaid documents placed before me by the Borrower / Mortgagor are genuine; I have verified, tallied and compared these documents from the records of the Office of the Sub-Registrar of Assurances and also from the records of other appropriate authorities and no inconsistencies or discrepancies were found. The Stamp duty payable under the relevant stamp act has been paid.

3. * Full / correct description of the property:

Survey /Door	N.A
Patta/ Khata.No	
Plot No...../ Flat No.....	
Measurement / Extent of property	All That piece and parcel of land measuring about 1.07 decimal situated at P.S. No. 211, Mouza – Biruan, New Khatian No. 516/1203, Old Khatian No. 516/67, Plot No. 1177, District – Balasore, Police Station – Balasore, Sadar.
Location / Land-marks / name of the area, <i>Mohalla</i> (it should give clear location of the property so as to reach the spot in case of need)	All That piece and parcel of land measuring about 1.07 decimal situated at P.S. No. 211, Mouza – Biruan, New Khatian No. 516/1203, Old Khatian No. 516/67, Plot No. 1177, District – Balasore, Police Station – Balasore, Sadar.
City / District	District – Balasore, Orissa



Boundaries	
North by	Plot No. 1141
South by	Plot No. 1178 & 1179
East by	Plot No. 1141
West by	Plot No. 1174

*Full description of property to be mortgaged containing details such as total area of plot, nature of construction, description of carpet and built up area such as rooms, halls, living room, bed room, factory shed, building, office block etc. The location and land-mark should be given invariably as mere revenue description is not sufficient to easily locate the property.

4. Description of the Chain of Title from the Mother Deed to the latest title deed to be traced for a period of 13 years.

That by a Registered Deed of Conveyance dated 09.05.2005 executed between Rajendra Nath Mishra, Gyanendra Narayan Chhotray and P K Bose as Vendors had sold the land measuring 1.17 decimal to P.S. No. 211, Mouza – Biruan, Khatian No. 516/67, Plot No. 1177, District – Balasore, Police Station – Balasore to M/s. Sun Biotechnology Limited as Purchaser and registered in the office of D.S.R. Balasore and recorded in Deed No. 3770 for the year 2005.

That M/s. Sun Biotechnology Limited has developed the said land and had taken a loan from State Bank of India Overseas Branch, and due to some reasons cannot repay the loan to the said Bank.

That the State Bank of India had decided to sale the said property by public Auction under Sarfaesi Act 2002, and issued the possession notice in accordance to the provisions of Sarfaesi Act 2002 was issued and subsequently the bank has taken possession under law and proceedings and also published the Public Auction Notice to sale the said property.

That M/s. Sarala Exports a Proprietorship Firm had deposited the total consideration amount of Rs. 1,72,69000/- to the State Bank of India as per the public auction and the said M/s. Sarala Exports is the highest bidder and offered to purchase the said property and as per terms of auction the Authorized officer of the said Bank granted Sale Certificate in favour of the said M/s. Sarala Exports.

That by a Sale Deed dated 09.12.2016 made between State Bank of India as Secured Creditor/Vendor had sold the land measuring about 1.07 decimal situated at P.S. No. 211, Mouza – Biruan, Khatian No. 516/67, Plot No. 1177, District – Balasore, Police Station – Balasore, Sadar and M/s. Sarala Exports a Proprietorship Firm as Purchaser/Vendee registered in the office of Balasore and recorded in Book No. I, as Document No. 10061608335 for the year 2016.



That by a Deed of Conveyance dated 22.09.2021 executed between M/S. Sarala Exports represented by its Proprietor namely Sri Dhruba Charan Nayak as Vendor had sold the land measuring about 1.07 decimal situated at P.S. No. 211, Mouza – Biruan, New Khatian No. 516/1203, Plot No. 1177, District – Balasore, Police Station – Balasore, Sadar to Bhubaneshwari Seafood Pvt. Ltd, represented by Sri Tapas Das (Purchaser). The said Deed was duly registered in the office of D.S.R. Balasore and recorded in Book No. I, Volume No. 172, as Document No. 10062108220 for the year 2021.

6. If any of the transaction(s) are oral transaction(s) (specify the transaction such as oral partition, family settlement, family arrangement, etc) and state whether such transactions are legally valid and enforceable. If any document in the form of duly sworn affidavit before the Judicial Magistrate / Notary Public, containing no objection /release / relinquishment of the interest and affirming the existence of such oral transaction amongst/between the members of family / parties is to be obtained from each of the party to such transaction and if they have already been obtained whether such transaction(s) is/are duly supported by the relevant records of Municipality/City Survey/Revenue etc. --No

7. Describe the Nature of Tenure: (Absolute ownership/leasehold rights, occupancy / possessory rights Government owned /acquired or any other Tenure to be mentioned in detail.	Freehold Right
8. If the property is a Leasehold property - a) Whether Lease Deed has been registered as required under the law. 01-2006 b) Residual period of Lease. c) Whether there are any prejudicial clauses or restrictive covenants in the Lease Deed which is likely to affect the lease hold interests offered as security. d) Whether the consent / permission from the Lessor is obtained / available for creating the mortgage. e) Whether the property is granted under Government grant or any other grant.	N.A.



<p>Please specify, if any permission is required.</p> <p>If it is so whether such permission has been obtained</p> <p>f) Whether any adverse conditions in the grant? If so, please reproduce the same.</p>	
<p>9. (A) If the borrower / guarantor / mortgagor has only a occupancy right please comment on the safeguards to be taken by the Mortgagee (i.e. Tata Capital Financial Services Limited).</p> <p>(B) Please specify the local law which permits Mortgage and sale of such occupancy rights.</p> <p>(C) Whether the occupancy right is heritable and assignable.</p>	<p>N.A.</p> <p>N.A</p> <p>N.A</p>
<p>10. Bar on creation and enforcement of Mortgage:</p> <p>Whether the local laws or any other law restricts the creation of the Mortgage/ sale of the property to be mortgaged to the Mortgagee.</p>	N.A.
<p>11. (A) If the Mortgagor has only a possessory right please comment on the nature of such right, the validity there of and also the precautions to be taken by the Mortgagee.</p> <p>(B) Please state the name of the person who has a primary/absolute title.</p> <p>(C) Whether permission of such person is required, AND if it is so, whether obtained?</p> <p>(D) Please state in what manner it would</p>	<p>N.A.</p> <p>N.A.</p> <p>N.A</p> <p>N.A.</p>



<p>affect the Mortgagee of such possessory title.</p> <p>(E) If the borrower / guarantor /mortgagor has only a possessory right please comment on the nature of such right ,the validity there of and also the precautions to be taken by the Mortgagee.</p>	N.A.
<p>12. Minor's interest in Property:</p> <p>Describe whether any of the minor is having interest in the Property offered as mortgage.</p> <p>(B) If so, whether Court permission (except in case of HUF property) has been obtained for offering the property as security or is yet to be obtained.</p> <p>(C) Please specify the undivided share of the Minor (whether there is a claim or not)</p> <p>(D) ©What is the status of Genealogical Tree</p> <p>(D) Whether the same has been issued by the Tahasildar or any other Competent Authority.</p>	<p>N.A</p> <p>N.A</p> <p>N.A</p> <p>N.A</p> <p>N.A</p>
<p>13. State whether the possession of the property offered as security is unhindered / undisturbed possession and the period for which he is in such possession</p>	
<p>14. The period covered under the Encumbrance Certificate and the encumbrances if any, reflected therein.</p>	<p>The searching has been done in the office of District Sub Registrar Balasore, from the period of 01.01.1995 to 31.12.2004, being Encumbrance Certificate No. EC0062021006934, from the period of 01.01.2005 to 15.11.2016 being EC0062016023973, from the period of 01.12.20216 to 31.01.2021 being EC0062021003034, and from the period of</p>



	01.01.2021 to 24.09.2021 being EC0062021017929, has been attached herewith. As from the above said years onwards for electronic documents / system generated information and we have to rely upon the said electronic documents / system generated information available no adverse entries were observed.
15. Name of the person who has applied for the encumbrance certificate	Pradipta Kanungo had applied for the Encumbrance Certificate
16. Whether searches had been conducted physically at the office of the	Yes
i) Sub Registrars office Municipal / Collector / Taluk or Such other Revenue office	
ii) Registrar of Companies	To be conducted separately.
iii) Civil / High Court –in the LISPENS REGISTER	No.
iv) Local Development Authority such as Lucknow /Delhi/ Bangalore Development Authority etc.	N.A.
v) Village Accountant – in the Dispute Register in respect of Agricultural property.	N.A.
vi) When mutated in the name of The person creating the mortgage.	No
vii). Whether the property has been notified for acquisition by the Govt. / Dev. Authority / or any other Govt. Authority.	No.
viii) If so, Whether search has been conducted with the Village Accountant / Chavidi Register / Register of Acquisitions.	N.A.
ix) Whether the holding / acquisition is in accordance with the provisions of the Land Reforms Act	N.A.



x) Please state the nature of any intervening charges or encumbrances observed / found against the property	N.A.
xi) Whether the searches had been conducted for 13 years. Please annex the search receipts and other documents in respect thereof	Yes
xii) Whether the property is subject matter of any litigation and if so, the details thereof	N.A.
17. Whether Urban Land Ceiling Clearance is required to be obtained for creating the mortgage. If the clearance has been obtained the details thereof be furnished.	N.A.
18. Whether the property is affected by any Local Laws (Viz. Agricultural Laws, Weaker Sections, Minorities. land laws (A) Whether any permission is required to be obtained from any Authorities. (B) If so, whether any such permission has been obtained and the details thereof be mentioned.	N.A. Not required. N.A.
19. Whether permission for conversion of land/s from Agricultural to Residential or Commercial is to be obtained. Please mention the reference of the proceedings.	Bhubaneshwari Seafood Pvt. Ltd.
20. Whether local revenue extracts, mutation extracts are available? If so, whether verification at Taluk Office has been made. Please Furnish the details.	Not Submitted.
21. In the case of Partition / Settlement / Family Arrangement deeds, whether the original deed is available for deposit.	N.A.



<p>a. Whether the deeds are registered</p> <p>b. Name of the person who is holding the original partition deed.</p> <p>c. How many sets of partition deeds have been prepared</p> <p>d. Whether mutation has been made pursuant to the partition and whether all parties to the partition are in the possession and enjoyment of their respective shares,</p> <p>e. Whether all the members of the family are parties to the partition (including the female members-both married and unmarried)</p> <p>f. Whether the partition effected is under Litigation and if so the details thereof.</p> <p>g. Whether the partition effected is in respect of the self acquired or ancestral property.</p>	
<p>22. What other precautions to be taken for creation of valid enforceable mortgage.</p>	N.A.
<p>23. Mortgage by Firm:</p> <p>a. In the case of partnership firm, whether the property belongs to the Firm.</p> <p>b. Whether the Partnership Deed is registered.</p> <p>c. Whether the title-deed stands in the name of the Firm and are registered.</p> <p>d Whether any restrictions are stipulated in the partnership deed in dealing with the property by any partner</p> <p>e. Whether the property belongs to any individual partner in his own name</p>	N.A.
<p>24. Status of Local /Property Taxes: a. Whether up to date land revenue / Municipal taxes and other cess paid</p>	Tax receipt not provided.



<p>b. Whether the tax receipts have been physically verified and found to be in order.</p> <p>c. whether taxes/ dues payable to Govt. Authorities or Statutory Authorities VIZ., PF ,Sales Tax etc are to be leviable or are a charge on the property.</p>	
<p>25. In case of devolution of property by way of a Will, the safeguards taken to ensure against impeachment of title offered as security be mentioned.</p> <p>a. Please state whether the will requires to be probated?</p> <p>b. Whether any Letters of Administration has been obtained in case the person died intestate.</p>	N.A
<p>26. When the Property is owned by a Corporate Entity:</p> <p>a. Resolution u/s.293 (1)(a) has been passed and certified copy has been obtained:</p> <p>b. Resolution specifies the name and designation of the Authorised Director/s / Officer/s for creation of mortgage.</p> <p>c. ROC search has been taken for ascertaining charge, if any, on the property. If so, furnish full details along with the relevant ROC Forms in respect thereof.</p> <p>d. whether any restrictions operate against the company in creating mortgage.</p> <p>e. The company has produced relevant record (please refer and describe the specific record such as 'Register of Charges maintained under Section-143</p>	<p>Yes.</p> <p>a. Board Resolution is to be obtained.</p> <p>b. Resolution for creation of mortgage is to be obtained.</p> <p>c. ROC search is to be obtained.</p> <p>d. No.</p> <p>e. MOA & AOA</p>



of the Companies Act, 1956, minute book maintained under Section 193 of the Act, Register of Managing Directors, Manager Secretary & Directors under Section 303 of the Act, Register of documents sealed etc.) The said records are in conformity with the relevant provisions of the Companies Act, 1956 and the other relevant laws/practices. There is nothing prejudicial to the interest of the Mortgagee.	
27. The "Agreement for the Sale" "Agreement for the building construction" is in conformity with the local laws (particularly relating to laws for purchase of flats etc.) and there is nothing prejudicial to the interest of purchaser (borrower) and the Mortgagee. All necessary parties have joined in it.	N.A.
28. In the case of flat/apartment, whether the Agreement of sale, deed of apartment and Declaration is registered with the Competent Authority.	N.A.
29. Please list the details of the Title Deeds to be deposited by the Mortgagor at the time of creation of Mortgage.	<p>1. Original Deed of Conveyance dated 09.05.2005 made between Rajendra Nath Mishra, Gyanendra Narayan Chhotray and P K Bose as Vendors and M/s. Sun Biotechnology Limited as Purchaser and registered in the office of D.S.R. Balasore and recorded in Deed No. 3770 for the year 2005.</p> <p>2. Original Sale Deed dated 09.12.2016 made between State Bank of India as Secured Creditor/Vendor and M/s. Sarala Exports a Proprietorship Firm as Purchaser/Vendee registered in the office of Balasore and recorded in Book No. I, as Document No. 10061608335 for the year 2016.</p> <p>3. Original Deed of Conveyance dated 22.09.2021</p>



	<p>executed between M/S. Sarala Exports represented by its Proprietor namely Sri Dhruba Charan Nayak (Vendor) AND Bhubaneshwari Seafood Pvt. Ltd, represented by Sri Tapas Das (Purchaser). The said Deed was duly registered in the office of D.S.R. Balasore and recorded in Book No. I, Volume No.172, as Document No. 10062108220 for the year 2021.</p> <p>4. Photocopy of Sanction Building Plan dated 09.08.2017 approved by Government of Odisha.</p>
30. Please mention the names of the persons who are required to deposit the title deeds with the Mortgagee.	Bhubaneshwari Sea Food Private Limited
31. Applicable Stamp duty for equitable Mortgage at the state where the property is Located. a) Act and Article b) Rate of stamp duty payable	Yes
32. Any other requirements to be followed or complied with	Mutation Certificate and Tax Receipt in the name of Bhubaneshwari Seafood Pvt. Ltd. need to be obtain as the registry has been executed on 22.09.2021.
33. Advocates final comments / views in detail to be mentioned. That the title of property in question is legal and marketable, free from any anomalies and Tata Capital Financial Services Limited can accept such property in Mortgage as good enforceable security.	On going through the copies of the documents and on relying upon the contents of the same and subject to the observations and satisfactory compliance of the requirement cited above, it is opined that the present owners have a clear and marketable title in the said property subject to compliance of the requirements in Clause No. 29 cited above. This opinion has been given on going through the copies of the documents and the original documents were not submitted.
34. Any special precautions / suggestions /views of the Advocate in the matter of creation of mortgage	N.A

Remarks:

LOCATION SKETCH



(Please furnish the location sketch to enable our Chartered Engineer / Valuer to easily locate the property proposed to be built / purchased / extended / renovated. Please ensure that it is drawn from a popular land mark.)

1. Name of the Applicant / Borrower.
2. Prominent landmark.
3. Distance (approx)
4. Bus route
5. Bus stop
6. Complete Address
7. Any other information

ROUGH LOCATION SKETCH

Approach sketch to the location.

Exact location of construction / purchase and working plan

Please mention details about the Builder

Name of the Firm

Address of the Firm

Tel..No.

Contact Person

Any other information:

PLACE: Kolkata



SEAL &

SIGNATURE OF THE ADVOCATE

DATE: 25.09.2021



Form No.25
Nil Certificate Of Encumbrance On Property

Application No : 2021006007996

Applicant Name : PRADIPTA KANUNGO

Owner Name(as per application) : M/S.SARALA EXPORTS

Certificate No. : EC0062021006934

Having applied to me for a certificate giving particulars of registered acts and encumbrances, if any in respect of undermentioned property :-

Sr. No.	Village	Khata No.	Plot No.	Area	North Boundary	West Boundary	East Boundary	South Boundary
1	BIRUAN-88	516/67	1177	1.07 Acre				
2	BIRUAN-88	436	1177	1.07 Acre				

I hereby certify that a search has been made in Book 1 and in the indexes relating thereto for 10 years from 01-JAN-95 to 31-DEC-04 for acts and encumbrances affecting the said property and that on such search no acts or encumbrance affecting and said property has been found.

Note :

(1) If the properties have been described in registered documents in a manner different from the way in which the applicant has described them in the application the transactions evidenced by such documents will not be included in the certificate.

(2) Under Section 57 of the Registration Act and Rule 137(i), persons desiring to inspect entries in the registers and indexes, or requiring copies thereof, or certificates of encumbrances on specified properties should make the search themselves, when the registers and indexes will be placed before them on payment of the prescribed fees.

a) But as in the present case the applicant has not undertaken the search himself, the requisite search has been made as carefully as possible by the Offices but the department will not, on any account, hold itself responsible for any errors in the results of the search embodied in this certificate.

Office : BALASORE

Digitally signed by
SOURABH KANUNGO
Date: 2021.03.23 17:31:41
+0530

Signature of Registering Officer

Form No.26
Certificate Of Encumbrance On Property

Certificate No. 500/2016-25973

Application No. 2016/06011563

Applicant Name : DHRUBACHARAN NAYAK

Owner Name(as per application) ARUN KUMAR SINGHA

Having applied to me for a certificate giving particulars of registered acts and encumbrances, if any in respect of undermentioned property

Serial Number	Village	Khata Number	Plot Number	Area	North	West	East	South
1	BIRUAN-211	426	1177	1.07 Acre				
2	BIRUAN-211	516/67	1177	1.07 Acre				

Whereby certify that a search has been made in book and in the indexes relating thereto for 12 years from 01-Jan-2005 to 15-Nov-2016 for acts and encumbrances affecting the said property and that on such search the following acts and encumbrances as detailed on the reverse appear:
I also certify that save the aforesaid acts and encumbrances no other acts and encumbrances affecting the said property have been found.

Search made and certificate prepared by

Search verified and certificate examined by

Office: BALASORE

Date: 16-Nov-2016



Signature & Designation

Signature & Designation

Signature & Designation

Signature & Designation

Registration Details

Serial/Registration No. Office	Description Of Property/Village/Khata Number/Plot Number/Acre/Boundary(East/West/North/South)/Chaka Number/7/10	Registration Number	Execution Date	Sub-Deed Type	Consideration First Party Amount	Second Party
1 BALASORE	BIRUAN-516/67/1177 1.17 Acre (1.17)	370/2005/	09/05/2005	CONVEYANCE GOVERNMENT	42000	LINANENDRA TMS SUN NARAYAN BIJESHI CHHOTEA LT. THROU CH P. JOSHI SANKAR THROUGH RAJENDRA

Registration Details

Serial No.	Registration Office.	Description Of Property (Village/Khata Number/Plot Number/Area/Boundary (East/West/North/South)/Chaka Number/Flat Number)	Registration Number	Execution Date	Sub-Deed Type	Consideration Amount	First Party	Second Party
1	BALASORE	BIRUAN-211 516/67 1177 0.39 Acre (0.39) NA NA NA NA NA 0 BIRUAN-211 436 1177 0.39 Acre (0.39) NA NA NA NA NA 0	4827/1994/105/10/1994	10/05/1994	SALE IMMOVABLE	20000	1 ARUN KUMAR SINGH	1 JANENDRA NARAYAN CHHOTRAY
2	BALASORE	BIRUAN-211 516/67 1177 0.39 Acre (0.39) NA NA NA NA NA 0	4828/1994/105/10/1994	10/05/1994	SALE IMMOVABLE	20000	1 ARUN KUMAR SINGH	1 ANARDAN NARAYAN CHOTARAY
3	BALASORE	BIRUAN-211 516/67 1177 0.37 Acre (0.37) NA NA NA NA NA 0	4829/1994/105/10/1994	10/05/1994	SALE IMMOVABLE	20000	1 ARUN KUMAR SINGH	1 RAJENDRA NATH MISHRA

Note :

- (1) The acts and encumbrances shown in the certificate are those discovered with reference to the description of properties furnished by the applicant. If the same properties have been described in registered documents in a manner different from the way in which the applicant has described them transactions evidenced by such documents will not be included in the certificate.
- (2) Under Section 57 of the Registration Act and Rule 137(i), persons desiring to inspect entries in the registers and indexes, or requiring copies thereof or requiring certificates of encumbrances on specified properties should make the search themselves when the registers and indexes will be placed before them on payment of the prescribed fees.
- a) But as in the present case, the applicant has not undertaken the search himself, the requisite search has been made as carefully as possible by the office; but the department will not on any account hold itself responsible for any errors in the results of the search embodied in this certificate.
- b) And as in the present case, the applicant has made the requisite search himself and as the acts and encumbrances discovered by him are shown in the certificate, after verification, the department will not on any account hold itself responsible for the omission in it of any other acts and encumbrances affecting the said properties not discovered by the applicant.

Print





Form No.26
Certificate of Encumbrance on Property

Application No : 2021006002880
Applicant Name : JOGENDRA MAHALIK
Owner Name(as per application) : DHRUBA CHARAN NAYAK
Certificate No. : EC0062021003034

Having applied to me for a certificate giving particulars of registered acts and encumbrances, if any in respect of undermentioned property :-

Sr. No.	Village	Khata No.	Plot No.	Area	North Boundary	West Boundary	East Boundary	South Boundary
1	BIRUAN-211	516/1203	1177	1.07 Acre				
2	BIRUAN-211	516/67	1177	1.07 Acre				

I hereby certify that a search has been made in book and in the indexes relating thereto for 6 years from 01-DEC-2010 to 31-JAN-2017 and no acts and encumbrances affecting the said property and that on such search the following acts and encumbrances as detailed on the reverse appear.

I also certify that save the aforesaid acts and encumbrances no other acts and encumbrances effecting the said property have been found.



Sr. No.	Registration Office.	Property Description(Village/Khata Number/ Plot Number /Area/Boundary(East /West /North /South)/ Chaka Number /Flat Number)	Registration Number	Execution Date	Deed Type	Consideration Amount	First Party	Second Party
1	BALASORE	BIRUAN-211 516/67 1177 1.07 Acre PLOT NO-1141 PLOT NO-1174 PLOT NO-1141 PLOT NO-1174 1175 FLAT NO.	10661008335	09-Dec-2016	SALE CERTIFICATE	17,269,000.00	1-STATE BANK OF INDIA REPRESENTED BY ITS ASST. GENERAL MANAGER SUBODH BHALCHANDRA GODBOLE	1-MS. SARALA EXPORTS THROUGH PROPRIETOR DHRUBA CHARAN NAYAK

Office : BALASORE

Date : 01-FEB-21

Digitally signed by Susanta Kumar Pattnaik
Date: 2021.02.04 16:10:45 +05:30

Signature of Registering Officer



Form No.26

Certificate of Encumbrance on Property

Application No : 2021006020124

Certificate No. : EC0962021917929

Applicant Name : SAROJ KUMR LENKA

Owner Name(as per application) : DHRUBA CHARAN NAYAK

Having applied to me for a certificate giving particulars of registered acts and encumbrances, if any in respect of undermentioned property :-

Sr. No.	Village	Khata No.	Plot No.	Area	North Boundary	West Boundary	East Boundary	South Boundary
1	BIRUAN-211	516/67	177	1.07 Acre				
2	BIRUAN-211	516/1203	1177	1.07 Acre				

I hereby certify that a search has been made in book and in the indexes relating thereto for 1 years from 01-JAN-2021 to 24-SEP-2021 for acts and encumbrances affecting the said

property, and that on such search the following acts and encumbrances as detailed on the reverse appear.

I also certify that save the aforesaid acts and encumbrances no other acts and encumbrances affecting the said property have been found.



Sr. No.	Registration Office	Property Description (Village/Khata Number/ Plot Number/Area/Boundary (East/West/North/South)/ Chaka Number/Flat Number)	Registration Number	Execution Date	Deed Type	Consideration Amount	First Party	Second Party
1	BALASORE	BIRUAN-211 516/1203 1177 1.07 Acre PLOT NO. 1141 PLOT NO. 1174 PLOT NO. 1141 PLOT NO. 1178 & 1179 FLAT NO. 1 (AREA AC. 1.07 DECS FULL PLOT TRANSACTED AND RENT RS. 21,40P INCLUDING ACC STRUCTURE GROUND FLOOR HAVING 6153SQ.FT. @RS. 1140/- PER SQ.FT. = RS. 7014420/- & ACC STRUCTURE 1ST FLOOR HAVING 12076SQ.FT. @RS. 1140/- PER SQ.FT. = RS. 13766640/-]	10062108220	22-Sep-2021	SALE IMMOVABLE	90,000,000.00	I-MS SAPALA EXPORTS REPRESENTED BY ITS PROPRIETOR DHANU CHARAN NAYAK	I-BHUNIMESHWARI SEA-FOOD PVT. LTD. REPRESENTED BY DIRECTOR TAPAS DAS

Note :

- (1) The acts and encumbrances shown in the certificate are those discovered with reference to the description of properties furnished by the applicant. If the same properties have been described in registered documents in a manner different from the way in which the applicant has described them transactions evidenced by such documents will not be included in the certificate.
- (2) Under Section 57 of the Registration Act and Rule 137(i), persons desiring to inspect entries in the registers and indexes, or requiring copies thereof or requiring certificates of encumbrances on specified properties should make the search themselves, when the registers and indexes will be placed before them on payment of the prescribed fees.
- a) But as in the present case, the applicant has not undertaken the search himself, the requisite search has been made as carefully as possible by the office; but the department will not on any account hold itself responsible for any errors in the results of the search embodied in this certificate.