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ARUPA NANDA DAS
(B.com, LLB)
ADVOCATE
ORISSA HIGH COURT, CUTTACK



RESIDENCE
Journalist Colony Lane,
Madhusudan Nagar,
Tulsipur, Cuttack-8,
Ph.No. 0671-2302702
Mob. No. 9437020702

LEGAL SRUTINY REPORT

To
The Chief Manager,
Canara Bank,
Buxibazar, Branch,
Cuttack.

Date-08.08.2016

Sub:- Legal Scrutiny Report after verifying all the relevant documents in respect of the Schedule Property of M/s Gupta Power Infrastructure Ltd., represented by it's Director Sri Jitendra Mohan Gupta, S/o Sri Bhagat Ram Gupta, at- Cuttack Puri Road, Bhubaneswar, P.o- Budheswari, P.s – Laxmisagar, Bhubaneswar, Dist- Khurda, for creation of EMT in favour of your Bank.

A P P E N D I X - 1

I. LIST OF DOCUMENTS:-

SL.No	Date of Documents	Name of the Documents	Whether Original/Certified True Copy / Xerox Copy
1.	18.01.1997	R.O.R Khata No- 467	Certified Xerox
2.	22.06.2011	Regd Power of Attorney No- 11141103379	Original
3.	27.06.2011	Regd Sale Deed No-11141103460	Original
4.	04.11 2015	Mutation R.O.R Khata No- 518/113	Original
5.	18.07.2016	Rent Receipt No- AAK-4091364	Original
6.	21.12.2011	E.C No-3959	Original
7.	21.12.2011	E.C No-EC1142012110032	Original
8.	26.05.2016	E.C No-EC1142016006471	Original
9.	26.05.2016	E.C No- EC1142016006463	Original
10.	05.05.2011	Certificate issued by Sarapancha	Original
11.	09.05.2011	Certificate issued by Sarapancha	Original

II. DESCRIPTION OF PROPERTY SCRUTINISED:-

Dist- Khurda, Tahasil- Khurda, S.R.O- Khurda, P.S- Khurda, Mauza- Lahanga, Status- Stiban, Mutation Khata No- 518/113, Plot No-1201, Area- A0.447 dec., (Bounded By: North- Bhikari Jena, South- Ananda Pradhan and others), Plot No- 1234, Area- A0.525 dec., (Bounded By: North- Abhina Palatasingh, South- Subal Gumansingh & others), corresponding to Khata No- 467, Total Area –A0.972 dec., Kissam – Gharabari.

III. GENESIS AND FLOW OF TITLE:-

On careful perusal of the documents it appears that during consolidation operation in the year 1997 the above Scheduled property was recorded in the name of Sadhu Pradhan and he was the lawful owner in possession over the Scheduled property.

It further appears that after the death of Sadhu Pradhan, his legal heirs Sri Prabhakar Pradhan (son) and Abala Dei (wife), were in exclusive possession over the Scheduled property.

It also further appears that the above said legal heirs represented through their power of attorney Sri Sibabrata Acharya, have transferred the above Scheduled Property in favour of M/s Gupta Power Infrastructure Ltd., represented by it's Director Sri Jitendra Mohan Gupta, by virtue of execution of Registered Sale Deed No-11141103460 dated 27.06.2011, before the Registering Office, Khurda, which has also been recorded in the name of M/s Gupta Power Infrastructure Ltd., represented by it's Director Sri Jitendra Mohan Gupta, under **Mutation Khata No- 518/133**, after due mutation.

Now in my opinion M/s Gupta Power Infrastructure Ltd., is the lawful owner in peaceful possession over the above said Scheduled Properties.

That the property is free from all sorts of Acts and Encumbrances for a period of 13 years as evident from the E.Cs attached herewith and rent has been paid for the year 2016-2017.

That, M/s Gupta Power Infrastructure Ltd., is advised to submit an affidavit in respect of the Scheduled Property, as described above, mentioning therein:-

1. NIL Encumbrances.
2. That the Company has not availed any loan from any Bank or Financial Institution, by mortgaging this property till the date of creation of EMT.
3. That the property in question is not under attachment, in any civil, criminal or revenue proceedings and the land in question is also not subject matter of dispute in any court of law.
4. That the Company will not sell, transfer and alienate the above Scheduled Property, in question, by any means unless and until the loan amount which is going to be sanctioned by your bank, is fully liquidated.

IV. CERTIFICATE OF TITLE:-

- A) That M/s Gupta Power Infrastructure Ltd., has an absolute, clear, and marketable Title over the property proposed to be mortgaged.

- B) That M/s Gupta Power Infrastructure Ltd., can execute a valid Equitable Mortgage in respect of the Scheduled Property in favour of your Bank.
- C) That the Property as mentioned in this report intended to be given by way of Mortgage is not subject matter of any minor/s or any other claims.

APPENDIX - II

I have gone through the title deeds and other documents intended to be deposited relating to the Property and offered as security by way of equitable mortgage and that the documents of title referred to above are perfect evidence of title and that if the said equitable mortgage is created, the following document of title are to be deposited in the manner of requirements for creation of equitable mortgage and I further certified that :-

1. I have made a search in the land/revenue records and do not find any adverse features, which would prevent the titleholder from creating a valid mortgage.
2. There are no prior Mortgage/ Charges what so ever as could be seen from the Encumbrance Certificate for the period from 1st Jan 1999 to 8th May 2016, pertaining to the immovable property covered by the above said title deed and other said documents as referred above.
3. That there are no prior Mortgage/ Charges to the extent of an Area – Ac0.972 dec., over which EMT can be created subject to deposit of document mentioned in the List of Documents along with the following documents -
 - i. Up to date E.C
 - ii. Affidavit.
4. There are no claims of minor/s and he/ their interest in respect of the Schedule property.
5. There is no undivided share of any minor's.
6. The property is devoid of any liabilities.
7. Provisions of Urban Land Ceiling Act are not applicable.
8. That the Holding and Acquisition is in accordance with provision of Land Reform Act.
9. The mortgage if created will be available to the Bank for the liabilities of the intending borrower M/s Gupta Power Infrastructure Ltd.

I certify that M/s Gupta Power Infrastructure Ltd., has valid and marketable Title, in the property shown above.

Cuttack.

Date -08.08.2016



(ARUPA NANDA DAS)

Advocate.

CERTIFICATE

To,
The Chief Manager,
Canara Bank,
Buxibazar Branch,
Cuttack.

Sub:- Verification of Record of the Landed Property at Tahasil and Sub Registrar Office at Khurda.

Dear Sir,

This is to confirm that I have visited the office of Tahasildar and Sub- Registrar, Khurda, and verified the details, of the property standing in the name of that M/s Gupta Power Infrastructure Ltd.


DESCRIPTION OF PROPERTY.

Dist- Khurda, Tahasil- Khurda, S.R.O- Khurda, P.S- Khurda, Mauza- Lahanga, Status- Stiban, Mutation Khata No- 518/113, Plot No-1201, Area- A0.447 dec., (Bounded By: North- Bhikari Jena, South- Ananda Pradhan and others), Plot No- 1234, Area- A0.525 dec., (Bounded By: North- Abhina Palatasingh, South- Subal Gumansingh & others), corresponding to Khata No- 467, Total Area -A0.972 dec., Kissam - Gharabari.

After perusal of the documents submitted before me, further I certified as under :

1. That I have verified the title deeds i.e. Sale Deed No-11141103460, dated 27.06.2011, from the office of the Registrar/ Sud-Registrar and confirm that the original deed available with the bank are genuine.
2. There is no prior mortgage/charge over the above Scheduled Property and M/s Gupta Power Infrastructure Ltd., is the lawful owner in peaceful possession over the above said property as per the records available and verified by me in the Tahasil and Sub Registrar Office at Khurda.

Cuttack.
Dated- 08.08.2016


(ARUPA NANDA DAS)
Advocate.

Col-16 2
ARUPA NANDA DAS

(B.com, LL.B)
ADVOCATE
ORISSA HIGH COURT, CUTTACK



RESIDENCE

Journalist Colony Lane,
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LEGAL SRUTINY REPORT

To
The Chief Manager,
Canara Bank,
Buxibazar, Branch,
Cuttack.

Date-08.08.2016

Sub:- Legal Scrutiny Report after verifying all the relevant documents in respect of the Schedule Property of M/s Gupta Power Infrastructure Ltd., represented by it's Director Sri Jitendra Mohan Gupta, S/o Sri Bhagat Ram Gupta, at- Cuttack Puri Road, Bhubaneswar, P.O- Budheswari, P.s - Laxmisagar, Bhubaneswar, Dist- Khurda, for creation of EMT in favour of your Bank.

A P P E N D I X - 1

I. LIST OF DOCUMENTS:-

SL.No	Date of Documents	Name of the Documents	Whether Original/Certified True Copy / Xerox Copy
1.	18.01.1997	R.O.R Khata No- 48	Xerox
2.	02.07.2011	Regd Sale Deed No-11141103566	Original
3.	04.11.2015	Mutation R.O.R Khata No- 518/113	Original
4.	18.07.2016	Rent Receipt No- AAK-4091364	Original
5.	21.12.2011	E.C No-3955	Original
6.	21.12.2011	E.C No-EC1142012110039	Original
7.	26.05.2016	E.C No-EC1142016006471	Original
8.	26.05.2016	E.C No- EC1142016006463	Original
9.	02.07.2011	Certificate of Sarpancha (Two)	Original

II. DESCRIPTION OF PROPERTY SCRUTINISED:-

Dist- Khurda, Tahasil- Khurda, S.R.O- Khurda, P.S- Khurda, Mauza- Lahanga, Status- Stiban, Mutation Khata No- 518/113, Plot No-1255, Area- A0.065 dec., (Bounded : North- Radha Jena, South- Surendra Sahoo) and Plot No- 1259, Area- A0.085 dec., (Bounded : North - Rajkishore Jena & others, South - Surendra Sahoo), cprresponding to Khata No- 48, Total Area - A0.150 dec., Kissam - Gharabari.

III. GENESIS AND FLOW OF TITLE:-

On careful perusal of the documents it appears that during consolidation operation in the year 1997 the above Scheduled property was recorded in the name of Upendra Sahoo.

It further appears that after the death of Upendra Sahoo, his legal heirs Gurei Dei (wife), Basanti Sahoo (Daughter-in-Law), Tikina Sahoo (grand son), Lipina Sahoo (grand daughter) and Rama Chandra Sahoo (grand son), were in exclusive possession over the Scheduled property.

It also further appears that the above said legal heirs have transferred the above Scheduled Property in favour of M/s Gupta Power Infrastructure Ltd., represented by it's Director Sri Jitendra Mohan Gupta, by virtue of execution of Registered Sale Deed No-11141103566 dated 02.07.2011, before the Registering Office, Khurda, which has also been recorded in the name of M/s Gupta Power Infrastructure Ltd., represented by it's Director Sri Jitendra Mohan Gupta, under **Mutation Khata No-518/133**, after due mutation.

Now in my opinion M/s Gupta Power Infrastructure Ltd., is the lawful owner in peaceful possession over the above said Scheduled Properties.

That the property is free from all sorts of Acts and Encumbrances for a period more than 13 years as evident from the E.Cs attached herewith and rent has been paid for the year 2016-2017.

That, M/s Gupta Power Infrastructure Ltd., is advised to submit an affidavit in respect of the Scheduled Property, as described above, mentioning therein:-

1. NIL Encumbrances.
2. That the Company has not availed any loan from any Bank or Financial Institution, by mortgaging this property till the date of creation of EMT.
3. That the property in question is not under attachment, in any civil, criminal or revenue proceedings and the land in question is also not subject matter of dispute in any court of law.
4. That the Company will not sell, transfer and alienate the above Scheduled Property, in question, by any means unless and until the loan amount which is going to be sanctioned by your bank, is fully liquidated.

IV. CERTIFICATE OF TITLE:-

- A) That M/s Gupta Power Infrastructure Ltd., has an absolute, clear, and marketable Title over the property proposed to be mortgaged.

- B) That M/s Gupta Power Infrastructure Ltd., can execute a valid Equitable Mortgage in respect of the Scheduled Property in favour of your Bank.
- C) That the Property as mentioned in this report intended to be given by way of Mortgage is not subject matter of any minor/s or any other claims

APPENDIX - II

I have gone through the title deeds and other documents intended to be deposited relating to the Property and offered as security by way of equitable mortgage and that the documents of title referred to above are perfect evidence of title and that if the said equitable mortgage is created, the following document of title are to be deposited in the manner of requirements for creation of equitable mortgage and I further certified that :-

1. I have made a search in the land/revenue records and do not find any adverse features, which would prevent the titleholder from creating a valid mortgage.
2. There are no prior Mortgage/ Charges what so ever as could be seen from the Encumbrance Certificate for the period from 1st Jan 1999 to 8th May 2016, pertaining to the immovable property covered by the above said title deed and other said documents as referred above.
3. That there are no prior Mortgage/ Charges to the extent of an Area - Ac0.150 dec., over which EMT can be created subject to deposit of document mentioned in the List of Documents along with the following documents -
 - i. Up to date E.C
 - ii. Affidavit.
4. There are no claims of minor/s and he/ their interest in respect of the Schedule property.
5. There is no undivided share of any minor/s.
6. The property is devoid of any liabilities.
7. Provisions of Urban Land Ceiling Act are not applicable.
8. That the Holding and Acquisition is in accordance with provision of Land Reform Act.
9. The mortgage if created will be available to the Bank for the liabilities of the intending borrower M/s Gupta Power Infrastructure Ltd.

I certify that M/s Gupta Power Infrastructure Ltd., has valid and marketable Title, in the property shown above.

Cuttack.

Date -08.08.2016



(ARUPA NANDA DAS)

Advocate.

CERTIFICAT

To,
The Chief Manager,
Canara Bank,
Buxibazar Branch,
Cuttack.

Sub:- Verification of Record of the Landed Property at Tahasil and Sub Registrar Office at Khurda.

Dear Sir,

This is to confirm that I have visited the office of Tahasildar and Sub- Registrar, Khurda, and verified the details, of the property standing in the name of that M/s Gupta Power Infrastructure Ltd.


DESCRIPTION OF PROPERTY.

Dist- Khurda, Tahasil- Khurda, S.R.O- Khurda, P.S- Khurda, Mauza- Lahanga, Status- Stiban, Mutation Khata No- 518/113, Plot No-1255, Area- A0.065 dec., (Bounded : North- Radha Jena, South- Surendra Sahoo) and Plot No- 1259, Area- A0.085 dec., (Bounded : North – Rajkishore Jena & others, South – Surendra Sahoo), cprresponding to Khata No- 48, Total Area – A0.150 dec., Kissam – Gharabari.

After perusal of the documents submitted before me, further I certified as under :

1. That I have verified the title deeds i.e. Sale Deed No-11141103566, dated 02.07.2011, from the office of the Registrar/ Sud-Registrar and confirm that the original deed available with the bank are genuine.
2. There is no prior mortgage/charge over the above Scheduled Property and M/s Gupta Power Infrastructure Ltd., is the lawful owner in peaceful possession over the above said property as per the records available and verified by me in the Tahasil and Sub Registrar Office at Khurda.

Cuttack.
Dated- 08.08.2016


(ARUPA NANDA DAS)
Advocate.

COL-16 3

ARUPA NANDA DAS
(B.com, LLB)
ADVOCATE
ORISSA HIGH COURT, CUTTACK



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Mob. No. 9437020702

LEGAL SRUTINY REPORT

To
The Chief Manager,
Canara Bank,
Buxibazar, Branch,
Cuttack.

Date-08.08.2016

Sub:- Legal Scrutiny Report after verifying all the relevant documents in respect of the Schedule Property of M/s Gupta Power Infrastructure Ltd., represented by it's Director Sri Jitendra Mohan Gupta, S/o Sri Bhagat Ram Gupta, at- Cuttack Puri Road, Bhubaneswar, P.o- Budheswari, P.s – Laxmisagar, Bhubaneswar, Dist- Khurda, for creation of EMT in favour of your Bank.

APPENDIX-I

I. LIST OF DOCUMENTS:-

SL.No	Date of Documents	Name of the Documents	Whether Original/Certified True Copy / Xerox Copy
1.	18.01.1997	R.O.R Khata No- 443	Original
2.	02.07.2011	Regd Sale Deed No-11141103568	Original
3.	04.11.2015	Mutation R.O.R Khata No- 518/113	Original
4.	18.07.2016	Rent Receipt No- AAK-4091364	Original
5.	21.12.2011	E.C No-3960	Original
6.	21.12.2011	E.C No-EC1142012110031	Original
7.	26.05.2016	E.C No-EC1142016006471	Original
8.	26.05.2016	E.C No- EC1142016006463	Original

II. DESCRIPTION OF PROPERTY SCRUTINISED:-

Dist- Khurda, Tahasil- Khurda, S.R.O- Khurda, P.S- Khurda, Mauza- Lahanga, Status- Stiban, Mutation Khata No- 518/113, Plot No-1238, Area- A0.255 dec., and Plot No- 1240, Area- A0.070 dec., corresponding to Khata No- 443, Total Area – A0.325 dec., Kissam – Gharabari.

III. GENESIS AND FLOW OF TITLE:-

On careful perusal of the documents it appears that during consolidation operation in the year 1997 the above Scheduled property was recorded in the name of Sankar Sahoo.

It further appears that after the death of Sankar Sahoo, his legal heirs Basanti Sahoo (Wife), Tikina Sahoo (son), Lipina Sahoo (daughter) and Rama Chandra Sahoo (son), were in exclusive possession over the Scheduled property.

It also further appears that the above said legal heirs have transferred the above Scheduled Property in favour of M/s Gupta Power Infrastructure Ltd., represented by it's Director Sri Jitendra Mohan Gupta, by virtue of execution of Registered Sale Deed No-11141103568 dated 02.07.2011, before the Registering Office, Khurda, which has also been recorded in the name of M/s Gupta Power Infrastructure Ltd., represented by it's Director Sri Jitendra Mohan Gupta, under **Mutation Khata No-518/133**, after due mutation.

Now in my opinion M/s Gupta Power Infrastructure Ltd., is the lawful owner in peaceful possession over the above said Scheduled Properties.

That the property is free from all sorts of Acts and Encumbrances for a period more than 13 years as evident from the E.Cs attached herewith and rent has been paid for the year 2016-2017.

That, M/s Gupta Power Infrastructure Ltd., is advised to submit an affidavit in respect of the Scheduled Property, as described above, mentioning therein:-

1. NIL Encumbrances.
2. That the Company has not availed any loan from any Bank or Financial Institution, by mortgaging this property till the date of creation of EMT.
3. That the property in question is not under attachment, in any civil, criminal or revenue proceedings and the land in question is also not subject matter of dispute in any court of law.
4. That the Company will not sell, transfer and alienate the above Scheduled Property, in question, by any means unless and until the loan amount which is going to be sanctioned by your bank, is fully liquidated.

IV. CERTIFICATE OF TITLE:-

A) That M/s Gupta Power Infrastructure Ltd., has an absolute, clear, and marketable Title over the property proposed to be mortgaged.

B) That M/s Gupta Power Infrastructure Ltd., can execute a valid Equitable Mortgage in respect of the Scheduled Property in favour of your Bank.

- C) That the Property as mentioned in this report intended to be given by way of Mortgage is not subject matter of any minor/s or any other claims

APPENDIX - II

I have gone through the title deeds and other documents intended to be deposited relating to the Property and offered as security by way of equitable mortgage and that the documents of title referred to above are perfect evidence of title and that if the said equitable mortgage is created, the following document of title are to be deposited in the manner of requirements for creation of equitable mortgage and I further certified that :-

1. I have made a search in the land/revenue records and do not find any adverse features, which would prevent the titleholder from creating a valid mortgage.
2. There are no prior Mortgage/ Charges what so ever as could be seen from the Encumbrance Certificate for the period from 1st Jan 1999 to 8th May 2016, pertaining to the immovable property covered by the above said title deed and other said documents as referred above.
3. That there are no prior Mortgage/ Charges to the extent of an Area - Ac0.325 dec., over which EMT can be created subject to deposit of document mentioned in the List of Documents along with the following documents -
 - i. Up to date E.C
 - ii. Affidavit.
4. There are no claims of minor/s and he/ their interest in respect of the Schedule property.
5. There is no undivided share of any minor/s.
6. The property is devoid of any liabilities.
7. Provisions of Urban Land Ceiling Act are not applicable.
8. That the Holding and Acquisition is in accordance with provision of Land Reform Act.
9. The mortgage if created will be available to the Bank for the liabilities of the intending borrower M/s Gupta Power Infrastructure Ltd.

I certify that M/s Gupta Power Infrastructure Ltd., has valid and marketable Title, in the property shown above.

Cuttack.

Date -08.08.2016



(ARUPA NANDA DAS)

Advocate.

CERTIFICAT

To,
The Chief Manager,
Canara Bank,
Buxibazar Branch,
Cuttack.

Sub:- Verification of Record of the Landed Property at Tahasil and Sub Registrar Office at Khurda.

Dear Sir,

This is to confirm that I have visited the office of Tahasildar and Sub- Registrar, Khurda, and verified the details, of the property standing in the name of that M/s Gupta Power Infrastructure Ltd.

DESCRIPTION OF PROPERTY.

Dist- Khurda, Tahasil- Khurda, S.R.O- Khurda, P.S- Khurda, Mauza- Lahanga, Status- Stiban, Mutation Khata No- 518/113, Plot No-1238, Area- A0.255 dec., and Plot No- 1240, Area- A0.070 dec., corresponding to Khata No- 443, Total Area – A0.325 dec., Kissam – Gharabari.

After perusal of the documents submitted before me, further I certified as under :

1. That I have verified the title deeds i.e. Sale Deed No-11141103568, dated 02.07.2011, from the office of the Registrar/ Sud-Registrar and confirm that the original deed available with the bank are genuine.
2. There is no prior mortgage/charge over the above Scheduled Property and M/s Gupta Power Infrastructure Ltd., is the lawful owner in peaceful possession over the above said property as per the records available and verified by me in the Tahasil and Sub Registrar Office at Khurda.

Cuttack.
Dated- 08.08.2016



(ARUPA NANDA DAS)
Advocate.

COL-16 4
ARUPA NANDA DAS

(B.com, LL.B)

ADVOCATE
ORISSA HIGH COURT, CUTTACK



RESIDENCE

Journalist Colony Lane,
Madhusudan Nagar,
Tulsipur, Cuttack-8,
Ph.No. 0671-2302702
Mob. No. 9437020702

LEGAL SRUTINY REPORT

To
The Chief Manager,
Canara Bank,
Buxibazar, Branch,
Cuttack.

Date-12.08.2016

Sub:- Legal Scrutiny Report after verifying all the relevant documents in respect of the Schedule Property of M/s Gupta Power Infrastructure Ltd., represented by it's Director Sri Jitendra Mohan Gupta, S/o Sri Bhagat Ram Gupta, at- Cuttack Puri Road, Bhubaneswar, P.o- Budheswari, P.s – Laxmisagar, Bhubaneswar, Dist- Khurda, for creation of EMT in favour of your Bank.

A P P E N D I X - 1

I. LIST OF DOCUMENTS:-

SL.No	Date of Documents	Name of the Documents	Whether Original/Certified True Copy / Xerox Copy
1.	20.06.1984	Regd Sale Deed No-2416	Original
2.	18.01.1997	R.O.R Khata No- 300	Copy from Website
3.	26.07.2016	Information under RTI	Original
4.	27.06.2011	Regd Sale Deed No-11141103462	Original
5.	04.11.2015	Mutation R.O.R Khata No- 518/113	Original
6.	18.07.2016	Rent Receipt No- AAK-4091364	Original
7.	21.12.2011	E.C No-3951	Original
8.	21.12.2011	E.C No-EC1142012110026	Original
9.	26.05.2016	E.C No-EC1142016006471	Original
10.	26.05.2016	E.C No-EC1142016006463	Original

II. DESCRIPTION OF PROPERTY SCRUTINISED:-

Dist- Khurda, Tahasil- Khurda, S.R.O- Khurda, P.S- Khurda, Maaza- Lahanga, Status- Stiban, **Mutation Khata No- 518/113**, Plot No-1253, Area- A0.170 dec., Kissam – Gharabari, (Bounded By: North- Banchhanidhi Behera, South- Rajkishore Jena), corresponding to Khata No- 300, corresponding to Sabak Khata No- 10, Sabak Plot No- 841.

III. GENESIS AND FLOW OF TITLE:-

On careful perusal of the documents it appears that initially the above property was ancestral property of Bichitrananda Majhi s/o Aria Majhi, and Biswanath Majhi, Parsuram Majhi, Mina Majhi are sons and daughter of Balabhadra Majhi.

It further appears that Biswanath Majhi has transferred his share in the above scheduled property, in favour of Sri Sadasiba Paikaray, Sri Sidheswar Paikaray, and Sri Srinibas Paikaray, by virtue of execution of Registered Sale Deed No-2416 dated 20.06.1984, before the Registering Office, Khurda.

It also further appears that during consolidation operation in the year 1997, the above Scheduled property was recorded in the name of Bichitrananda Majhi, Parsuram Majhi, Mina Majhi, Sri Sadasiba Paikaray, Sri Sidheswar Paikaray, and Sri Srinibas Paikaray.

It further appears that after absconding of Parsuram Majhi, Mina Majhi being the sisiter is legal heir of Parsuram Majhi.

However it also further appears that Bichitrananda Majhi, Mina Majhi, Sri Sadasiba Paikaray, Sri Sidheswar Paikaray, and Sri Srinibas Paikaray have transferred the above Scheduled Property in favour of M/s Gupta Power Infrastructure Ltd., represented by it's Director Sri Jitendra Mohan Gupta, by virtue of execution of Registered Sale Deed No-11141103462 dated 27.06.2011, before the Registering Office, Khurda, which has also been recorded in the name of M/s Gupta Power Infrastructure Ltd., represented by it's Director Sri Jitendra Mohan Gupta, under **Mutation Khata No- 518/133**, after due mutation.

Now in my opinion M/s Gupta Power Infrastructure Ltd., is the lawful owner in peaceful possession over the above said Scheduled Properties.

That the property is free from all sorts of Acts and Encumbrances for a period of 13 years as evident from the E.Cs attached herewith.

That, M/s Gupta Power Infrastructure Ltd., is advised to submit an affidavit in respect of the Scheduled Property, as described above, mentioning therein:-

1. NIL Encumbrances.
2. That the Company has not availed any loan from any Bank or Financial Institution, by mortgaging this property till the date of creation of EMT.
3. That the property in question is not under attachment, in any civil, criminal or revenue proceedings and the land in question is also not subject matter of dispute in any court of law.
4. That the Company will not sell, transfer and alienate the above Scheduled Property, in question, by any means unless and until the loan amount which is going to be sanctioned by your bank, is fully liquidate.

IV. CERTIFICATE OF TITLE:-

- A) That M/s Gupta Power Infrastructure Ltd., has an absolute, clear, and marketable Title over the property proposed to be mortgaged.
- B) That M/s Gupta Power Infrastructure Ltd., can execute a valid Equitable Mortgage in respect of the Scheduled Property in favour of your Bank.
- C) That the Property as mentioned in this report intended to be given by way of Mortgage is not subject matter of any minor/s or any other claims.

APPENDIX – II

I have gone through the title deeds and other documents intended to be deposited relating to the Property and offered as security by way of equitable mortgage and that the documents of title referred to above are perfect evidence of title and that if the said equitable mortgage is created, the following document of title are to be deposited in the manner of requirements for creation of equitable mortgage and I further certified that :-

1. I have made a search in the land/revenue records and do not find any adverse features, which would prevent the titleholder from creating a valid mortgage.
2. There are no prior Mortgage/ Charges what so ever as could be seen from the Encumbrance Certificate for the period from 1st Jan 1999 to 8th May 2016, pertaining to the immovable property covered by the above said title deed and other said documents as referred above.
3. That there are no prior Mortgage/ Charges to the extent of an Area – Ac0.170 dec., over which EMT can be created subject to deposit of document mentioned in the List of Documents along with the following documents -
 - i. Up to date E.C
 - ii. Affidavit.
4. There are no claims of minor/s and he/ their interest in respect of the Schedule property.
5. There is no undivided share of any minor/s.
6. The property is devoid of any liabilities.
7. Provisions of Urban Land Ceiling Act are not applicable.
8. That the Holding and Acquisition is in accordance with provision of Land Reform Act.
9. The mortgage if created will be available to the Bank for the liabilities of the intending borrower M/s Gupta Power Infrastructure Ltd.

I certify that M/s Gupta Power Infrastructure Ltd., has valid and marketable Title, in the property shown above.

Cuttack.

Date -12.08.2016

(ARUPA NANDA DAS)

Advocate.

CERTIFICATE

To,
The Chief Manager,
Canara Bank,
Buxibazar Branch,
Cuttack.

Sub:- Verification of Record of the Landed Property at Tahasil and Sub Registrar
Office at Khurda.

Dear Sir,

This is to confirm that I have visited the office of Tahasildar and Sub- Registrar,
Khurda, and verified the details, of the property standing in the name of that M/s
Gupta Power Infrastructure Ltd.

DESCRIPTION OF PROPERTY.

Dist- Khurda, Tahasil- Khurda, S.R.O- Khurda, P.S- Khurda, Mauza-
Lahanga, Status- Stiban, **Mutation Khata No- 518/113**, Plot No-1253, Area-
A0.170 dec., Kissam – Gharabari, (Bounded By: North- Banchhanidhi Behera,
South- Rajkishore Jena), corresponding to Khata No- 300, corresponding to Sabak
Khata No- 10, Sabak Plot No- 841.

After perusal of the documents submitted before me, further I certified as under :

1. That I have verified the title deeds i.e. Sale Deed No-11141103462, dated
27.06.2011, from the office of the Registrar/ Sud-Registrar and confirm that
the original deed available with the bank are genuine.
2. There is no prior mortgage/charge over the above Scheduled Property and
M/s Gupta Power Infrastructure Ltd., is the lawful owner in peaceful
possession over the above said property as per the records available and
verified by me in the Tahasil and Sub Registrar Office at Khurda.

Cuttack.
Dated- 12.08.2016

(ARUPA NANDA DAS)
Advocate.

CSL-16 5
ARUPA NANDA DAS

(B.com, LL.B)
ADVOCATE
ORISSA HIGH COURT, CUTTACK



RESIDENCE

Journalist Colony Lane,
Madhusudan Nagar,
Tulsipur, Cuttack-8,
Ph.No. 0671-2302702
Mob. No. 9437020702

LEGAL SRUTINY REPORT

To
The Chief Manager,
Canara Bank,
Buxibazar, Branch,
Cuttack.

Date-08.08.2016

Sub:- Legal Scrutiny Report after verifying all the relevant documents in respect of the Schedule Property of M/s Gupta Power Infrastructure Ltd., represented by it's Director Sri Jitendra Mohan Gupta, S/o Sri Bhagat Ram Gupta, at- Cuttack Puri Road, Bhubaneswar, P.o- Budheswari, P.s – Laxmisagar, Bhubaneswar, Dist- Khurda, for creation of EMT in favour of your Bank.

A P P E N D I X - 1

I. LIST OF DOCUMENTS:-

SL.No	Date of Documents	Name of the Documents	Whether Original/Certified True Copy / Xerox Copy
1.	18.01.1997	R.O.R Khata No- 365	Xerox
2.	18.01.1997	R.O.R Khata No- 407	Original
3.	04.11.2011	Regd Sale Deed No-11141105960	Original
4.	04.11.2015	Mutation R.O.R Khata No- 518/113	Original
5.	18.07.2016	Rent Receipt No- AAK-4091364	Original
6.	22.12.2011	E.C No-3961	Original
7.	21.12.2011	E.C No-EC1142012110027	Original
8.	21.12.2011	E.C No- 3962	Original
9.	21.12.2011	E.C No-EC1142012110029	Original
10.	26.05.2016	E.C No-EC1142016006471	Original
11.	26.05.2016	E.C No-EC1142016006463	Original

II. DESCRIPTION OF PROPERTY SCRUTINISED:-

*Adh
Stk/16*
Dist- Khurda, Tahasil- Khurda, S.R.O- Khurda, P.S- Khurda, Mauza- Lahanga, Status- Stiban, Mutation Khata No- 518/113, Plot No-1209, Area- A0.375 dec., (Bounded By: North- Abhina Palatasingh, South- Radhanath Paikara), Plot No- 1247, Area – A0.340 dec., corresponding to **Khata No- 365**, and Plot No- 1226, Area – A0. 145 dec., Plot No- 1233, Area- A0.065 dec., corresponding to **Khata No- 407**, **Total Area – A0.925 dec.**, Kissam – Gharabari.

III. GENESIS AND FLOW OF TITLE:-

On careful perusal of the documents it appears that during consolidation operation in the year 1997, Khata No- 365 in the above Scheduled Property was recorded in the name of Markanda Paikaray, and Khata No- 407 in the above scheduled property was jointly recorded in the name of Radhnath Paikaray and Niranjana Paikaray, both are son of Markanda Paikaray, and Radhnath Paikaray and Niranjana Paikaray are the legal heirs after the death of Markanda Paikaray, and they were lawful owner in possession over the above Scheduled property.

It also further appears that Radhnath Paikaray and Niranjana Paikaray have transferred the above Scheduled Property in favour of M/s Gupta Power Infrastructure Ltd., represented by its Director Sri Jitendra Mohan Gupta, by virtue of execution of Registered Sale Deed No-11141105960 dated 04.11.2011, before the Registering Office, Khurda, which has also been recorded in the name of M/s Gupta Power Infrastructure Ltd., represented by its Director Sri Jitendra Mohan Gupta, under **Mutation Khata No- 518/133**, after due mutation.


Now in my opinion M/s Gupta Power Infrastructure Ltd., is the lawful owner in peaceful possession over the above said Scheduled Properties.

That the property is free from all sorts of Acts and Encumbrances for a period of 13 years as evident from the E.Cs attached herewith and rent has been paid for the year 2016-2017.

That, M/s Gupta Power Infrastructure Ltd., is advised to submit an affidavit in respect of the Scheduled Property, as described above, mentioning therein:-

1. NIL Encumbrances.
2. That the Company has not availed any loan from any Bank or Financial Institution, by mortgaging this property till the date of creation of EMT.
3. That the property in question is not under attachment, in any civil, criminal or revenue proceedings and the land in question is also not subject matter of dispute in any court of law.
4. That the Company will not sell, transfer and alienate the above Scheduled Property, in question, by any means unless and until the loan amount which is going to be sanctioned by your bank, is fully liquidated.

IV. CERTIFICATE OF TITLE:-

- 
- A) That M/s Gupta Power Infrastructure Ltd., has an absolute, clear, and marketable Title over the property proposed to be mortgaged.
 - B) That M/s Gupta Power Infrastructure Ltd., can execute a valid Equitable Mortgage in respect of the Scheduled Property in favour of your Bank.

- C) That the Property as mentioned in this report intended to be given by way of Mortgage is not subject matter of any minor/s or any other claims.

APPENDIX-II

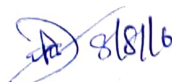
I have gone through the title deeds and other documents intended to be deposited relating to the Property and offered as security by way of equitable mortgage and that the documents of title referred to above are perfect evidence of title and that if the said equitable mortgage is created, the following document of title are to be deposited in the manner of requirements for creation of equitable mortgage and I further certified that :-

1. I have made a search in the land/revenue records and do not find any adverse features, which would prevent the titleholder from creating a valid mortgage.
2. There are no prior Mortgage/ Charges what so ever as could be seen from the Encumbrance Certificate for the period from 1st Jan 1999 to 8th May 2016, pertaining to the immovable property covered by the above said title deed and other said documents as referred above.
3. That there are no prior Mortgage/ Charges to the extent of an Area – Ac0.925 dec., over which EMT can be created subject to deposit of document mentioned in the List of Documents along with the following documents -
 - i. Up to date E.C
 - ii. Affidavit.
4. There are no claims of minor/s and he/ their interest in respect of the Schedule property.
5. There is no undivided share of any minor/s.
6. The property is devoid of any liabilities.
7. Provisions of Urban Land Ceiling Act are not applicable.
8. That the Holding and Acquisition is in accordance with provision of Land Reform Act.
9. The mortgage if created will be available to the Bank for the liabilities of the intending borrower M/s Gupta Power Infrastructure Ltd.

I certify that M/s Gupta Power Infrastructure Ltd., has valid and marketable Title, in the property shown above.

Cuttack.

Date -08.08.2016


 (ARUPA NANDA DAS)
 Advocate.

CERTIFICATE

To,
The Chief Manager,
Canara Bank,
Buxibazar Branch,
Cuttack.

Sub:- Verification of Record of the Landed Property at Tahasil and Sub Registrar Office at Khurda.

Dear Sir,

This is to confirm that I have visited the office of Tahasildar and Sub- Registrar, Khurda, and verified the details, of the property standing in the name of that M/s Gupta Power Infrastructure Ltd.

DESCRIPTION OF PROPERTY.

Dist- Khurda, Tahasil- Khurda, S.R.O- Khurda, P.S- Khurda, Mauza- Lahanga, Status- Stiban, Mutation Khata No- 518/113, Plot No-1209, Area- A0.375 dec., (Bounded By: North- Abhina Palatasingh, South- Radhanath Paikara), Plot No- 1247, Area – A0.340 dec., corresponding to **Khata No- 365**, and Plot No- 1226, Area – A0. 145 dec., Plot No- 1233, Area- A0.065 dec., corresponding to **Khata No- 407, Total Area – A0.925 dec.**, Kissam – Gharabari.

After perusal of the documents submitted before me, further I certified as under :

1. That I have verified the title deeds i.e. Sale Deed No-11141105960, dated 04.11.2011, from the office of the Registrar/ Sud-Registrar and confirm that the original deed available with the bank are genuine.
2. There is no prior mortgage/charge over the above Scheduled Property and M/s Gupta Power Infrastructure Ltd., is the lawful owner in peaceful possession over the above said property as per the records available and verified by me in the Tahasil and Sub Registrar Office at Khurda.

Cuttack.
Dated- 08.08.2016



(ARUPA NANDA DAS)
Advocate.

ARUPA NANDA DAS

(B.com, LL.B)

ADVOCATE
ORISSA HIGH COURT, CUTTACK**RESIDENCE**Journalist Colony Lane,
Madhusudan Nagar,
Tulsipur, Cuttack-8,
Ph.No. 0671-2302702
Mob. No. 9437020702**LEGAL SRUTINY REPORT**To
The Chief Manager,
Canara Bank,
Buxibazar, Branch,
Cuttack.

Date-12.08.2016

Sub:- Legal Scrutiny Report after verifying all the relevant documents in respect of the Schedule Property of M/s Gupta Power Infrastructure Ltd., represented by it's Managing Director Sri Mahendra Kumar Gupta, S/o Late Jagdish Rai Gupta, at- Cuttack Puri Road, Bhubaneswar, P.o- Budheswari, P.s - Laxmisagar, Bhubaneswar, Dist- Khurda, for creation of EMT in favour of your Bank.

A P P E N D I X - 1**I. LIST OF DOCUMENTS:-**

SL.No	Date of Documents	Name of the Documents	Whether Original/Certified True Copy / Xerox Copy
1.	18.01.1997	R.O.R Khata No-458	Xerox
2.	23.07.2016	Certified copy ROR Khata No- 458	Original
3.	12.08.2016	ROR Khata No- 458	Web Site Copy
4.	24.10.2011	Regd Power of Attorney No- 11081126622	Original
5.	28.10.2011	Regd Sale Deed No-11081127121	Original
6.	04.11.2015	ROR Khata No- 518/118	Original
7.	18.07.2016	Rent Receipt No- AAK-4091363	Original
8.	07.05.2011	E.C No-1192	Original
9.	07.05.2011	E.C No-EC1140605110011	Original
10.	21.12.2011	E.C No-EC1142112110017	Original
11.	25.05.2016	E.C No-EC1142016006469	Original
12.	25.05.2016	E.C No-EC1142016006466	Original

Dr. Arupa Nanda Das
12/8/16

II. DESCRIPTION OF PROPERTY SCRUTINISED:-

Dist- Khurda, Tahasil- Khurda, S.R.O- Khurda, P.S- Khurda, Mauza- Lahanga, Status- Stiban, **Mutation Khata No- 518/118, Plot No-1205**, Area- A0.220 dec., (Bounded By: North- Padmabati Behera, South- Markanda Paikaray), **Plot No- 1203**, Area- A0.315 dec., (Bounded By: North- Sanatan Behera, South- Sadhu Behera), **Plot No- 1231**, Area- A0.135 dec., (Bounded By: North- Basudev Harichandan, South- Gumanga Gumansingh), **Plot No- 1236**, Area- A0.035 dec., (Bounded By: North- Basudev Harichandan, South- Subala Gumansingh), **Plot No- 1245**, Area- A0.170 dec., (Bounded By: North- Anil Pradhan, South- Sanatan Behera), **Hal Khata No- 458**, Total Area -A0.875 dec., Kissam – Gharabari.

III. GENESIS AND FLOW OF TITLE:-

On careful perusal of the documents it appears that during consolidation operation in the year 1997 the above Scheduled property was recorded in the name of Sanatan Pahadasingh and he was the lawful owner in possession over the Scheduled property.

It further appears that after the death of Sanatan Pahadasingh, his legal heirs Sri Kanduri Charan Pahadasingh (son) and Surendranath Pahadasingh (son), were in exclusive possession over the Scheduled property.

It also further appears that the above said legal heirs represented through their power of attorney Sri Sibabrata Acharya, have transferred the above Scheduled Property in favour of M/s Gupta Power Infrastructure Ltd., represented by it's Director Sri Jitendra Mohan Gupta, by virtue of execution of Registered Sale Deed No-11081127121 dated 28.10.2011, before the Registering Office, Khurda which has also been recorded in the name of M/s Gupta Power Infrastructure Ltd., represented by it's Managing Director Sri Mahendra Kumar Gupta, under **Mutation Khata No- 518/118**, after due mutation.

Now in my opinion M/s Gupta Power Infrastructure Ltd., is the lawful owner in peaceful possession over the above said Scheduled Properties.

That the property is free from all sorts of Acts and Encumbrances for a period of 13 years as evident from the E.Cs attached herewith.

That, M/s Gupta Power Infrastructure Ltd., is advised to submit an affidavit in respect of the Scheduled Property, as described above, mentioning therein:-

1. Nil Encumbrances.
2. That the Company has not availed any loan from any Bank or Financial Institution, by mortgaging this property till the date of creation of EMT.
3. That the property in question is not under attachment, in any civil, criminal or revenue proceedings and the land in question is also not subject matter of dispute in any court of law.

4. That the Company will not sell, transfer and alienate the above Scheduled Property, in question, by any means unless and until the loan amount which is going to be sanctioned by your bank, is fully liquidated.

IV. CERTIFICATE OF TITLE:-

- A) That M/s Gupta Power Infrastructure Ltd., has an absolute, clear, and marketable Title over the property proposed to be mortgaged.
- B) That M/s Gupta Power Infrastructure Ltd., can execute a valid Equitable Mortgage in respect of the Scheduled Property in favour of your Bank.
- C) That the Property as mentioned in this report intended to be given by way of Mortgage is not subject matter of any minor/s or any other claims.

APPENDIX-II

I have gone through the title deeds and other documents intended to be deposited relating to the Property and offered as security by way of equitable mortgage and that the documents of title referred to above are perfect evidence of title and that if the said equitable mortgage is created, the following document of title are to be deposited in the manner of requirements for creation of equitable mortgage and I further certified that :-

1. I have made a search in the land/revenue records and do not find any adverse features, which would prevent the titleholder from creating a valid mortgage.
2. There are no prior Mortgage/ Charges what so ever as could be seen from the Encumbrance Certificate for the period from 1st Jan 1999 to 8th May 2016, pertaining to the immovable property covered by the above said title deed and other said documents as referred above.
3. That there are no prior Mortgage/ Charges to the extent of an Area – Ac0.875 dec., over which EMT can be created subject to deposit of document mentioned in the List of Documents along with the following documents -
 - i. Up to date E.C
 - ii. Affidavit.
4. There are no claims of minor/s and he/ their interest in respect of the Schedule property.
5. There is no undivided share of any minor/s.
6. The property is devoid of any liabilities.
7. Provisions of Urban Land Ceiling Act are not applicable.
8. That the Holding and Acquisition is in accordance with provision of Land Reform Act.
9. The mortgage if created will be available to the Bank for the liabilities of the intending borrower M/s Gupta Power Infrastructure Ltd.

I certify that M/s Gupta Power Infrastructure Ltd., has valid and marketable Title, in the property shown above.

(ARUPA NANDA DAS)

Cuttack.

Date -12.08.2016

Advocate.

CERTIFICATE

To,
The Chief Manager,
Canara Bank,
Buxibazar Branch,
Cuttack.

Sub:- Verification of Record of the Landed Property at Tahasil and Sub Registrar Office at Khurda.

Dear Sir,

This is to confirm that I have visited the office of Tahasildar and Sub- Registrar, Khurda, and verified the details, of the property standing in the name of that M/s Gupta Power Infrastructure Ltd.

DESCRIPTION OF PROPERTY.

Dist- Khurda, Tahasil- Khurda, S.R.O- Khurda, P.S- Khurda, Mauza- Lahanga, Status- Stiban, **Mutation Khata No- 518/118, Plot No-1205**, Area- A0.220 dec., (Bounded By: North- Padmabati Behera, South- Markanda Paikaray), **Plot No- 1203**, Area- A0.315 dec., (Bounded By: North- Sanatan Behera, South- Sadhu Behera), **Plot No- 1231**, Area- A0.135 dec., (Bounded By: North- Basudev Harichandan, South- Gumanga Gumansingh), **Plot No- 1236**, Area- A0.035 dec., (Bounded By: North- Basudev Harichandan, South- Subala Gumansingh), **Plot No- 1245**, Area- A0.170 dec., (Bounded By: North- Anil Pradhan, South- Sanatan Behera), **corresponding Hal Khata No- 458**, Total Area –A0.875 dec., Kissam – Gharabari.

After perusal of the documents submitted before me, further I certified as under :

1. That I have verified the title deeds i.e. Sale Deed No-11081127121 dated 28.10.2011, from the office of the Registrar/ Sud-Registrar and confirm that the original deed available with the bank are genuine.
2. There is no prior mortgage/charge over the above Scheduled Property and M/s Gupta Power Infrastructure Ltd., is the lawful owner in peaceful possession over the above said property as per the records available and verified by me in the Tahasil and Sub Registrar Office at Khurda.

Cuttack.
Dated- 12.08.2016


(ARUPA NANDA DAS)
Advocate.

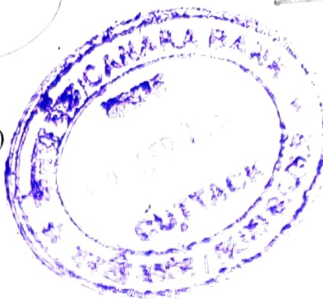
COL-16

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ARUPA NANDA DAS

(B.com, LL.B)

ADVOCATE
ORISSA HIGH COURT, CUTTACK



Nahanga - S.S.

RESIDENCE

Journalist Colony Lane,
Madhusudan Nagar,
Tulsipur, Cuttack-8,
Ph.No. 0671-2302702
Mob. No. 9437020702

LEGAL SRUTINY REPORT

To
The Chief Manager,
Canara Bank,
Buxibazar, Branch,
Cuttack.

Date-08.08.2016

Sub:- Legal Scrutiny Report after verifying all the relevant documents in respect of the Schedule Property of M/s Gupta Power Infrastructure Ltd., represented by it's Director Sri Jitendra Mohan Gupta, S/o Sri Bhagat Ram Gupta, at- Cuttack Puri Road, Bhubaneswar, P.o- Budheswari, P.s – I axmisagar, Bhubaneswar, Dist- Khurda, for creation of EMT in favour of your Bank.

A P P E N D I X - 1

I. LIST OF DOCUMENTS:-

SL.No	Date of Documents	Name of the Documents	Whether Original/Certified True Copy / Xerox Copy
1.	18.01.1997	R.O.R Khata No- 10	Xerox
2.	18.09.1998	Regd Sale Deed No- 2200	Original
3.	27.04.2000	Regd Sale Deed No- 1094	Oroiginal
4.	13.05.2011	Regd Sale Deed No-11081111446	Original
5.	13.05.2011	Regd Sale Deed No-11081111513	Original
6.	03.06.2011	Regd Sale Deed No-11081113589	Original
7.	04.11.2015	Mutation R.O.R Khata No- 518/80	Original
8.	05.07.2016	Rent Receipt No- AAK-4091289	Original
9.	07.05.2011	E.C No-1190	Original
10.	07.05.2011	E.C No-EC1140605110010	Original
11.	22.12.2011	E.C No-EC1142112110014	Original
12.	26.05.2016	E.C No- EC1142016006467	Original
13.	26.05.2016	E.C No- EC1142016006468	Original

II. DESCRIPTION OF PROPERTY SCRUTINISED:-

Scheduled - A

Dist- Khurda, Tahasil- Khurda, S.R.O- Khurda, P.S- Khurda, Mauza- Lahanga, Status- Stiban, **Mutation Khata No- 518/80, Plot No-1206**, Area- A0.205 dec., **Plot No- 1212**, Area- A0.40 dec., **Plot No- 1213**, Area- A0.145 dec., **Plot No- 1224**, Area- A0.075 dec., **Plot No- 1225**, Area- A0.065 dec., corresponding to **Khata No- 10**, Total Area -A0.530 dec., Kissam - Gharabari.

Scheduled - B

Dist- Khurda, Tahasil- Khurda, S.R.O- Khurda, P.S- Khurda, Mauza- Lahanga, Status- Stiban, **Mutation Khata No- 518/80, Plot No-1207**, Area- A0.200 dec., **Plot No- 1208**, Area- A0.075 dec., **Plot No- 1214**, Area- A0.145 dec., corresponding to **Khata No- 10**, Total Area -A0.420 dec., Kissam - Gharabari.

III. GENESIS AND FLOW OF TITLE:-

On careful perusal of the documents it appears that during consolidation operation in the year 1997 the above Scheduled property was recorded in the name of Avina Paltasingh and he was the lawful owner in possession over the Scheduled property.

It further appears that Avina Paltadasingh ha transferred the above Scheduled -A Property in favour of his daughter Manibala Pradhan w/o Hadubandhu Pradhan, by virtue of execution of Registered Sale Deed No- 2200, dated 18.09.1998, and Deed No- 1094, dated 27.04.2000, before the Registering Office, Khurda.

It also further appears that Manibala Pradhan have transferred the above Schedule-A Property in favour of M/s Gupta Power Infrastructure Ltd., represented by it's Director Sri Jitendra Mohan Gupta, by virtue of execution of Registered Sale Deed No-1108111513, dated 13.05.2011, before the Registering Office, Khurda.

It further appears that after the death of Avina Paltadasingh, his legal heirs Sri Dinabandhu Paltasingh (son) and Manibala Pradhan (daughter) were in exclusive possession over the Schedule-B property.

It also further appears that the above said legal heirs have transferred the above Schedule-B Property in favour of M/s Gupta Power Infrastructure Ltd., represented by it's Director Sri Jitendra Mohan Gupta, by virtue of execution of Registered Sale Deed No-11081113589, dated 03.06.2011, and Deed No-1108111446, dated 13.05.2011 before the Registering Office, Khurda.

Both the above said scheduled property has been recorded in the name of M/s Gupta Power Infrastructure Ltd., represented by it's Director Sri Jitendra Mohan Gupta, under **Mutation Khata No- 518/80**, after due mutation

Now in my opinion M/s Gupta Power Infrastructure Ltd., is the lawful owner in peaceful possession over the above said Scheduled Properties.

That the property is free from all sorts of Acts and Encumbrances for a period of more than 13 years as evident from the E.Cs attached herewith and rent has been paid for the year 2016-2017.

That, M/s Gupta Power Infrastructure Ltd., is advised to submit an affidavit in respect of the Scheduled Property, as described above, mentioning therein:-

1. NIL Encumbrances.
2. That the Company has not availed any loan from any Bank or Financial Institution, by mortgaging this property till the date of creation of EMT.
3. That the property in question is not under attachment, in any civil, criminal or revenue proceedings and the land in question is also not subject matter of dispute in any court of law.
4. That the Company will not sell, transfer and alienate the above Scheduled Property, in question, by any means unless and until the loan amount which is going to be sanctioned by your bank, is fully liquidated

IV. CERTIFICATE OF TITLE:-

- A) That M/s Gupta Power Infrastructure Ltd., has an absolute, clear, and marketable Title over the property proposed to be mortgaged.
- B) That M/s Gupta Power Infrastructure Ltd., can execute a valid Equitable Mortgage in respect of the Scheduled Property in favour of your Bank.
- C) That the Property as mentioned in this report intended to be given by way of Mortgage is not subject matter of any minor/s or any other claims.

APPENDIX - II

I have gone through the title deeds and other documents intended to be deposited relating to the Property and offered as security by way of equitable mortgage and that the documents of title referred to above are perfect evidence of title and that if the said equitable mortgage is created, the following document of title are to be deposited in the manner of requirements for creation of equitable mortgage and I further certified that :-

1. I have made a search in the land/revenue records and do not find any adverse features, which would prevent the titleholder from creating a valid mortgage.



2. There are no prior Mortgage/ Charges what so ever as could be seen from the Encumbrance Certificate for the period from 1st Jan 1973 to 8th May 2016, pertaining to the immovable property covered by the above said title deed and other said documents as referred above.
3. That there are no prior Mortgage/ Charges to the extent of an Area – Ac0.950 dec., over which EMT can be created subject to deposit of document mentioned in the List of Documents along with the following documents -
 - i. Up to date E.C
 - ii. Affidavit.
4. There are no claims of minor/s and he/ their interest in respect of the Schedule property.
5. There is no undivided share of any minor/s.
6. The property is devoid of any liabilities.
7. Provisions of Urban Land Ceiling Act are not applicable.
8. That the Holding and Acquisition is in accordance with provision of Land Reform Act.
9. The mortgage if created will be available to the Bank for the liabilities of the intending borrower M/s Gupta Power Infrastructure Ltd.

I certify that M/s Gupta Power Infrastructure Ltd., has valid and marketable Title, in the property shown above.

Cuttack.

Date -08.08.2016



(ARUPA NANDA DAS)

Advocate.

CERTIFICAT

To,
The Chief Manager,
Canara Bank,
Buxibazar Branch,
Cuttack.

Sub:- Verification of Record of the Landed Property at Tahasil and Sub Registrar Office at Khurda.

Dear Sir,

This is to confirm that I have visited the office of Tahasildar and Sub- Registrar, Khurda, and verified the details, of the property standing in the name of that M/s Gupta Power Infrastructure Ltd.

DESCRIPTION OF PROPERTY.**Scheduled - A**

Dist- Khurda, Tahasil- Khurda, S.R.O- Khurda, P.S- Khurda, Mauza- Lahanga, Status- Stiban, **Mutation Khata No- 518/80, Plot No-1206**, Area- A0.205 dec., **Plot No- 1212**, Area- A0.40 dec., **Plot No- 1213**, Area- A0.145 dec., **Plot No- 1224**, Area- A0.075 dec., **Plot No- 1225**, Area- A0.065 dec., corresponding to **Khata No- 10**, Total Area –A0.530 dec., Kissam – Gharabari.


Scheduled – B

Dist- Khurda, Tahasil- Khurda, S.R.O- Khurda, P.S- Khurda, Mauza- Lahanga, Status- Stiban, **Mutation Khata No- 518/80, Plot No-1207**, Area- A0.200 dec., **Plot No- 1208**, Area- A0.075 dec., **Plot No- 1214**, Area- A0.145 dec, corresponding to **Khata No- 10**, Total Area –A0.420 dec., Kissam – Gharabari.

After perusal of the documents submitted before me, further I certified as under :

1. That I have verified the title deeds i.e. Sale Deed No-11081111513, dated 13.05.2011, Deed No-11081113589, dated 03.06.2011, and Deed No-11081111446, dated 13.05.2011, from the office of the Registrar/ Sud-Registrar and confirm that the original deed available with the bank are genuine.
2. There is no prior mortgage/charge over the above Scheduled Property and M/s Gupta Power Infrastructure Ltd., is the lawful owner in peaceful possession over the above said property as per the records available and verified by me in the Tahasil and Sub Registrar Office at Khurda.

Cuttack.
Dated- 08.08.2016


(ARUPA NANDA DAS)
Advocate.