

COL-11

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-30.04.2015

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-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- 244	Copy from Website
2.	13.05.2011	Regd Sale Deed No-11081111502	Original
3.	30.04.2011	Rent Receipt No- AY-2401786	Original
4.	13.12.2011	Rent Receipt No- AY-2410955	Original
5.	23.03.2012	Rent Receipt No- AAD-3801753	Original
6.	15.04.2015	Rent Receipt No- AAJ-0809577	Original
7.	21.12.2011	E.C No-3954	Original
8.	21.12.2011	E.C No-EC1142012110037	Original
9.	29.04.2015	E.C No-EC1142015000962	Original
10.	17.04.2015	E.C NO-EC1142015000899	Original
11	21.06.13.	Mutation R.O.R Khata No- 518/89	Original

II. DESCRIPTION OF PROPERTY SCRUTINISED:-

Dist- Khurda, Tahasil- Khurda, S.R.O- Khurda, P.S- Khurda, Mauza- Lahanga,
Status- Stiban, Mutation Khata No- 518/89, Plot No-1200, Area- A0.415 dec.,
Kissam- Gharabari, corresponding to Khata No- 244,
Bounded : North- Chaitanya Das, South- Sadhu Pradhan,

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 Parbati Das @ Dei and she was the lawful owner in possession over the Scheduled property.

It also further appears that Parbati Dei @ Das has 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-11081111502 dated 13.05.2011, before the Registering Office, Khurda.

It further appears that after execution of the Sale Deed, M/s Gupta Power Infrastructure Ltd., represented by it's Director Sri Jitendra Mohan Gupta, filed Mutation case and OLR case before the Tahasildar, Khorda, to record the above said Scheduled Property in their name and to convert the Kissam- "Sarada-3" to "Gharabari".

It further appears that the Tahasildar, Khorda, after fulfillment of all formalities, has issued the ROR in the favour of M/s Gupta Power Infrastructure Ltd., represented by it's Director Sri Jitendra Mohan Gupta.

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 for the year 2015-2016 has been paid as evident from the rent receipt 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 10th April 2015, 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 - Ac0.415 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 -30.04.2015


 (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- 518/89, Plot No-1200, Area- A0.415 dec.
Kissam- Gharabari, corresponding to Khata No- 244.
Bounded : North- Chaitanya Das, South- Sadhu Pradhan,

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-11081111502, 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- 30.04.2015

(ARUPA NANDA DAS)
Advocate.



ମୌଜା : ଲହଙ୍ଗା
ଥାନା : ଖୋର୍ଦ୍ଧା
ଥାନା ନମ୍ବର : 168

ତହସିଲ : ଖୋର୍ଦ୍ଧା
ତହସିଲ ନମ୍ବର : ...
ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା

ଖରିଦ୍ଦାନ କ୍ରମିକ ନମ୍ବର ୨) କମିଶନର ନାମ ଓ ଖେତାବ ବା ଖରିଦ୍ଦାନ ନମ୍ବର ୩) ପ୍ରଜାର ନାମ, ପିତାର ନାମ, ଜାତି ଓ ବାସସ୍ଥାନ

ଖରିଦ୍ଦାନ ସରକାର ଖୋର୍ଦ୍ଧା ନମ୍ବର 1

ଗୁପ୍ତ ପାତ୍ରର ଜନସ୍ଥାପନକାରୀ ଲିମିଟେଡ୍ ବାଲିରେଇର, ଲିମିଟେଡ୍ ମୋହନ ଗୁପ୍ତା ପି.ଭଗବତୀମ ଗୁପ୍ତା ଜା.ବି.ଶ୍ୟା.ଆ.ସୁ.ନଂ ୫୨୬, କଟକ ରୋଡ, ଥାନା - ଲକ୍ଷ୍ମୀପାଗର, ଭୁବନେଶ୍ୱର ଜି - ଖୋର୍ଦ୍ଧା

୪) ସ୍ୱତ୍ତ୍ୱ

୫) ଦେୟ

୬) କ୍ରମବର୍ତ୍ତନଶୀଳ ଖଜଣାର ବିବରଣୀ

ଜଳକର	ଖଜଣା	ସେସ୍	ନିସ୍ତାର ସେସ୍ ଓ ଅନ୍ୟାନ୍ୟ ସେସ୍ ଯଦି କିଛି ଥାଏ	ମୋଟ
	215.00	162.00		377.00

ପ୍ରତିବନ୍ଧ

୧୨/୦୪/୧୪
୧୨/୦୪/୧୪

୧) ବିଶେଷ ଅନୁସନ୍ଧାନ ଯଦି କିଛି ଥାଏ

BLANK SPACE FOR STAMPING

ଅନ୍ତିମ ପ୍ରକାଶନ ତାରିଖ :
ଖଜଣା ପାର୍ଯ୍ୟ ତାରିଖ : 01/04/2014

Dehore
21/6/13

Dehore
21/6/13

Dehore
21/6/13
21/06/2013

କାର୍ଯ୍ୟସୂଚୀ ପ୍ରଦାନ କେନ୍ଦ୍ର, ଖୋର୍ଦ୍ଧା

Khordha District

Khordha District

ବିଦ୍ୟାଳୟ କ୍ରମିକ ନଂ 518/89		ମୌଜା : ଲହଣୀ		ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା		ନଂ 518/89	ଚକ୍ରପୁର ଗ୍ରାମପଞ୍ଚାୟତ
ଚକ୍ର ନମ୍ବର	ଚକ୍ରପୁର ଗ୍ରାମପଞ୍ଚାୟତ	ଚକ୍ରପୁର ଗ୍ରାମପଞ୍ଚାୟତ	କିସମର ବିସ୍ତାରିତ ବିବରଣ ଓ ଚୌହଦି	ରକବା		ଚକ୍ରପୁର ଗ୍ରାମପଞ୍ଚାୟତ କମିଶନର କିସମ	(ଅନ୍ୟ ବିବରଣ ଓ ଚାହା ଏଠାରେ ଦିଆଯାଉ)
୮	୯	୧୦	୧୧	୧୨	୧୩	୧୪	୧୫
		1248		0	448	0.1813	ଘରବାରି ମୁଁ ପୁର ନଂ 1243 ।
		1243		0	225	0.0911	ଘରବାରି ଦା ଖା କେସ ନଂ 2365/11 ରୁ ମୁଁ ପୁର ନଂ 1243 ଏ 0.225 ଓ ପୁର ନଂ 1248 ଏ 0.448 କୁ ଦା ଖା ଖା 31 ଚାଲୁ । OLR 8 (A) କେସ ନଂ 135/12 ରୁ ମୁଁ ପୁର ନଂ 1243 ଓ 1248 ର କିସମ ଘରବାରି କରି କମା ସଂଶୋଧନ କରାଗଲା । ଦା ଖା କେସ ନଂ 2361/11 ରୁ ମୁଁ ପୁର ନଂ 1200 ଏ 0.415 କୁ ଦା ଖା ଖା 244 ଚାଲୁ । OLR 8 (A) କେସ ନଂ 129/12 ରୁ ମୁଁ ପୁର ନଂ 1200 ର କିସମ ଘରବାରି କରି କମା ସଂଶୋଧନ କରାଗଲା । ଦା ଖା କେସ ନଂ 2362/11 ରୁ ମୁଁ ପୁର ନଂ 1211 ଏ 0.195 କୁ ଦା ଖା ଖା 414 ଚାଲୁ । OLR 8 (A) କେସ ନଂ 129/12 ରୁ ମୁଁ ପୁର ନଂ 1211 ର କିସମ ଘରବାରି କରି କମା ସଂଶୋଧନ କରାଗଲା ।
		1200		0	415	0.1679	ଘରବାରି
		1211		0	195	0.0789	ଘରବାରି

ଗାନ୍ଧୀ ମୁଦ୍ରା ବିଭାଗ ଦେଇ ଓକିଲା

କ୍ରମ ନଂ 518/89		ମୌଜା ଲହରୀ		ଜିଲ୍ଲା ଖୋର୍ଦ୍ଧା				
ଚକ୍ରଭୂମି ଫୋଲ୍ଡର ନଂ	ଚକ୍ରଭୂମି ଫୋଲ୍ଡର ନଂ	କିସମର ବିସ୍ତାରିତ ବିବରଣ ଓ ଚୌହଦି	ରକବା		ଚକ୍ରଭୂମି ଫୋଲ୍ଡର ନଂ	ମନୁବ୍ୟ (ଅନ୍ୟ ବିବରଣୀ ସହ କୌଣସି ପ୍ରକାର ବା ବ୍ୟକ୍ତିଙ୍କର ସ୍ୱାର୍ଥ ବା ସ୍ୱତ୍ୱ ଥିଲେ ତାହା ଏଠାରେ ଉଲ୍ଲେଖ କରନ୍ତୁ)		
୯	୧୦	୧୧	ଏ.	ଡି.	୧୨	୧୩	୧୪	୧୫
	1159/1579		0	172	0.0696	ଘରବାରି		ଡା ଖା କେସ ନଂ 3696/11 ଡୁ ମୁ ସୁଟ ନଂ 1159 ଫୁ ଏ 0.172 କୁ ଡା ଖା ଖା 41 ଡାରୁ । OLR 8 (A) କେସ ନଂ 133/12 ଡୁ ମୁ ସୁଟ ନଂ 1159 ର କିସମ ଘରବାରି କରି କମା ସଂଶୋଧନ କରାଗଲା । ମୁ ସୁଟ ନଂ 1168 ।
	1199		0	290	0.1174	ଘରବାରି		
	1168		0	100	0.0405	ଘରବାରି		ଡା ଖା କେସ ନଂ 2366/11 ଡୁ ମୁ ସୁଟ ନଂ 1168 ଏ 0.100 ଓ ସୁଟ ନଂ 1199 ଏ 0.290 କୁ ଡା ଖା ଖା 131 ଡାରୁ । OLR 8 (A) କେସ ନଂ 136/12 ଡୁ ମୁ ସୁଟ ନଂ 1168 ଓ 1199 ର କିସମ ଘରବାରି କରି କମା ସଂଶୋଧନ କରାଗଲା ।
	7 ସୁଟ		1	845	0.7467			



Valuation Report

Application No- **1081112507**Registration Office- **KHURDA(BBSR)**

DEED DETAILS						
Application Type- SALE IMMOVABLE						
Status- Pending for Fee collection						
Application No.	Execution Date	Presentation Date	Book No.	No. of Pages	Registration No	Registration Date
1081112507	13-MAY-11	13-MAY-11	1	8		

FEE DETAILS (In ₹.)		
Stamp Duty :	33650	
Consideration Amount :	673000	
Benchmark Value :	673000	
Registration Fee :		0
A(1):		13460
Incidental Fee Details		
A-21 :		10
D :		60
I-3 :		2
User Charges :		220

FIRST PARTY DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address	Permanent Address
ANANDA PRADHAN	FATHER	LATE DIBYASINGHA PRADHAN	MALE	98	Cultivation	General	SELLER/SELF	YES	YES	AT-LAHANGA, PO-GODIPADA, PS-JANKIA, DIST-KHURDA	
SANTHA PRADHAN	FATHER	LATE DIBYASINGHA PRADHAN	MALE	96	Cultivation	General	SELLER/SELF	NO	YES	AT-LAHANGA, PO-GODIPADA, PS-JANKIA, DIST-KHURDA	

SECOND PARTY DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address	Permanent Address
JITENDRA MOHAN GUPTA ON BEHALF OF GUPTA POWER INFRASTRUCTURE LTD.				39			BUYER/INSTITUTION			AT-PLOTNO-896, CUTTACK ROAD, PS-LAXMISAGAR, BBSR DIST-KHURDA	
Representative Name			Institution Name				Representative Address		Representative Designation		
JITENDRA MOHAN GUPTA ON BEHALF OF GUPTA POWER INFRASTRUCTURE LTD.			GUPTA POWER ENFRASTRUCTURE LTD.				AT-PLOTNO-896, CUTTACK ROAD, PS-LAXMISAGAR, BBSR DIST-KHURDA		DIRECTOR		

IDENTIFIER DETAILS

Name	Father/Husband's Name	Address	Gender	Age	Profession	ID Proof
PRAKASH RANJAN SINGH	GOPINATH PRASAD SINGH	AT/PO-MOTA, VIA-JANKIA, DIST-KHURDA	MALE	0	Others	X

PROPERTY DETAILS

District	Village/Mouja-Thana	Khata	Plot	Area	Kisam Type	Market Value	Sabak Khata No.	Sabak Plot No.
KHURDA	LOHANGA-168	31	1248	0.448 Acre (448Decimal)	SARAD-III	448000	Not Available	Not Available
Property Transaction Details								
East	West	North	South	SOLD AREA AC. 0.448 FULL PLOT, ANNUAL RENT RS 1.00P, TOTAL ONE KHATA, TWO PLOTS, TOTAL AREA AC. 0.673 DEC.				
NA	NA	NA	NA					
KHURDA	LOHANGA-168	31	1243	0.225 Acre (225Decimal)	SARAD-III	225000	Not Available	Not Available
Property Transaction Details								
East	West	North	South	SOLD AREA AC. 0.225 DEC FULL PLOT.				
NA	NA	NA	NA					

DOCUMENT ENTERED BY : RATIKANTA MOHANTY

This page is generated at <http://www.igrorissa.gov.in>.

I'm yours



Proper Officer and
D.S.R., Khurda, BBSR.

And a preachment

Stef
Senterbach
Zürich

Aug 13460
 13 2
 Aug 21 10
 2 60

13532

$$\begin{array}{r} 220 \\ 13752 \end{array}$$

— 24th June

Mr. Parakash Pratap Singh

SALE DEED

THIS DEED OF SALE is made on this the
day of May, 2011 (Two Thousand Eleven).

NAME AND ADDRESS

OF THE VENDORS :

(1) ANANDA PRADHAN, aged about 32 years, (2) SANTHA PRADHAN, aged about 36 years, both are S/o: Late Dibyasingha Pradhan, both are By Caste: Khandayat, By Profession: Cultivation, resident of At: Lahanga, PO: Godipada, PS: Jankia, Dist: Khurda, Odisha (herein after called the “**VENDORS**” which expression unless excluded by or repugnant to the context shall mean and include their heirs, successors, assignees and representatives) of the **ONE PART**.

Sl. No. 33755
1113515512M

13.5.11

33650
Thirty three thousand
Six hundred fifty.

Jitendra Mohan Gupta
896, Carmila gar

BBSR

Nature: Sale

Stamping Clerk
U.S.R. OFFICE, Kharagpur, BBSR



SCHEDULE OF PROPERTY

Dist: Khurda, Tahasil: Khurda, S.R.O: Khurda,
Under D.S.R.O.: Khurda, Bhubaneswar, PS: Khurda,
PS No. 168, Odisha Sarakar Khewat No. 1, Mouza:
LAHANGA, Khata No. 31 (Thirty One), Sthitiban **Plot**
No. 1243 (One Thousand Two Hundred Forty
Three), Kisam: Sarad Non-Irrigated-III, **Sold Area**
Ac0.225dec. (Two Hundred Twenty Five Decimals)
Full Plot.

Sthitiban **Plot No. 1248** (One Thousand Two Hundred Forty Eight), Kisam: Sarad Non-Irrigated-III, **Sold Area Ac0.448ec.** (Four Hundred Forty Eight Decimals) Full Plot

Total One Mouza, One Khata, Two Plots, Total
Sold Area Ac0.673dec. Which is more fully
described in the sketch map appended hereto in red
and the sketch map forms part and parcel of this sale
deed Annual Rent Rs. 1.00 ps.

(The land hereby sold and conveyed in this Sale Deed is neither a lease hold land nor coming under the purview of Endowment Act or Ceiling Surplus limit, it is also non-consolidable land. It is coming within Municipality Area of Dist: Khurda and the land is not a Bhoodan Land.)

WHEREAS the above named vendors are the absolute owner and also is in peaceful possession over the landed property mentioned in the scheduled above hereby sold and conveyed through this Sale Deed (hereinafter called the "Scheduled Property" in short).

Mr. Justice Ch. J. Soren

Prakash Pradip Singh

Copy of
Prakash Pradip Singh
Prakash Pradip Singh
Prakash Pradip Singh

Copy of
Prakash Pradip Singh
Prakash Pradip Singh
Prakash Pradip Singh

WHEREAS, we the vendors hereby declared that the property conveyed/transferred through this deed stands recorded in the name of vendors and we, the vendors are in peaceful possession over the same having right, title and interest over the schedule property. The property is free from all sorts of litigations and disputes.

AND WHEREAS, the vendor, in order to meet their legal necessities, such as repayment of loans and other household expenses, desired to sell out the scheduled property for a consideration of **Rs.6,73,000/- (Rupees Six Lakh Seventy Three Thousand) Only**

AND WHEREAS, the VENDEE is willing to purchase the said property on the said consideration money and paid the full and final consideration money of **Rs. 6,73,000/- (Rupees Six Lakh Seventy Three Thousand) Only** as stated above by cash in advance prior to execution of this Sale Deed and the vendors have received and acknowledged the same in presence of the following witnesses and others by signing this Deed of Sale.

AND WHEREAS, the said the vendors do hereby execute, register and deliver this Sale Deed today in favour of the Vendee according to their free will, sound mind, open heart without any undue influence from any corner and hereby convey, grant, transfer and assign by way of this Sale and make the VENDEE, the owner of the land hereby sold by delivering and placing the VENDEE in 'peaceful possession' with all rights, titles, and interests, profits and demands whatsoever in respect of the said property and hereby covenants that from today, the vendors and their heirs, successors, assignees and representatives etc. became destitute of all rights, title, interests over the said property.

Signature of Vendor
X7105
Signature of Vendor
X7105

Signature of Vendor

Signature of Vendor

IF in future any defect is found in the title over the said property, for which the VENDEE and/or his heirs, successors, assignees and legal representatives become dispossessed of any part or entire schedule property, then the vendors do hereby undertake to do the needful for returning back the possession of the disposed property to the VENDEE or else the VENDEE and/or his heirs, successors, assignees and legal representatives etc. have every right to sue against the vendors or/and their heirs, successors, assignees and legal representatives etc. and take repossession of dispossessed land and/or get refund of the entire consideration money paid to the vendors together with up to date interests, costs and expenses of such litigation through proper Court of law and the vendors and their heirs, successors, assignees and legal heirs hereby promised to pay the same without any hesitation.

WHEREAS unless there is anything repugnant to the subject or context, the expression "**VENDORS**" and "**VENDEE**" here-in-used in this Sale Deed, shall include their respective heirs, successors, assignees and legal representatives.

We the vendors and vendee do hereby declare that we do not belong to schedule caste or schedule tribe community.

Handwritten signature and initials at the top right.

Handwritten signature and two fingerprints on the right side.

Handwritten signatures and names at the bottom right: "M Sulekh Chandra" and "Prakash Prateep Singh".

IN WITNESSES WHEREOF the above named vendors execute, signed and delivered this Deed of Sale with their free will, sound mind, open heart and without any force or coercion from any manner on this the 13 day of May, 2011 at Bhubaneswar, in presence of the witnesses undersigned.

WITNESSES:

1. *gita chandra*
B K Jena

At/Po - Cuttack



At/Po - Cuttack
Sanjay
Pradhan



At/Po - Cuttack
Sanjay
Pradhan
Pradhan

SIGNATURE OF THE VENDORS

2. *Prakesh Pradhan*

At/Po - Cuttack, via,

Jharkhand

At/Po - Khand

FOR GUPTA POWER INFRASTRUCTURE LIMITED

Jitendra Mohan

B - 5.11

SIGNATURE OF THE VENDEE

repaired by me
for
direction of
execution
13.5.11



10.00 OCT



FILED IN 2

Book No. _____

Volume No. 10211/2507

Page No. _____

Date 19/11/2011

M
11.13.05

FORM NO - A

DECLARATION

(Land / Property where there is no structure / House)

We the Executant/s and Claimant/s do here by declare that there is no structure/
on schedule property transacted in this document if existence of any structure / house
discovered at later stage the document would be treated as invalid.



SIGNATURE OF EXECUTANT/S SELLOR

For GUPTA POWER INFRASTRUCTURE LIMITED

Jitendra Mohan Gupta

Director

SIGNATURE OF CLAIMANT/S PURCHASER

3



Endorsement of the certificate of admissibility

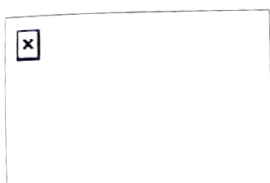
Admissible under rule 25: duly stamped under the Indian stamp (Orissa Amendment act 1 of 2008) Act 1899, Schedule 1-A No. 23 Fees Paid : A(1)-13460 ,I-3-2 ,A-21-10 ,D-60, User Charges-220 ,Total 13752

Date: 13/05/2011

Signature of Registering officer

Endorsement under section 52

Presented for registration in the office of the Sub-Registrar **KHURDA(BBSR)** between the hours of 10:30 AM and 02:30 PM on the **13/05/2011** by **ANANDA PRADHAN**, son/wife of **LATE DIBYASINGHA PRADHAN**, of **AT-LAHANGA,PO-GODIPADA,PS-JANKIA,DIST-KHURDA**, by caste **General**, profession **Cultivation** and finger prints affixed.



Signature of Presenter / Date: 17/05/2011

Signature of Registering officer

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature
ANANDA PRADHAN		 998699	TI of ANANDA PRADHAN is attested Signature of the Registering officer
SANTHA PRADHAN		 998892	TI of SANTHA PRADHAN is attested Signature of the Registering officer
JITENDRA MOHAN GUPTA ON BEHALF OF GUPTA POWER INFRASTRUCTURE LTD.		 0	

Identified by **PRAKASH RANJAN SINGH** Son/Wife of **GOPINATH PRASAD SINGH** of **AT/PO-MOTA, VIA-JANKIA,DIST-KHURDA** by profession **Others**

Name	Photo	Thumb Impression	Signature
PRAKASH RANJAN SINGH		 588955	







Registered Sale Deed

Document : SALE IMMOVABLE
 Execution : 13/05/2011
 Registration Number : 11081111450

Volume Number : 230
 Place of Execution : KHURDA(BBSR)
 Registration Date : 17/05/2011

FIRST PARTY DETAILS

Name	Type	Relation	Relation Name	Age	Present Address	Permanent Address
ANANDA PRADHAN	Self	FATHER	LATE DIBYASINGHA PRADHAN	98	AT-LAHANGA,PO-GODIPADA,PS-JANKIA,DIST-KHURDA, DIST- N/A, ODISHA, INDIA	N/A, Dist- N/A, ODISHA, INDIA
SANTHA PRADHAN	Self	FATHER	LATE DIBYASINGHA PRADHAN	96	AT-LAHANGA,PO-GODIPADA,PS-JANKIA,DIST-KHURDA, DIST- N/A, ODISHA, INDIA	N/A, Dist- N/A, ODISHA, INDIA

Name	Photo	Thumb Impression	Signature
ANANDA PRADHAN		 998699	<input checked="" type="checkbox"/>
SANTHA PRADHAN		 998892	<input checked="" type="checkbox"/>

SECOND PARTY DETAILS

Name	Type	Relation	Relation Name	Age	Present Address	Permanent Address
JITENDRA MOHAN GUPTA ON BEHALF OF GUPTA POWER INFRASTRUCTURE LTD.	Institution	FATHER		39	AT-PLOTNO-896,CUTTACK ROAD,PS-LAXMISAGAR,BBSR DIST-KHURDA, DIST- N/A, ODISHA, INDIA	N/A, DIST- N/A, ODISHA, INDIA

Name	Photo	Thumb Impression	Signature
JITENDRA MOHAN GUPTA ON BEHALF OF GUPTA POWER INFRASTRUCTURE LTD.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

PROPERTY DETAILS

Sl.No.	District	Village/Thana	Khata	Plot	Property Area	Kisam	MarketValue	Sabak Khata No.	Sabak Plot No.
2	KHURDA	LOHANGA-168	31	1248	448Decimal	SARAD-III	448000	Not Available	Not Available

Property Transaction Details

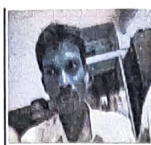
East	West	North	South	Property Transaction Details						
NA	NA	NA	NA	SOLD AREA AC. 0.448 FULL PLOT, ANNUAL RENT RS 1.00P,TOTAL ONE KHATA,TWO PLOTS,TOTAL AREA AC.0.673 DEC.						

1	KHURDA	LOHANGA-168	31	1243	225Decimal	SARAD-III	225000	Not Available	Not Available
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IDENTIFIER DETAILS

Name	Father's / Husband's Name	Identifier Address	Profession
PRAKASH RANJAN SINGH	GOPINATH PRASAD SINGH	AT/PO-MOTA, VIA-JANKIA,DIST-KHURDA	Others

Name	Photo	Thumb Impression	Signature
PRAKASH RANJAN SINGH			



588955

REMARK DETAILS

Remark

DECLARATION

1.

- I / we the vendor (s) of the said property do /so not belong to scheduled caste or scheduled tribe communities.

- I / We the vendee (s) do/ do not belong to scheduled caste or scheduled tribe communities

2. The land is not publicly endowed

3. The land is not a lease hold one within ten years

4. The land is covered under consolidation operation.

5. The land is vacant land / land with structures

6. I / We the vendee (s) do hereby declare that I / We have reasonably enquired and verified the documents relating to the right, title and interest of the vendor and have purchased the property on payment of full / part consideration. I / We further declare that we will be held entirely responsible if we committed and mis-representation, suppression or distortion of facts or have deceived / defrauded the seller (s) in any manner.

7. We the vendor (s) and Vendee (s) hereby declare that we have executed the sale deed with our clear violation without any duress inducement, allurement or any kind of promise or extraneous influence on either or both part to sell and purchase the property.

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