

ANNEXURE – II**CHECKLIST FOR THE GUIDANCE OF THE ADVOCATE FOR SUBMISSION OF LEGAL SCRUTINY REPORT.**

1.	Nature of Title (ownership/Lease hold/ Occupancy Govt. Grant/ allotments etc.	Stitiban.
2.	If lease hold, whether a) Lease Deed is duly stamped and registered. b) Lessee is permitted to mortgage the lease hold right. c) Duration of the Lease/ Unexposed period of lease. d) If, a sub-lease, check the lease deed in favour of lessee as to whether lease deed permits sub-leasing and mortgage by Sub-lessee also.	Not Applicable.
3.	If Govt. grant/ allotment/ Lease-cum / Sale Agreement, Whether; a) Grant/ agreement etc. provides for alienable rights to The mortgagor with or without conditions. b) The mortgage is competent to create charge on such Property.	Not Applicable.
4.	If occupancy right, whether; a) Such right is heritable and transferable b) Mortgage can be created.	Not Applicable.
5.	a) Whether provisions of Urban Land Ceiling Act applicable /permission obtained. b). Whether no objection certificate under the Income Tax Act is required / obtained. c) Whether records with the Registrar of Assurances verified (if applicable)	Not Applicable.
6.	Whether there are claims from Minor/s and his/their interest in the property/ies. Specify the share of minor/s with name.	No.
7.	In case of Agricultural land, the position regarding creation and enforceability with regard to Local laws.	Not Applicable.
8.	In case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed /permission obtained.	Home stead.
9.a)	In case of partition/ settlement deeds, whether the original deed is available for deposit. If not the modality/ procedure to be followed to create a valid and enforceable mortgage.	Not Applicable.
b).	Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share	Not Applicable.
c)	Whether the partition made is valid in law ?	Not Applicable.
10.a)	In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	Not applicable.
b)	Whether the person(s) creating mortgage has/ have authority to create mortgage for and on behalf of the firm.	Not Applicable.
11.	In case of Limited Company, verify the Borrowing Powers, Resolution, authority to create mortgage/ execution of documents, any prior changes with the ROC, MOA/AOA, provision for common seal etc.	Not Applicable.
12.	In case of Societies/ Associations, verify the requisite resolutions, bye laws, power to borrow, encumbrances etc.	Not Applicable
13	In case of POA holder, verify the genuines of the Power of POA and the extent of the powers. Whether the POA is properly executed/stamped/ authenticated/enforceable as per the Law of the place.	Not Applicable.

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14.	If the property is a flat/apartment or residential/commercial complex, verify.	Not applicable.
14.a)	Promoter's/ Land owner/s title to the lands/building.	Not Applicable.
b)	Whether the flats are developed by the land owner or constructed on joint development basis.	Not Applicable.
c)	Development agreement /POA	Not Applicable.
d)	Extent of authority of the Developer/builder.	Not Applicable.
e)	Whether the construction is approved by the competent authority.	Not Applicable.
f)	Independent title verification of the land or building in Question.	Not Applicable.
g)	Agreement of sale (duly registered)	Not Applicable.
h).	Whether it is a Second/Subsequent sale.	Not Applicable.
i)	Payment of proper stamp duty.	Not Applicable.
j)	Conveyance in favour of the Society/Condominium concerned.	Not applicable.
k)	Occupancy certificate/ allotment letter of possession.	Not Applicable.
l)	Membership details in the society etc.	Not applicable.
m)	Share Certificate.	Not applicable.
n)	NOC from the Society.	Not applicable.
o)	Latest maintenance charges paid receipt from Society.	Not applicable.
p)	Whether proportionate share in land is transferred to the mortgagor.	Not Applicable.
q)	Documents evidencing possession such as Telephone Bill, Electricity Bill, Tax paid receipt etc.	Not Applicable.
r)	Other legal requirements under the local/ Municipal laws, with regard to ownership of flats/ Apartments/Building Regulations, Societies Law etc.	Not Applicable.
15.	In case of joint family property and mortgage created for family benefit/ legal necessity, verify whether major coparceners have no objection, joined in execution, rights of female members, minor's shares etc.	Not Applicable.
16.	Genealogical tree is to be drawn up wherever the title has been acquired by succession.	Not Applicable.
17	Pending litigation /court attachments/injunction /stay orders /acquisition by the Govt. /Local authorities, etc. if any.	Affidavit is to be submitted by the borrower.
18.	Any other matters affecting the proposed creation of mortgage not covered elsewhere.	No.

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SRI SANTOSH KUMAR MOHANTY,
M.A. L.L.B.
ADVOCATE, ORISSA HIGH COURT.

PH.:- (0671)2527516.
MOBILE:-9853406680.

ANNEXURE-III

CERTIFICATE.

Inspection/ Verification of landed property Registrar / Sub- Registrar's Office
 at Khurda.

To,
 The Chief Manager, CANARA Bank,
 Buxi Bazar Branch, Cuttack.

(Sub:- Verification of records of landed property at Registrar/ Sub-Registrar's
 and Tahasil Office at Khurda.)

Dear Sir,

This is to confirm that I have visited the Registrar/ Sub-Registrar's
 office/ Tahasil office at Khurda on 13.05.2016, 18.05.2016 and 25.05.2016
 and verified the details of the property to be mortgaged by the intending
 borrower.

The Property details are as under.

Dist./ Tahasil/ SRO:- Khurda, P.S:- Khurda, P.S No:- 136, Mouza:-
 Kaipadar, **Mutation Khata No:- 1247/69, Plot No.-3762/3985 area A0.005**
dec, Plot No.-3767/3986, area A0.055 dec., Plot No.-3771/3987, area A0.080
dec., Plot No.-3774/3988, area A0.122 dec., Plot No.-3778/3989, area
A0.340 dec., Plot No.-3779/3990, area A0.047, Plot No.-3780/3991, area
A0.082 dec. **Kisam:- Homestead.** The total area is **A0.731 dec.** which
 corresponds to Hal Khata No.-1033, Plot No.- 3762, area A0.A0.010 dec. and
 Plot No.-3767, area Area A0.110 dec., Plot No.-3771, Plot No.-3774 area
 A0.245 dec., Plot No.-3778, area A0.680 dec., Plot No.-3779, area A0.095
 dec. and Plot No.-3780 area A0.165 dec. respectively and is bounded as
 follows:-

Boundary of Plot No.- 3762/3985.

North:- Plot No.-3763,

East :- Govt. Land,

South:- Govt. Land,

West :- Govt. Land.

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Boundary of Plot No.- 3767/3986 & 3771/3987.

North:- Plot No.-3768,
East :- Plot No.-3766,

South:- Plot No.-3766,
West :- Plot No.-3769.

Boundary of Plot No.- 3774/3988.

North:- Road,
East :- Plot No.-3786,

South:- Plot No.-3775,
West :- Plot No.-3762.

Boundary of Plot No.- 3778/3989, 3779/3990 & 3780/3991.

North:- Plot No.-3777 & 3776,
East :- Plot No.-3784,

South:- Plot No.-3764 & 3781,
West :- Plot No.-3776.

Further, I certify as under:

1. That, there is no prior mortgage / charge over the said property by the owner of the said property **M/s. Gupta Power Infrastructure Ltd.,** measuring an area **A0.731 dec.** as per the Title Deeds and verified by me in the office of Register/ Sub register.

OR

2. That, as per the records available at Registrar/ Sub- Registrar / Tahasildar office, the property is mortgaged / charged to: **Nil.**

Date of document	Description of the Document	In whose favour	Amount mentioned in the Document
X	X	X	X

CUTTACK
Date:- 27.05.2016.

[Signature]
 27.05.2016
Signature of the Advocate.

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ANNEXURE-IV

LEGAL SCRUTINY REPORT.

A. Description of the Documents scrutinized.

Sl. No.	Date of Document.	Name of Document.	Whether certified/ true copy/ photo copy.
1.	31.03.2001.	Hal R-O-R bearing Khata No.-1033 recorded in the names of Sri Shankar Parida and others.	Net copy.
2.	01.08.2011.	Registered sale deed bearing Document No.-11141104203 executed by Sri Lokanath Parida and another in favour of M/s. Gupta Power Infrastructure Ltd.	Original & certified copy.
3.	28.03.2012.	Conversion Premium Paid receipt bearing No.-AAD 3803902.	Original.
4.	14.12.2011.	Rent receipt bearing No.-AY 2416475.	Original.
5.	12.11.2015.	Mutation R-O-R bearing Khata No.-1247/69 recorded in the name of M/s. Gupta Power Infrastructure Ltd.	Original.
6.	27.01.2012.	E.C. bearing No.-1835/2011.	Original.
7.	22.12.2011.	E.C. bearing No.-1142107110010 of 2011.	Original.
8.	27.06.2015.	E.C. bearing No.-1142015001400/2015.	Original.
9.	30.07.2012.	Registered sale deed bearing Document No.-11081218579 dated 30.07.2012 executed by Lokanath Parida and others in favour of M/s. Gupta Power Infrastructure Ltd.	Xerox copy.

B. Description of Property / Properties.

Item No.	Survey No.	Extent of Area/s of acres/ hectares	Location	Boundaries.
01.	R-O-R bearing Khata No.-1247/69, Plot No.-3762/3985, 3767/3986, 3771/3987, 3774/3988, 3778/3989, 3779/3990, 3780/3991.	A0.731 dec.	Mouza:- Kaipadara, P.S:- Khurda, District:- Khurda.	As mentioned in Annexure-III

C. SCRUTINY OF PARTY'S TITLE FOR THE LAST 16 YEARS.

I have perused the original title documents of the intending borrower / mortgagor M/s. Gupta Power Infrastructure Ltd. supplied by the bank. I have traced the title of the present intending borrower/ mortgagor for the last 19 years which is given as follows.

R-O-R bearing Khata No.-1033 recorded in the names of Sri Shankar Parida and others.

Originally Hal Khata No.-1033 was recorded jointly in the names of Sri Shankar Parida, Sri Anatha Parida and Lokanath Parida,

24.05.2016

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Makara Parida and Rasabati Parida who are sons and daughter of Rajan alias Ranjan Parida finally published on 31.03.2001. As the consolidation authority has the power to decide the title of the persons, hence Sri Shankar Parida, Sri Anatha Parida and Lokanath Parida, Makara Parida and Rasabati Parida had jointly acquired valid right, title, interest and possession over the land bearing Khata No.-1033.

As per the information given by the party, in the mean time one of the recorded owners Rasabati Parida died unmarried. The party has not supplied the death certificate and legal heir certificate of the deceased Rasabati Parida. As per the information given by the party as there was no bank account, hence the other legal heirs could not obtain any legal heir certificate. The mutation R-O-R has already been published in the name of the present intending borrower/ mortgagor. At the time of mutation proceeding the enquiry has been made by the Amin and notice to all the recorded owners and calling for objection from the general public, the mutation R-O-R has been published. Therefore, in my considered opinion as no objection has been received from any quarter, therefore it is presumed that Rasabati died unmarried. So after the death of Rasabati Parida, her share has been devolved upon equally over the other recorded owners namely Shankar Parida, Anatha Parida, Lokanath Parida and Makara Parida and they had acquired valid right, title, interest and possession over the land under Khata No.-1033.

Registered sale deed bearing Document No.-11141104203 dated 01.08.2011.

While the position is stood thus in order to meet their legal necessity, Sri Lokanath Parida alias Sundara and Makara Parida alias Sundara have jointly sold the land total measuring an area A0.732.5 dec. having 50% share from each of Plot No.- 3762, 3767, 3771, 3774, 3778, 3779, 3780 of Khata No.-1033 to the present intending borrower/ mortgagor M/s. Gupta Power Infrastructure Ltd. vide registered sale deed bearing Document No.- 11141104203 dated 01.08.2011 and delivered the possession to the said company. Thus by virtue of the aforesaid registered sale deed M/s. Gupta

27.05.2016

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Power Infrastructure Ltd. has acquired valid right, title, interest over the land total measuring an area A0.732.5 dec.

I want to clarify that the land was consolidable land. Hence fragmentation of the above plots is prohibited under law. But subsequently the present intending borrower/ mortgagor M/s. Gupta Power Infrastructure Ltd. has purchased the rest of the land from other two co-sharers from the aforesaid plots vide registered sale deed bearing Document No.-11081218579 dated 30.07.2012. Therefore there party has purchased the entire land of the aforesaid plots which is legally valid.

Mutation R-O-R bearing Khata No.-1247/69 recorded in the name of M/s. Gupta Power Infrastructure Ltd.

After purchase M/s. Gupta Power Infrastructure Ltd. has taken step to mutate its name and convert the land into homestead in the revenue record of rights. The Tahasildar, Khurda after following due procedure of law has issued R-O-R bearing Khata No.-1247/69 in the name of M/s. Gupta Power Infrastructure Ltd. Thus M/s. Gupta Power Infrastructure Ltd. has acquired valid and marketable title over the land under Khata No.-1247/69 having Plot No.- 3762/3985, 3767/3986, 3771/3987, 3774/3988, 3778/3989, 3779/3990, 3780/3991 measuring an area A0.731 dec. with kisam of land homestead. I want to clarify that though the party has purchased A0.732.5 dec., but total measuring an area A0.731 dec. has been recorded in its name taking into consideration of actual possession of the land in the field.

D. I have perused the E.C. for a period of 18 years commencing from 01.01.1999 to 16.06.2015 from the Sub-register office, Khurda. From the said E.C. it is clear that there is no encumbrance of the subject property and the present declared owner is **M/s. Gupta Power Infrastructure Ltd.** I want to clarify that I have already applied the further E.C. from the period 01.01.2015 to till date. The same has not supplied by the Sub-Registrar Office, Khurda due delay in official procedure. However I have personally verified that there is no encumbrance of the subject property and the declared

Satish
27.05.2016

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owner is **M/s. Gupta Power Infrastructure Ltd.** I shall supply the said E.C. as and when the same will be supplied to me by the office.

E. I have perused the registered sale deed, mutation R-O-R and conversion premium paid receipt and up to date rent receipt which clearly proves that the party is in possession of the subject land.

F. That, intending borrower M/s. Gupta Power Infrastructure Ltd. has submitted the original registered sale deed bearing Document No.- 11141104203 dated 01.08.2011 executed by Sri Lokanath Parida and another in favour of M/s. Gupta Power Infrastructure Ltd., original Mutation R-O-R bearing Khata No.-1247/69 recorded in the name of M/s. Gupta Power Infrastructure Ltd., original up to date rent receipt, conversion premium paid receipt, original E.C for 18 years which can create valid and equitable mortgage. **The bank is advised to keep the following original documents for creation of equitable mortgage.**

1. Original registered sale deed bearing Document No.- 11141104203 dated 01.08.2011 executed by Sri Lokanath Parida and another in favour of M/s. Gupta Power Infrastructure Ltd.
2. Original Mutation R-O-R bearing Khata No.-1247/69 recorded in the name of M/s. Gupta Power Infrastructure Ltd.
3. Original E.C.
4. Original conversion premium paid receipt.
5. Original Up to date rent receipt.

G. Certificate of Title.

1. The party has an absolute, clear and marketable title over the property in question proposed to be mortgaged.
2. Yes, the party can execute valid simple/ equitable mortgage in favour of the bank.
3. No, the property intended to be given by way of mortgage is not subject of any minor's property.

27.05.2016

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Sri Jitendra Mohan Gupta being the Director of M/s. Gupta Power Infrastructure Ltd. has to submit an affidavit touching the following points.

1. That, the company has not availed any loan or financial assistance from any other bank/ financial institution prior to this keeping the subject properties as mortgage.
2. That, the subject property has not been involved in any civil or criminal case and the same has not been attached nor any receiver has been appointed by any Court of Law.
3. That, he has verified the legal aspect of the subject property and the scheduled property is not under attachment in any civil, criminal and revenue proceeding and the land in question are not the subject matter of any dispute in any court of law.
4. That, the property is free from any encumbrances what so ever.
5. That, the property or part thereof has not been acquired by any authority or under the provisions of L.A. Act.
6. That, no other person/ persons has/ have any manner of right, title and interest over the above mentioned property.
7. That, the company is the absolute owner of the property and schedule of property along with boundary is to be mentioned.
8. That, the documents supplied by him are genuine and originals.
9. That, he will not sell, transfer or alienate the scheduled property unless and until the entire loan amount is liquidated.
10. That, the loan amount will be utilized only for the business purpose for which the same is sanctioned and he will not utilize the same any other purpose.

**CERTIFICATE TO BE ISSUED BY THE ADVOCATE WHO
 SCRUTINISED THE DOCUMENTS.**

I have gone through the original copies of the documents relating to the property intended to be mortgaged and offered as security by way of simple/ equitable mortgage and that the original documents of title

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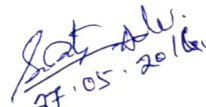
referred to above can only create perfect evidence of title and the property in question can create simple/ equitable mortgage and/ or are deposited in the manner required by law, it can satisfy the requirements of creation of simple/ equitable mortgage and I further certify that:

1. I have made a search in the land/ revenue records and do not find any adverse features for creation of a valid mortgage.
2. I have visited the Thasil and Registrar/ Sub-registrar's Office at Khurda, on 13.05.2016, 18.05.2016 and 25.05.2016 and verified the records/ details of the property belonging to **M/s. Gupta Power Infrastructure Ltd.**
3. That, I have perused the E.C. for a period of more than 18 years and from the said E.C. it can be opined that there are no encumbrances of the subject property.
4. That, there is no prior mortgage of the subject lands.
5. There is no claim from minor/s and his/their interest in the property/ies to any extent of land to be mortgaged.
6. There is no undivided share of the minor/s to any extent of land proposed to be mortgaged.
7. Provisions of Urban Land Ceiling Act are not applicable.
8. Holding /acquisition is in accordance with the provisions of the Land Reforms Act.
9. The mortgage, if created after, can be available to the Bank for the liability of the intending borrower / mortgagor **M/s. Gupta Power Infrastructure Ltd.**

I certify that mortgagor **M/s. Gupta Power Infrastructure Ltd.** represented through its Director **Sri Jitendra Mohan Gupta** can create valid and marketable mortgage in favour of the bank keeping the above mentioned original documents before the bank.

Place:- Cuttack.

Date: 27.05.2016.

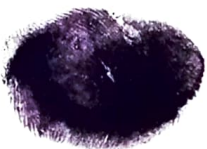

 27.05.2016
 Signature of the Advocate.

4305

Registered under the Indian Stamp Act 1899
S.R. KHURDA

4

Proper Officer
& Sub-Registrar
KHURDA



ଲୋକନାଥ ପରିଡ଼ା ଓଡ଼ିଆ ସ୍ୱାଧୀନ

AY 14660.00
2.00
14662.00
260.00

14922
HCU 2.00
30/8
R.0

ଲୋକନାଥ ପରିଡ଼ା ଓଡ଼ିଆ ସ୍ୱାଧୀନ
ସବୁ କିଛି କରାଯାଇଛି

SALE DEED

THIS SALE DEED is made on the.....1st.....day of
August 2011 (Two thousand ten).

BETWEEN

- (1) **LOKANATH PARIDA @ SUNDARA**, aged-58 yrs,
(2) **MAKARA PARIDA @ SUNDARA**, aged - 51 years,
son of **LATE RAJAN PARIDA**, by caste - **KHANDAYAT**,
by Profession - **CULTIVATION**, Village/P.O.- **KAIPADAR**,
P.S.-**SADAR THANA, KHORDHA**, Dist- **KHORDHA**.
(here-in-after described as "**VENDOR**" which expression
shall unless repugnant to the context mean & include his
legal heirs, successors, administrators, executors and
assigns) of the **1ST PARTY**.

733000

ଲୋକନାଥ ପରିଡ଼ା
ଓଡ଼ିଆ ସ୍ୱାଧୀନ
ସବୁ କିଛି କରାଯାଇଛି
Lokanath Parida Singh
810-Dharmaram Balaram
8410-Kaipadar, Dist-Khordha



ମହାପତି ଶ୍ରୀ ରାମ ମୁଖ୍ୟ
AND

M/S. GUPTA POWER INFRASTRUCTURE LTD. A company registered under the companies act 1956, having its Registered Office At- **Plot No.-396, Cuttack Road, Bhubaneswar, Dist. Khordha**, represented by- **SRI JITENDRA MOHAN GUPTA**, aged about - **35** years, Son of - **Sri Bhagat Ram Gupta**, by Caste - **Baisya**, By Profession - **Business**, At - **Cuttack Puri Road, Bhubaneswar, P.S- Laxmisagar, Dist - Khurda**. (here-in-after described as "**VENDEE**" which expression shall unless repugnant to the context mean & include his legal heirs, successors, administrators, executors & assigns) of the **SECOND PARTY**.

ଗାନ୍ଧୀ କାନ୍ଥା ଶ୍ରୀ ରାମ ମୁଖ୍ୟ
ମହାପତି ଶ୍ରୀ ରାମ ମୁଖ୍ୟ

ଅକ୍ଷୟ ରାମ ମୁଖ୍ୟ
AKSHAY RAM MOHAN GUPTA

CONSIDERATION

Consideration Amount : Rs. 7,33,000 /- (Rupees seven lakh thirty three thousands) only as per the present market rate mutually agreed.

WHEREAS, the **VENDOR** do hereby declare that he/they is/are the absolute owner of the landed property hereby sold and conveyed through this Sale Deed and hereinafter called the "**SCHEDULED PROPERTY**" in short. The property stands recorded in the name of Shankar Parida, Anath Parida and Rasabati Parida along with the present Vendors. After the death of said Rasabati Parida, the Vendors are being ^{brother} & legal heir. Being the amicable partition the present vendors are having their own share are the absolute owner of the scheduled property in peaceful possession over the said property without any dispute and also paying the land revenue, taxes, cess etc. to the Government by obtaining receipts to that effect. The Vendor further declare that there are no other legal heirs having any stake over the scheduled property.

ଭକ୍ତାକାଶ୍ୟାଏ ସାହିତ୍ୟା ଚକ୍ରପାଣି
ମଞ୍ଜୁ ପରିଜା ଚକ୍ରପାଣି

ଅକ୍ଷୟ ସିଂହ

AKSHAY SINGH

AND WHEREAS, the said area is not yielding much and the Vendors being in urgent need of money to meet out the public loan and urgent necessity of their family expenses had intended to sell the said property having an Area - Ac. **0.732¹/₂** dec. fully as described in the aforesaid schedule for a total consideration of **Rs. 7,33,000 /-** (Rupees seven lakh thirty three thousands) only as per the present market rate mutually agreed.

AND WHEREAS, the **Vendee** named above is willing to purchase the said property for the aforesaid consideration and both the parties have agreed to the transaction as per the terms and conditions hereunder.

NOW THEREFORE, THIS INDENTURE WITNESSES :

THAT, in pursuance to the aforesaid agreement and payment of the consideration amount of **Rs. 7,33,000 /-** (Rupees seven lakh thirty three thousands) only paid by the said Vendee to the Vendor by Cash, the Vendor hereby acknowledges, as having received the same. The Vendor, according to his free will and sound mind both hereby

ବ୍ୟକ୍ତି/ସମସ୍ତ ଉପକ୍ରମ ସମ୍ପର୍କ
ଆଉ ଏହି ପଦ୍ୟ ଶୁଣା

ଗରିବୁରୁଣା

AKSHAY/Arind Singh

convey, transfer & assigns unto and to the use of the Vendee, his/her heirs, executors, administrators, representatives & assigns ALL THAT piece and parcel of the land tenements, hereditaments as fully described in the schedule appended hereto with and the right, title, interest, property, claim, demand, easements, benefits and whatsoever of the Vendor into or upon the same whereby conveyed unto the Vendee, his/her heirs, executors, administrators, representatives & assigns absolutely for ever as ordinarily pass on such sale.

ଉପକ୍ରମ/ସାମାନ୍ୟ ସାହିତ୍ୟ/ବିବରଣୀ
 ଏହା ଏକ ପ୍ରକାର ଗ୍ରନ୍ଥ

THAT, the Vendor do hereby convenient and declare for himself, his heirs, executors, administrators, representatives and assigns that he beholds this good title and right to convey the said property conveyed or expressed to be conveyed upto the Vendee, his heirs, executors, administrators, representatives and assigns in the manner aforesaid.

THAT, the Vendor further declares that the said property hereby transferred or intended to be transferred

ପ୍ରତିଷ୍ଠାପନା

Akshaya Mishra Singh

are free from all encumbrances, charges, claims or demands & that he or his heirs, ~~executors~~, administrators, representatives and assigns have not done anything whereby the property may be subject to any attachment or lien of any court or person or body what-so-ever and permissions is not required from any authority for transfer of this land.

କଲ୍ୟାଣଚରଣ ପଣ୍ଡା
ମଜୁରୀ

THAT, the Vendor and all his heirs, executors and administrators shall at all times hereafter indemnify ~~and~~ keep indemnified the purchaser, his heirs and executors, administrators and assigns ~~against~~ loss, damages, costs, charges and expenses if any ~~suffered~~ by reason of any defect in the title of the vendor or any breach of the convenient hereinafter contained.

THAT, the Vendee shall hereafter peacefully hold, use & enjoy the same as have own chattel & property without any hindrance, interruption, claim or demand by or from the Vendor, his heirs, executors, administrators, representatives & assigns or any other person whom-so-ever.

କାଶ୍ୟାପ ସିଂହ

Akshaya Sanyal

THAT, the vendor hereby delivers the Vendee the possession of the property, more fully described in the aforesaid schedule and all the record of rights deeds and writings own in their possession and custody relating to the title of the Vendor to the property hereby demised.

THAT, the Vendor and all the persons claiming under him shall have and will from time to time upon the request of the Vendee, his heirs, executors, administrators, representatives and assigns do and execute or cause to be done and executed all such acts, deeds and things what-so-ever for further and more perfectly assuring the said premises and every part thereof unto the Vendee, his heirs, executors, administrators, representatives and assings and placing him in possession of the same in accordance to the true intent and meaning of these presents as shall or may be reasonably required.

କ୍ଷେତ୍ର ନାମ ଶ୍ରୀ ରାମଚନ୍ଦ୍ର ପ୍ରସାଦ
ସହ ଗ୍ରହଣ କରୁଅଛୁ

ଗ୍ରହଣ କରୁଅଛୁ

AKSHAYO DATTAR SINGH

SCHEDULE PROPERTY

1. State of Orissa, Khewata No. - 1, Thana No. - 136, Thana, Tahasil, S.R.O. & Dist.-Khordha, Mouza-Kaipadar, Khata No.- 1033 (One thousand and thirty three), Stitiban, Chaka Name- Sunapota, Plot No.- 3762 (Thirty seven hundred and sixty two), Kisam-Sarad Anajala Sechita-III, Sold Area-Ac.0.005dec.out of Ac.0.010dec.(five decimals)

BOUNDARY :

North-Plot No. 3763 South/East/West-Govt.

Chaka Name- Sunapota, Plot No.- 3767 (Thirty seven hundred sixty seven), Kisam-Patita, Sold Area-Ac.0.055dec. out of Ac.0.110dec. (Fifty five decimals).

Chaka Name- Sunapota, Plot No.- 3771 (Thirty seven hundred seventy one), Kisam-Patita, Sold Area-Ac.0.080dec. out of Ac.0.160dec. (Eighty decimals).

2 Plot, one bounded area-

BOUNDARY :

North-Plot No. 3768 South-Plot No. 3766

East - Plot No. 3766 West- Plot No. 3769

Chaka Name- Sunapota, Plot No.- 3774 (Thirty seven hundred seventy four), Kisam-Sarad Anajala Sechita-III, Sold Area-Ac.0.122¹/₂dec. out of Ac.0.245dec. (One hundred twenty two and one by two decimals).

ଅକ୍ଷୟ ନାୟକ
ସହ ସ୍ୱାମୀ ଦାଖଲ

ଅକ୍ଷୟ ନାୟକ

Akshaya Nayak Singh

BOUNDARY :

North-Road

South-Plot No. 3775

East - Plot No. 3786,

West- Plot No. 3762

Chaka Name- Sunapota, Plot No.- 3778 (Thirty seven hundred seventyeight), Kisam-Sarad Anajala Sechita-III, Sold Area-Ac.0.340dec. out of Ac.0.680dec. (Three hundred forty decimals).

Chaka Name- Sunapota, Plot No.- 3779 (Thirty seven hundred seventy nine), Kisam -Patita, Sold Area-Ac.0.047 $\frac{1}{2}$ dec. out of Ac.0.095dec. (forty seven and one bye two decimals).

Chaka Name- Sunapota, Plot No.- 3780 (Thirty seven hundred eighty), Kisam -Sarad Ana Jala Sechita-III, Sold Area-Ac.0.082 $\frac{1}{2}$ dec. out of Ac.0.165dec. (Eighty two and one bye two decimals).

Total 3 Plots, one sourrounded area

BOUNDARY :

North-Plot No. 3777, 3776

South-Plot No.-3764,3781

East - Plot No. 3784

West- Plot No. 3776

ଅନୁଷ୍ଠାନର ନାମ ଓ ପ୍ଲଟ ନମ୍ବର
ସହର ପାଞ୍ଚାୟତ ସମିତି

ଆଦିତି ପାଣିଗ୍ରାହୀ

Akshaya Galiya Singh

All total 1 Mouza, 1 Khata, 7 Plots, total sold Area-
Ac. 0.732¹/₂ dec. Annually Rent Rs. 6 /- (Seven hundred
thirty two and one bye two decimals at a rent of rupees six
only, annually) as per the sketch map attached herewith
the schedule of property is shown in red colour.

**The land is not leasehold and it is not an
endowment land. And the same is not obtained by
virtue of "Bhudan".**

IN WITNESSES WHEREOF the Vendor has hereto
signed on the day, month and the year first above written.

AND WE, both the Vendor and the Vendee declare
that we do not belong to Scheduled Caste or Scheduled
Tribe category.

ଭୋକନ/ଧର୍ମପୁର/ପ୍ରଭାସ/ସୁନ୍ଦରୀ
ସହର ମହାନଗର ନିଗମ

ଭୋକନ/ଧର୍ମପୁର/ପ୍ରଭାସ/ସୁନ୍ଦରୀ
ସହର ମହାନଗର ନିଗମ

ଅତିଥିଙ୍କ ପକ୍ଷ

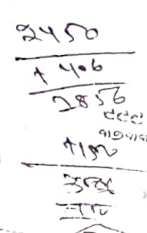
Akshayanshu Singh

In Presence of
The Witnesses.

Sign. of the Vendor

REGISTRATION OFFICE - KATHMANDU

தென் மலை மலை மலை மலை மலை
மலை மலை மலை மலை மலை





For GUPTA POWER INFRASTRUCTURE Limited.
 x Jitendra Mohan Gupta
 Director

FORM-A

DECLARATION

(LAND/PROPERTY WHERE THERE IS NO STRUCTURE/HOUSE)

We the executants and claimants do hereby declare that there is no structure /house on the schedule property transacted in this document. If existence of any structure / house is detected at a later state the document would be treated as invalid.

ଲେକ୍ସନା ଅପରାଧିତ୍ୱ ଓ ଶ୍ରମ ସୁରକ୍ଷା
 ନିମ୍ନ ସମ୍ପତ୍ତି ଉପରେ ନୁହେଁ
 Sign. of the Executants

For GUPTA POWER INFRASTRUCTURE Limited.
 x Jitendra Mohan Gupta
 Sign. Of the Claimant

Prepared by: Rajan Kumar Gajendra
 AC 11047/02

certified that the executants are genuine, this deed is prepared by y claim
 to y directors as per the instructions of the executants.
 Su Mishra, Advocate, Khurda.



REGISTRAR'S OFFICE, KHORDHA

e-Registration I.D.No. 1141104306
e-Registration Document No. 1141104203

Book No. 2
Date 2.8.2011
Year 2011

Registering Officer
Khordha
2.8.2011



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)-14660 ,I-3-2, User Charges-260 ,Total 14922

Date: 02/08/2011

Signature of Registering officer

Endorsement under section 52

Presented for registration in the office of the Sub-Registrar **KHURDA** between the hours of 10:30 AM and 02:30 PM on the **02/08/2011** by **LOKANATH PARIDA ALIAS SUNDARA**, son/wife of **LATE RAJAN PARIDA**, of **KAIPADAR SADAR THANA, KHORDHA, KHORDHA**, by caste **General**, profession **Cultivation** and finger prints affixed.

LOKANATH PARIDA ALIAS SUNDARA
02/08/2011

Signature of Presenter / Date: 02/08/2011

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature
LOKANATH PARIDA ALIAS SUNDARA		 1196771	LOKANATH PARIDA ALIAS SUNDARA 02/08/2011
MAKARA PARIDA ALIAS SUNDARA		 1196775	MAKARA PARIDA ALIAS SUNDARA 02/08/2011
MS GUPTA POWER INFRASTRUCTURE LTD. REPRESENTED THROUGH JITENDRA MOHAN GUPTA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> 0	<input checked="" type="checkbox"/>

Identified by **SUMANTA KUMAR MISHRA** Son/Wife of **DAYANIDHI MISHRA** of **ADVOCATE KHURDA** by profession **Others**

Name	Photo	Thumb Impression	Signature
SUMANTA KUMAR MISHRA			



707425

Date: 02/08/2011

Endorsement of certificate of registration under section 50

Registered and true copy filed in : KHURDA

Book Number : 1 || Volume Number : 85

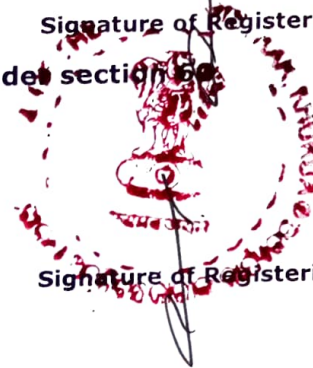
Document Number : 11141104203

For the year : 2011

Seal :

Date: 04/08/2011

Signature of Registering officer



Signature of Registering officer

This is a Computer Generated Certificate