

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

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

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.

22.05.2016

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.

27-05-2016

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.-3802, area A0.555 dec.**
Kisam:- Homestead which corresponds to Hal Khata No.-970, Plot No.- 3802,
area A0.A0.555 dec. and is bounded as follows:-

Boundary of Plot No.-3802.

North:- Plot No.-3788,
East :- Plot No.-3801,

South:- Plot No.- 3783 & 3803,
West :- Plot No.- 3784, 3786 & 3787.

Further, I certify as under:

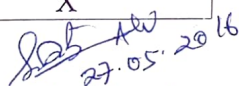
1. That, there is no prior mortgage / charge over the said property by the
owner of the said property **M/s. Gupta Power Infrastructure Ltd.,**
measuring an area **A0.555 dec.** as per the Title Deeds and verified by
me in the office of Register/ Sub register.

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 of the Advocate.

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

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

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.-970 recorded in the names of Smt. Radhamani Mishra and others.	Original.
2.	01.08.2011.	Registered sale deed bearing Document No.-11141104182 executed by Sri Bibhuti Bhusan Kar and others in favour of M/s. Gupta Power Infrastructure Ltd.	Original & certified copy.
3.	14.12.2011.	Rent receipt bearing No.-AY 2416476.	Original.
4.	28.03.2012.	Conversion Premium Paid receipt bearing No.-AAD 3803904.	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.	21.07.2011.	E.C. bearing No.-1880/2011.	Original.
7.	25.07.2011.	E.C. bearing No.-1142107110006 of 2011.	Original.
8.	23.12.2011.	E.C. bearing No.-1142112110001 of 2011.	Original.
9.	27.06.2015.	E.C. bearing No.-1142015001400/2015.	Original.

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.- 3802	A0.555 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.-970 recorded in the names of Smt. Radhamani Mishra and others.

Originally Hal Khata No.-970 was recorded jointly in the names of Smt. Radhamani Mishra wife of Maguni Mishra, Sri Pratap Biswal, Niku alias Nalini Biswal, Dilu alias Dillip Biswal, Ganesh Biswal sons of Pranath Biswal, Sri Biswanath Biswal, Kashinath Biswal, Hara Biswal and Buli Biswal sons and daughters of Narasingha Biswal, Sri Braja Biswal and Bilash

37.05.2016

Biswal son and daughter of Udyanath Biswal, Bhramara Biswal, Suratha Biswal son of Kapila Biswal finally published on 31.03.2001. As the consolidation authority has the power to decide the title of the persons, hence Radhamani Mishra wife of Maguni Mishra, Sri Pratap Biswal, Nilu alias Nalini Biswal, Dilu alias Dillip Biswal, Ganesh Biswal sons of Pranath Biswal, Sri Biswanath Biswal, Kashinath Biswal, Hara Biswal and Buli Biswal sons and daughters of Narasingha Biswal, Sri Braja Biswal and Bilash Biswal son and daughter of Udyanath Biswal, Bhramara Biswal, Suratha Biswal son of Kapila Biswal had jointly acquired valid right, title, interest and possession over the land bearing Khata No.-970.

In the mean time Radhamani Biswal died leaving behind her two grandsons (sons of her only daughter) namely Sri Bibhuti Bhushan Kar and Bidhu Bhushan Kar. So after the death of Radhamani Mishra her interest has been devolved upon her two grandsons namely Sri Bibhuti Bhushan Kar and Bidhu Bhushan Kar. Thus after the death of Radhamani Mishra her legal heirs Sri Bibhuti Bhushan Kar and Bidhu Bhushan Kar have jointly acquired valid right, title, interest and possession over the land under Khata No.-970. Similarly, as per the information given by the party Sri Kasinath Biswal has died unmarried. Therefore his interest over the land under Khata No.-970 has been devolved upon his brother and sisters namely Biswanath Biswal, Hara Biswal and Buli Biswal. Further Bhramara Biswal died leaving behind his only son Sri Bijaya Biswal as his legal heir. One of the recorded owner Suratha Biswal died leaving behind his two sons namely Rabi alias Rabindra Biswal and Dukha alias Dukhisyam Biswal. Thus after the death of Bhramara Biswal and Suratha Biswal their legal heirs have acquired valid right, title, interest and possession over the subject land.

I want to clarify that the party has not submitted the death certificate and the legal heir certificates of the deceased recorded owners. But during the Mutation proceeding, the Tahasildar, Khurda has enquired into the matter through his Amin and being satisfied after calling for objection from the recorded owners or from their legal heirs and from the general public has issued Mutation R-O-R in favour of the present intending borrower. Therefore there is no other way than to accept them as the only legal heirs.

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

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

Registered sale deed bearing Document No.-11141104208 dated 01.08.2011.

While the position is stood thus in order to meet their legal necessity, Sri Bibhuti Bhushan Kar, Bidhu Bhusan Kar, Pratap Biswal, Dilu alias Dillip Biswal, Nilu alias Nalini Biswal, Ganesh Biswal, Biswanath Biswal, Hara Biswal, Buli Biswal, Braja Biswal, Bilash Biswal, Bijaya Kumar Biswal, Rabi alias Rabindra Biswal and Dhukhishyam Biswal have jointly sold the land to the extent of land measuring an area A0.555 dec. from Plot No.-3802 of Khata No.-970 to the present intending borrower/ mortgagor M/s. Gupta Power Infrastructure Ltd. vide registered sale deed bearing Document No.- 11141104182 dated 01.08.2011 and delivered the possession to the said company. Thus by virtue of the aforesaid registered sale deed M/s. Gupta Power Infrastructure Ltd. has acquired valid right, title, interest over the land total measuring an area A0.555 dec.

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.-3802 measuring an area A0.555 dec. with kisam of land homestead.

D. I have perused the E.C. for a period of 18 years commencing from 01.01.1998 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

27.05.2016

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

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

verified that there is no encumbrance of the subject property and the declared 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.- 11141104182 dated 01.08.2011 executed by Sri Bibhuti Bhusan Kar and others 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.- 11141104182 dated 01.08.2011 executed by Sri Bibhuti Bhusan Kar and others 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.

29/08/2016
 10:30 AM
 29/08/2016

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

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

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

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

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

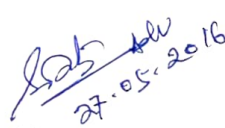
referred to above can only create perfect evidence of title and the property in question can create simple/ equitable mortgage and/ or are deposited in the manner required by law, it can satisfy the requirements of creation of simple/ equitable mortgage and I further certify that:

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.

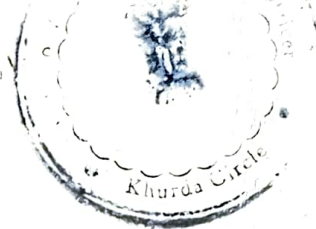
Place:- Cuttack.

Date: 27.05.2016.


 Signature of the Advocate.

ପରିଚ୍ଛେଦ — ୪୦୭

ଆଜ୍ଞା ନମ୍ବର *enry*



661 601/1

୨। ଜମିଦାରଙ୍କ ନାମ ଓ ଖେତ୍ରାଂଶ ବା ଖତିୟାନର ନମ୍ବର

୩। ପ୍ରଜାର ନାମ, ପିତାର ନାମ, ଜାତି ଓ ବାସସ୍ଥାନ

 ≥ 30

ପ୍ରତିଷ୍ଠା ସମୟରେ ମୋହନ ନାମରେ

ବାଧାମଣ୍ଡଳଣ୍ୟ ସ୍ଥାନମାୟୁତୀନିଷ୍ପତି ଭାବେ ପ୍ରତାପ ଶ୍ୟାମ
 ନିଳୁ ଶ୍ୟାମ ନିଳୁ ଶ୍ୟାମ ଶତାକ୍ଷୀ ଶ୍ୟାମ ପଦା ପ୍ରାଚୀନା ଶ୍ୟାମ
 ନିଳୁ ନାଥ ଶ୍ୟାମ କାଶୀ ନାଥ ଶ୍ୟାମ ନାଥ ଶ୍ୟାମ ନିଳୁ ଶ୍ୟାମ
 ପଦା ନିଳୁ ଶ୍ୟାମ ପ୍ରତାପ ଶ୍ୟାମ ନିଳୁ ଶ୍ୟାମ ପଦା ପ୍ରତାପ ନାଥ
 ଶ୍ୟାମ ପ୍ରତାପ ଶ୍ୟାମ ନିଳୁ ଶ୍ୟାମ ପଦା କପିଳ ଶ୍ୟାମ ଭାବେ
 ଶ୍ୟାମ ଶ୍ୟାମ ଶ୍ୟାମ ଶ୍ୟାମ ଶ୍ୟାମ ଶ୍ୟାମ ଶ୍ୟାମ ଶ୍ୟାମ
 ଶ୍ୟାମ ଶ୍ୟାମ ଶ୍ୟାମ ଶ୍ୟାମ ଶ୍ୟାମ ଶ୍ୟାମ ଶ୍ୟାମ ଶ୍ୟାମ

४१८

୫୮ ଦେଉ

୨। କ୍ରମବର୍ଦ୍ଧନ-ମାଳା ଖଜଣାଉ ଦିବରଣା

ଶ୍ରୀମତୀ

୫୩ ୫୪

ଶେଷେ ।

627

ନିମ୍ନର ସେଇ ଓ
ପରାମର୍ଶ ସେଇ
ମାତ୍ର କିଛି ଥାଏ

ମୋଟ

899.00

\$9.00

৳৪.০০
চাউনাক
৬/০৬/১১

୭। ବିଶେଷ ଅନୁସଙ୍ଗ ଯଦି କିଛି ଥାଏ

Blank space for stamping
 Per filed with an extension of time for filing of this writ has been finally
 prepared and the petition is now ready for filing of the writ.
 and finally published on **31 MAR 2001**
 contained in sub-section (2) of the said section read with rule 20 of the
 O.C.H. & P.F.L. Rules 1977
 2- The sealed rent and cess shall take effect from **1- APR 2001**

୭୩୭ ୭୭

32857 4284

Document submitted to the Registrar under the Indian Stamp Act, 1899

Handwritten signature and stamp

11141104182
भारत 01230 ७३६। ओडिशा
152295 AUG 01 2011
R-0027750 PB1182
NON-JUDICIAL STAMP
INDIA ORISSA S.R. KHURDA - 35

Proper Officer
& Sub-Registrar
KHURDA



Bibhuti bhusam Kar



Bidhu bhusam Kar

11/11/00
2

11/02
260

11/262

Bibhuti bhusam Kar

Bidhu bhusam Kar

ଉତ୍ତର କିଶୋରୀ

11.10.06
Bibhuti Bhusam Kar
S.R. Khurda



Handwritten signature and notes

SALE DEED

THIS SALE DEED is made on the.....1st.....day of

August 2011 (Two thousand ten).

555800

BETWEEN

- (1) BIBHUTI BHUSAN KAR, aged about - 51 years
- (2) BIDHU BHUSAN KAR, aged about - 35 years, Son of-LATE GAGAN CHANDRA KAR, by caste - BRAHMAN
- (3) PRATAP BISWAL, aged- 43 years, (4) DILU @ DILIP BISWAL, aged-41 years, (5) NILU @ NALINI BISWAL, aged- 38 years, (6) GANESH BISWAL, aged- 35 years, son of LATE PRANANATH BISWAL, (7) BISWANATH BISWAL, aged - 65 years, (8) HARABISWAL, aged about 67

11/11/00
2

11/02
260

11/262

Bibhuti bhusam Kar

Bidhu bhusam Kar

ଉତ୍ତର କିଶୋରୀ

11.10.06
Bibhuti Bhusam Kar
S.R. Khurda

Handwritten signature and notes

12 Bijaya Kumar Biswal

13 ଉତ୍ତର କିଶୋରୀ

Handwritten signature and notes at the bottom left

Handwritten signature and notes at the bottom center



ଉତ୍ତର କିଶୋରୀ

11.10.06
Bibhuti Bhusam Kar
S.R. Khurda

Handwritten signature and notes

12 Bijaya Kumar Biswal

13 ଉତ୍ତର କିଶୋରୀ

King No. 152295 Date. 1-8-11
 Rs. 27/50 Rupees... Twenty Seven
 Seven hundred / Fifty Two
 Name Bibhuti Bhussan Kan
 Address A/10 Dadi machha ga
 Nature of Document Sale
 R K Kanetkar
 1-8-11

Bibhuti Bhussan Kan

Stamp Franking Class

Sub Registrar Office Khordha



Section 2 Section 2
 Date Bibhuti Bhussan Kan
Bibhuti Bhussan Kan

Anilam Prasad Prasad Prasad, Saka Prad.
 Prasad. Kan Prasad With Prasad Prasad
 Prasad Prasad Prasad Prasad
 Prasad Prasad Prasad Prasad
 Prasad Prasad Prasad Prasad
 Prasad Prasad Prasad Prasad

Section 2 Section 2
 Date Sumit Prasad
Sumit Prasad
 Section 2 Section 2

PS
 118m

REGISTERING OFFICER, KHORDHA



ପ୍ରଥମ ବିଷ୍ଣୁ



L.T. ୨ ଓ
Dikshu @ Dikshu
Biswal
ଅଟ୍ଟାଳ
Su Mish. 1-8-11
Aor, Khorda.

ଆପଣା ହାତରେ ଦିଅନ୍ତୁ

— years, (9) **BULI BISWAL**, aged about -5) years, son and daughter of **LATE NARASINGH BISWAL**, (10) **BRAJA BISWAL**, aged -64 years, (11) **BILASH BISWAL**, aged -57 years, ~~son~~ of **LATE UDAYANATH BISWAL**, (12) **BIJAY KUMAR BISWAL**, aged -52 years, son of **LATE NARAYAN SON - SURATH BISWAL**, **BHRAMAR BISWAL**, (13) **RABI @ FABINDRA BISWAL**, aged -45 years, (14) **DUKHA @ DUKHISHYAM BISWAL**, aged -34 years, son of **LATE SURATH BISWAL**, by caste - **KHANDAYAT**, by Profession - **CULTIVATION & HOUSE WORK**, residing At/P.O.- **DADHIMACHAGADIA**, P.S.- **SADAR THANA, KHORDHA**, Dist- **KHORDHA**. by caste - **KHANDAYAT**, by Profession - **CULTIVATION & HOUSE WORK**, Village/P.O.- **DADHIMACHAGADIA**, 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**.

20/08/2010

Bibhekti bhagwan Kan

Bidhu bhagwan Kan

ପ୍ରଥମ ବିଷ୍ଣୁ

L.T. ୨ ଓ
Dikshu @ Dikshu Biswal
ଅଟ୍ଟାଳ
Su Mish. 1-8-11
Aor, Khorda.

5 ମୁକ୍ତପ୍ରାପ୍ତି

6 ଶେଷଭାଗ
7 ଶେଷଭାଗ

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

L.T. ୨ ଓ
Dikshu @ Dikshu Biswal
ଅଟ୍ଟାଳ
Su Mish. 1-8-11
Aor, Khorda.

10 ମୁକ୍ତପ୍ରାପ୍ତି

L.T. ୨ ଓ
Dikshu @ Dikshu Biswal
ଅଟ୍ଟାଳ
Su Mish. 1-8-11
Aor, Khorda.

11 ମୁକ୍ତପ୍ରାପ୍ତି

13 ମୁକ୍ତପ୍ରାପ୍ତି

175 ଶେଷଭାଗ
176 ଶେଷଭାଗ
177 ଶେଷଭାଗ

L.T. ୨ ଓ
Dikshu @ Dikshu Biswal
ଅଟ୍ଟାଳ
Su Mish. 1-8-11
Aor, Khorda.

L.T. ୨ ଓ
Dikshu @ Dikshu Biswal
ଅଟ୍ଟାଳ
Su Mish. 1-8-11
Aor, Khorda.



ମୂଳଦଳୀର ମଧ୍ୟମାନଙ୍କର ସ୍ୱାକ୍ଷର ଓ ଆବଶ୍ୟକୀୟ
AND
 ଅନ୍ୟାନ୍ୟ ଆବଶ୍ୟକୀୟ

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,**
Bhubaeswar, 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.**

3 ଡିସେମ୍ବର ୨୦୧୮

1 Beibhuti bhusan Kaur

2 Bidhu bhusan Kaur

3 ପ୍ରତାପ କୁମାର

4 L.T. ୨୫
 Bidhu & Dipu Bhusan
 address
 Subisil
 Am, Ward ୧

5 ନିଧି ପ୍ରତାପ କୁମାର

6 ଅକ୍ଷୟ କୁମାର

7 କୁମାର ମଧୁ କୁମାର

୮
 L.T. ୨୫
 Horan Bhusan & Haran Puri
 Cuttack
 Subisil
 Am, Ward ୧

୯
 ୧୦ ମିନି ମିନି

୧୧
 L.T. ୨୫
 Bhusan & Haran
 Da.
 Cuttack
 Subisil
 Am, Ward ୧

୧୨ ପ୍ରତାପ କୁମାର

୧୩ ରବୀନ୍ଦ୍ର କୁମାର



୧୪
 L.T. ୨୫
 Bhusan & Haran
 Da.
 Cuttack
 Subisil
 Am, Ward ୧



୧୫
 L.T. ୨୫
 Bhusan & Haran
 Da.
 Cuttack
 Subisil
 Am, Ward ୧



୧୬



CONSIDERATION

Consideration Amount : Rs. 5,55,000/- (Rupees five lakh fifty five 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 Present Vendors alongwith Radhamani Mishra, Kasinath Biswal, Bhramar Biswal & Suratha Biswal. After the death of said Radhamani Mishra, the Vendor No. 1 & 2 being the grand son and legal heir; after the issueless death of Kasinath Biswal, the Vendor No. 7,8,9 are being the brother and sister legal heir; after the death of said Bhramar Biswal, the Vendor No. 12 being the son and legal heir; after the death of said Surath Biswal, the Vendor No. 13, & 14 are being the son and legal heir. In this regard the present vendors are the absolute owner of the scheduled property

4 5 6 7 8 9 10 11 12 13 14

with Radhama...



10 Surath Biswal



12- Biju Kumar Biswal

7 Radhamani Mishra

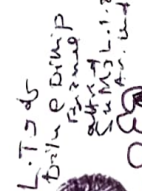
8 Bhramar Biswal

1 Bishu Bhugan Verma

2 Bishu Bhugan Verma



5 Surath Biswal



6 Surath Biswal



13- Biju Kumar Biswal



L.T.S. dt-
Babu Bismul
Sulata & Huda
Su. Mrs. L. B.
Adv. Kunda, Pz.

T.S. dt-09/03/2018
Huda & Huda
T.S. dt-09/03/2018
Bismul & Huda
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.

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. **0.555** dec. fully as described in the aforesaid
schedule for a total consideration of **Rs. 5,55,000 /-**
(Rupees five lakh fifty five 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

attest
Bismul & Huda
Adv. Kunda.

1 Bismul Bismul
2 Bismul Bismul

3 L.T.S. dt-09/03/2018
Bismul & Huda
attest
Adv. Kunda.



L.T.S. dt-
Bismul & Huda
attest
Adv. Kunda.

10 Bismul Bismul
L.T.S. dt-
Bismul & Huda
attest
Adv. Kunda.



L.T.S. dt-
Bismul & Huda
attest
Adv. Kunda.

12 Bismul Bismul
L.T.S. dt-
Bismul & Huda
attest
Adv. Kunda.



13 Bismul Bismul
L.T.S. dt-
Bismul & Huda
attest
Adv. Kunda.

5 Bismul Bismul

6 Bismul Bismul

12 Bismul Bismul
L.T.S. dt-
Bismul & Huda
attest
Adv. Kunda.



ଉତ୍ତରୀ ଚଉପାଠ ଉପାନ୍ତ ଦିଆଯିବ

Bejoya Kumar Biswal

payment of the consideration amount of **Rs. 5,55,000 /-** (Rupees five lakh fifty five 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 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.

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,

6 ଉତ୍ତରୀ ଚଉପାଠ

Wp. Subramanyam

L.T. 945
Harami Prasad & Haran Prasad
Sukthar
Am. 10/10/01

L.T. 945
Bijaya Kumar Biswal
Sukthar
Am. 10/10/01

L.T. 945
Bijaya Kumar Biswal
Sukthar
Am. 10/10/01

L.T. 945
Bijaya Kumar Biswal
Sukthar
Am. 10/10/01

L.T. 945
Bijaya Kumar Biswal
Sukthar
Am. 10/10/01

L.T. 945
Bijaya Kumar Biswal
Sukthar
Am. 10/10/01

L.T. 945
Bijaya Kumar Biswal
Sukthar
Am. 10/10/01

L.T. 945
Bijaya Kumar Biswal
Sukthar
Am. 10/10/01

L.T. 945
Bijaya Kumar Biswal
Sukthar
Am. 10/10/01

L.T. 945
Bijaya Kumar Biswal
Sukthar
Am. 10/10/01

Bejoya Kumar Biswal

L.T. 945
Bijaya Kumar Biswal
Sukthar
Am. 10/10/01

L.T. 945
Bijaya Kumar Biswal
Sukthar
Am. 10/10/01

L.T. 945
Bijaya Kumar Biswal
Sukthar
Am. 10/10/01

L.T. 945
Bijaya Kumar Biswal
Sukthar
Am. 10/10/01

Bejoya Kumar Biswal

13 ଉତ୍ତରୀ ଚଉପାଠ



L.T. 9 of DUKHA ALLAH
 DUKHAYAM BROWAL attorney
 S. K. Mishra - 1-8-11
 Adv. Khurda.
 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
 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.

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

7/10/11

1. Bibhuti Bhawan Var

2. Bidhu Bhawan Var

3. D. P. Singh

4. D. P. Singh & D. P. Singh
 S. K. Mishra - 1-8-11
 Adv. Khurda.

5. D. P. Singh

6. D. P. Singh

7. D. P. Singh

L.T. 9 of
 D. P. Singh & H. P. Singh
 S. K. Mishra - 1-8-11
 Adv. Khurda.

8. D. P. Singh

9. D. P. Singh & D. P. Singh
 S. K. Mishra - 1-8-11
 Adv. Khurda.

10. D. P. Singh

11. D. P. Singh

L.T. 9 of
 D. P. Singh & H. P. Singh
 S. K. Mishra - 1-8-11
 Adv. Khurda.

12. D. P. Singh

L.T. 9 of
 D. P. Singh & H. P. Singh
 S. K. Mishra - 1-8-11
 Adv. Khurda.

13. D. P. Singh

14. D. P. Singh

L.T. 9 of
 D. P. Singh & H. P. Singh
 S. K. Mishra - 1-8-11
 Adv. Khurda.

L.T. 9 of
 D. P. Singh & H. P. Singh
 S. K. Mishra - 1-8-11
 Adv. Khurda.

L-1208
Gen.
Benzof C
offered H-100
Su M 31 Dec
Nov, 1942

1. Bibheati' bhusam kan
2. Bēthu bhusam kan

3. பூனை கிழி, L.T. 945
4. பூனை கிழி, L.T. 945
5. பூனை கிழி, L.T. 945
6. பூனை கிழி, L.T. 945

Plot No.-**3802** (Thirty eight hundred and two), Kisam-Patita

hundred fifty five decimals at a rent of rupees three only;

7

L-99 etc
+ Maria Beckand E
gutter of
Sick/Wal - 18-11)
A.M., found a

10 Perry Dinkels

LTSob
Dinken e Durschigen
Binal
attentive Misch
A.M., Wand

East - Plot No. 3801 West- Plot No. 3784, 3786, 3787

12. Beitrag zum Praxis
12. Lehrbuch


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

9/11/20

13269 662010 2019 ଅକ୍ଟୋବର

14

L.T. 568
Bella's Prison
att'd
S. M. L.
Am. K. H. d.




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

1. Bibhuti Bhusan Kar


2. Bidhu Bhusan Kar

3. ବିଭୂତି ବ୍ରହ୍ମାଣ କର


4.  L.T. 945
Dilip Biswal
att'd
SKMish.
Adm. chdo.

5. ବିଜୁ ବ୍ରହ୍ମାଣ କର

6. ବିଜୁ ବ୍ରହ୍ମାଣ କର


7.  L.T. 945
Hara Biswal & Haramani Pradhan.
att'd
SKMish.
Adm. chdo.


10. ବିଜୁ ବ୍ରହ୍ମାଣ କର

11.  L.T. 945
Bibi Biswal att'd
& Haramani Das.
SKMish.
Adm. chdo.

12. ବିଜୁ ବ୍ରହ୍ମାଣ କର

13. ବିଜୁ ବ୍ରହ୍ମାଣ କର

14.  L.T. 945
Bijlash Biswal
att'd
SKMish.
Adm. chdo.

 L.T. 945
Draute & Drauteyem Biswal
att'd
SKMish.
Adm. chdo.

In Presence of

The Witnesses.

Sign. of the Vendor

W/s. Swatanam Pradhan

ବିଜୁ ବ୍ରହ୍ମାଣ କର



For GUPTA POWER INFRASTRUCTURE LIMITED
 X Jitenara 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.

Babbari bhushan kan
 Bishu bhysan kel
 30/1/11
 L.T. 30/1/11



Datta P Dillip Bismal
 att'd
 Su Mishra
 Adv, Khand.

L.T. 30/1/11
 Bishu Bismal e Hulanin Dai
 att'd
 Su Mishra
 Adv, Khand.
 30/1/11

For GUPTA POWER INFRASTRUCTURE LIMITED

X Jitenara Mohan Gupta

Director

Sign. of the Executants

Bijendra Kumar Biswal



Prepared by :

Su Mishra. 1-8-11
 Advocate, Khand.

(As per instructions of the executants)

Sign. Of the Claimant

L.T. 30/1/11
 Bishu Bismal
 att'd
 Su Mishra
 Adv, Khand.



Bijaya Kumar Biswal

L.T. 30/1/11
 Datta e Dattabisham
 att'd
 Su Mishra
 Adv, Khand.

Bijendra Kumar Biswal





1. Bebhute bhusan kevi

2. Bebhute bhusan kevi

3. Bebhute bhusan kevi

4. Bebhute bhusan kevi

5. Bebhute bhusan kevi

6. Bebhute bhusan kevi

7. Bebhute bhusan kevi

9

10. Bebhute bhusan kevi



L.T. 9th
Brahm Bhusan e Hulan
authd
Sukhlal
A.M. undr.

Bejaya Kumar Bepwal

13. Bebhute bhusan kevi

14



L.T. 9th
Brahm Bhusan
authd
Sukhlal
A.M. undr.



L.T. 9th
Brahm e Dhanraj
authd
Sukhlal
A.M. undr.

24. Bebhute bhusan kevi

REGISTERING OFFICER, KHORDHA



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)-11100 ,I-3-2, User Charges-260 ,Total 11362

Date: 01/08/2011

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 01/08/2011 by **BIBHUTI BHUSAN KAR**, son/wife of **LATE GAGAN CHANDRA KAR**, of **DADHIMACHHAGADIA, SADARTHANA, KHURDA**, by caste **General**, profession **Cultivation** and finger prints affixed.









Bibhuti Bhusan Kar


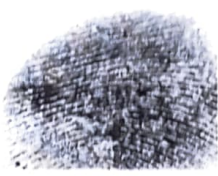





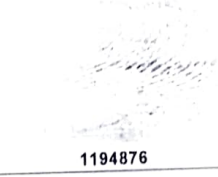

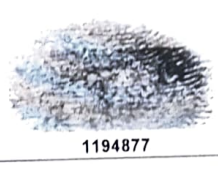






Signature of Presenter / Date: 01/08/2011





Signature of Registering officer

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature
BIBHUTI BHUSAN KAR		 1194264	<i>Bibhuti Bhusan Kar</i>
BIDHU BHUSAN KAR		 1194870	<i>Bidhu Bhusan Kar</i>
PRATAP BISWAL		 1194871	<i>Pratap Biswal</i>
DILU ALIAS DILLIP BISWAL		 1194872	TI of DILU ALIAS DILLIP BISWAL is attested Signature of the Registering officer

NILU ALIAS NALINI BISWAL		 1194873	ନିଲୁ ଭାସ ନାଲିନି ନିଲୁ ଭାସ ନାଲିନି
GANESH BISWAL		 1194874	ଗାନ୍ଧୀ ବିଶ୍ୱାଲ
HARA BISWAL ALIAS HARAMANI PRADHAN		 1194875	TI of HARA BISWAL ALIAS HARAMANI PRADHAN is attested Signature of the Registering officer
BULI BISWAL ALIAS HULASINI DEI		 1194876	TI of BULI BISWAL ALIAS HULASINI DEI is attested Signature of the Registering officer
BRAJA BISWAL		 1194877	ବ୍ରାଜା ବିଶ୍ୱାଲ
BILASH BISWAL		 1194878	TI of BILASH BISWAL is attested Signature of the Registering officer
BIJAY KUMAR BISWAL		 1194879	ବିଜୟ କୁମାର ବିଶ୍ୱାଲ
RABI ALIAS RABINDRA BISWAL		 1194880	ରାବି ଭାସ ରାବିନ୍ଦ୍ରା ବିଶ୍ୱାଲ
			TI of DUKHA ALIAS DUKHISHYAM BISWAL is

DUKHA ALIAS DUKHISHYAM BISWAL		 1194881	attested Signature of the Registering officer
BISWANATH BISWAL		 1194882	<i>Put name of the</i> <i>PO of the</i>
MS GUPTA POWER INFRASTRUCTURE LTD REPRESENTED THROUGH JITENDRA MOHAN GUPTA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

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

Name	Photo	Thumb Impression	Signature
SUMANTA KUMAR MISHRA		 706278	

Date: 01/08/2011

Signature of Registering officer

Endorsement of certificate of registration under section 60

Registered and true copy filed in : **KHURDA**

Book Number : 1 || Volume Number : 85

Document Number : 11141104182

For the year : 2011

Seal :

Date: 03/08/2011

Signature of Registering officer

This is a Computer Generated Certificate