

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. |

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27.05.2016

| | | |
|-------|---|---|
| 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. |

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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.-3642/3992 area A0.016 dec, and Plot No.-
3647/3993, area A0.020 dec. Kisam:- Homestead which corresponds to Hal Khata No.-
927, Plot No.- 3642, area A0.A0.025 dec. and Plot No.-3647 area A0.030 dec. and is
 bounded as follows:-

Boundary of Plot No.-3642/3992.

North:- Plot No.-3641, South:- Plot No.- 3644,
East :- Plot No.-3690, West :- Plot No.- 3643.

Boundary of Plot No.-3647/3993.

North:- Plot No.-3648, South:- Plot No.- 3677,
East :- Plot No.-3646, West :- Plot No.- 3677 .

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
A0.036 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]
 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.-927 recorded in the names of Sri Rabi alias Rabindra Parida and others. | Net copy. |
| 2. | 01.08.2011. | Registered sale deed bearing Document No.-11141104208 executed by Sri Rabindra Parida and others in favour of M/s. Gupta Power Infrastructure Ltd. | Original & certified copy. |
| 3. | 14.12.2011. | Rent receipt bearing No.-AY 2416474. | Original. |
| 4. | 24.03.2012. | Conversion Premium Paid receipt bearing No.-AAD 3803606. | 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. | 22.07.2011. | E.C. bearing No.-1836/2011. | Original. |
| 7. | 21.07.2011. | E.C. bearing No.-1142107110009 of 2011. | Original. |
| 8. | 22.12.2011. | E.C. bearing No.-1142112110004 of 2011. | |
| 9. | 27.06.2015. | E.C. bearing No.-1142015001400/2015. | Original. |
| 10. | 02.11.2011 | Registered General power of attorney bearing Document No.-41141105929 executed by Sri Bhasakar Parida in favour of Sri Gagan Pahadsingh. | Xerox copy. |
| 11. | 28.12.2011. | Registered sale deed bearing No.-11141106653 executed by Rabindra 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.3642/3992 and 3647/3993. | A0.036 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.-927 recorded in the names of Sri Rabi alias Rabindra Parida and others.

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Originally Hal Khata No.-927 was recorded jointly in the names of Sri Rabi alias Rabindra Parida, Bhaskar Parida and Dibakar Parida who are sons of Dhaneswar Parida finally published on 31.03.2001. As the consolidation authority has the power to decide the title of the persons, hence Sri Rabi alias Rabindra Parida, Bhaskar Parida and Dibakar Parida had jointly acquired valid right, title, interest and possession over the land bearing Khata No.-927. Though the name of their mother Sisula Parida has not been recorded in the said Khata, but she was alive at the time of execution of the sale deed and she has been one of the executants over the said sale deed.

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 Rabi alias Rabindra Parida, Dibakar Parida and Sisula Parida have jointly sold the land to the extent of their share measuring an area A0.016 dec. out of A0.025 dec. from Plot No.-3642 and measuring an area A0.020 dec. out of A0.030 dec. from Plot No.-3647 of Khata No.-927 to the present intending borrower/ mortgagor M/s. Gupta Power Infrastructure Ltd. vide registered sale deed bearing Document No.- 11141104208 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 A0.390 dec.

I want to clarify that the rest of the land in the above two plots was not sold by the recorded owner Bhaskar Parida. But subsequently he has sold his share along with other co-sharers vide registered sale deed bearing Documents No.- 11141106653 dated 28.12.2011 to the present intending borrower/ mortgagor and delivered the possession to the company.

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

20/5-2016

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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.-3642/3992 measuring an area A0.016 dec. and Plot No.-3647 measuring an area A0.020 dec. with kism 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 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.-11141104208 dated 01.08.2011 executed by Sri Rabindra Parida 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.**

27.05.2016
 2016

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1. Original registered sale deed bearing Document No.- 11141104208 dated 01.08.2011 executed by Sri Rabindra Parida 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.

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.

27.05.2016
 27.05.2016
 27.05.2016

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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 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.

24.05.2016

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

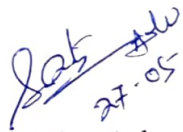
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6. There is no undivided share of the minor/s to any extent of land proposed to be mortgaged.
7. Provisions of Urban Land Ceiling Act are not applicable.
8. Holding /acquisition is in accordance with the provisions of the Land Reforms Act.
9. The mortgage, 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.

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भारत 01227 ७६६। ओडिशा
180295 AUG 01 2011
R. 0006700 PB 1182
NON-JUDICIAL STAMP
INDIA ORISSA S.R. KHURDA - 35

Proper Officer
& Sub-Registrar
KHURDA



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2 -
2682
250
2932

ଉପରୋକ୍ତ ବ୍ୟକ୍ତିଙ୍କର ନାମ ରାବି
ଏ ୧/୩/୨୦୧୧

SALE DEED

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

BETWEEN

- (1) RABI @ RABINDRA PARIDA, aged- 45 years,
(2) DIBAKAR PARIDA, aged- 52 years, son of LATE
DHANI @ DHANESWAR PARIDA, (3) SISULA PARIDA @

aged- 70 years, wife of LATE DHANI @ DHANESWAR
PARIDA,, by caste - KHANDAYAT, by Profession -
CULTIVATION & HOUSE WORK, At/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**.

ଉପରୋକ୍ତ ବ୍ୟକ୍ତିଙ୍କର ନାମ ରାବି
ଏ ୧/୩/୨୦୧୧
ଉପରୋକ୍ତ ବ୍ୟକ୍ତିଙ୍କର ନାମ ରାବି
ଏ ୧/୩/୨୦୧୧
ଉପରୋକ୍ତ ବ୍ୟକ୍ତିଙ୍କର ନାମ ରାବି
ଏ ୧/୩/୨୦୧୧

ଉପରୋକ୍ତ ବ୍ୟକ୍ତିଙ୍କର ନାମ ରାବି
ଏ ୧/୩/୨୦୧୧
ଉପରୋକ୍ତ ବ୍ୟକ୍ତିଙ୍କର ନାମ ରାବି
ଏ ୧/୩/୨୦୧୧
ଉପରୋକ୍ତ ବ୍ୟକ୍ତିଙ୍କର ନାମ ରାବି
ଏ ୧/୩/୨୦୧୧

NO. 160 Date: 1.8.11
 King No. 180275
 6700... Rupees... 10200 and Seven
 hundred only
 Name: Pankaj alias Pankaj Pandey
 Address: 11/10, Kailash, P.S. Dist. Khordha
 Nature of Document: Sale Deed
 1.8.11

Stamp Franking Clerk
 Sub-Registrar Office Khordha

ଉପରୋକ୍ତ ବସ୍ତୁ ଧୂସର ହେବ।



Ramesh Chandra Pandey
 Debakar Pandey
 Sishu Pandey & Co.

Sunita K. Mrs.
 Dr. Jayant Kumar
 Adm.

[Handwritten signature]

REGISTERING OFFICER, KHORDHA



ନିମ୍ନଲିଖିତ
କମ୍ପାନୀର
ଅଧ୍ୟକ୍ଷ
AND

ଶ୍ରୀ. ସ. ୨
କଟକ ୭୫୧୦୧୭

ପ୍ରତିଦିନ ପ୍ରତିଦିନ

କଟକ ୭୫୧୦୧୭

କଟକ ୭୫୧୦୧୭



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 ^{its Director,} **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**.

କଟକ ୭୫୧୦୧୭

କଟକ ୭୫୧୦୧୭

Consideration Amount : **Rs. 1,34,000** /- (Rupees one lakh thirty four thousands)only as per the present market rate mutually agreed.

[illegible]

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 any hindrance, interruption, claim or demand by or from the Vendor, his heirs, executors, administrators, representatives & assigns or any other person whom-so-ever.

ଉତ୍ତରାଧିକାରୀଙ୍କ ଦ୍ଵାରା



ଉତ୍ତରାଧିକାରୀଙ୍କ ଦ୍ଵାରା



ଉତ୍ତରାଧିକାରୀଙ୍କ ଦ୍ଵାରା

ଉତ୍ତରାଧିକାରୀଙ୍କ ଦ୍ଵାରା

Aushayee Goliya Singh

SCHEDULE PROPERTY

1. State of Orissa, Khewata No. - 1, Thana No. - 136, Thana, Tahasil, S.R.O. & Dist.-Khordha, Mouza-Kaipadar, Khata No.- 927 (Nine hundred twenty seven), Stitiban, Plot No.- 3642 (Thirty six hundred and forty two), Kisam-Patita, Sold Area- Ac.0.016²/₃dec. out of Ac.0.025dec. (Sixteen and two bye three decimals).

BOUNDARY :

North-Plot No. 3641

South-Plot No. 3644

East - Plot No. 3690,

West- Plot No. 3643

Plot No.- 3647 (Thirty six hundred and forty seven), Kisam-Patita, Sold Area- Ac.0.020dec. out of Ac.0.030dec. (twenty decimals).

BOUNDARY :

North-Plot No. 3648

South-Plot No. 3677

East - Plot No. 3646,

West- Plot No. 3677

2 Plots, Area- Ac.0.036²/₃dec. Annually Rent Rs. 1/-

2. Mouza-Kaipadar, Khata No. - 928 (Nine hundred twenty eight), Stitiban, Plot No.- 3768 (Thirty seven hundred sixty eight), Kisam-Sarad Anajala Sechita III, Sold Area- Ac.0.096²/₃dec. out of Ac.0.145dec. (Ninety six and two bye three decimals).

ଉପରୋକ୍ତ ସମସ୍ତ ସ୍ଥଳ

ମୁଦ୍ରାଣ କରାଯାଇଛି
ମୁଦ୍ରା. ନା. ମୁଦ୍ରାଣକାରୀ
ମୁଦ୍ରାଣକାରୀଙ୍କ ନାମ
ମୁଦ୍ରାଣକାରୀଙ୍କ ଦସ୍ତଖତ

ମୁଦ୍ରାଣକାରୀ

AKSHAYADULAS ghingh

BOUNDARY :

North-Plot No. 3770

South-Plot No. 3767

East - Plot No. 3771

West- Plot No. 3769

All total 1 Mouza, 2 Khata, 3 Plots, total sold Area- **Ac.0.133¹/₃dec.** Annually Rent Rs. 2/- (One hundred thirty three and one bye three decimals at a rent of rupees two 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.

ଅବିକଳାପୁରୀ

ANSHAYA BANIY SINGH

In Presence of
The Witnesses.

ଉଦ୍ଦିଷ୍ଟକର୍ତ୍ତାଙ୍କ ଦ୍ଵାରା



Sign. of the Vendor

ଉଦ୍ଦିଷ୍ଟକର୍ତ୍ତାଙ୍କ ଦ୍ଵାରା



ଅନନ୍ତ କୁମାର ମହାନ୍ତି
ଅବିକଳାପୁରୀ, ୦୭ ଡିସେମ୍ବର ୨୦୧୭

ଅନନ୍ତ କୁମାର ମହାନ୍ତି
ଅବିକଳାପୁରୀ, ୦୭ ଡିସେମ୍ବର ୨୦୧୭



For GUPTA POWER INFRASTRUCTURE LIMITED

X Tithendra Mohan Gupta

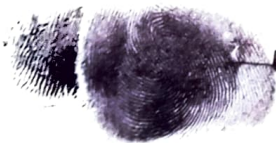
Director

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.



महेश कुमार शर्मा
अध्यक्ष

Tithendra Mohan Gupta

For GUPTA POWER INFRASTRUCTURE LIMITED

Director

Sign. of the Executants

Sign. Of the Claimant



महेश कुमार शर्मा
अध्यक्ष

Prepared by :

Rajon Kumar Gahatra

Me LNO 47/08

Certified that the executants are of legal age, the deed is prepared by my client to my dictation as per the instructions of the executants.

Su Mishra, Advocate, Khurda.

MISHRA

Photo



Thumb Impression



707648

Signature

Date: 02/08/2011

Endorsement of certificate of registration under section 60

Registered and true copy filed in : KHURDA

Book Number : 1 || Volume Number : 85

Document Number : 11141104208

For the year : 2011

Seal :

Date: 04/08/2011

Signature of Registering officer



Signature of Registering officer

This is a Computer Generated Certificate



Endorsement of the certificate of admissibility

under rule 25: duly stamped under the Indian stamp (Orissa Amendment act 1 of 2008) Act 1899,
1-A No. 23 Fees Paid : A(1)-2680 ,I-3-2, User Charges-250 ,Total 2932

ate: 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 **RABI ALIAS RABINDRA PARIDA**, son/wife of **LATE DHANI ALIAS DHANESWAR PARIDA**, of **KAIPADAR SADAR THANA, KHORDHA, KHORDHA**, by caste **General**, profession **Cultivation** and finger prints affixed.

Handwritten signature of the presenter.

Signature of Presenter / Date: 02/08/2011

Signature of Registering officer



Endorsement under section 58

Execution is admitted by :

| Name | Photo | Thumb Impression | Signature |
|---|-------------------------------------|-------------------------------------|---|
| RABI ALIAS RABINDRA PARIDA | | 1196890 | |
| DIBAKAR PARIDA | | 1197266 | TI of DIBAKAR PARIDA is attested Signature of the Registering officer |
| SISULA PARIDA ALIAS DEI | | 1197267 | TI of SISULA PARIDA ALIAS DEI is attested Signature of the Registering officer |
| 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** by profession **Others**