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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.	Not Applicable.
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.	Gharabari.
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.

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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 geniuses 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.
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:- Athagarh, Dist:- Cuttack.

To,

The Chief Manager, CANARA Bank,
Buxi Bazar Branch, Dist:- Cuttack.

(**Sub:**- Verification of records of landed property at Registrar/ Sub-Registrar's office and Tahasil Office at Athagarh and Dist.- Cuttack.)

Dear Sir,

This is to confirm that I have visited the Registrar/ Sub-Registrar's office/ Tahasil office at Athagarh, on dated 02/07/2016 and verified the details of the property to be mortgaged by the intending borrower.

The Property details are as under.

Dist.:- Cuttack, Tahasil:- Athagarh, P.S:- Gurudijhatia, P.S. No.:-18, Mouza:- Sauria, Consolidation Khata No.:- 268/518, Plot No-109/1402, area A1.50 dec. Kissam:-Ghara Bari, Plot No-109/1399, area A1.50 dec. Kissam:-Ghara Bari, Plot No-109/1407, area A1.50 dec. Kissam:-Ghara Bari, Plot No-109/1397, area A1.50 dec. Kissam:-Ghara Bari,Plot No-109/1396, area A1.50 dec. Kissam:-Ghara Bari, Plot No-109/1394, area A1.50 dec. Kissam:-Ghara Bari, Plot No-109/1405, area A1.50 dec. Kissam:-Ghara Bari, Plot No-109/1403, area A1.50 dec. Kissam:-Ghara Bari, Plot No-109/1400, area A1.50 dec. Kissam:-Ghara Bari, Plot No-109/1398, area A1.50 dec. Kissam:-Ghara Bari, Plot No-109/1395, area A1.50 dec. Kissam:-Ghara Bari, Plot No-109/1393, area A1.50 dec. Kissam:-Ghara Bari, Plot No-109/1392, area A1.50 dec. Kissam:-Ghara Bari, Plot No-109/1406, area A1.50 dec. Kissam:-Ghara Bari, Plot No-109/1404, area A1.50 dec. Kissam:-Ghara Bari, **Total 15 plots measuring total area Ac22.50dec**,

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which is bounded as follows:

Boundaries:-

North:- Part of Plot No.109,
South:- Part of Plot No.109,
East :- Part of Plot No.109,
West :- Road.

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Further I certify as under

1. That there is no prior mortgage / charge over the said property by the owner Sri **Mahendra Kumar Gupta** owner of the said property / mentioned in the **AC.22.50 dec** as per the Title Deeds and verified by me in the office of Registrar / Sub-Registrar.

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 favour of whom	Name of mortgagor in the document
/	/	%	%

CUTTACK

Date: 08/07/2016

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.	23/02/1987	OLR case No. 169/1986 to sale U/S- 22 of OLR Act passed by Sub-Collector, Athagarh to sale Ac21.50dec out of Ac22.50dec.	Xerox copy.
2.	29/04/1987	Regd. Sale Deed bearing No.-711 executed by Abhiram Mallick in favour of Sujit Pani.	Original
3		Mutation ROR bearing Khata No.- 268/224, 268/226, 268/227, 268/229, 268/232, 268/234, 268/236, recorded in favour of Sujit Pani.	Xerox copy.
4	06/05/2006	Regd. Sale Deed bearing No.-660 executed by Sujit Pani in favour of Mahendra Kumar Gupta.	Original
5	28/02/1987	OLR case No. 2123 to sale U/S- 22 of OLR Act passed by Sub-Collector, Athagarh to sale Ac22.50dec .	Xerox copy.
6	29/04/1987	Regd. Sale Deed bearing No.-712 executed by Abhiram Mallick in favour of Ajit Pani.	Original
7		Mutation ROR bearing Khata No.- 268/222, 268/223, 268/225, 268/228, 268/230, 268/233, 268/235, 268/237 recorded in favour of Ajit Pani.	Xerox copy.
8	06/05/2006	Regd. Sale Deed bearing No.-6601 executed by Ajit Pani in favour of Mahendra Kumar Gupta.	Original
9		Mutation ROR bearing Khata No.- 268/518, recorded in favour of Mahendra Kumar Gupta.	Original.
10.	06/11/2006	E.C. bearing No.-966 from 01/01/1977 to 28/10/2006	Original.
11.	17/06/2009	E.C. bearing No.-1606/2009 from 01/04/2006 to 17/06/2009.	Original.

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B. Description of Property / Properties.

Item No.	Survey No.	Extent of Area/s of acres/ hectares	Location	Boundaries.
01.	Consolidation Mutation Khata No.:- 268/518, Plot No.-109/1402, 109/1399, 109/1407, 109/1397, 109/1396, 109/1394, 109/1405, 109/1403, 109/1400, 109/1398, 109/1395, 109/1393, 109/1392, 109/1406, 109/1404.	AC22.50 dec.	Mouza:- Sauria, P.S.:- Gurudijhatia, Dist.:- Cuttack	As mentioned in Annexure-III

C. SCRUTINY OF PARTY'S TITLE FOR THE LAST 32 YEARS. IF CONNECTED TITLE DEEDS REVEAL ANCIRCUMSTANCES OR INCIDENCES, WHICH NECESSITATE FURTHER TRACING OF PARTY'S TITLE, IT SHALL ALSO BE DONE.

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I have perused the original and Xerox copies of the Title documents supplied by the bank. I have traced the title of the present intending borrower/ mortgagor of Mahendra Kumar Gupta for the last 32 years which is given as follows. For better appreciation of tracing of title of the properties, I have divided the entire properties into two lots.

LOT No.-1.

Dist.:- Cuttack, Tahasil:- Athagarh, P.S:- Gurudijhatia, P.S. No.:-18, Mouza:- Saurla, Consolidation Khata No.:- 268/224, Plot No-109/1394, area A1.50 dec. Kissam:-Ghara Bari, Khata No.:- 268/226, Plot No-109/1396, area A1.50 dec. Kissam:-Ghara Bari, Khata No.:- 268/227, Plot No-109/1397, area A1.50 dec. Kissam:-Ghara Bari, Khata No.:- 268/229, Plot No-109/1399, area A1.50 dec. Kissam:-Ghara Bari, Khata No.:- 268/232, Plot No-109/1402, area A1.50 dec. Kissam:-Ghara Bari, Khata No.:- 268/234, Plot No-109/1404, area A1.50 dec. Kissam:-Ghara Bari, Khata No.:- 268/236, Plot No-109/1406, area A1.50 dec. Kissam:-Ghara Bari.

Originally the property was recorded in the name of Abhiram Mallick, son of Iswar Mallick vide Consolidation Khata No.:- 268/224, Plot No-109/1394, area A1.50 dec. Kissam:-Ghara Bari, Khata No.:- 268/226, Plot No-109/1396, area A1.50 dec. Kissam:-Ghara Bari, Khata No.:- 268/227, Plot No-109/1397, area A1.50 dec. Kissam:-Ghara Bari, Khata No.:- 268/229, Plot No-109/1399, area A1.50 dec. Kissam:-Ghara Bari, Khata No.:- 268/232, Plot No-109/1402, area A1.50 dec. Kissam:-Ghara Bari, Khata No.:- 268/234, Plot No-109/1404, area A1.50 dec. Kissam:-Ghara Bari, Khata No.:- 268/236, Plot No-109/1406, area A1.50 dec. Kissam:-Ghara Bari, measuring total area A10.50 dec.

In order to meet his legal necessity, Abhiram Mallick has filed an application U/S-22 of OLR Act which bearing OLR Misc Case No.-169/1986 to sell his property. The Sub Collector Cuttack after following due procedure of law allowed the owner to sell Ac21.50dec out of Ac22.50dec vide order dated 23/02/1987.

Thereafter Abhiram Mallick has executed a Regd. Sale Deed bearing No.711 dated 29/04/1987 in favour of Sujit Pani, from Khata No.-268/224, Plot No.-109/1394, Khata No.-268/226,Plot No.-109/1396, Khata No.-268/227,Plot No.- 109/1397, Khata No.-268/2296,Plot No.-109/1399, Khata No.-268/232,Plot No.- 109/1402, Khata No.-268/234,Plot No.-109/1404 &

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Khata No.-268/236,Plot No. 109/1406 total measuring an area Ac10.50dec and delivered the possession to Sri Sujit Pani. Thus Sri Sujit pani has acquired valid right, title and interest over the aforesaid properties by virtue of Regd Sale Deed No.- 711 dated 29/04/1987.

After purchase by Sujit Pani has mutated his name in Tahasil Office, Athagarh. After fulfilling due procedure of law, the Tahasildar, Athagarh has allowed the said Mutation Case and Mutated ROR bearing Khata No. 268/224,Plot No.-109/1394, Khata No.-268/226, Plot No.- 109/1396, Khata No.-268/227,Plot No.- 109/1397, Khata No.-268/2296, Plot No.- 109/1399, Khata No.-268/232, Plot No.- 109/1402, Khata No.-268/234, Plot No. 109/1404 & Khata No.-268/236,Plot No.- 109/1406 Total area Ac10.50dec. in favour of Sujit Pani. Thus Sri Sujit Pani has acquired valid right, title and interest over the subject properties.

In order to meet his legal necessity Sri Sujit Pani has sold measuring an area A10.50dec recorded in the above mutation Khatas vide Regd. Sale Deed bearing No.-660 dated 06/05/2006 in favour Sri Mahendra Kumar Gupta and delivered the possession to him. Thus Sri Mahendra Kumar Gupta has acquired valid right, title and interest over the Khata No.- 268/224,Plot No.- 109/1394, Khata No.-268/226, Plot No.- 109/1396, Khata No.-268/227,Plot No.- 109/1397, Khata No.-268/2296, Plot No.- 109/1399, Khata No.-268/232, Plot No.- 109/1402, Khata No.-268/234, Plot No.- 109/1404 & Khata No.-268/236,Plot No.- 109/1406.

LOT No.-2

Dist.:- Cuttack, Tahasil:- Athagarh, P.S:- Gurudijhatia, P.S. No.:-18, Mouza:- Sauria, Consolidation Khata No.- 268/222, Plot No,.-109/1392, Khata No.- 268/223, Plot No,.-109/1393, Khata No.- 268/225, Plot No,.-109/1395, Khata No.- 268/228, Plot No,.-109/1398, Khata No.- 268/230, Plot No,.-109/1400, Khata No.- 268/233, Plot No,.-109/1403, Khata No.- 268/235, Plot No,.-109/1405 & Khata No.- 268/237, Plot No,.-109/1407, total area Ac10.50dec.

Originally Lot No.-2 Properties were recorded in the name of Sri Abhiram Mallick vide Khata No.- 268/222, Plot No,.-109/1392, Khata No.- 268/223, Plot No,.-109/1393, Khata No.- 268/225, Plot No,.-109/1395, Khata No.-

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'68/228, Plot No. 109/1398, Khata No. '68/230, Plot No. 109/1400, Khata No. '68/233, Plot No. 109/1403, Khata No. '68/235, Plot No. 109/1405 & Khata No. '68/237, Plot No. 109/1407, total area Ac10.50dec. Thus, Sri Abhiram Mallick has acquired valid right, title and interest over the subject properties.

With an intention to sell the land Sri Abhiram Mallick applied for permission to sell the land before the Sub Collector, Cuttack vide OLR Misc. Case No. 2123 U.S. '87 of OLR Act. The Sub Collector Cuttack following the due procedure of law has allowed Sri Abhiram Mallick to sell measuring an area A10.50dec from the Khata numbers mentioned in Lot No. 2 vide order dated 28/02/1987. Accordingly Sri Abhiram Mallick has sold measuring an area A10.50dec vide Regd. Sale Deed bearing No. 712 dated 29/01/1987 in favour of Ajit Pani from Khata Nos mentioned in Lot No. 2. Thus by virtue of aforesaid Regd. Sale Deed Ajit Pani has acquired a valid right, title, interest over the subject properties. After purchase Ajit pani has mutated his name in the revenue record of rights. Accordingly the Tahasildar Athagarh had issued separate ROR bearing Khata No.- 268/222, Plot No,. 109/1392, Khata No. 268/223, Plot No,.-109/1393, Khata No.- 268/225, Plot No,.-109/1395, Khata No.-268/228, Plot No,.-109/1398, Khata No.- 268/230, Plot No,.-109/1400, Khata No. 268/233, Plot No,.-109/1403, Khata No. 268/235, Plot No,. 109/1405 & Khata No.- 268/237, Plot No,.-109/1407, total area Ac10.50dec in favour of Ajit Pani only deleting the name of original owner.

While the position is stood thus, in order to meet his legal necessity Sri Ajit Pani has sold the subject properties to the present borrower/ mortgagor Sri Mahendra Kumar Gupta vide Regd. Sale Deed bearing No. 6601dated 06/05/2006 from Khata No.- 268/222, Plot No,.-109/1392, Khata No. 268/223, Plot No,.-109/1393, Khata No.- 268/225, Plot No,. 109/1395, Khata No.- 268/228, Plot No,.-109/1398, Khata No.- 268/230, Plot No,.-109/1400, Khata No.- 268/233, Plot No,.-109/1403, Khata No.- 268/235, Plot No,. 109/1405 & Khata No.- 268/237, Plot No,.-109/1407, total area Ac10.50dec. thus by virtue of aforesaid Regd. Sale Deed Sri Mahendra Kumar Gupta has acquired valid right title interest over the subject properties.

After purchase the lands under lot No.-1 & 2 properties, Sri Mahendra Kumar Gupta has taken steps to mutate his name in the revenue record of

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[illegible] following due procedure of law [illegible] and executed ROR bearing Khatian No 268 of [illegible] in the name of Sri Mahendra Kumar Gupta. A perusal of Khatian No 268 of [illegible] agricultural hence Sri Mahendra Kumar Gupta has to take steps to convert the agricultural land into homestead land and [illegible] Collector, Khurda. Mahendra Kumar Gupta [illegible] Sri Mahendra Kumar Gupta. Thus Sri Mahendra Kumar Gupta has acquired valid and marketable title over the land vide Khata No 268 of [illegible]

D. [illegible] encumbrance certificate [illegible] that there is no encumbrance over the said property and the present declared owner **Sri Mahendra Kumar Gupta** [illegible] Sub Registrar's office. [illegible] that there is no encumbrance over the said property and present declared owner **Mahendra Kumar Gupta**. **The Bank is advised to collect Up-to-date EC commencing from 01.01.2009 to till date from the party**

E. [illegible] the Original registered sale deed, Original Mutation ROR which clearly proves that **Mahendra Kumar Gupta** is the absolute owner of the said property. **The bank is advised to collect up-to-date rent receipt from the party**

F. That the intending borrower mortgagor **Mahendra Kumar Gupta** has submitted Registered Sale Deed bearing No [illegible] dated 29.4.1987, executed by Bhuram Mal [illegible] in favour of Smt Patni, Registered Sale Deed bearing No [illegible] dated [illegible] 2009 executed by Smt Patni in favour of Mahendra Kumar Gupta, Registered Sale Deed bearing No [illegible] dated 29.04.1987, executed by Bhuram Mal [illegible] in favour of Ajit Patni, Registered Sale Deed bearing No [illegible] dated 06.08.2009, executed by Ajit Patni in favour of Mahendra Kumar Gupta. **The bank is advised to keep the following original documents for creation of equitable mortgage**

Registered Sale Deed bearing No [illegible] dated 06.08.2009, executed by Smt Patni in favour of Mahendra Kumar Gupta.

2. Registered Sale Deed bearing No [illegible] dated 06.08.2009, executed by Ajit Patni in favour of Mahendra Kumar Gupta of M S Gupta Cables Pvt. Ltd.

3. Original Mutation ROR No 268 [illegible] recorded in favour of Mahendra Kumar Gupta.

4. Original [illegible]

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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 Mahendra Kumar Gupta has to submit an affidavit touching the following points.

1. That, he has already availed a loan or financial assistance from Canara Bank, Buxi Bazar Branch Cuttack, keeping this property as mortgage.
2. That, the 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 property and the property which is going to be mortgaged is free from any dispute and no case is pending in any civil, criminal and revenue court.
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, he is the absolute owner of the property and schedule of property along with boundary been mentioned.
8. That, the documents supplied by him are genuine and originals.
9. That, he has to give an undertaking that he will utilize the sanctioned amount only for his business and he will not utilize for any other purpose.
10. That, he will not sell, transfer or alienate the mortgage property by any means unless and until the entire loan amount will be liquidated.

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

I have gone through the original and Xerox copies of the title documents relating to the property intended to be mortgaged and offered as security by way of simple/ equitable mortgage and that the documents of title referred to above can 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 Registrar/ Sub-registrar's Office at Athagarh on 02/07/2016 and Tahasil Office at Athagarh verified the records/ details of the property belonging to Mahendra Kumar Gupta.
3. That I have perused the E.C for 32 years.
4. There are no encumbrances to the subject land of Mahendra Kumar Gupta. But the property has been mortgaged before Canara Bank, Buxi Bazar Branch, Cuttack prior to this.
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 Mahendra Kumar Gupta.

I certify that **Sri Mahendra Kumar Gupta** can create valid and marketable title if he will mortgage the property/ ies before the Bank keeping the title documents as per the list given above before the bank.

Place:- Cuttack.
Date: 08/07/2016

Signature of the Advocate.

BIBHUPA NANDA DAS
(B.Com, LL.B)
ADVOCATE
ORISSA HIGH COURT, CUTTACK

Residence
Journalist Colony, Near
Madhusudan Nagar
Tulsipur, Cuttack-8
Ph.No. 0671-2302702
Mobile No. 9937020702

Date :- 8/12/06

To,

The Chief Manager

Canara Bank,

Baxibazar, Branch,

Cuttack.

Sub :- Legal Scrutiny Report after verifying all the relevant documents in respect of the Properties of Sri Mahendra Kumar Gupta, S/o Sri Jagdish Rai Gupta, residing at-Gupta Niwas, Cuttack Road, P.S-Laxmisagar, Town-Bhubaneswar, Dist-Khurda, By Cast-Vaishya, By Occupation-Business as Gupta Cable, Cuttack Road, Bhubaneswar, for creation of EMT in favour your Bank.

APPENDIX – I

I. LIST OF DOCUMENTS :-

Sl.No	Date of Documents	Name of the Documents	Whether Original/ Certified/True Copy/ Xerox Copy
1.	23.11.2006	Certified copy of the Order dated 23.02.1987 Passed in OLR Case No-169/1986, by the Revenue Officer, Athagarh along with the Certified Copy of the Permission Order	Original
2.	11.08.2005	Certified copy of R.O.R of Khata No-268/224 in the name of Sri Surjit Pani	Original
3.	11.08.2005	Certified copy of R.O.R of Khata No-268/226 in the name of Sri Surjit Pani	Original
4.	11.08.2005	Certified copy of R.O.R of Khata No-268/227 in the name of Sri Surjit Pani	Original
5.	11.08.2005	Certified copy of R.O.R of Khata No-268/228 in the name of Sri Surjit Pani	Original

6.	11.08.2005	Certified copy of R.O.R of Khata No-268/232 in the name of Sri Surjit Pani	Original
7.	11.08.2005	Certified copy of R.O.R of Khata No-268/234 in the name of Sri Surjit Pani	Original
8.	11.08.2005	Certified copy of R.O.R of Khata No-268/236 in the name of Sri Surjit Pani	Original
9.	18.07.1987	Regd. Sale Deed No-711	Original
10.	06.05.2006	Regd. Sale Deed No-660	Original
11.	11.08.2005	Certified copy of R.O.R of Khata No-268/222 in the name of Sri Ajit Pani	Original
12.	11.08.2005	Certified copy of R.O.R of Khata No-268/223 in the name of Sri Ajit Pani	Original
13.	11.08.2005	Certified copy of R.O.R of Khata No-268/225 in the name of Sri Ajit Pani	Original
14.	11.08.2005	Certified copy of R.O.R of Khata No-268/228 in the name of Sri Ajit Pani	Original
15.	11.08.2005	Certified copy of R.O.R of Khata No-268/230 in the name of Sri Ajit Pani	Original
16.	11.08.2005	Certified copy of R.O.R of Khata No-268/233 in the name of Sri Ajit Pani	Original
17.	11.08.2005	Certified copy of R.O.R of Khata No-268/235 in the name of Sri Ajit Pani	Original
18.	11.08.2005	Certified copy of R.O.R of Khata No-268/237 in the name of Sri Ajit Pani	Original
19.	18.07.1987	Regd. Sale Deed No-712	Original
20.	06.05.2006	Regd. Sale Deed No-661	Original
21.	29.11.2006	R.O.R of Khata No-268/518 in the name of Sri Mahendra Kumar Gupta	Original
22.	23.08.2006	Rent Receipts No-Q-665155 to Q-665184	Original
23.	06.11.2006	Encumbrance Certificate No-513	Original

II. DESCRIPTION OF PROPERTY SCRUTINISED :-

Dist-Cuttack, SRO- Athagarh, Tahasil- Athagarh, P.S- Gurudijhatia, Mouza- Sauria, Khata No-268/518, Plot No-109/1402, Area-A1.50 dec., Plot No-109/1399, Area-A1.50 dec., Plot No-109/1407, Area-A1.50 dec., Plot No-109/1397, Area-A1.50 dec., Plot No-109/1396, Area-A1.50 dec., Plot No-109/1394, Area-A1.50 dec., Plot No-109/1405, Area-A1.50 dec., Plot No-109/1403, Area-A1.50 dec., Plot No-109/1400, Area-A0.30 dec Plot No-109/1398, Area-A1.50 dec., Plot No-109/1395, Area-A1.50 dec., Plot No-109/1393, Area-A1.50 dec., Plot No-109/1392, Area-A1.50 dec., Plot No-109/1406, Area-A1.50 dec., Plot No-109/1404, Area-A1.50 dec., Total Are- A21.30 dec., Kissam- Gharabari, Status-Stitiban, corresponding to Khata No- 268/232, Khata No- 268/229, Khata No- 268/237, Khata No- 268/227, Khata No- 268/226, Khata No- 268/224, Khata No- 268/235, Khata No- 268/233, Khata No- 268/230, Khata No- 268/228, Khata No- 268/225, Khata No- 268/223, Khata No- 268/222, Khata No- 268/236, Khata No- 268/234, respectively.

III. GENISIS & FLOW OF TITLE: -

On careful perusal of the documents it appears that the above Scheduled Properties were purchased by One Abhiram Mallik, s/o Late Iswar Mallik, of caste- Pan, of village-Kotar, P.S-Gurudijhatia, Athagarh, Dist-Cuttack, from different persons and thereafter he was in lawful possession over the properties, in question.

It further appears that as Sri Abhiram Mallik belongs to Schedule Caste, he made an application; vide OLR Case No-169/1986 U/s 22, before the Revenue Officer, Athagarh, to obtain the permission to sale the Properties, in question, to Sri Ajit Pani and Sri Surjit Pani, who belongs to non-S.C.

That after fulfillment of all other formalities as required the learned Revenue Officer, Athagarh, vide his order dated 23.02.1985 passed in OLR Case No-169/1986, granted permission to transfer the above said properties, in question, in favour of Sri Ajit Pani and Sri Surjit Pani.

It further appears that after obtaining the permission to transfer the properties, Sri Abhiram Mallik had transferred the above said Scheduled Properties in favour of Sri Surjit Pani and Sri Ajit Pani, both are son of Sri Samual Pani, by virtue of execution of Registered Sale Deed No.-711, dated-18.07.1987 and Registered Sale Deed No.-712, dated-18.07.1987, respectively, before the Registering Officer, Athagarh.

It further appears that Sri Surjit Pani and Sri Ajit Pani have transferred the above said Scheduled Properties, in favour of Sri Mahendra Kumar Gupta, S/o Late Jagdish Rai Gupta, residing at Gupta Niwas, Cuttack Road, P.S- Laxmisagar, Town- Bhubaneswar, Dist-Khurda, by Profession Business at Gupta Cable, Cuttack Road, Bhuabaneswar, by virtue of

Execution of Registered Sale Deeds No.-660 and 661, dated 06.09.2006, before the District Registering Officer, Athagarh.

It further appears that as the Kissam of the Lands were 'Taila', for which Sri Mahendra Kumar Gupta, filed the O.L.R. Cases, Vide No.-165/06 dt. 19.09.06 for conversation of the Kissam 'Taila' to 'Gharabari' and Sri Mahendra Kumar Gupta has paid the amount for conversation of Kissam of the above said land as evident from the rent receipts attached herewith.

That after fulfillment of all other formalities as required the Tahasildar, Athagarh, was pleased to convert the Kissam of Land "Taila" to "GHARABARI" and accordingly after the conversation of the Lands in question, the R.O.R. has been issued in the name of Sri Mahendra Kumar Gupta under Khata No-268/518, Total Area- A21.30 decimal, Kissam-Gharabari.

Now since then Sri Mahendra Kumar Gupta is the lawful owner in peaceful possession over the above said Schedule-II Property.

That the above said Schedule-II Properties are free from all sorts of Liet and Encumbrances for a period more than 30 years as evident from the Encumbrance Certificates, attached herewith.

That Sri Mahendra Kumar Gupta is advised to submit an Affidavit in respect of the Schedule-II Properties, as described above, mentioning therein:-

1. Nil Encumbrances.
2. That he has not availed any loan from any Bank or Financial institution, by submitting the above said agreement or, by mortgaging this Property till the date of creation of EMI.
3. That the Property in question is not under attachment, in any civil, criminal or revenue proceeding and the land in question is not the subject matter of dispute in any court of law.
4. That he will not Sell, Transfer, Alienate the said Property in question, by any means unless and until the Loan Amount is fully liquidated which is going to be sanctioned by the Canara Bank, Bhubaneswar Branch, Cuttack.

IV. CERTIFICATE OF TITLE:-

A.) That Sri Mahendra Kumar Gupta has got a clear and marketable title over the Scheduled Property, proposed to be mortgaged.

B.) That Sri Mahendra Kumar Gupta can execute a valid Registrable Mortgage in favour of Bank.

C.) That the Property is not subject to any litigation intended to be created by way of Mortgage, is not subject to any minor's interest or any other legal.

APPENDIX - II

I have gone through the Deeds and other documents [illegible] deposited relating to the Schedule - II Properties and offered [illegible] way of Equitable mortgage and that the documents of title refer [illegible] are perfect evidence of title and that if the said Equitable Mortgage [illegible] the Document of Title are to be deposited in manner of required [illegible] creation of Equitable Mortgage and I further certify that :-

1.) That there are no prior Mortgage /Charges what so ever [illegible] seen from the Encumbrance Certificates for the period [illegible] Jan.1977 to 28th Oct 2006 pertaining to the immovable [illegible] covered by the above said Title Deeds and other said Documents referred above.

2.) That there are no prior mortgage / charges to the extent [illegible] Ac21.30 dec., of lands over which EMT can be created [illegible] deposit of all the ***Original Documents mentioned in the List of Document in Schedule-I of this report*** along with the following Documents:-

   i.) Original Encumbrance Certificate for the rest portion [illegible] EMT is created.
   ii.) Affidavit.

3.) That there are no claims of minor /s and he / their interest [illegible] of the Schedule property.
4.) That there is no undivided share of any minor / s.
5.) That the property is devoid of any liabilities.
6.) That the Holding and Acquisition is in accordance with [illegible] Land Reform Act.

That if, the property created as EMT, will be [illegible] Bank for the liabilities of the intencing Borrower.

I, certify Sri Maherdra Kumar Gupta has [illegible] marketable Title over the Scheduled Property, proposed to [illegible] who can create Equitable Mortgage in favour of Bank [illegible] submission of all the Documents as mentioned above in [illegible]

Cuttack
Date:-18.12.2006

ARUPANANDA PAS
Advocate

CERTIFICATE

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

Sub: - Verification of Record of the Landed Property at Sub-Registrar Office and the Tahasildar Office, Athagarh, Cuttack.

Dear Sir,

This is to inform you that on dated 12.12.2006, I visited the office of Sub-Registrar and the Tahasildar Office, Athagarh and verified the details about the status of the Scheduled Property standing in the name of Sri Mahendra Kumar Gupta from the records.

DESCRIPTION OF PROPERTY

Dist-Cuttack, SRO- Athagarh, Tahasil- Athagarh, P.S- Gurudijhatia, Mouza- Sauria, Khata No-268/518, Plot No-109/1402, Area-A1.50 dec., Plot No-109/1399, Area-A1.50 dec., Plot No-109/1407, Area-A1.50 dec., Plot No-109/1397, Area-A1.50 dec., Plot No-109/1396, Area-A1.50 dec., Plot No-109/1394, Area-A1.50 dec., Plot No-109/1405, Area-A1.50 dec., Plot No-109/1403, Area-A1.50 dec., Plot No-109/1400, Area-A1.50 dec., Plot No-109/1398, Area-A1.50 dec., Plot No-109/1395, Area-A1.50 dec., Plot No-109/1393, Area-A1.50 dec., Plot No-109/1392, Area-A1.50 dec., Plot No-109/1406, Area-A1.50 dec., Plot No-109/1404, Area-A1.50 dec., Total Are-A21.30 dec., Kissam– Gharabari, Status-Stitiban, corresponding to Khata No- 268/232, Khata No- 268/229, Khata No- 268/237, Khata No- 268/227, Khata No- 268/226, Khata No- 268/224, Khata No-268/235, Khata No- 268/233, Khata No- 268/230, Khata No-268/228, Khata No- 268/225, Khata No- 268/223, Khata No-268/222, Khata No- 268/236, Khata No- 268/234, respectively.

Further, I certify that there is no prior charge over the said Property and Sri Mahendra Kumar Gupta is the absolute owner of the said Properties as per the records available and verified by me from the Sub-Registrar Office and Tahasildar Office, Athagarh.

Cuttack.
Date:-18.12.2006

(Arupa Nanda Das)
Advocate

M 676

50



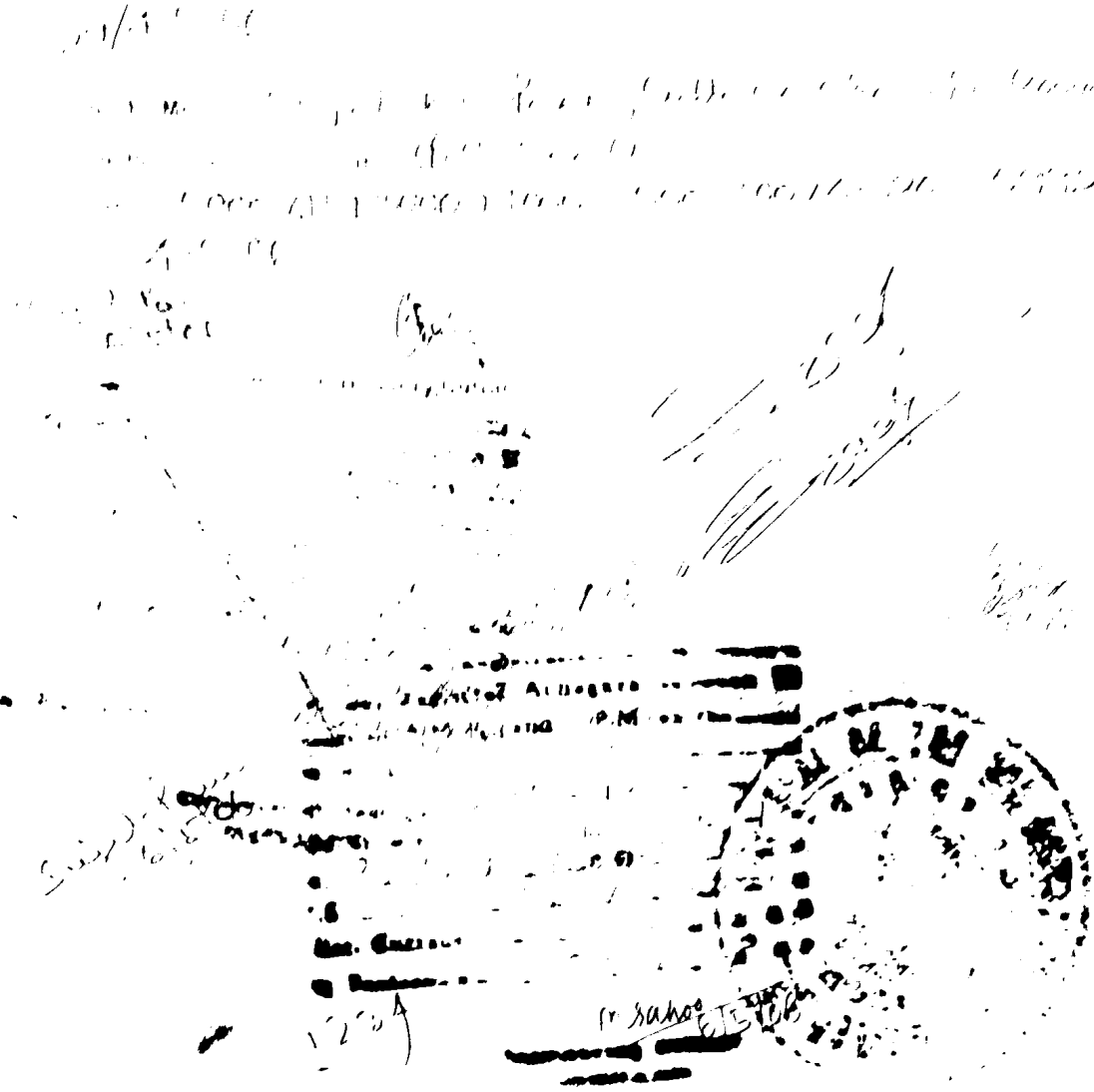
SALE DEED

This deed of sale is made on the 6th day of the month of May 2006

BETWEEN

Name, Age description of the Vendor

SUJIT PANI, AGE ABOUT - 32 YEARS, S/O-SRI SAMUAL PANI, CASTE-CHRISTIAN, OCCUPATION-CULITVATION, AT/ PO-CUTTAKCHANDI, P.S-CANTEENMENT, DIST- CUTTACK, Here in after called the Vendor or Transferer whose expression unless repugnant and the context shall include his heirs, Successors, Adminstrators, Assignee and representatives of the one part.



Samuel Pani
6/5/06

Samuel Pani

1885

Samuel Pani

Samuel Pani

Udayanatha Pani

Pension holder

Rs. 14,000/-

(Rupees) One lakh fourteen thousand Only

Mrsahoo
6/5/06
Executive Officer
Ashoknh

Samuel Pani
6/5/06



Sujit Pani 6/5/06

AND

Name, Age & Description of the Vendee

SRI MAHENDRA KUMAR GUPTA, AGED ABOUT - 52 YEARS, S/O-LATE JAGDISH RAI GUPTA, CASTE - MARAWADI,(VYASYA), OCCUPATION - BUSINESS, AT- GUPTA CABLE, CUTTACK ROAD, BHUBANESWAR, DIST-KHURDA Here-in-after called the Vendee or Transferee whose expression unless repugnant and the context shall include his heirs, Sucessors, Adminstrators, Assignee , legal representatives & executors of the other part.

W/- Hrushikesh Mohanty

W/- Sri Dillip Kumar Rout

S. K. Rani, Cuttack Chandi Road, Ch
@ C. Sem
Sood Part 7 59920/-
1.5.06

Cuttack

Sujit K. Rani
6/5/06

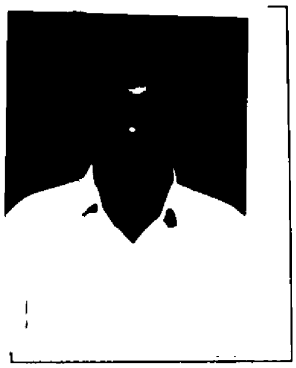


5000Rs.



(3)

VENDOR

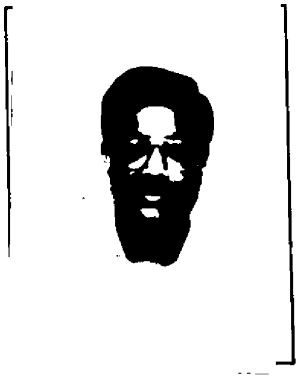


L.T.I



Sujit Pani 6/5/06

VENDEE



L.T.I



Mahendra Kumar Gupta

Sujit Pani
Gupta

NATURE OF DEED - SALE DEED

CONSIDERATION PRICE - Rs 7,49,000/-
(Seven lakhs forty nine thousand only)

FOR THE PURPOSE OF STAMP DUTY THE VALUATION OF THE SCHEDULED PROPERTY HAS BEEN FIXED AT Rs. 7,49,000/- HOWEVER THE ACTUAL PAYMENT IS Rs. 1,14,000/- (Rupees One lakh fourteen thousand only).

Dilip Kumar Roy

3

sold to M/s. S. K. Rani, Cuttack Chandi Road, Cu
Non Judicial Stamp Value Rs. 50/-
Words Steel Rupees Fifty only.
Dt. 1-5-06.

Signature of Licensed Treasury Contact

Sujit Pani
6/5/06

1 MAY 2006

Authorising Officer
Orissa



Sujit Pomu 6/5/06

LAND PARTICULARS

State- Orissa Dist- Cuttack, Tahasil Athgarh Under Sub-Registrar Office Athgarh, under Thana No - 18 , P.S.- Gurudijhatia, Mouza - Sauria, Stithiban Pura,

Khata No- 1)268./224, AREA A1.50dec . Rent - Rs1.50p.

2) 268/226, AREA A1.50dec. Rent - Rs1.50p

3) 268/227, AREA A1.50dec. Rent - Rs1.50p

4) 268/229, AREA A1.50dec. Rent - Rs1.50p

5) 268/232, AREA A1.50dec. Rent - Rs1.50p

6) 268/234, AREA A1.50dec. Rent - Rs1.50p

7) 268/236, AREA A1.50dec. Rent - Rs1.50p

Total - One village, 7 Khatas, Total area A10.50dec. & Total Rent Rs10.50P.

Dilip Kumar Rout

Cuttack Chandi Road, O

Stamp

Part - 971.20/-

District Treasury, Cuttack

Sujit Pani
6/5/06



Engineering Officer
Athagarh

5000Rs.



Sujit Pani 6/12/06

Facts :

Where as the vendor is the owner in possesion of the land described in the schedule below. In record of right in the hal settlement it is in the name of record Ajit Pani & he is regularly paying rent to the appropriate authorities . As an urgent need of money arose in the family of the vendor for purchase of another piece of suitable land ,they decided to sale the schedule property . The vendee being interested to purchase the

Dilip Kumar Kant

Dhananjay Mohanty

1.

2.

Engineering Officer
Ashoknagar

5000Rs.



schedule property approched the vendor to purchase the same to which the vendor agreed to sell the schedule property A 10.50dec (Ten acre fifty decimel) and have received full consideration money of Rs 7,49,000 (Seven Lakh forty nine thousand) only the receipt of which is hereby acknowledged by the VENDOR and admitted in front of the Sub-registrar Athgarh in presence of the witness stated inside. And whereas the

Sent to Sri/Ms. S. K. Pani, Cuttack Circuit House, Cuttack

Non Tr...

Work is Sood. Part I. 599201.

Dt. 4.5.06.

District ... Officer
Cuttack.

Sujit Pani
6/5/06



Engineering Officer
Athgarh

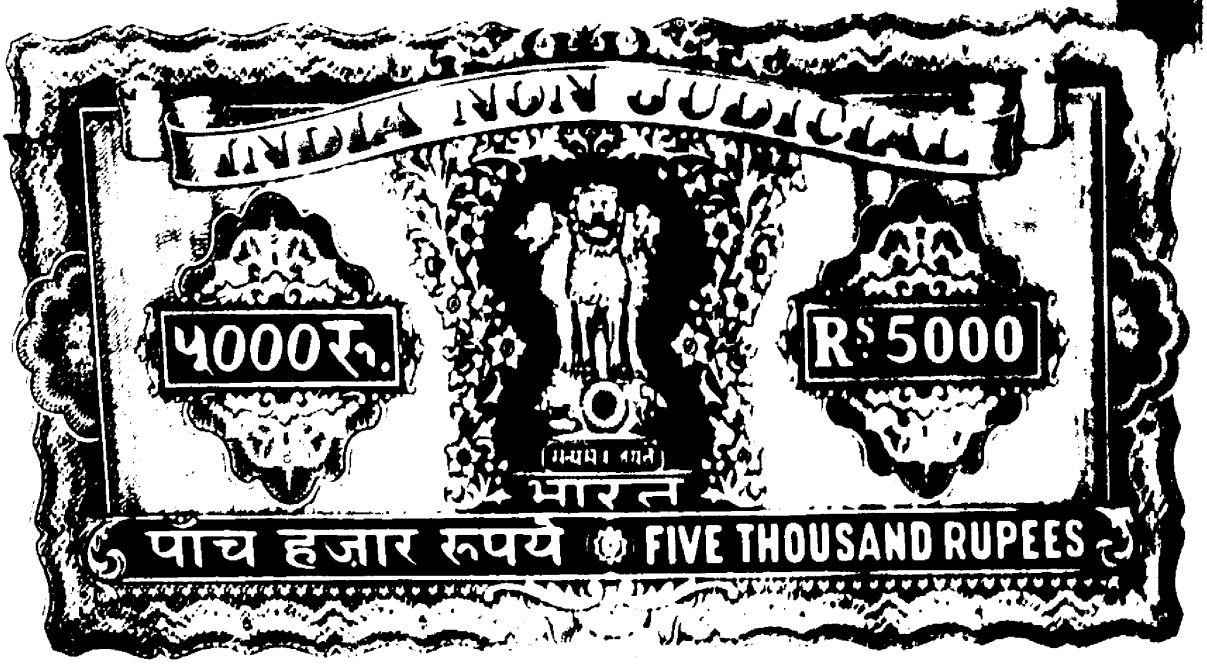


vendor after recipt of the consideration money from the vendee.execute and register this deed today in favour of the vendee according to their free will and sound mind and hereby convey . grants transfer and assign by way of this sale and make the vendee owner of the schedule land hereby sold .delivering and placing the vendee in peaceful possession together with all right title and

S. K. Kanti, Cobbler
Of Sector I
House No. 5000/- Kanti
Ward No. 4.5.06.

Signature
Sujit Pain
6/5/06





interest . profit and demands what so ever in respect of the said property and I the vendor my heirs. executors representatives and assigns etc. became destitute of all rights . titles of the said property .where after you the vendee is at liberty to get your name mutated in land records and get the official records corrected and paid taxes. rents and charges there of in the concerned departments relating to the said property in your name to

Sold to Mrs./Mr. S. K. Pani, Cuttack Chandi Road, etc.

Nor Jus... @ C. Singh.

Worth Rs. 5000/- Land & 59920/-

Dt. 4.5.06.

District ... Cuttack

Sujit Pani
6/5/06

04 MAY 2006

Registering Officer
Athgarh

5000Rs.



(9)

Sujit Pani 6/5/06

which the vendor of any of their successors, assign and representatives shall have no objection what so ever . That the vendor further declare that he has neither transferred the property scheduled below to any one nor he exercises any charges or encumbrances on the land hereby sold and conveyed . That the vendee will be at liberty to use and enjoy the land hereby sold and convey the same at his own sweet will in any manner If in future

2:- Hemanth Ukhal

2:- Dilip Kumar Rout

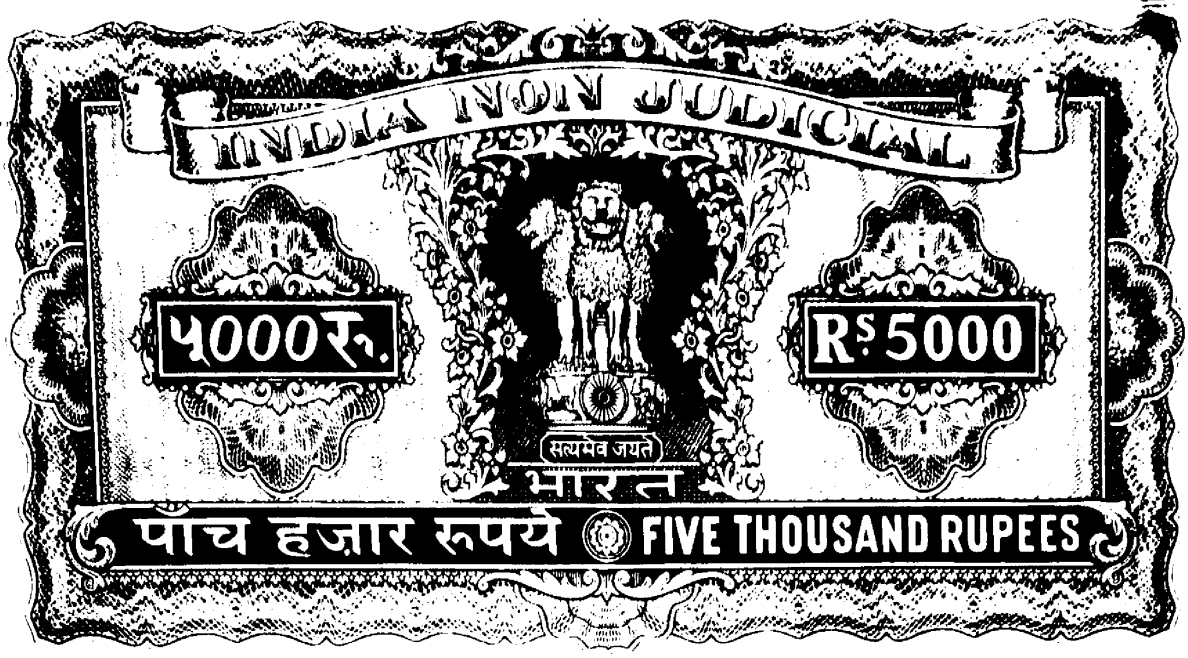
Cheque to Mrs./Mr. S. K. Pani, Cuttack Chandi Road, Ct.
Non Jud. & C. Search
Worth Rs. 5000/- (Rupees 59920/-
Date. 4.5.06.

District Treasury, Cuttack

Sujit Pani
8/5/06



5000Rs.

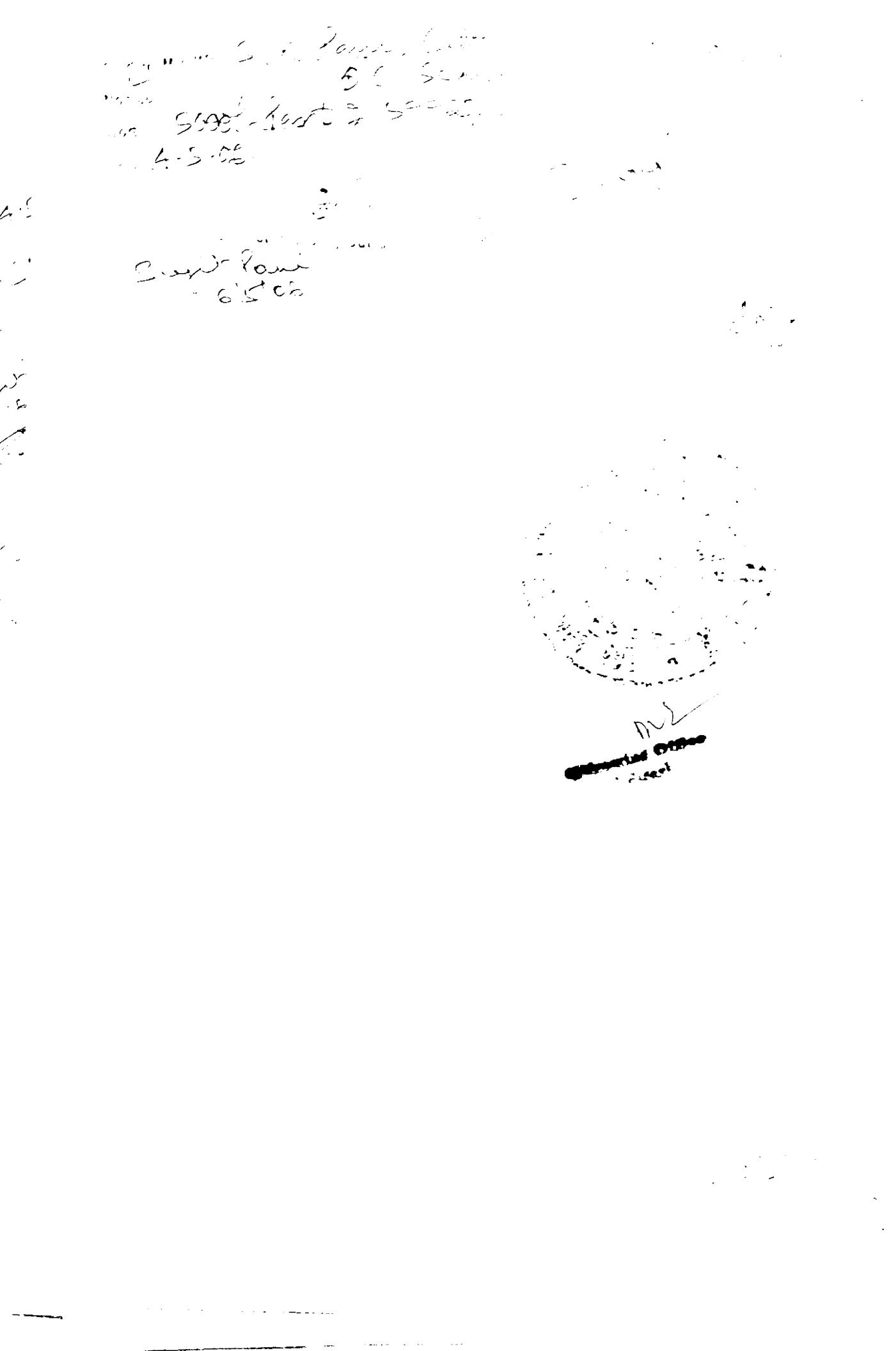


Sujit-Pawar 16/1/06

any defect is found in the title of the said property his legal heirs , executors representatives and are liable to refund the consideration money together with damages including all costs from the date of dispossession along with in 12% interest for annum in proper court of law.

2) - Dilip Kumar Raut

2) -



5000Rs



(11)

Sujit Pany
Vistoe

SCHEDULE OF PROPERTY

State- Orissa Dist- Cuttack, Tahasil Athgarh Under Sub-Registrar Office Athgarh, under Thana No - 18 , P.S.- Gurudijhatia, Mouza - Sauria,Stithiban Pura, (1) Khata No268./224, (Two hundred sixty eight by two hundered twenty four), Plot No-109/1394 (One hundred Nine by One thousand three hundred Ninty Four), Taila, AREA A1.50dec .(One Acre fifty decimal) Rent - Rs1.50p.

3 - Thangadhar Mahanty

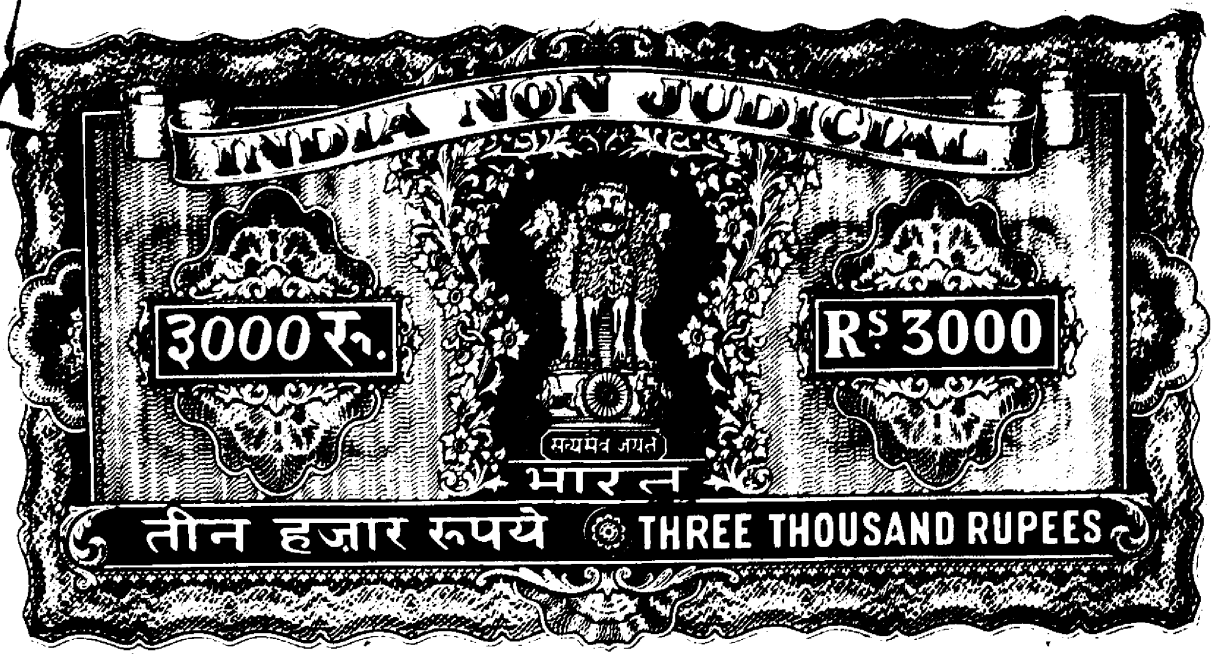
4 - Dilip Kumar Bagh

Sent to Mrs/Mr. S.K. Pani, Cuttack Chandi Road, Ch
O.C. Search.
Sood. part 2 59920/-
Dated 4.5.06.

Sujit Pani
6/5/06



3000Rs.



Sujit Paul 6/1/06

2) Mouza - Sauria, Stithiban Pura, Khata No268./226, (Two hundred sixty eight by two hundered twenty six), Plot No-109/1396 (One hundred Nine by One thousand three hundred Ninty Six), Taila, AREA A1.50dec (One Acre fifty decimal) Rent - Rs1.50p.

3) - Anupam Mal

2) - Dilip Kumar Paul

Sold to Mrs S. K. Pani, Cuttack Chandi Road. Qr
Son/Dau/Wife of B. C. Senapati.
Worth Rs 30000/- Part of 59920/-
dated 4.5.06.

Signature of Purchaser

Sujit Pani
6/5/06

Treasury Officer
Cuttack.
04 MAY 2006

Signature of Treasury Officer

1000Rs.



Sanjib Pani
6/12/06

3)Mouza - Sauria Sathiban Para Khata No268 227, (Two hundred sixty eight by two hundered twenty seven), Plot No-1097 1397(One hundred Nine by One thousand three hundred Ninty Seven) area AREA .81decc (One Acre fifty decimal) Rent Rs .50p

Sold to Mrs/Mr S. K. Pani, Cuttack Chandi Road, etc.

Non Jud... O.C. Sewah.

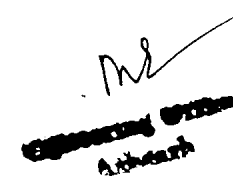
Worth Rs. 1000/- part of 59920/-

Dt. 4.5.06.

District Treasury, Cuttack

Sujit Pani
6/5/06





500Rs.



ଓଡ଼ିଶା ORISSA (14) 00AA 029220

Sujit Pani 6/5/06

4) Mouza - Sauria, Stithiban Pura, Khata No268./229, (Two hundred sixty eight by two hundered twenty nine), Plot No-109/1399(One hundred Nine by One thousand three hundred Ninty nine), Taila, AREAA1.50dec . (One Acre fifty decimal) Rent - Rs1.50p

३. - Anupam Mahanta

३. - Dilip Kumar Roy

Sold to Mrs/Mr. S. K. Pani, Cuttack Chandi Road, Ck.

Vehicle No. OD. 02 Search.

Price 600/- Part 7 99920/-

Date 4.5.06.

District Treasury, Cuttack

Sujit Pani
6/5/06

04 MAY 2006

Treasury Office
Cuttack.

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

ONE HUNDRED RUPEES

रु. 100



भारत INDIA

INDIA NON JUDICIAL

उड़ीसा ORISSA

271284

Sanjib Pani 6/5/06

(15)

Mouza - Sauria Subhiban Pura Khata No268 232, (Two hundred sixty eight by two hundered thirty two), Plot No-[illegible] 1402(One hundred Nine by One thousand four hundred two) Ia 'a AREA Al 5 dec (One Acre fifty dec- Rent- Rs1 5/p

Dilip Kumar Barik

Hemanta Kumar Das

Sold to Mis. M/s S. K. Pani. Cuttack Chandi Road. Pl
Non Judicial Court Fee Stamp. E C. South.
Worth Rs. 100/- Part 2 999.20/-
dtd 4.5.06.

Treasury Officer
District Treasury, Cuttack

Sujit Pani
6/5/06

04 MAY 2006

Engineering Officer
Ashapur



उड़ीसा ORISSA

271285

Sujit Pani
6/1/06

6) Mouza - Sauria, Stithiban Pura, Khata No268./234, (Two hundred sixty eight by two hundered thirty four) , Plot No-109/1404 (One hundred Nine by One thousand four hundred four), Taila,,AREA A1.50dec .(One Acre fifty decimal) , Rent- Rs1.50p.

Dilip Kumar Rout

Anupama Mohanty

Sold to Mr. S. K. Pani, Cuttack Chandi Road, Q
Von C. Scheme.
Worth 1st Part 59920/-
Dt. 4.5.06.

District Treasury, Cuttack

Sujit Pani
6/5/06

04 MAY 2006
Treasury Officer
Cuttack.

Engineering Officer
Adhesive

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

ONE HUNDRED RUPEES

रु. 100

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

271286

उड़ीसा ORISSA

Sujit Pani 6/5/06

7)Mouza - Sauria, Stithiban Pura, Khata No268./236, (Two hundred sixty eight by two hundered thirty six) , Plot No-109/1406 (One hundred Nine by One thousand four hundred six), Taila,,AREA A1.50dec .(One Acre fifty decimal) , Rent- Rs1.50p.

Total - One village, 7 Khatas, 7 plots, Total area A10.50dec. & Total Rent Rs10.50P

BOUNDARIES

North - Road South- Government Land

2 nos of Sketch maps attached Here with and the plots are indicated in blue colour.

Dilip Kumar Bagh

3. 1

Sold to Mrs./Mr. S. K. Pani, Cuttack Chandi Road, Q
Non Judicial/Court Fee Stamp ₹ C. Singh.
Worth Rs. 100/- Rupees 59920/-
Dated 4.5.06.

Signature
Treasury Officer, Cuttack

Sujit Pani
4/5/06

0 4 MAY 2006
Treasury Officer
Cuttack.

Signature
Authorised Officer

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

उड़ीसा ORISSA

271287

Sujit Pain 6/5/06

The land is not within Consolidable limit. This land has not been acquired from the Govt. within last 10 years.

The land is not covered under section 4 and 6 Endowment Act.

That the land is not ceiling surplus land and not acquired by way of lease.

The property in this document does not belong to or given or endowed for the purpose of any religious institutions. The land is not under Debottar or private institutions.

3:- Hiranmoy Mukherjee

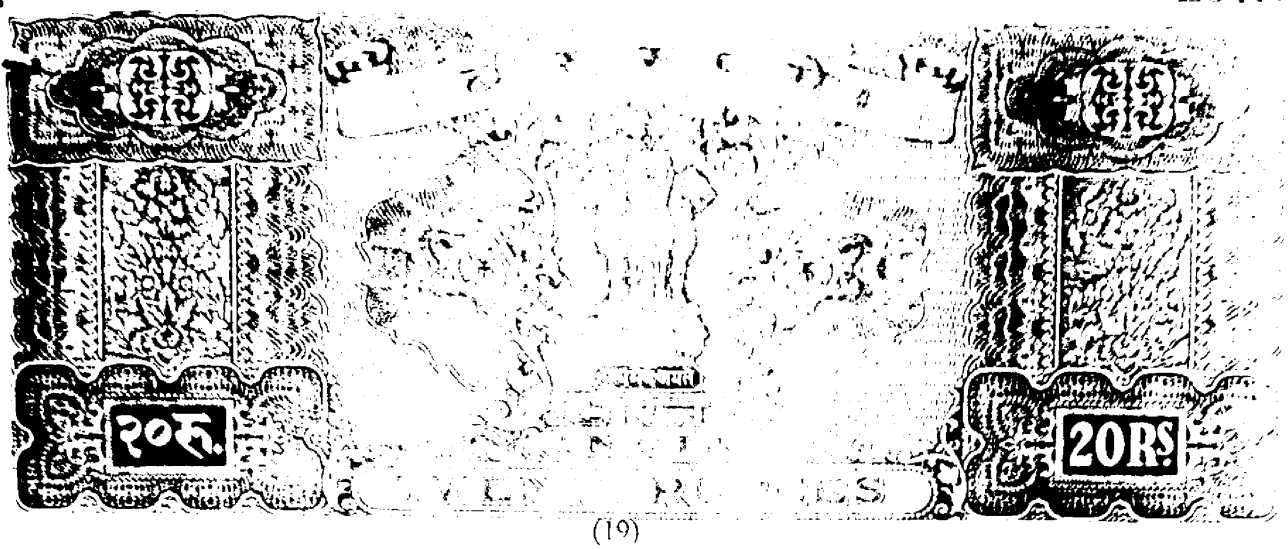
2:- Dilip Kumar Raut

Sold to Mrs. Mr. S. D. Jain Cuttack Chamber Cuttack
& C Semi
Rent Int 7 5992 -
A-506

Sujit Jain
6/5/06



20 Rs.



The vendor & the Vendee of the deed does not belong to Schedule Caste or Schedule Tribe community.

In witnesses thereof I the Vendor above named signed this day. month and year first above written in presence of the following witnesses.

SIGNATURE OF THE VENDOR

READ & FOUND CORRECT - Sujit Pani 6/5/06

SIGNATURE OF THE VENDEE

READ & FOUND CORRECT

Prepared & Computerised by me -

Laxmikanta Rout

Laxmikanta Rout

A.C, Lc.No.- 12/ 2006, Athgarh.

D. 6/05/2006

At- Radhadamodarpur, Po - Radhakishorepur, Athgarh, Cuttack

Certified that the executant is my client &
has dictated the terms of the deed computerised
by my clerk to my direction

Gokulananda Samal

Advocate

Paid to Mrs./Mr. S.K. Pani, Cuttack Central Jail
in Judicial/Co... Rs. @ C. Sen
Rupees 20/- Part of 59920/-
4.5.06.

Treasury Officer
District Treasury, Cuttack

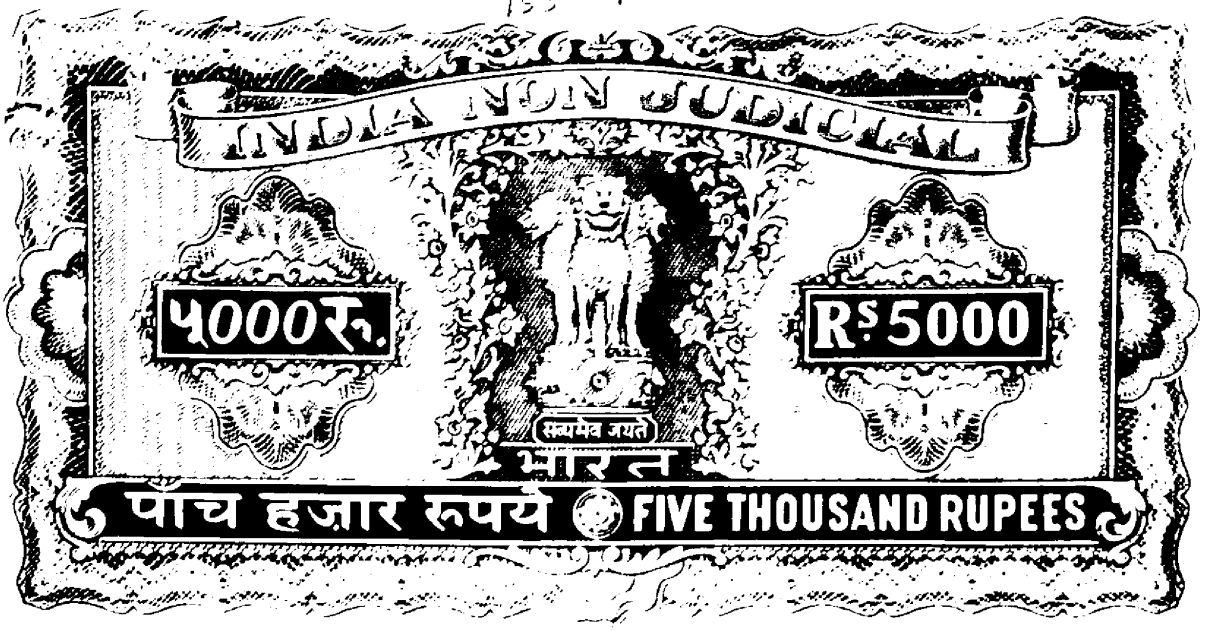
Sujit Pani
6/5/06

3 MAY 2006

Superintendent
Ashgarh

6/5/06

5000Rs



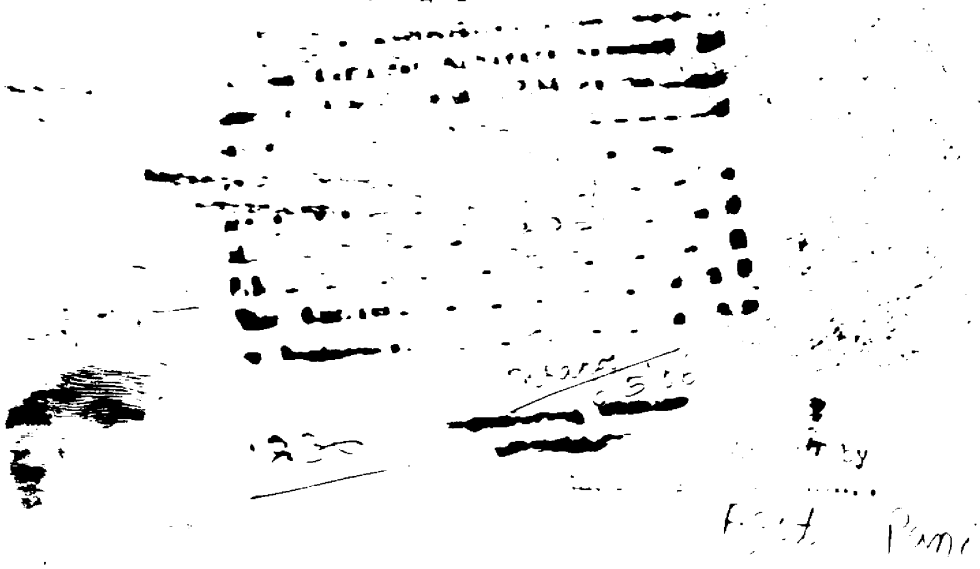
SALE DEED

This deed of sale is made on the 6th day of the month of May 2006

BETWEEN

Name, Age description of the Vendor

AJIT PANI, AGE ABOUT - 34 YEARS, S/O-SRI SAMUAL PANI, CASTE-CHRISTIAN, OCCUPATION-CULITVATION, AT/ PO-CUTTAKCHANDI, P.S-CANTEENMENT, DIST- CUTTACK, Here in after called the Vendor or Transferer whose expression unless repugnant and the context shall include his heirs, Successors, Adminstrators, Assignee and representatives of the one part.





AND

Name, Age & Description of the Vendee

SRI MAHENDRA KUMAR GUPTA, AGED ABOUT - 52 YEARS, S/O-LATE JAGDISH RAI GUPTA, CASTE - MARAWADI,(VYASYA), OCCUPATION - BUSINESS, AT- GUPTA CABLE, CUTTACK ROAD, BHUBANESWAR, DIST-KHURDA Here-in-after called the Vendee or Transferee whose expression unless repugnant and the context shall include his heirs, Sucessors, Adminstrators, Assignee , legal representatives & executors of the other part.



5000Rs



(3)

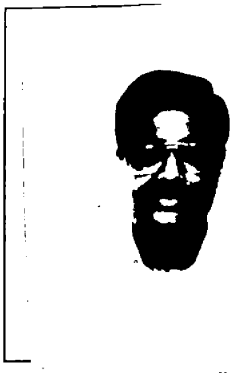
VENDOR



L.T.I



VENDEE



L.T.I



Mahendra kumar Gupta

NATURE OF DEED - SALE DEED

CONSIDERATION PRICE - Rs 7,70,000/-
(Seven lakhs seventy thousand only)

FOR THE PURPOSE OF STAMP DUTY
THE PROPERTY (IN SCHEDULE) HAS
BEEN VALUED AT ₹7,70,000/-, HOWEVER
THE ACTUAL PAYMENT MADE IS ₹2,07,000/- (Rupees two lakhs and seven thousand only.)

A. K. Rani, Cuttack Chandi Road, Ch
OC. Sem 2.
5000. Part 2 6164C/-
4.5.06.

Director Treasury, Cuttack

9 MAY 2006

Approving Officer
Utkal

5000Rs



LAND PARTICULARS

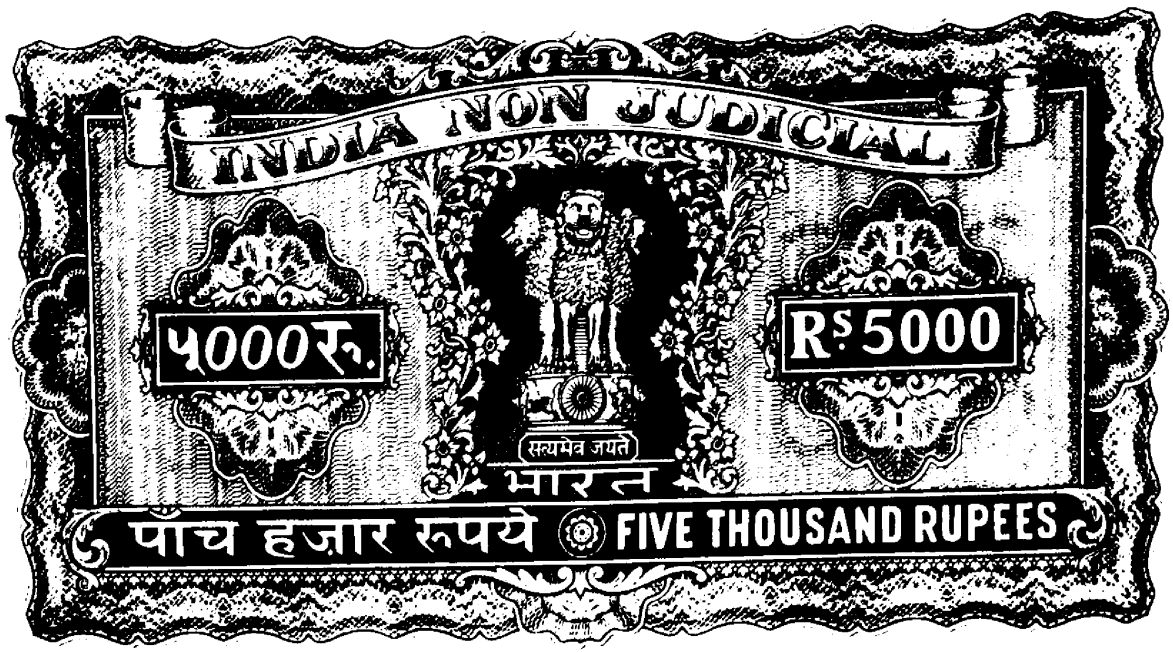
State- Orissa Dist- Cuttack, Tahasil Athgarh Under Sub-Registrar Office Athgarh, under Thana No - 18 , P.S.- Gurudijhatia, Mouza - Sauria, Stithiban Pura,

Khata No-

1) 268./222, AREA A1.50dec . Rent - Rs1.50p.
2) 268/223, AREA A1.50dec. Rent - Rs1.50p
3) 268/225, AREA A1.50dec. Rent - Rs1.50p
4) 268/228, AREA A1.50dec. Rent - Rs1.50p
5) 268/230, AREA A0.30dec. Rent - Rs0.30p
6) 268/233, AREA A1.50dec. Rent - Rs1.50p
7) 268/235, AREA A1.50dec. Rent - Rs1.50p
8) 268/237, AREA A1.50dec. Rent - Rs1.50p

Total - One village, 8 Khatas, Total area A10.80dec. & Total Rent Rs10.80P.

5000Rs



Facts :

Where as the vendor is the owner in possesion of the land described in the schedule below. In record of right in the hal settlement it is in the name of record Ajit Pani & he is regularly paying rent to the appropriate authorities . As an urgent need of money arose in the family of the vendor for purchase of another piece of suitable land ,they decided to sale the schedule property . The vendee being interested to purchase the

A. K. Rani, Cuttack Chamber Road
C. Sémp
5000/- part 7 61640/-
4.5.06.

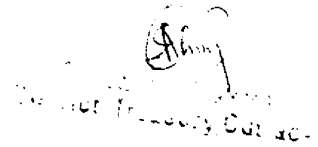


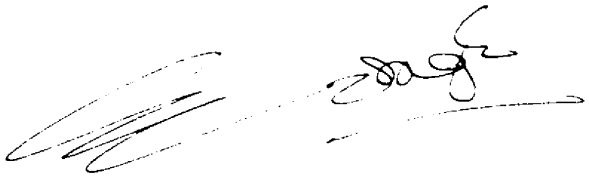
5000Rs

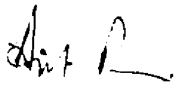


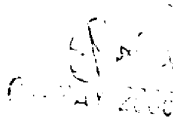
schedule property approched the vendor to purchase the same to which the vendor agreed to sell the schedule property A 10..80dec (Ten acre eighty decimel) and have received full consideration money of Rs 7,70,000 (Seven Lakh seventy thousand) only the receipt of which is hereby acknowledged by the VENDOR and admitted in front of the Sub-registrar Athgarh in presence of the witness stated inside. And whereas the

Sold to M/s. A. K. Nandi, Cuttack Chandni Road, C.
Vide Bill No. 2 C. Sem 2.
Date Sheet - Part 2 61640/-
Dt. 4.5.06.

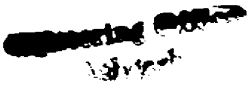










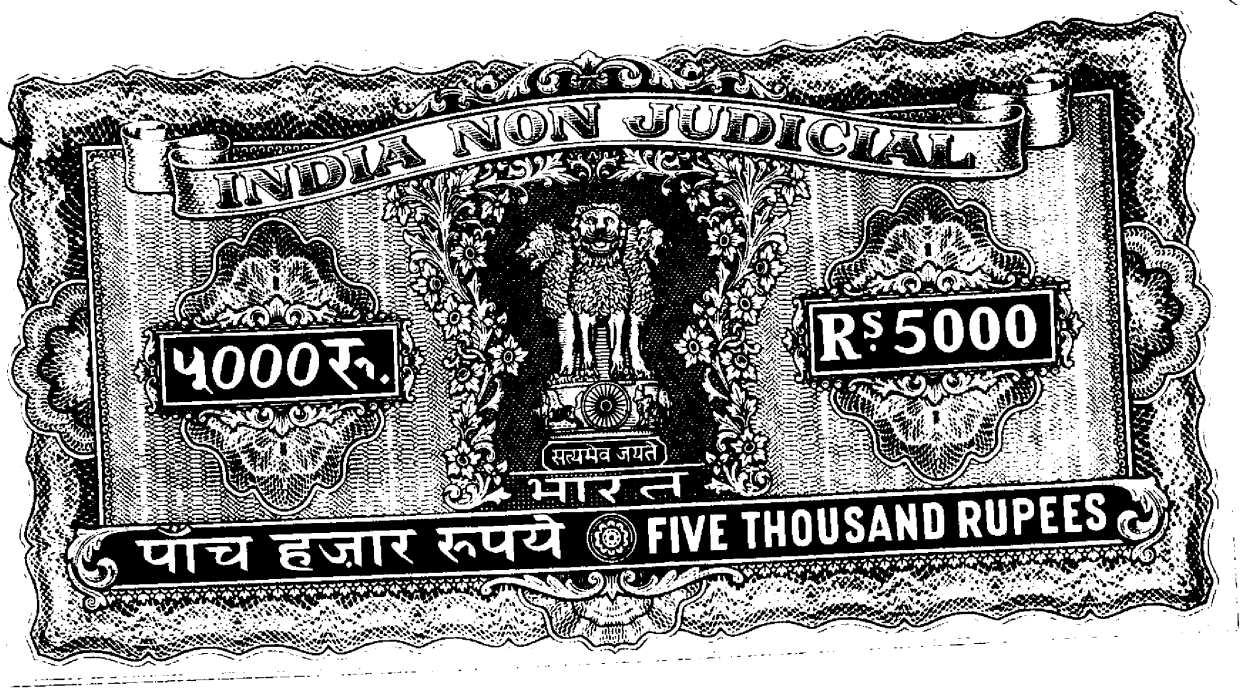


5000Rs



vendor after recipt of the consideration money from the vendee,execute and register this deed today in favour of the vendee according to their free will and sound mind and hereby convey , grants transfer and assign by way of this sale and make the vendee owner of the schedule land hereby sold .delivering and placing the vendee in peaceful possession together with all right title and

5000Rs



interest , profit and demands what so ever in respect of the said property and I the vendor my heirs, executors representatives and assigns etc. became destitute of all rights , titles of the said property ,where after you the vendee is at liberty to get your name mutated in land records and get the official records corrected and paid taxes, rents and charges there of in the concerned departments relating to the said property in your name to

A. K. Rani, Cuttack
& C. Search
5000/- Part 2...61640/-
4.5.06

Asst P.



5000R



which the vendor of any of their successors, assign and representatives shall have no objection what so ever . That the vendor further declare that he has neither transferred the property scheduled below to any one nor he exercises any charges or encumbrances on the land hereby sold and conveyed . That the vendee will be at liberty to use and enjoy the land hereby sold and convey the same at his own sweet will in any manner If in future

A. M. Paris, Gudrick Chandi Road,
@ C. Sàn Fr.
Gooof. Part 3 6164 01.
A. S. 06.

4 MAY 2006





any defect is found in the title of the said property his legal heirs . executors representatives and are liable to refund the consideration money together with damages including all costs from the date of dispossession along with in 12% interest for annum in proper court of law.



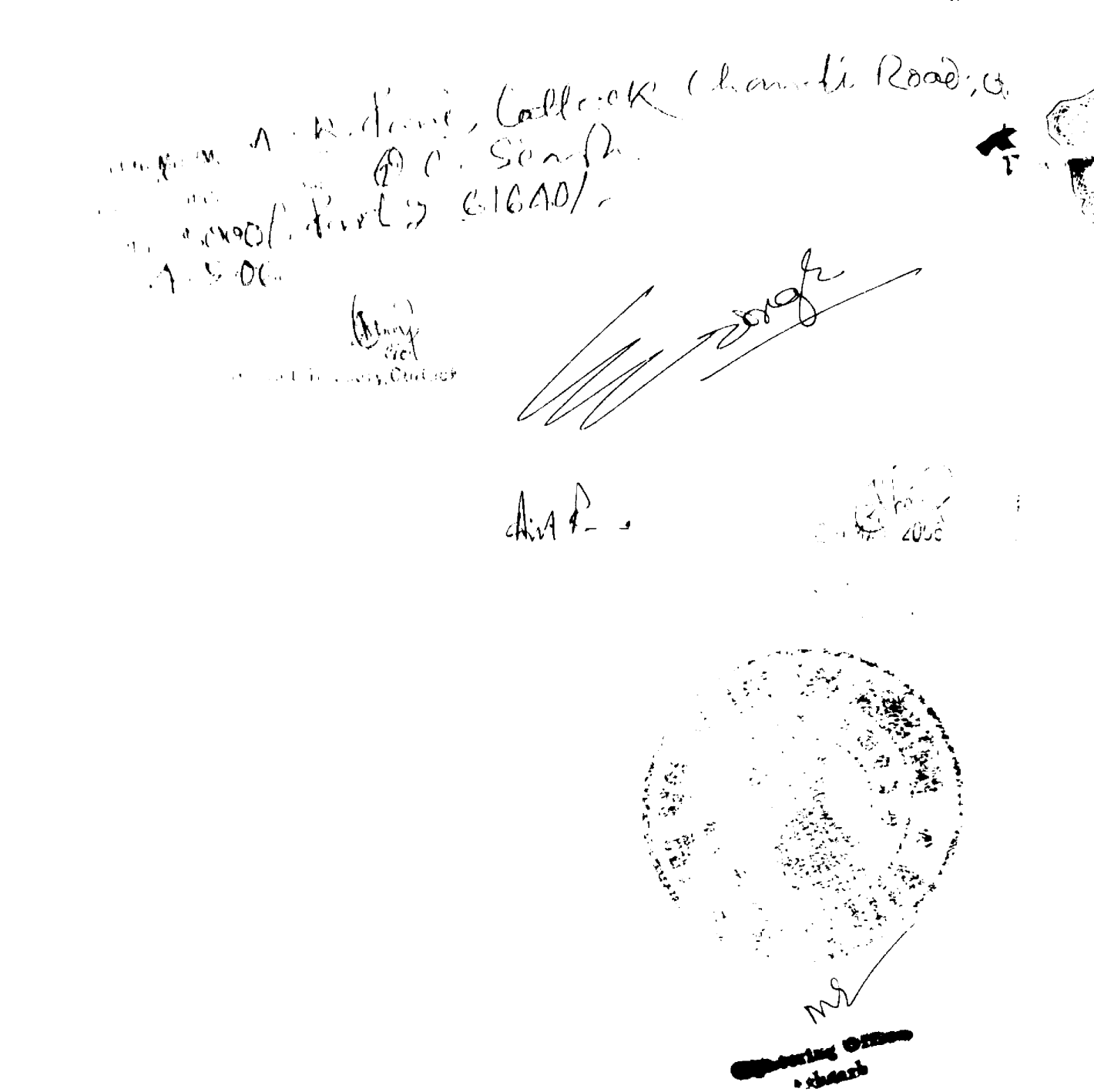


SCHEDULE OF PROPERTY

State- Orissa Dist- Cuttack, Tahasil Athgarh Under Sub-Registrar Office Athgarh, under Thana No - 18 , P.S.- Gurudijhatia, Mouza - Sauria,Stithiban Pura,

(1) Khata No268./222, (Two hundred sixty eight by two hundered twenty two), Plot No-109/1392 (One hundred Nine by One thousand three hundred Ninty Two), Taila, AREA A1.50dec .(One Acre fifty decimal) Rent - Rs1.50p.

2) Mouza - Sauria, Stithiban Pura, Khata No268./223, (Two hundred sixty eight by two hundered twenty three), Plot No-109/1393 (One hundred Nine by One thousand three hundred Ninty Three), Taila, AREA A1.50dec (One Acre fifty decimal) Rent - Rs1.50p.

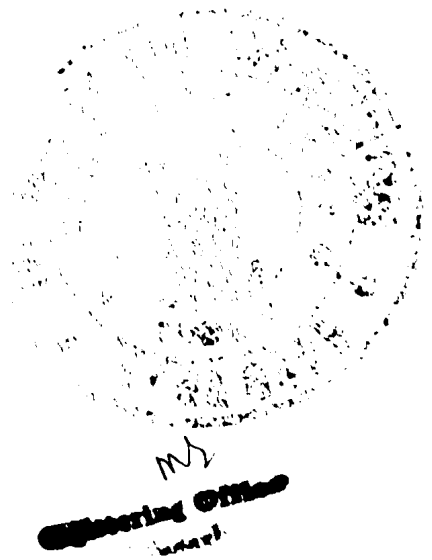


5000Rs



3)Mouza - Sauria, Stithiban Pura, Khata No268./225, (Two hundred sixty eight by two hundered twenty five), Plot No-109/1395(One hundred Nine by One thousand three hundred Ninty five), Taila,AREA A1.50dec .(One Acre fifty decimal) Rent - Rs1.50p.

4) Mouza - Sauria, Stithiban Pura, Khata No268./228, (Two hundred sixty eight by two hundered twenty eight), Plot No-109/1398(One hundred Nine by One thousand three hundred Ninty eight), Taila, AREA A1.50dec (One Acre fifty decimal) Rent - Rs1.50p



500Rs



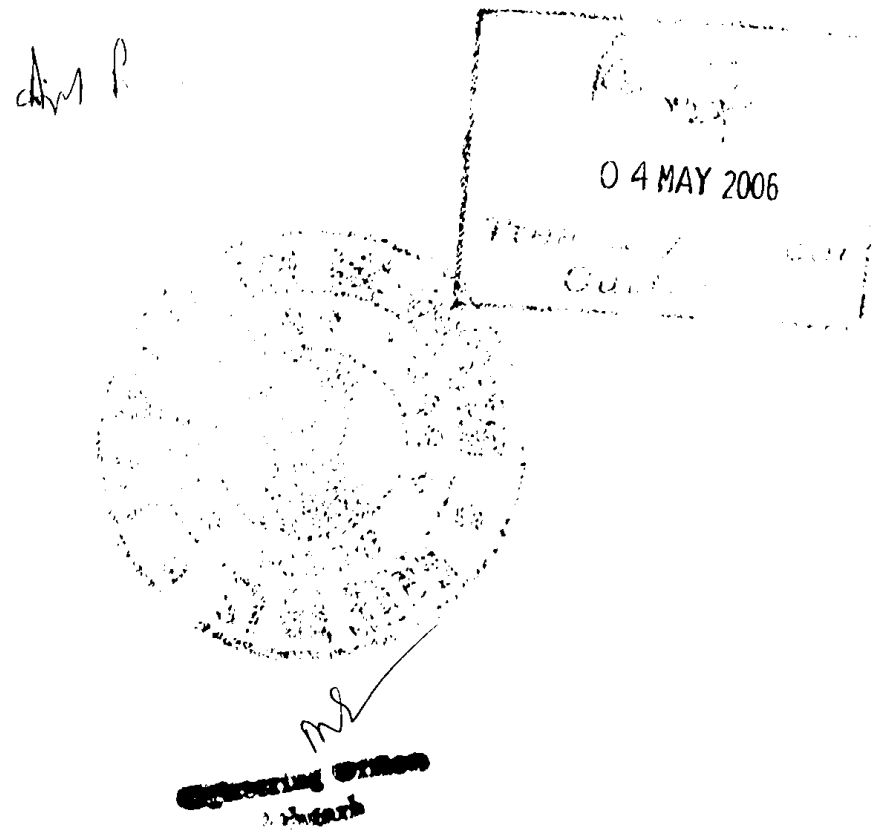
ଓଡ଼ିଶା ओडिशा ORISSA (14) OOAA 029221

7) Mouza - Sauria, Stithiban Pura, Khata No268./235, (Two hundred sixty eight by two hundered thirty five) , Plot No-109/1405 (One hundred Nine by One thousand four hundred five), Taila,,AREA A1.50dec .(One Acre fifty decimal) , Rent- Rs1.50p.

8)Mouza - Sauria, Stithiban Pura, Khata No268./237, (Two hundred sixty eight by two hundered thirty seven) , Plot No-109/1407 (One hundred Nine by One thousand four hundred seven), Taila,,AREA A1.50dec .(One Acre fifty decimal) , Rent- Rs1.50p.

Total - One village, 8 Khatas, 8 plots, Total area A10.80dec. & Total Rent Rs10.80P

A.V.: Paris, Cathedral Chandi Road, Ctr.
D.O.: Cairo.
CAO/, Head of CICAO/.
A.C. OC.



भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

उड़ीसा ORISSA

(15)

271288

6/5/19

BOUNDARIES

North - Road

South- Government Land

2 Nos of sketch maps Attached Here with and the plots are indicated in blue colour.

3. 1. Boundary Witness

3. 1

Sold to Mrs./Mi... A. Kashani, Cuttack Chandi Road, Cu...

Non Jud... Stamp... @ C. Sixty...

Worth Rs. 100/- Part 2 61640/-

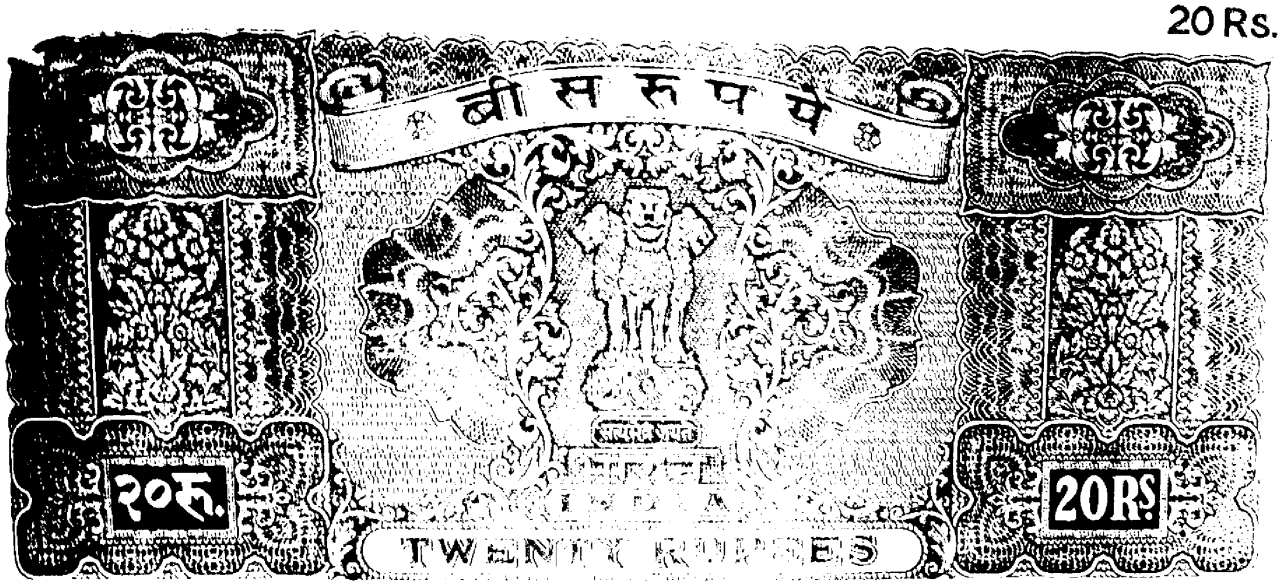
Date 4.5.06.

District Treasury, Cuttack

4 MAY 2006

Engineering Office
Cuttack

20 Rs.



The land is not within Consolidable limit. This land has not been acquired from the Govt. within last 10 years.

The land is not covered under section 4 and 6 Endowment Act.

That the land is not ceiling surplus land and not acquired by way of lease.

The property in this document does not belong to or given or endowed for the purpose of any religious institutions. The land is not under Debottar or private institutions.

The vendor & the Vendee of the deed does not belong to Schedule Caste or Schedule Tribe community.

3/- Baitullah Rungta

3/-

Sold to Mrs./M. A. K. Jani, Cuttack Chandi Road, Ch
Non Jud... O C. Sch.
...orth... 20/- Part 2 61640/-
...e 4.5.06.

Treasury Officer
District Treasury, Cuttack

04 MAY 2006

Treasury Officer
Cuttack

Signature
Officer



In witnesses thereof I the Vendor above named signed this day, month and year first above written in presence of the following witnesses.

SIGNATURE OF THE VENDOR

READ & FOUND CORRECT -

SIGNATURE OF THE VENDEE

READ & FOUND CORRECT

Prepared & Computerised by me :-

Laxmikanta Rout

A.C, Lc.No.- 12/ 2006, Athgarh.

D. 6/05/2006

At- Radhadamodarpur, Po - Radhakishorepur, Athgarh, Cuttack

Certified that the executant is my client &
has dictated the terms of the deed computerised
by my clerk to my direction.

Gokulananda Samal
Advocate
E.N.- O - 2063/95
D.6.05.2006

Sold to Mrs./Mr. A. K Rani, Cuttack Chandi Road, Ck
Non Judicial Stamp ₹ C. Sènapati.
Worth Rs. 20/- Part 7 61640/-
Date 4.5.06.

Treasury Officer
District Treasury, Cuttack

04 MAY 2006

Collecting Officer
Cuttack

6/5/06

Schedule I—Form No. 39-A

ଫର୍ମ ଅଟେ

ଥାନା ନମ୍ବର

ଥାନା

ଗୋଜା

ଜମିଦାରଙ୍କ ନାମ ଓ ଖେଓଟ୍‌ ବା ଖତିୟାନ ର ନମ୍ବର

୨ । ଖତିୟାନର ନମ୍ବର ନମ୍ବର

୩ । ପ୍ରଜାର ନାମ, ପିତାର ନାମ, ଜାତି ଓ ବାସସ୍ଥାନ

୪ । ସ୍ୱତ୍ୱ

୫ । ଜେସ୍‌

ଜଲଜର	ଖଜଣା	ଜେସ	ଜମ୍ବାର ଜେସ୍‌ ଓ ଅଜ୍ୟାନ୍ୟ ଜେସ୍‌; ସବୁ କଟୁ ଥାଏ	ମୋଟ	ଜମିରେ ଜଳଜର ଅଛି କି ନାହିଁ

୬ । ଜମିରେ ଅନ୍ୟ ସଙ୍ଗ, ସବୁ କଟୁ ଥାଏ

Binding Space

BLANK SPACE FOR STAMPING

COURT OF THE TAHASILDAR ★ ATHGARH ★

29/11/2006
Tahasildar
Athgarh

ପ୍ଲଟ ନମ୍ବର ଓ ଜରିପ ନାମ	ଶ୍ରେଣୀ	କ୍ଷେତ୍ରର ପରିମାଣ ଓ ଚୌହଦ୍ଦି	ଜରିପ		ସନ୍ତାବ୍ୟ
			ଏକର	ଡେସିମାଲ୍	
୬	୮	୯	୧୦	୧୧	୧୨

Binding Space

Demand
29/11/2006
Tahasildar
Athagarh

OGP (Forms) 17—2,00,000— 24-5-2002—1