

1122003755

SCANNED & UPLOADED



सत्यमेव जयते

INDIA NON JUDICIAL  
Government of Odisha

e-Stamp

Certificate No. : IN-OD01326610639282S  
Certificate Issued Date : 02-Nov-2020 12:45 PM  
Account Reference : SHCIL (FI)/ odshcil01/ JATANI/ OD-KRD  
Unique Doc. Reference : SUBIN-ODODSHCIL0101735763561047S  
Purchased by : KAMADHENU PROMOTERS MANAGING PARTNER BUNTY MODI  
Description of Document : Article IA-48 Power of Attorney Deed  
Property Description : MOUZA-GORADHARAMASAGAR  
Consideration Price (Rs.) : 33,49,500  
(Thirty Three Lakh Forty Nine Thousand Five Hundred only)  
First Party : BIMALA KEDIA  
Second Party : KAMADHENU PROMOTERS MANAGING PARTNER BUNTY MODI  
Stamp Duty Paid By : KAMADHENU PROMOTERS MANAGING PARTNER BUNTY MODI  
Stamp Duty Amount(Rs.) : 1,67,625  
(One Lakh Sixty Seven Thousand Six Hundred And Twenty Five only)

e-Registration ID No. 1122003755  
e-Registration Dist. No. 1122003691  
Book No. 2  
Date 2.11 and year 2020



HKM  
2.11.2020  
Stamping  
PAID

-----Please write or type below this line-----

Bunty Modi

RS 0002542672

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



*Bhubaneswar*

SIGNATURE OF PURCHASER



0005246618



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67475  
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1122003755

14/09/2020  
E.C. Verified  
Sub-Registrar Office  
Jatni

AY 66990  
ABBY 40  
67030  
ABBY 250  
67280  
250  
67530

जगदीश प्रसाद  
KAMDHENU PROMOTERS  
Bunli Mal  
Managing Partner  
Date 11/2020



L: T: 9: 56  
Bimala Kedia



L: T: 9: 56  
Jagdish Prasad

3349500/-

बिमला कडिया

Bunli Mal

GENERAL POWER OF ATTORNEY

5000  
chre  
66990/-

KNOW ALL MEN BY THESE PRESENT that I,  
BIMALA KEDIA, aged about 59 years, W/o. Late Jagdish  
Prasad Kedia, by caste - Marwari, by profession -  
Business, resident of Plot No.334, Laxmisagar, P.O. -  
Laxmisagar, P.S. - Laxmisagar, District - Khurda (Odisha),  
PIN - 751006, having PAN - AFQPK3890R, Aadhaar  
No.4926 6584 0526, Mobile No.9937024781 (hereinafter

Contd.-2

W - Gunadihi & Gunia Sehn

W - Chitta Ranjan Kar

called the "PRINCIPAL") do hereby constitute, nominate and appoint KAMADHENU PROMOTERS, a Partnership firm registered under firm Act, bearing No.18201800134/2018, having PAN - AASFK7003R, situated at Plot No.111/1978, First Floor, Khandagiri, Bhubaneswar, District - Khurda, Odisha, represented through its Managing Partner SRI BUNTY MODI, aged about 39 years, S/o. Late Basudev Modi, by caste - Marwari, by profession - Business, Aadhaar No.6460 6972 3626, Mobile No.9337024781 (herein after called the Attorney Holder ) as my true and lawful Attorney in my name and on my behalf.

WHEREAS, I, the above named principal, am absolute owner of the property mentioned in the schedule below, having purchased the same from Jatadhari Pradhan, vide Regd. Sale Deed I.D. No.1121800542 and Document No.11121800534, dated 06.02.2018 registered in the office of Sub-Registrar, Jatni and have got the said property mutated/recorded in my name in the Govt. Records (Tahasildar, Jatni) vide Mutation Case No.1454/18 and obtained 'PATTA' (Record of Rights) thereof and I have also converted the said property from agricultural status to residential (homestead) status vide O.L.R. U/s. 8 (A) Case No.993/18 and I am in peaceful possession over the same without any dispute. And where as the said property is earmarked for the purpose of building a (Residential) project and the said project shall be known as "KRISHNA AVENUE"

Contd.-3

ଅମିତ କୁମାର  
KAMADHENU PROMOTERS  
Bunty Modi  
Managing Partner  
20/11/2020

W - Gnanidhi @ Gnanidhi  
W - Chitta Rajan Kar





**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. 48(g) Fees Paid : A18(iii) & A(1)-67280 ,, User Charges-250 ,Total 67530

Date: 02/11/2020

Signature of Registering officer

**Endorsement under section 52**

Presented for registration in the office of the Sub-Registrar **Sub-Registrar JATANI** between the hours of 10:00 AM and 1:30 PM on the 02/11/2020 by **BIMALA KEDIA**, son/daughter/wife of **LATE JAGADISH PRASAD KEDIA**, of **AT- PLOT NO 334, LAXMISAGAR, PO- LAXMISAGAR, PS- LAXMISAGAR, DIST- KHURDA**, by caste **General**, profession **Business** and finger prints affixed.

बिमला केशरी

Signature of Presenter / Date: 02/11/2020

Signature of Registering officer.

**Endorsement under section 58**

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
BIMALA KEDIA		 314006149	बिमला केशरी	02-Nov-2020
KAMADHENU PROMOTERS REPRESENTED THROUGH ITS MANAGING PARTNER BUNTY MODI		 242360250		02-Nov-2020

Identified by **GUNANIDHI ALIAS GUNIA SAHOO** Son/Wife of **DAMA SAHOO** of **AT- JAMUNA, PO- ARAGUL, PS- DELANGA, DIST- PURI** by profession **Others**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
GUNANIDHI ALIAS GUNIA SAHOO		 41632917	गुनानिधि साहू गुनिका साहू	02-Nov-2020

Date: 02/11/2020

Signature of Registering officer

**Endorsement of certificate of registration under section 60**

Registered and true copy filed in : Office of the Sub-Registrar, JATANI

Book Number : 1 || Volume Number : 75

Document Number : 11122003691

For the year : 2020

Seal :

Date: 02/11/2020

Print

Signature of Registering officer



AND WHEREAS, I, am unable to look after the said property and do the following Acts, deeds and things, for develop/alienate/transfer the property mentioned in the schedule below and in such an event I am in my free will and sound mind do hereby nominate, constitute and appoint the above-said Attorney Holder to do all acts, deeds and things mentioned below for me, in my name and on my behalf.

1. To manage administrate landed property as scheduled below for and on my behalf.
2. To prepare agreement/agreements, letters, applications, correspondences and sign the same with/or any Govt. authority, Undertaking Individuals, Firms, Company or any Govt. Dept. For the development of schedule property in my name and on my behalf.
3. The said attorney holder shall nominate, select and appoint draftsman, engineers, Architects, Contractors, Labour Contractors, masons, Labour and for any other person or persons or any other company, companies, firm and/or firms for purpose of construction of apartment and after completion of the same for maintenance of the constructed building as and when the attorney shall deem necessary and shall make payment all costs, remuneration on behalf of me and shall accept the receipts thereof.
4. The said attorney holder shall receive and accept any letters, documents, sanctioned plan, amended plan and sign and resubmit the same and or tax bills and land rent, electric bills, water bills and or any other bill or challan or demand from the Govt. and or any other authority and pay the same as the case may be in my name and on my behalf.

Contd.-4

Attn: Anshu  
ANSHU PROMOTERS  
Bhubaneswar  
Managing Partner

12/11/2020

W - Gunanidhi Arora Guniasah

W - Chitfa Raytanke



5. That the said attorney holder shall represent on my behalf before B.D.A., Municipal Authorities, ORERA, fire brigade, P.H.D., ~~Electricity Board~~, Development authorities, Police and other public institutions, Govt. Depts. And Semi-Govt. Depts./undertakings in connection with development and construction upon the said land stated in the schedule and shall prepare, execute, sign register and / or file all papers, plans, application/petitions for the said purpose and do all acts, deeds and things as may be necessary for the said purpose and in the said connection in my name and on my behalf.
6. To apply for and obtain quotas and to procure cement, steel, bricks and other building materials which may be required for development and construction of the said scheduled premises/land as our authorised representative and sign all papers for the said purpose in his own name as my constituent attorney and to represent me before all authorities for the said purpose in my name and on my behalf.
7. To negotiate with the intending buyers over 75% in the said apartment (except 25% towards my share) to be constructed on the land of the said premises and to accept earnest money, advances, installments from intending buyers or third parties, individuals and to sign and execute all such formal agreement as and when required for my schedule property.
8. To raise project loan by way of mortgaging 75% of the scheduled property /super built up area (except 25% towards my share).

फौजदार  
KAMDHENU PROMOTERS  
Bunhu, Mah  
Managing Partner

11/02/2020

Contd.-5

W - Gunanidhi Debbarh Gunitasah  
W - Chitta Ranjan Kar

9. To sign, execute and register sale deed, or sale deeds, agreement or agreements of sale conveyance or conveyances of 75% of the total super built up area of the apartment along with proportionate impartible undivided share in the land (except 25% towards my share) in event of proposed apartment is erected on schedule property and receive consideration in respect of such agreement / sale and represent me before the concerned registering authority and sign and verify all such agreements of sale, sale deed, conveyance of the land in respect of the super built up area / residential space of the schedule property and admit the executions before the concerned registering authority in my name and on my behalf.

अभिषेक शर्मा

AMDHENU PROMOTERS

Bandra, Mumbai

Managing Partner

20/11/2020

10. To enter into, modify, cancel, alter, draw, approve, present for registration for all agreement of sale deed, conveyance of land in respect of the super built up area / residential space of schedule property and sign all such modifications, cancellations, alterations, deeds / agreements of sale and admit execution of all such documents before the concerned registering authority in my name and on my behalf.

11. To do all acts, deeds, which may be required to implement the said respective agreement with a view to implement the cause of development of the said premises stated and described in the schedule for construction of the building with self contained independent flats in each floor, in my name and on my behalf.

Contd.-6

W - Gunavathi alias Gunavathi

W - Chitta Ranjan Kar



12. That the said attorney holder shall make all payment of fees tax, rents, levy bills, challans to the Govt. and / or other authority and / or authorities or to anybody appointed by the such attorney and further if necessary, shall make objection against any demand or assessment by the Govt. and / or any authority / authorities and in such case the said attorney shall appear before appropriate authority or authorities demand personal hearing , appear and represent me before authorities for hearing.
13. That, the attorney shall appoint Advocate, Moharir and Agents etc. sign Vakaitnama, Petitions and written statements file, suits, revisions and appeals in all courts and offices if necessary in my name and on my behalf.
14. That, my attorney shall lodge and F.I.R. before the Police station when required on my behalf relating to the schedule of property and to do all other acts necessary for effectively exercise the power conferred under this deed in all respects as I could do the same myself.
15. To defend, withdraw and compromise any litigation and dispute if found and arises over the said property.
16. To apply for and obtain certified copies, non encumbrance certificate or any other certificate and documents.
17. To apply for approval of building Plan to B.D.A. or any other concerned authority, swear affidavits for the purpose and obtained approved plan.
18. As regard execution of any documents or applications as per this authorisation the power of attorney holder can execute the same on behalf of me.

तहसील अहमदाबाद

AMDHENU PROMOTERS

Bambli, Mob.

Managing Partner

12/02/2020

W - Gunanidhi alias Gunisubhu

W - Chaitra Ranjan Das

I hereby further agree and declare that all acts, things deeds done law-fully by the said attorney shall be constructed as acts, things and deeds, done by me and I undertake to ratify and confirm all and whatsoever that my said attorney holder hereby given.

IN WITNESS WHEREOF I, the above named Principal signed this the 2nd day of NOVEMBER, 2020 (two thousand twenty) in presence of following witnesses.

SCHEDULE OF PROPERTY

District – Khurda, P.S. – Jatni, P.S. No.34, Tahasil – Jatni, under the Jurisdiction of Sub-Registrar, Jatni. Mouza – GORADHARMA SAGAR, Khata No. 101/173 (one hundred one / one hundred seventy three), Sthitiban, Plot No. 349/575 (three hundred forty nine / five hundred seventy five) corresponding to mutation Khata No. 101/472 (one hundred one / four hundred seventy two), Sthitiban, Mutation Plot No. 349/575/841 (three hundred forty nine / five hundred seventy five / eight hundred forty one), Kisan – Gharabari (Vacant Land), area Ac.0.203 (two hundred three) decimals, full plot. Rent Rs. 1127.00 paisa. Bounded By : - North – Municipality Road, South – Babita Mangaraj & Plot No. 349/575 (part), East – Road & Part of Plot No. 349/575, West – Plot No. 348.

Contd.-8

Handwritten signature  
KAMDHENU PROMOTERS  
Bundi, Moh.  
Managing Partner  
20/11/2020

W - Gunanishi alias Guro Subho  
W - Chittha Poojari Das



That, the stamp duty in this General Power of Attorney paid on Rs.33,49,500/- (Rupees Thirty Three lakhs Forty Nine Thousand Five Hundred) only as per Govt. Bench Mark Valuation.

WITNESSES

1. Gunanidhi alias Gunia Sahu  
S/o Dama Sahu.  
At - Jambura, PO Aragal.  
M. Delongu.  
Dit fin.

निम्नी निम्नी  
EXECUTANT/PRINCIPAL

Dt 02/11/2020

2. Chitta Ramankar  
S/o - Abhay Kulkarni  
Khandagiri  
Bhusaneerwar

KAMDHENU PROMOTERS  
Bunli. Mochi  
Managing Partner

ATTORNEY HOLDER Dt 02/11/2020

Prepared by me.  
Sai Chadda Das Jodhani.  
d: NO. 9  
At: Panchapali:  
Dt: 02/11/2020

That the stamp duty in this General Power of Attorney paid on Rs 33,49,500/- (Rupees Thirty Three Lakh Forty Nine Thousand Five Hundred) only as per Govt Bench Mark Valuation.

WITNESSES

*[Faint handwritten witness details]*

EXECUTANT PRINCIPAL

14/02/2020

2 C AITTA KANDAMBA  
2/0-4/11/2020

PROMOTER  
e-Registration ID No. 1122003751  
e-Registration Deed No. 1122003691  
Book No. 2  
Date 2-11-2020

14/02/2020

ATTORNEY HOLDER

Prepared by me

*[Handwritten signature]*

2-11-2020

*[Handwritten text]*







### ପୁଟର ବିବରଣୀ

ପୁଟ ନମ୍ବର : 349

ମୌଜା : ଗୋରାଧର୍ମ ସାଗର

ଥାନା

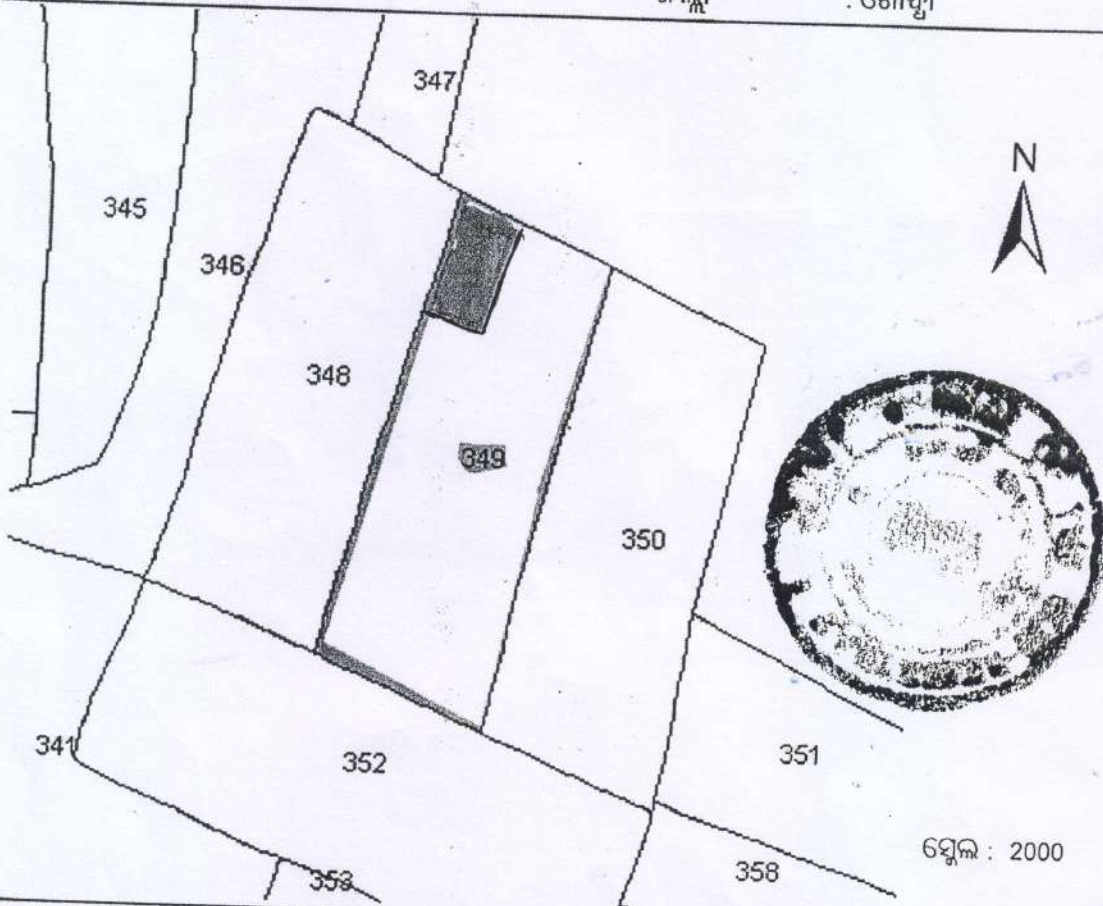
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ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା



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ପ୍ରଜାର ନାମ, ପତାର ନାମ, ଜାତି ଓ ବାସସ୍ଥାନ :

ଜଟାଧାରୀ ପ୍ରଧାନ ପି.ସୁରେନ୍ଦ୍ର ପ୍ରଧାନ ଜା: ଖଣ୍ଡୁୟତ ବା: ଜଟଣା (ହାଟବଜାର), ଥା :- ଜଟଣା, ଜି :- ଖୋର୍ଦ୍ଧା

*Jatadhan Pradhan*

ଭାରପ୍ରାପ୍ତ ଅଧିକାରୀଙ୍କର ସ୍ୱାକ୍ଷର :

ତାରିଖ :

*W*





**Valuation Report**

Application No- **1121800542**

Registration Office- **JATANI**

**DEED DETAILS**

Application Type- **SALE IMMOVABLE**

Status- **Fee Collected**

Application No.	Execution Date	Presentation Date	Book No.	No. of Pages	Registration No	Registration Date
1121800542	06-FEB-18	06-FEB-18	1	15		

**FEE DETAILS (In ₹.)**

Stamp Duty :	81200	Registration Fee :	40927
Consideration Amount :	2030000	A(1):	40600
Benchmark Value :	945676	Incidental Fee Details	
<b>(1% Stamp duty remitted as per Govt. in Revenue &amp; D.M. Department Order No.37153 dated 29.11.2016 for women.)</b>		I-3 :	2
		User Charges :	325

**FIRST PARTY DETAILS**

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address	Permanent Address
JATADHARI PRADHAN	FATHER	SURENDRA PRADHAN	MALE	42	LAWER	General	SELLER/SELF	YES	YES	AT- HATA BAZAR, PO/PS- JATNI, DIST- KHURDA	

**SECOND PARTY DETAILS**

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address	Permanent Address
BIMALA KEDIA	HUSBAND	LATE JAGADISH PRASAD KEDIA	FEMALE	56	Business	General	BUYER/SELF	NO	YES	AT- PLOT NO 334, LAXMI SAGAR, PO- LAXMI SAGAR, PS- LAXMI SAGAR, DIST- KHURDA	

**IDENTIFIER DETAILS**

Name	Father/Husband's Name	Address	Gender	Age	Profession	ID Proof
T.K JOGI	T V KRISHNAYA	AS SAME PLACE	MALE	0	Others	V

**PROPERTY DETAILS**

District	Village/Mouja-Thana	Khata	Plot	Area	Kisam Type	Market Value	Sabak Khata No.	Sabak Plot No.
KHURDA	GODADHARMASAGAR-34	101/173	349/575	0.203 Acre (203Decimal)	BAGAYAT II	945676	Not Available	Not Available
<b>East</b>		<b>West</b>	<b>North</b>	<b>South</b>	<b>Property Transaction Details</b>			
REST PART OF PLOT 349/575		PLOT NO 348	MUNICIPALITY ROAD	BABITA MANGARAH AND PART OF PLOT NO 349/575	SOLD AREA AC 0.203DECS OUT OF AC 0.875DECS, RENT RS 1.00P, RED COLOR SKETCH MAP ATTACHED HERE WITH.			

The total transacted area is:0.203 acre(s).

APPLICATION ID CREATED BY : SANGEETA PATNAIK

DOCUMENT ENTERED BY : SANGEETA PATNAIK



ଖତିୟାନ

ମୌଜା : ଗୋରାଧର୍ମ ସାଗର  
 ଥାନା : ଜଟଣୀ  
 ଥାନା ନମ୍ବର : 34

ତହସିଲ : ଜଟଣୀ  
 ତହସିଲ ନମ୍ବର :  
 ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା

କ୍ରମିକାରକ ନାମ ଓ ଖେତର ବା ଖତିୟାନର କ୍ରମିକ ନମ୍ବର		ଓଡ଼ିଶା ସରକାର ଖେତର ନମ୍ବର 1				
1) ଖତିୟାନର କ୍ରମିକ ନମ୍ବର		101/173				
2) ପ୍ରଜାର ନାମ, ପିତାର ନାମ, ଜାତି ଓ ବାସସ୍ଥାନ		ଜଗାଧାରୀ ପ୍ରଧାନ ପି: ସୁରେନ୍ଦ୍ର ପ୍ରଧାନ ଜା: ଖଣ୍ଡାୟତ ବା: ଜଟଣୀ ( ହାତବଜାର ), ଥା :- ଜଟଣୀ ଜି :- ଖୋର୍ଦ୍ଧା				
3) ସ୍ୱତ୍ୱ	ହିତବାନ					
4) ଦେୟ :	କଳକର	ଖଜଣା	ସେସ୍	ନିସ୍ତାର ସେସ୍ ଓ ଅନ୍ୟାନ୍ୟ ସେସ୍ ଯଦି କିଛି ଥାଏ	ମୋଟ	5) କ୍ରମବର୍ଦ୍ଧନଶୀଳ ଖଜଣାର ବିବରଣୀ
		1.00	0.75	0.10	1.85	
6) ବିଶେଷ ଅନୁସଙ୍ଗ ଯଦି କିଛି ଥାଏ		ବା ଖା କେସ୍ ନଂ - 3278/11 ହୁ ମୁ ଖା 101/3 ତା ରୁ । ବା ଖା କେସ୍ ନଂ - 3283/13 ହୁ ମୁ ଉକ୍ତ ଖାତା ର ଦୁଇ-ଖାନାରୁ ଅବଧ କୁମାର ମହାନ୍ତି ପି :- ରାଜ କିଶୋର ମହାନ୍ତିଙ୍କ ନାମ ଖାରଜ କରାଗଲା ଓ ଅନ୍ୟାନ୍ୟ ଇନ୍ଦ୍ରାଜ ବାସମ ରଖାଗଲା ।				
BLANK SPACE FOR STAMPING						
ଅନ୍ୟ ପ୍ରକାଶନ ତାରିଖ -						
ଖଜଣା ଧାର୍ଯ୍ୟ ତାରିଖ -						

*Jayashankar Pradhan*  
 17/08/18

ଖତିୟାନର କ୍ରମିକ ନଂ : 101/173		ମୌଜା : ଗୋରାଧର୍ମ ସାଗର			ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା	
ପୁର ନମ୍ବର ଓ ଚକର ନାମ	କିସମ ଓ ପୁରର ଖଜଣା	କିସମର ବିସ୍ତାରିତ ବିବରଣୀ ଓ ଚୌହଦି	ରଜବା			ମନ୍ତବ୍ୟ
			ଏ.	ଡି.	ହେକ୍ଟର	
7	8	9	10	11	12	
349/575	ବଗାଇତ ପୁର		0	875	0.3541	
1 plot			0	875	0.3541	



FORM - 25

NIL CERTIFICATE OF ENCUMBRANCE ON PROPERTY

Application No.: 24259

Certificate No.: 6064

For the Year of 2007

Name Jatadhari Pradhan

At - Tatani

having applied to me for a certificate giving particulars of registered acts and encumbrances, if any respect of under mentioned property.

MOUZA	KHATA NO.	PLOT NO.	AREA
Godadhari Sagar	101/13	349	A1.750
Ps - Tatani	101/173	349/575	A0.875

Do  
Jatadhari Pradhan

I hereby certify that a search has been made in book I and in the indexes relating there to for 13 C Thinter years from the 1st day of January 1962 to the 31st day of December 2007 for acts and encumbrances affecting the said property and that on such search no acts and encumbrances affecting the said property have been found.

Search made and Certificate prepared by: S. Saha 23.09.12

Search verified and Certificate examined by: M. M. 23/9/12



Signature of the Registering Officer, Puri

OFFICE OF THE DISTRICT REGISTRAR, PURI

Memo No. 24259 Dated 23/9/12

The Encumbrance Certificate is issued to the applicant.

For District Sub-Registrar PURI



FORM NO.-25

4417  
29-9-17

# NIL CERTIFICATE OF ENCUMBRANCE ON PROPERTY

Name: Jatadhari Pradhan,  
Address: Jatni

Certificate No. 5319 of 2017  
Application No. 8839 of 2017

Having applied to me for a certificate given particulars of registered acts and encumbrances if any in respect of under mentioned property.

Mouza - Gadakhmasagar

S- Khata 101/103 Plot NO - 349

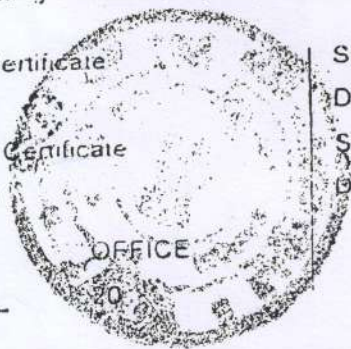
Sub Khata NO 101/3 Plot - 349 A.O. 875

Hal Khata - 101/173 Plot NO - 349 A.O. 875

Hal Khata - 101/207 Plot - 349 A.O. 875  
D/O - Jatadhari Pradhan

I hereby certify that a search has been made in book 1 and in the indexes relating there to for \_\_\_\_\_ years \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_\_ to the day of \_\_\_\_\_ 20 \_\_\_\_\_ for acts and encumbrances affecting the said property and on such search no acts or encumbrances affecting the said property has been found.

Search made and Certificate  
Prepared by  
Search verified and Certificate  
Examined by



Signature  
Designation  
Signature  
Designation

[Signature]  
23-09-2017  
[Signature]  
23/9/17

Date \_\_\_\_\_

Signature of Registering Officer

29/9/17

- Note (1) If the properties have been described in registered documents in a manner different from the way in which applicant has described them in the application the transactions evidenced by such documents will not be included in the certificate.
- (2) Under Section 57 of the Registration Act and Rule 137 (1) persons desiring to inspect entries in the registers and indexes or requiring copies there of or certificates of encumbrances on specified properties should make the search themselves when the registers and indexes will be placed before them on payment of the described fees
- (a) But as in the present case the applicant has not undertaken in the search himself the requisite search has been made as carefully as possible by the offices but the department will not on my account, hold itself responsible for any errors in the result of the search embodied in this certificate.
- (b) and as in the present case the applicant has made the requisite search himself and as its results is shown in the certificate after the necessary verifications the department will not any account hold itself responsible for the omission in it of any acts and encumbrances affecting the said property no discovered by the applicant