

**Form No.25**  
**Nil Certificate Of Encumbrance On Property**

40022  
12/12/19

Certificate No. : **EC1082019022759**

Application No : **2019108028596**

Applicant Name : **TAPAS RANJAN DAS**

Owner Name(as per application) : **RAMA ROUT**

Having applied to me for a certificate giving particulars of registered acts and encumbrances,if any in respect of undermentioned property :-

Sr. No.	Village	Khata No.	Plot No.	Area	North Boundary	West Boundary	East Boundary	South Boundary
1	PATIA-22	403	378	870 Decimal1000D =1Acre				

I hereby certify that a search has been made in Book 1 and in the indexes relating thereto for 25 years from 01-JAN-95 to 12-DEC-19 for acts and encumbrances affecting the said property and that on such search no acts or encumbrance affecting and said property has been found.

Note :

- (1) If the properties have been described in registered documents in a manner different from the way in which the 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(i), persons desiring to inspect entries in the registers and indexes, or requiring copies thereof, 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 prescribed fees.
  - a) But as in the present case the applicant has not undertaken the search himself, the requisite search has been made as carefully as possible by the Offices but the department will not, on any account, hold itself responsible for any errors in the results of the search embodied in this certificate.



Digitally signed by ARUNA  
KUMAR DAS  
Date: 2019.12.12 15:41:12  
+05:30

Signature of Registering Officer



## Form No.26

### Certificate of Encumbrance on Property



Certificate No. : **EC1082023014945**

Application No : **2023108018506**

Applicant Name : **TAPAS RANJAN DAS**

Owner Name(as per application) : **AKSHAYA KUMAR BAKSHI**

Having applied to me for a certificate giving particulars of registered acts and encumbrances,if any in respect of undermentioned property :-

Sr. No.	Village	Khata No.	Plot No.	Area	North Boundary	West Boundary	East Boundary	South Boundary
1	PATIA-22	474/723	378/2514	100 Decimal (1000D=1Acre)				
2	PATIA-22	474/723	378/2515	100 Decimal (1000D=1Acre)				
3	PATIA-22	403	378	200 Decimal (1000D=1Acre)				

Office : **KHURDA(BBSR)**

Date **01-MAY-2023**



Digitally signed by  
GYANARANJAN SAHOO  
Date: 2023.05.01 10:36:11  
+05:30

**Signature of Registering Officer**

I hereby certify that a search has been made in book and in the indexes relating thereto for 5 years from 01-JAN-2019 to 01-MAY-2023 for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances as detailed on the reverse appear.

I also certify that save the aforesaid acts and encumbrances no other acts and encumbrances effecting the said property have been found.

Sr. No.	Registraion Office.	Description Of Property(Village/Khata Number/ Plot Number/Area/Boundary(East/West/North/South )/ Chaka Number/Flat Number)	Registration Number	Execution Date	Deed Type	Consideration Amount	First Party	Second Party
1	KHURDA(BBSR)	PATIA-22   474/723   378/2514   0.1 Acre   PRIVATE PREMISES   GOVT ROAD   PRIVATE PREMISES   PRIVATE PREMISES   [POWER AREA AC0.100 DEC] PATIA-22   474/723   378/2515   0.1 Acre   PRIVATE PREMISES   GOVT ROAD   PRIVATE PREMISES   PRIVATE PREMISES   [POWER AREA AC0.100 DEC]	11082102069	08-Feb-2021	POA WITH POSSESSION	12,420,000.00	1-AKHYA KUMAR BAKSHI	1-SRI JAGANNATH PROMOTERS AND BULDERS PVT LTD REPRESENTED BY MANAGINGDIRECTOR PRADIPTA KUMAR BISWASROY

**Note :**

(1) The acts and encumbrances shown in the certificate are those discovered with reference to the description of properties furnished by the applicant. If the same properties have been described in registered documents in a manner different from the way in which the applicant has described them transactions evidenced by such documents will not be included in the certificate.

(2) Under Section 57 of the Registration Act and Rule 137(i), persons desiring to inspect entries in the registers and indexes, or requiring copies thereof or requiring 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 prescribed fees.

a) But as in the present case, the applicant has not undertaken the search himself, the requisite search has been made as carefully as possible by the office; but the department will not on any account hold itself responsible for any errors in the results of the search embodied in this certificate.

Office : **KHURDA(BBSR)**

Date **01-MAY-2023**



Digitally signed by  
GYANARANJAN SAHOO  
Date: 2023.05.01 10:36:11  
+05:30

**Signature of Registering Officer**



# Sri Jagannath Promoters & Builders Pvt. Ltd.

Plot No - 370/3184 & 367/3182, Near Toyota Showroom, Sishu Vihar, Patia, Bhubaneswar - 751024  
Phone: (0674) 2970982/ 6888832, E-mail: info@sjpb.in

14<sup>th</sup> August 2023.  
SJPBPL/200/2023-24.

To  
The Chairperson,  
Odisha Real Estate Regulatory Authority, BBSR.

## Compliances in reference to your Queries dated on 10.08.2023

This is with reference to Queries on 10/08/2023 for the following items, I Sri Pradipta Kumar Biswasroy, Managing Director of M/s Sri Jagannath Promoters & Builders Pvt. Ltd., for the Project, "Soobha Mansion" situated at Plot No. 378/2514 & 378/2515, Khata No. 474/723 at Mouza Patia, Bhubaneswar, Khurda stated the followings:-

### Plot 1 & 2:-

Please note that our Project Plots are 378/2514 and 378/2515 measuring Acs.0.100 each. The E/C No. 40022/12.12.2019 from 1995 to 12 Dec 2019. The E/C No. EC1082023014945 is from 2019-2023. Which clearly indicates about the transaction except on 8/Feb 2021 about the Power of Attorney by Land Owner to Builder (The Applicant).

### Building Plan & Site Drawing:-

Please note that this is a typological error & seen in the approved Plan, which is shown within the Project Plot boundary, whereas the correct Plot no's are shown in the approval letter, as well as on other parts in the same Plan. However, for authentication purpose we too submit an affidavit, declaring that such wrong indication is a typological error, and the correct Plot no's are 378/2514 & 378/2515.

### Drinking Water Facility (PHED):-

The Affidavit copy as a declaration is also uploaded for verification.

### Allotment Letter:-

The allotment letter with Parking details is also uploaded for your verification. Kindly consider the above & accord the permission.

Thanking you.  
Sincerely yours,  
For Sri Jagannath Promoters & Builders (P) Ltd.

  
Mg. Director.  
(P.K. Biswasroy)