



## Form No.26

### Certificate of Encumbrance on Property

Certificate No. : **EC1132022040310**

Application No : **2022113043159**

Applicant Name : **PADMABHUSAN MISHRA**

Owner Name(as per application) : **MS MAA TARINI REAL ESTATE PVT LTD MD PADMABHUSAN MISHRA**

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	SANKAR PUR-55	2074/1887	1873	150 Decimal1000 D=1Acre				
2	SANKAR PUR-55	2074/1529	1873	150 Decimal1000 D=1Acre				

I hereby certify that a search has been made in book and in the indexes relating thereto for 28 years from 01-JAN-1995 to 30-DEC-2022 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.	Property Description(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	KHANDAGIRI	SANKAR PUR-55   2074/1529   1873   0.15 Acre   REV PLOT NO-1872   REV PLOT NO-1874 AND 4159   ROAD   REV PLOT NO-1872   [SOLD AREA AC.0.150DEC]	11132006254	11-Nov-2020	SALE IMMOVABLE	3,750,000.00	1-GITA MOHANTY	1-PADMABHUSAN MISHRA MD MS MAA TARINI REAL ESTATE PVT LTD

Office : **KHANDAGIRI**

Date **30-DEC-2022**

Digitally signed by MANOJ  
KUMAR SENAPATI  
Date: 2022.12.30 13:33:09  
+05:30

Signature of Registering Officer



... 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 : **KHANDAGIRI**

Date : **30-DEC-2022**



Digitally signed by MANOJ  
KUMAR SENAPATI  
Date: 2022.12.30 13:33:10  
+05:30

**Signature of Registering Officer**



*Maa Tarini*

**REAL ESTATE (P) LTD.**

Regd. Office : Plot No. 1158/1159, Patia, Bhubaneswar-31  
Branch Office : Plot No. 464 (P), Kiran Enclave, Shree Vihar,  
Bhubaneswar-31, Mob. 9437309741

To,  
The Chairperson,  
Real Estate Regulatory Authority,  
Bhubaneswar.

Sub: Clarification on objection raised by ORERA on dtd.05.01.2023.

Sir,

With reference to subject cited above, I am to say that an objection raised by ORERA on my project "KIRAN HOME" to clarify as follows:

The Revenue Plot No-1873 total area A0.150 is the project plot. As per uploaded EC it is found that Plot No-1873 A0.150 has been transferred by Dharendra Kumar Tripathy in favour of Geeta Mohanty vide RSD No-3158 dt 08.04.2019. Further an Agreement of Sale bearing Registration No.0733 dt-25.01.2019 the same vendor transferred to another person Sitaram Mohanty over same Revenue plot and same area.

In this regard, I am to clarify you that the recorded tenants Mahendra Bala, Kulamani Pattnaik & Dharendra Kumar Tripathy has transferred the land to Geeta Mohanty who is wife of Sitaram Mohanty with whom Dharendra Kumar Tripathy has executed sale agreement. After getting possession Geeta Mohanty converted the land to Gharabari. Further, Geeta Mohanty sold this land to the promoter and from that day, the promoter is in peaceful possession.

Also, as mentioned by respected Authority in the Authority meeting **dtd.09.01.2023**, there is clear flow of title from the original RT Geeta Mohanty to the promoter and even if any sale agreement is executed, but the sale deed executed between RT & promoter which invalidate the sale agreement. Also, this is to clarify you that the advocate report is in line with the above mentioned points.

This is for your kind information and necessary approval of my project "KIRAN HOME".

Yours sincerely,

**For Maa Tarini Real Estate (P) Ltd.**

  
**Managing Director**

For Maa Tarini Real Estate Pvt. Ltd.