



## Form No. 26

### Certificate Of Encumbrances On Property



Application No : 2025039016533

Certificate No : EC0392025013915

Applicant Name : SUBRAT KUMAR DWIBEDI

Owner Name(As per Application) : MAHODADHI HOMES PVT LTD MD ASHOK KUMAR BARAL

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

| Sl. No. | Village Name | Khata No. | Plot No.  | Area                                  | North Boundary | East Boundary | West Boundary | South Boundary |
|---------|--------------|-----------|-----------|---------------------------------------|----------------|---------------|---------------|----------------|
| 1       | NUAHAT - 45  | 498/911   | 1271/2563 | 0.0320 Decimal<br>(100D=1Acre)        |                |               |               |                |
| 2       | NUAHAT - 45  | 498/527   | 1271/2130 | 0.0330 Decimal<br>(100D=1Acre)        |                |               |               |                |
| 3       | NUAHAT - 45  | 15        | 1271      | 0.0650<br><br>Decimal<br>(100D=1Acre) |                |               |               |                |

I hereby certify that a search has been made in book and in the indexes relating thereto for 31 years 01-JAN-1995 to 17-JUN-2025 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.

| Sl. No | Registration Office | Description Of Property(Village/Khata Number/Plot Number/Area/Boundary(East/West/North/South)/Chaka Number/Flat Number) | Registration No. | Execution Date | Sub Deed Type | Consideration Amount | First Party                      | Second Party                  |
|--------|---------------------|---|------------------|----------------|---------------|----------------------|----------------------------------|-------------------------------|
| 1      | CUTTACK             | NUAHAT-45   15   1271   08 Dismil Acre   PLOT NO-1271   REST PLOT OF THIS PLOT PARTNER PLOT NO-1385   ROAD   ROAD       | 4073/2000/1      | 10-Nov-2000    | SALE          | 100000               | 1-ABDUL SA 2-<br>LELATUN BIBI 3- | 1-SRI RADHA SHYAM<br>DALEI 2- |

Regn. Office: CUTTACK

Date: 18-JUN-2025



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|---|---------|---|-------------|-------------|------------------------|---------|---|---|
|   |         |   |             |             |                        |         | KETABUN BIBI 4-<br>TARUN BIBI 5-<br>AJABUN BIBI 6-<br>KASIM SA 7-KARIM<br>SA 8-ABDUL SA     | PREAMANANDA<br>DALEI 3-PRAFULLA<br>KUMAR DALEI 4-<br>SADANANDA DALEI<br>5-SRI NITYANANDA<br>DALEI |
| 2 | CUTTACK | NUAHAT-45   15   1271   06 Dismil 8 Kadi Acre   REHEMAN SA  <br>ORFAN SA   SARAHAD   ROAD   | 18/2007/1   | 02-Jan-2007 | SALE                   | 115600  | 1-YUNUS SA 2-<br>REHEMTUN BIBI 3-<br>YASIN SA   | 1-SEKH ABDUL<br>TAWAB   |
| 3 | CUTTACK | NUAHAT-45   15   1271   0.065 Acre   REST PART OF PLOT   REST<br>PART OF PLOT   SARHAD MOUZA-SAINDA   ROAD   [ANNUAL<br>RENT RS.0.65PS]   | 10391112516 | 11-Nov-2011 | SALE<br>IMMOVABLE      | 100100  | 1-ORFAN SA  | 1-SK.ETTAR 2-<br>SK.SATAR   |
| 4 | CUTTACK | NUAHAT-45   498/527   1271/2130   0.032 Acre   REST PART OF THIS<br>MULA PLOT   CONSENTER,REST PART OF THIS PLOT   SARHAD<br>MOUZA SAINDA   ROAD  | 10391603386 | 28-Jun-2016 | SALE<br>IMMOVABLE      | 1520000 | 1-SK.ETAR   | 1-JUDHISTHIR<br>DEBATA  |
| 5 | CUTTACK | NUAHAT-45   15   1271   0.05428 Acre   NITYANANDA DALAI  <br>RAHEMAN SA & OTHERS   BUYER   ROAD   | 10391605641 | 18-Nov-2016 | SALE<br>IMMOVABLE      | 550000  | 1-JOBEDA BIBI 2-<br>SAKINA BIBI 3-AMINA<br>BIBI 4-RIHANA BIBI 5-<br>JAINA BEGUM             | 1-PULIN KUMAR<br>DALAI  |
| 6 | CUTTACK | NUAHAT-45   498/911   1271/2563   0.032 Acre   REST OF MULA<br>PLOT NO 1271   REST OF MULA PLOT NO 1271   SARAHAD MOUZA<br>SAINDA   ROAD   [PREVIOUS KHATA NO 498/527,PLOT NO<br>1271/2130,TOTAL AREA AC 0.09DEC,RENT RS 212.00/-PS]                                | 10391703088 | 10-Jul-2017 | SALE<br>IMMOVABLE      | 1510000 | 1-YUDHISTIR<br>DEBATA   | 1-DREAMS<br>DESTINATION<br>DEVELOPERS PVT<br>LTD THROUGH ITS<br>DIRECTOR<br>NITUSHREE PATRA       |
| 7 | CUTTACK | NUAHAT-45   498/911   1271/2563   0.032 Acre   REST OF MULA<br>PLOT NO-1271 LAND   REST OF MULA PLOT NO-1271 LAND  <br>SARHAD MOUZA SAINDA   ROAD   [RENT RS.96/-,MULA KHATA<br>NO-498/527,PLOT NO-1271/2130,TOTAL TWO MOUZA,TOTAL AREA<br>AC0.09DEC,RENT RS.212/-] | 10391703302 | 21-Jul-2017 | SALE<br>IMMOVABLE      | 1550000 | 1-DREAMS<br>DESTINATION<br>DEVELOPERS<br>PVT.LTD.THROUGH<br>ITS DIRECTOR<br>NITUSHREE PATRA | 1-RAGHUPATI<br>ESTATE AND<br>HOLDING<br>PVT.LTD.THROUGH<br>ITS MD PRABHAT<br>KUMAR NANDA          |
| 8 | CUTTACK | NUAHAT-45   15   1271   0.00572 Acre   NA   NA   NA   NA   [O/O<br>AREA AC0.06DEC,RENT RS 10/-]   | 10392302249 | 04-Mar-2023 | SALE<br>IMMOVABLE      | 74360   | 1-JASMIN SHAH   | 1-PULLIN KUMAR<br>DALAI   |
| 9 | CUTTACK | NUAHAT-45   498/911   1271/2563   0.032 Acre   NA   NA   NA   NA  <br>[MULA KHATA NO.63498/527]   | 10392400433 | 16-Jan-2024 | POA WITH<br>POSSESSION | 0       | 1-RAGHUPATEE<br>ESTATE AND<br>HOLDING PVT LTD   | 1-MAHODADHI<br>HOMES PVT LTD<br>REPRESENTED BY  |

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Date: 18-JUN-2025



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|    |         |   |             |             |   |          | THROUGH ITS<br>CHAIRMAN CUM<br>MANAGING<br>DIRECTOR PRABHAT<br>KUMAR NANDA                                       | ITS MANAGING<br>DIRECTOR ASHOK<br>KUMAR BARAL   |
| 10 | CUTTACK | NUAHAT-45   498/911   1271/2563   0.032 Acre   NA   NA   NA   NA  <br>[MULA KHATA NO.498/527] | 10392400434 | 16-Jan-2024 | AGREEMENT<br>OF SALE WITH<br>POSSESSION | 13966000 | 1-RAGHUPATEE<br>ESTATE AND<br>HOLDING THROUGH<br>ITS CHAIRMAN CUM<br>MANAGING<br>DIRECTOR PRABHAT<br>KUMAR NANDA | 1-MAHODADHI<br>HOMES PVT LTD<br>REPRESENTED BY<br>ITS MANAGING<br>DIRECTOR ASHOK<br>KUMAR BARAL |

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.

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 on any account, hold itself responsible for the omissions in it of any acts and encumbrances affecting the said property, not discovered by the applicant

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## Form No. 26

### Certificate Of Encumbrances On Property



Application No : 2025039016537

Certificate No : EC0392025013981

Applicant Name : SUBRAT KUMAR DWIBEDI

Owner Name(As per Application) : MAHODADHI HOMES PVT LTD MD ASHOK KUMAR BARAL

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

| Sl. No. | Village Name | Khata No. | Plot No.  | Area                              | North Boundary | East Boundary | West Boundary | South Boundary |
|---------|--------------|-----------|-----------|-----------------------------------|----------------|---------------|---------------|----------------|
| 1       | SAINDA - 48  | 635/431   | 2069/8929 | 0.27 Decimal<br>(100D=1Acre)      |                |               |               |                |
| 2       | SAINDA - 48  | 635/784   | 2069/8929 | 0.27 Decimal<br>(100D=1Acre)      |                |               |               |                |
| 3       | SAINDA - 48  | 635/744   | 2069      | 0.27 Decimal<br>(100D=1Acre)      |                |               |               |                |
| 4       | SAINDA - 48  | 323       | 2069      | 0.54 Decimal<br>(100D=1Acre)      |                |               |               |                |
| 5       | SAINDA - 48  | 635/735   | 2072/9014 | 0.0580<br>Decimal<br>(100D=1Acre) |                |               |               |                |

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| 6 | SAINDA - 48 | 635/785 | 2072/9014 | 0.0580<br>Decimal<br>(100D=1Acre) |  |  |  |  |
| 7 | SAINDA - 48 | 635/682 | 2072/8981 | 0.1160 Decimal<br>(100D=1Acre)    |  |  |  |  |
| 8 | SAINDA - 48 | 35      | 2072      | 0.1160 Decimal<br>(100D=1Acre)    |  |  |  |  |

I hereby certify that a search has been made in book and in the indexes relating thereto for 31 years 01-JAN-1995 to 17-JUN-2025 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.

| Sl. No | Registration Office | Description Of Property(Village/Khata Number/Plot Number/Area/Boundary(East/West/North/South)/Chaka Number/Flat Number) | Registration No. | Excecution Date | Sub Deed Type                        | Consideration Amount | First Party  | Second Party  |
|--------|---------------------|---|------------------|-----------------|--------------------------------------|----------------------|--|---|
| 1      | CUTTACK             | SAINDA-48   35   2072   06 Dismil Acre   PLOT NO-1271   REST PLOT OF THIS PLOT PARTNER PLOT NO-1385   ROAD   ROAD       | 4073/2000/1      | 10-Nov-2000     | SALE                                 | 100000               | 1-ABDUL SA 2-LELATUN BIBI 3-KETABUN BIBI 4-TARUN BIBI 5-AJABUN BIBI 6-KASIM SA 7-KARIM SA 8-ABDUL SA | 1-SRI RADHA SHYAM DALEI 2-PREAMANANDA DALEI 3-PRAFULLA KUMAR DALEI 4-SADANANDA DALEI 5-SRI NITYANANDA DALEI |
| 2      | CUTTACK             | SAINDA-48   35   2072   04 Dismil 8 Kadi Acre   RAHEMA SA   ARPAN SA   NIDHI DALAI   TODAY'S PURCHASER   [CHAKA NO 528] | 19/2007/1        | 02-Jan-2007     | AGREEMENT OF SALE WITHOUT POSSESSION | 26000                | 1-YASIN SA 2-YUNIS SA 3-RAHEMUN BIBI   | 1-SEKH ABDUL TAWAB  |
| 3      | CUTTACK             | SAINDA-48   35   2072   0.0485 Acre   NA   NA   NIDHI DALAI   SARHAD MOUZA NUAHAT   [CHAKA NO. 28]                      | 10391102551      | 04-Mar-2011     | SALE IMMOVABLE                       | 32050                | 1-KHALIL SHA 2-JABIR SHA 3-ABID SHA 4-TAIMUN BEGUM 5-MAHIMUN BIBI 6-NAZMUN BIBI                      | 1-ARFAN SHA   |

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| 4  | CUTTACK | SAINDA-48   323   2069   0.27 Acre   PLOT NO-2075   PLOT NO-2068,2070   REST PART OF PLOT   PLOT NO-2071,2072   [ANNUAL RENT RS.16.20PS]  | 10391104465 | 18-Apr-2011 | SALE<br>IMMOVABLE                   | 148500  | 1-RAMAKANTA DALAI 2-SNEHALATA DALAI                               | 1-SMRUTIREKHA DEBATA   |
| 5  | CUTTACK | SAINDA-48   35   2072   0.106 Acre   VENDEES   REST OF THE PLOT   JUDHISTRI DEBATA   SARHAD MOUZA NUAHAT   [MULA KHATA NO. 35 CHAKA NO. 28 AND PLOT NO. 2072]   | 10391209045 | 29-Aug-2012 | SALE<br>IMMOVABLE                   | 84800   | 1-ORFAN SHA   | 1-SEKH ETAR 2-SEKH SATAR   |
| 6  | CUTTACK | SAINDA-48   35   2072   0.01 Acre   REST OF THE PLOT   VENDEE   JUDHISTIR DEBATA   SARHAD MOUZA NUAHAT   [MULA KHATA NO. 35 CHAKA NO. 28 AND PLOT NO. 2072]   | 10391209047 | 29-Aug-2012 | SALE<br>IMMOVABLE                   | 8000    | 1-KHALIL SHA 2-JABIR SHA 3-ABID SHA 4-TAIMUN BEGAM 5-MAHIMUN BIBI | 1-SEKH ETAR 2-SEKH SATAR   |
| 7  | CUTTACK | SAINDA-48   323   2069   0.06 Acre   NA   NA   1ST PARTY   ABDUL SAHA ( Cancelled Vide Regd. No. : 10391602507 )  | 10391602340 | 30-Apr-2016 | AGREEMENT OF SALE WITHOUT POSSESION | 810000  | 1-RAMAKANTA DALAI   | 1-DILLIP KUMAR DALARAY   |
| 8  | CUTTACK | SAINDA-48   323   2069   0.06Acre NA   NA   1ST PARTY   ABDUL SAHA  | 10391602507 | 16-May-2016 | CANCELLATION OF AGREEMENT           | 810000  | 1-RAMAKANTA DALAI   | 1-DILLIP KUMAR DALARAY   |
| 9  | CUTTACK | SAINDA-48   635/682   2072/8981   0.058 Acre   REST PART OF THIS MULA PLOT   CONSENTER,REST PART OF THIS PLOT   PLOT NO-2069   SARHAD MOUZA NUAHAT,SELF   [TOTAL AREA AC0.090.5KADI,RENT RS.114.00PS] | 10391603386 | 28-Jun-2016 | SALE<br>IMMOVABLE                   | 1520000 | 1-SK.ETAR   | 1-JUDHISTHIR DEBATA  |
| 10 | CUTTACK | SAINDA-48   323   2069   0.27 Acre   PLOT NO.2075 AND 2073   PLOT NO.2067 AND 2068   PLOT NO.2042 AND 2043   SMRUTREKHA DEBATA   [OUT OF A0.54, RENT RS. 16.75]                                       | 10391604712 | 21-Sep-2016 | SALE<br>IMMOVABLE                   | 1620000 | 1-DHRUBA CHARAN DALAI   | 1-RAGHUPATEE ESTATE AND HOLDING PVT LTD THROUGH CHAIRMAN CUM MANAGING DIRECTOR PRABHAT KUMAR NANDA |
| 11 | CUTTACK | SAINDA-48   635/735   2072/9014   0.058 Acre   REST OF MULA PLOT NO 2072   REST OF MULA PLOT NO 2072   PLOT NO 2069   SARAHAD MOUZA NUAHAT   [PREVIOUS KHATA NO 635/682,PLOT NO 2072]                 | 10391703088 | 10-Jul-2017 | SALE<br>IMMOVABLE                   | 1510000 | 1-YUDHISTIR DEBATA  | 1-DREAMS DESTINATION DEVELOPERS PVT LTD THROUGH ITS DIRECTOR NITUSHREE PATRA                       |
| 12 | CUTTACK | SAINDA-48   635/431   2069/8929   0.27 Acre   PLOT NO-2075   PLOT   | 10391703089 | 10-Jul-2017 | SALE                                | 4050000 | 1-SMRUTIREKHA   | 1-DREAMS   |

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|    |         | NO-2068,2070   MULA PLOT NO-2069 REST LAND   PLOT NO-2071,2072   [RENT RS.4.60PS,MULA KHATA NO-323,PLOT NO-2069]  |             |             | IMMOVABLE              |          | DEBATA  | DESTINATION DEVELOPERS PVT.LTD THROUGH ITS DIRECTOR NITUSHREE PATRA              |
| 13 | CUTTACK | SAINDA-48   635/735   2072/9014   0.058 Acre   REST OF MULA PLOT NO-2072   REST OF MULA PLOT NO-2072   PLOT NO-2069/8929   SARHAD MOUZA NUAHAT   [RENT RS.116/-,MULA KHATA NO-635/682,PLOT NO-2072]   | 10391703302 | 21-Jul-2017 | SALE IMMOVABLE         | 1550000  | 1-DREAMS DESTINATION DEVELOPERS PVT.LTD.THROUGH ITS DIRECTOR NITUSHREE PATRA  | 1-RAGHUPATI ESTATE AND HOLDING PVT.LTD.THROUGH ITS MD PRABHAT KUMAR NANDA        |
| 14 | CUTTACK | SAINDA-48   635/431   2069/8929   0.27 Acre   PLOT NO-2075   PLOT NO-2068,2070   REST MULA PLOT NO-2069 LAND   PLOT NO-2071,2072   [RENT RS.4.60/-,MULA KHATA NO-323,PLOT NO-2069]  | 10391703303 | 24-Jul-2017 | SALE IMMOVABLE         | 4110000  | 1-DREAMS DESTINATION DEVELOPERS PVT.LTD.THROUGH ITS DIRECTOR NITUSHREE PATRA  | 1-RAGHUPATI ESTATE AND HOLDING PVT.LTD.THROUGH ITS MD PRABHAT KUMAR NANDA        |
| 15 | CUTTACK | SAINDA-48   35   2072   0.048 Acre   RAHEMAN SHA   SEK SATAR   DHRUBA CHARAN DALAI   BOUNDARY OF NUAHAT   [OUT OF A0.29, RENT RS. 15.00]  | 10391801712 | 19-Mar-2018 | SALE IMMOVABLE         | 720000   | 1-YASIN SHA 2-INUS SHA 3-PIRAN BIBI ALIAS FIROJA BIBI 4-MEMUDA ALIAS MEHEMUDA BIBI 5-SAMA BIBI 6-JUBEDA BIBI 7-ABEDA BEGUM ALIAS BIBI 8-RAHEMTUN BIBI | 1-SEK ABDUL TAWAB  |
| 16 | CUTTACK | SAINDA-48   635/744   2069   0.27 Acre   NA   NA   NA   NA   [MULA KHATA NO.323] ~SAINDA-48   635/784   2069/8929   0.27 Acre   NA   NA   NA   NA   [MULA KHATA NO.635/431] ~SAINDA-48   635/785   2072/9014   0.058 Acre   NA   NA   NA   NA   [MULA KHATA NO.635/735] | 10392400433 | 16-Jan-2024 | POA WITH POSSESSION    | 0        | 1-RAGHUPATEE ESTATE AND HOLDING PVT LTD THROUGH ITS CHAIRMAN CUM MANAGING DIRECTOR PRABHAT KUMAR NANDA  | 1-MAHODADHI HOMES PVT LTD REPRESENTED BY ITS MANAGING DIRECTOR ASHOK KUMAR BARAL |
| 17 | CUTTACK | SAINDA-48   635/744   2069   0.27 Acre   NA   NA   NA   NA   [MULA KHATA NO.323] ~SAINDA-48   635/784   2069/8929   0.27 Acre   NA  | 10392400434 | 16-Jan-2024 | AGREEMENT OF SALE WITH | 13966000 | 1-RAGHUPATEE ESTATE AND   | 1-MAHODADHI HOMES PVT LTD  |

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|  |  | NA   NA   NA   [MULA KHATA NO.635/431] ~SAINDA-48   635/785   2072/9014   0.058 Acre   NA   NA   NA   NA   [MULA KHATA NO.635/735] |  |  | POSSESSION |  | HOLDING THROUGH<br>ITS CHAIRMAN CUM<br>MANAGING<br>DIRECTOR<br>PRABHAT KUMAR<br>NANDA | REPRESENTED BY<br>ITS MANAGING<br>DIRECTOR ASHOK<br>KUMAR BARAL |
|--|--|--|--|--|------------|--|---|---|

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.

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 on any account, hold itself responsible for the omissions in it of any acts and encumbrances affecting the said property, not discovered by the applicant

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