



Form No.26

Certificate of Encumbrance on Property



Certificate No. : **EC0502023014422**

Application No : **2023050015974**
Applicant Name : **VIKASH HINDOCHA**
Owner Name(as per application) : **GAYATRI HINDOCHA**

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 | RANJA-80 | 480/583 | 241/3229 | 2.4 Acre | | | | |
| 2 | RANJA-80 | 480/201 | 241 | 26 Acre | | | | |
| 3 | RANJA-80 | 480/201 | 241/3229 | 2.4 Acre | | | | |
| 4 | RANJA-80 | 480/6 | 241 | 26 Acre | | | | |

I hereby certify that a search has been made in book and in the indexes relating thereto for 14 years from 01-JAN-1995 to 31-DEC-2008 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.

Office : **DHENKANAL**

Date **30-NOV-2023**



Digitally signed by Bholanatha
Sethy
Date: 2023.11.30 16:14:47
+05:30

Signature of Registering Officer

| 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 | DHENKANAL | RANJA-80 480/6 241 16 Acre 80 Dismil Acre JUNGLE ROAD JUNGLE BIDYADHARA NAYAK | 3224/1996/1 | 15-Jul-1996 | SALE IMMOVABLE | 81,500.00 | 1-SUSILADEVI AGARWALA | 1-PADMA GUPTA |

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 : **DHENKANAL**

Date **30-NOV-2023**



Digitally signed by Bholanatha
Sethy
Date: 2023.11.30 16:14:47
+05:30

Signature of Registering Officer



Form No.26

Certificate of Encumbrance on Property



Certificate No. : **EC0502023014418**

Application No : **2023050015981**

Applicant Name : **VIKASH HINDOCHA**

Owner Name(as per application) : **GAYATRI HINDOCHA**

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 | RANJA-80 | 480/201 | 241 | 26 Acre | | | | |
| 2 | RANJA-80 | 480/201 | 241/3229 | 2.4 Acre | | | | |
| 3 | RANJA-80 | 480/583 | 241/3229 | 2.4 Acre | | | | |
| 4 | RANJA-80 | 480/6 | 241 | 26 Acre | | | | |

I hereby certify that a search has been made in book and in the indexes relating thereto for 15 years from 01-JAN-2009 to 29-NOV-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 affecting the said property have been found.

Office : **DHENKANAL**

Date **30-NOV-2023**



Digitally signed by Bholanatha
Sethy
Date: 2023.11.30 16:12:11
+05:30

Signature of Registering Officer

| 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 | DHENKANAL | RANJA-80 480/201 241 16.8 Acre NA NA SELF SELF [FULL] (Cancelled Vide Regd. No. : 10502300329) | 10502205513 | 30-Nov-2022 | POA WITH POSSESSION | 7,053,090.00 | 1-PADMA GUPTA | 1-BINOD KUMAR AGRAWALLA |
| 2 | DHENKANAL | RANJA-80 480/201 241 16.8Acre NA NA SELF SELF [FULL] | 10502300329 | 19-Jan-2023 | CANCELLATION OF POA | 7,053,090.00 | 1-PADMA GUPTA | 1-BINOD KUMAR AGRAWALLA |
| 3 | DHENKANAL | RANJA-80 480/201 241 16.8 Acre NA NA SELF SELF (Cancelled Vide Regd. No. : 10502304164) | 10502300385 | 21-Jan-2023 | POA WITH POSSESSION | 6,098,400.00 | 1-SMT. PADMA GUPTA | 1-MS BVR VENTURES LLP REPRESENTED THROUGH ITS DESIGNATED PARTNER BINOD KUMAR AGRAWALLA |
| 4 | DHENKANAL | RANJA-80 480/201 241 16.8 Acre NA NA SELF SELF (Cancelled Vide Regd. No. : 10502304157) | 10502300390 | 21-Jan-2023 | AGREEMENT WITH PROPERTY | 11,000,000.00 | 1-SMT. PADMA GUPTA | 1-MS BVR VENTURES LLP REPRESENTED THROUGH ITS DESIGNATED PARTNER BINOD KUMAR AGRAWALLA |
| 5 | DHENKANAL | RANJA-80 480/201 241 2.1 Acre KRETA RASTA GAYATREE HINDOCHA KRETA [A16.80 DEC RU DAKHINA TARAF] | 10502300776 | 13-Feb-2023 | SALE IMMOVABLE | 762,300.00 | 1-MS BVR VENTURES LLP REPRESENTED THROUGH ITS DESIGNATED PARTNER BINOD KUMAR AGRAWALLA | 1-SHRADHA AGARWALLA |
| 6 | DHENKANAL | RANJA-80 480/201 241 2.4 Acre SARAKARI RASTA SHRADHA AGARWALLA NIZ [A16.80 DEC RU DAKHINA TARAF MAJHI] | 10502300779 | 13-Feb-2023 | SALE IMMOVABLE | 871,200.00 | 1-MS BVR VENTURES LLP REPRESENTED THROUGH ITS DESIGNATED PARTNER BINOD KUMAR AGRAWALLA | 1-GAYATRI HINDOCHA |
| 7 | DHENKANAL | RANJA-80 480/201 241 2.4 Acre SARAKARI RASTA NIJA GAYATRI HINDOCHA [A16.80 DEC RU DAKHINA TARAF MAJHI] | 10502300780 | 13-Feb-2023 | SALE IMMOVABLE | 871,200.00 | 1-MS BVR VENTURES LLP REPRESENTED THROUGH ITS DESIGNATED PARTNER BINOD KUMAR AGRAWALLA | 1-SHRADHA AGARWALLA |
| 8 | DHENKANAL | RANJA-80 480/201 241 16.8Acre NA NA SELF SELF | 10502304157 | 04-Sep-2023 | CANCELLATION OF AGREEMENT | 11,000,000.00 | 1-SMT. PADMA GUPTA | 1-MS BVR VENTURES LLP REPRESENTED THROUGH ITS DESIGNATED PARTNER BINOD KUMAR AGRAWALLA |

Office : **DHENKANAL**

Date **30-NOV-2023**



Digitally signed by Bholanatha Sethy
Date: 2023.11.30 16:12:11 +05:30

Signature of Registering Officer

| 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 |
|---------|---------------------|---|---------------------|----------------|---------------------|----------------------|--------------------|---|
| 9 | DHENKANAL | RANJA-80 480/201 241 16.8Acre NA NA SELF SELF | 10502304164 | 04-Sep-2023 | CANCELLATION OF POA | 6,098,400.00 | 1-SMT. PADMA GUPTA | 1-MS BVR VENTURES LLP REPRESENTED BY ITS DESIGNATED PARTNER BINOD KUMAR AGRAWALLA |
| 10 | DHENKANAL | RANJA-80 480/201 241 2 Acre VILLAGE BOUNDARY TARAVA ROAD SELF SRADHA AGARWALLA [OUT OF A 9.90 DEC SOUTH SIDE] | 10502304462 | 22-Sep-2023 | GIFT IMMOVABLE | 726,000.00 | 1-PADMA GUPTA | 1-SATENDRA GUPTA |
| 11 | DHENKANAL | RANJA-80 480/201 241 2 Acre VILLAGE BOUNDARAY TARAVA ROAD SELF SELF [A2.00 DEC OUT OF A9.90 MIDDLE SIDE] | 10502304463 | 22-Sep-2023 | GIFT IMMOVABLE | 726,000.00 | 1-PADMA GUPTA | 1-SIMPAL GUPTA |
| 12 | DHENKANAL | RANJA-80 480/201 241 2 Acre VILLAGE BOUNDARY TARAVA ROAD SELF SRADHA AGARWALA [A2.00 DEC OUT OF A9.90 DEC SOUTH SIDE] | 10502304533 | 27-Sep-2023 | GIFT IMMOVABLE | 726,000.00 | 1-PADMA GUPTA | 1-SWETA GUPTA |
| 13 | DHENKANAL | RANJA-80 480/201 241 2 Acre VILLAGE BOUNDARY TARAVA ROAD SELF SELF [A2.00 DEC OUT OF A9.90 DEC MIDDLE SIDE] | 10502304534 | 27-Sep-2023 | GIFT IMMOVABLE | 726,000.00 | 1-PADMA GUPTA | 1-RAHUL GUPTA |

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 : **DHENKANAL**

Date **30-NOV-2023**



Digitally signed by Bholanatha Sethy
Date: 2023.11.30 16:12:11 +05:30

Signature of Registering Officer