

6051

339

172-184

(7)

5884

1000Rs.



admissible under Rule-2

Duly stamped under the Indian stamp,  
(Orissa Amendment) Act. - 2001 SecI - A. No. 22 and  
Sch. - II. 2 of the Orissa.Additional stamp duty Act-2001  
Exempt from / Does not require  
stamp duty. Fee Paid:-Registering Officer  
Balasore6600- (11)  
1650-  
8250/-

5/8/05

Ad 1650/-  
1900 69/-  
1190 4/-  
903 2/-  
1725/-

Santosh Kumar Mohapatra

DEED OF SALETHIS DEED OF SALE made on this the  
5th day of August, 2005 ( Two thousand Five )

B E T W E E N

SRI SANTOSH KUMAR MOHAPATRA aged about 48 years  
son of late Bhagaban Mohapatra, by Caste- Brahmin,  
Occupation- Cultivation, At/P.O. Rasalpur , Via-  
Mitrapur, P.S. Remuna , Dist. Balasore, herein-  
after called the VENDOR (which expression unless  
excluded by or repugnant to the subject or context

Contd... 2.

Padmalochan Mohapatra

Komal Lechan Nanda S/o-Sofosh Kumar Mohapatra. Santosh Kumar Mohapatra

H/po- Rasalpur

Dist - Balasore

5/8/05

H/po Rasalpur

Dist Balasore

5/8/05

Seen  
49/9/2008  
DOB



Handwritten text at the top, including a signature and some illegible characters.

**TREASURY OFFICE  
BALASORE**

୧୩୮୮ = ୧୩୮୮  
 ୧୦୮୮ = ୨୦୦  
 ୫୮୧ = ୫୦

Handwritten signature/initials.

Santosh Kumar Mohapatra

Presented for Registration  
 Between the hours of 10 AM.  
 and 2 PM. on the 10th day of  
December 2000  
 By Santosh Kumar Mohapatra  
 S/o, W/o Shyam Mohapatra  
 of Balasore  
 Dist. Balasore  
 By Caste Brahmin  
 By Profession Teacher



Registering Officer  
 Balasore

> Santosh Kumar Mohapatra

Execution is admitted  
 by the above

12467 58

Santosh Kumar Mohapatra

> Santosh Kumar Mohapatra  
58

12468

Identified by Ram Chandra Nanda  
 S/o Ram Chandra Nanda  
 of the same place and profession

Ram Chandra Nanda

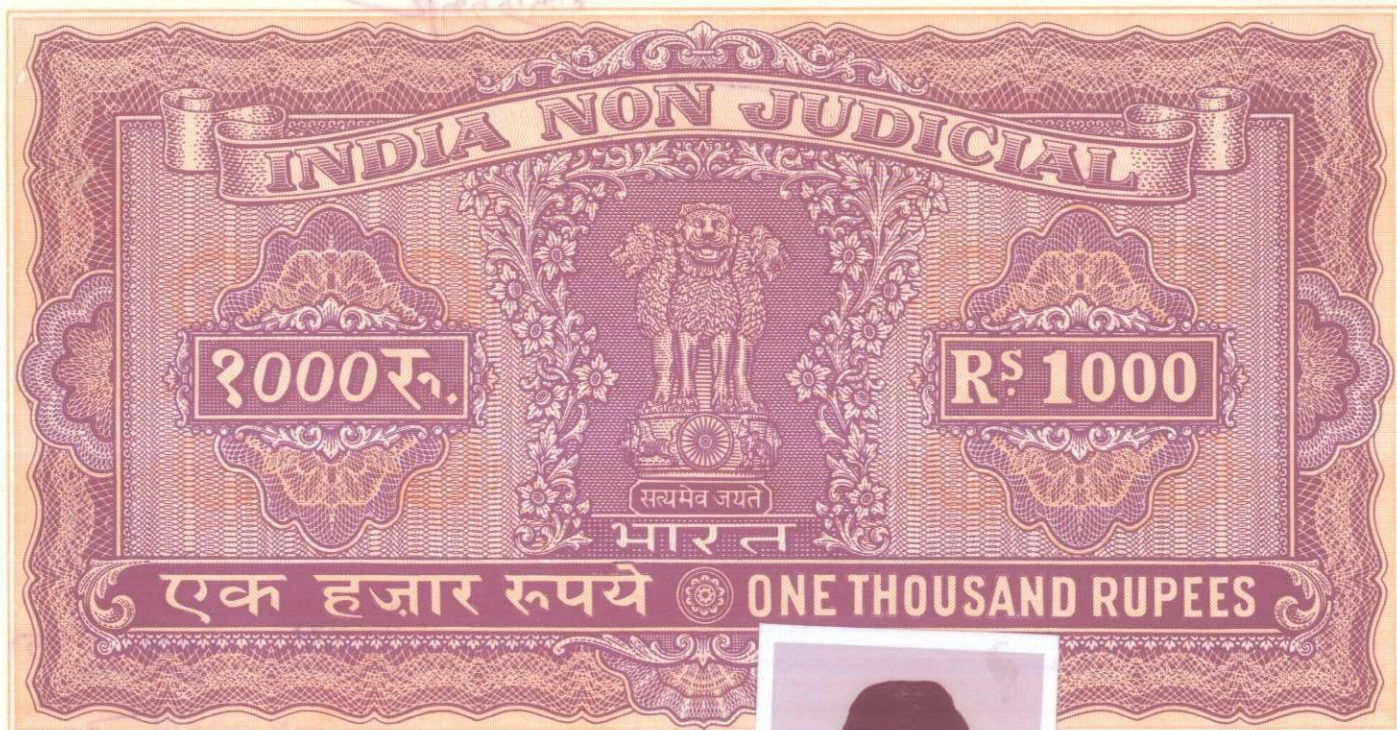
> Ram Chandra Nanda

58

Handwritten signature/initials.

Registering Officer,  
 BALASORE





2.



Sushil Kumar Khetan

Santosh Kumar Khetan  
5/8/05

shall be deemed to include his heirs, successors,  
executors, administrators and assignees ) of the  
One Part ;

A N D

M/S EMAMI PAPER MILLS LTD., Balgopalpur P.O. Rasalpur  
Via- Mitrapur, P.S. Remuna Dist. Balasore, represented  
through its Senior Vice President ( Finance )  
MR. SUSHIL KUMAR KHETAN aged about 40 years son of  
Mr. Purannal Khetan, by Caste- Bania, by Occupation-  
Service, At- Balgopalpur, P.S. Remuna, P.O. Rasalpur  
Via- Mitrapur, Dist. Balasore, in the State of Orissa  
herein-after called the PURCHASER ( which expression  
unless excluded by or repugnant to the subject or  
context shall be deemed to include their heirs,

Kamal Leelananda . Padmalochan Mohapatra.  
5/8/05





3.

successors, executors, administrators and assignees) of the other part.

WHEREAS the land mentioned in the Schedule given below measuring A 0.55 decs. fully described in the schedule and marked in Colour Green in the trace map attached with this Deed of Sale was the sthitiban recorded land of Saishaba Mohapatra, Bhagaban Mohapatra sons of Kartik Mohapatra of Vill-Rasalpur . The M.S. R.O.R. was prepared in their name and obtained final Khatian from M.S. operation in the year 1968-69 and possessing jointly without any interruption.

AND WHEREAS as per the amicable family partition this sale land and some other land was allotted to Bhagaban Mohapatra, the deceased father of this vendor and he was possessing the said land without any hindrance and interruption.

Sanjesh Kumar Mohapatra  
5/8/05

Padmalochan Mohapatra  
5/8/05

Kamal Lachar Singh  
5/8/05





4.

AND WHEREAS the above named Bhagaban Mohapatra died leaving his only son, the vendor of this deed of Sale, and from the death of his father the present vendor was/is in peaceful possession over the schedule land measuring A 0.55 decs.

Sambhakar Mohapatra  
5/8/05

AND WHEREAS the Raghupati method record of right was prepared in his name and he obtained the R.M.S. Khatian from the final Publication camp in the year 1995-96 and new settle rent being paid by him to the Revenue authority regularly and obtained rent receipt from R.I. concerned.

Komal Acharya Dade. Poo Malochan Mohapatra.  
5/8/05

AND WHEREAS the Vendor has not been transferred the aforesaid land measuring A 0.55 decs. to any body by way of sale, gift, exchange or mortgage, So, nobody has any right, title and interest or possession over the sale land and it is free from all encumbrances and litigation.





5.

NOW the Vendor of this Deed of Sale being need of money for reclamation work of his other agricultural land, re-construction of his residential building and also educational expenditure of children decided and offered proposal to sell the aforesaid sale land measuring A 0.55 decs. fully described in the Schedule and marked in Colour in the Trace map attached with this deed of sale with a consideration of Rs. 82,500/- ( Rupees Eighty two thousand and five hundred ) only and M/S Emami Paper Mills Ltd., Balgopalpur through their Senior Vice-President (Finance) agreed to purchase the aforesaid land measuring A 0.55 decs. free from all encumbrances and litigation with a consideration of Rs. 82,500/- ( Rupees Eighty two thousand and five hundred ) only for the development of their paper industry.

*5/8/05*  
*5/8/05*

*Kamal Keshan Nandi. Padmalochan Mohapatra.*  
*5/8/05*





6.

NOW THIS DEED OF SALE WITNESSETH

as follows ::

In pursuance of said agreement and consideration of Rs. 82,500/- ( Rupees Eighty two thousand and five hundred ) only paid by the Purchaser to the vendor at the time of execution of this Deed of Sale in presence of the witnesses vide A/C Payee Cheque No. 803562 dt. 04.08.05 of State Bank of India, Balgopalpur Branch which shall the vendor hereby acknowledged having received the amount in full.

The vendor hereby transfer and assign and deliver the possession to the Purchaser through it's Senior Vice-President ( Finance) all that land measuring A 0.55 decs. fully described in the schedule given below .

In pursuance of this agreement for the transaction and for the pursuance of receipt of the consideration money thereunder as the beneficial owner hereby sell and convey to the Purchaser all his right,

Contd... 7.

*Souboosh Kumar Palta*  
5/8/05

*Samal Lechen Warda . Panchmalochas, Mohapalrae.*  
5/8/05





7.

title, interest and possession and hold the same as an absolute owner of the schedule property.

That the vendor hereby transfer all his right, title and interest over the land mentioned in the schedule given below in favour of the purchaser with all privileges, easements and appurtenances what-so-ever belonging to or enjoyed his appurtenants there to or reputed so to be.

That, the vendor hereby covenants that he has good right to convey the schedule property with any person claiming through him and also deliver to the purchaser the xerox copy of R.M.S. Khatian and other documents, standing in his name in proof of his right, title and possession of the sale land.

That, the purchaser shall herein-after peacefully hold, use and enjoy the schedule property by mutating their name by the Tahasildar concerned

Santosh Kumar Mohapatra  
5/8/05

Kamal Kishor Panda, Padmalochan Mohapatra.  
5/8/05





8.

or in the coming settlement operation without any objection by the Vendor or his successors, or anybody claiming through him and if the Purchaser, his successors be deprived of the property or any portion of it due to any defect of his title and possession the vendor shall keep and hold the purchaser save and indemnify against all risks, damages, costs and interest.

#### SCHEDULE OF LAND

District, Collectorate, Sub-registry and Tahasil,  
Balasore, P.S. Remuna, Thana No. 105, Mouza-  
Balgopalpur under Naraharipur R.I. Circle, under  
T.P. Area, R.M.S. Khata No. 186 ( One hundred Eighty  
Six ) R.M.S. Plot No. 241 ( Two hundred forty one )  
Sarad Ana Jalasechita -II, A 0.37 decs. ( Thirty Seven  
decimals ) and Plot No. 242 ( Two hundred Forty two )  
Sarad Anajalasechita- II A 0.18 decs. ( Eighteen decimals)  
Total One Khata, Two Plots, A 0.55 decs. ( Fifty five

Contd... 9.

Sanjaya Kumar Singh  
5/8/05

Kamal Kishan Sarda. Padmalochay Mohapatra.  
5/8/05





9.

Santosh Kumar Choudhary  
5/8/05

decimals ) Rent Rs. 9.90 Paise

Area A 0.37 decs. Valued Rs. 55,500/-

Area A 0.18 decs. valued Rs. 27,000/-

Total area in one Patch bounded by ::

North - Purchaser South- Plot No. 831

East- Plot No. 240, 243 and

West- Plot No. 830, 831 and Part land of Purchaser.

The sale land shown in Green colour in attached Trace Map and the said Map is part and parcel of this deed of sale.

IN WITNESSES WHEREOF the abovenamed Vendor put his signature to this day of sale, the date, month and year mentioned in this context.

Read over the contents of this Deed and explained to the Vendor who admitted it to be correct.

Santosh Kumar Choudhary  
5/8/05 vendor

*[Signature]*  
Advocate.

Santosh Kumar Choudhary  
5/8/05  
Ramesh Chandra Mohapatra  
5/8/05





Santosh Kumar Mohapatra  
5/8/05

The Vendor hereby declares that he is Brahmin by caste does not belong to Schedule Caste/Tribe and has not got the land from the Government within 10 years by way of lease. The above property is not the Waklf or Endowment property nor the said properties belong to any public Religious Property.

Santosh Kumar Mohapatra  
5/8/05

Vendor

The Purchaser hereby declares that he does not belong to any schedule Caste/Tribe.

Sukhi Kumar Kheta  
5.8.05  
Purchaser.

sri. Padmalochan Mohapatra  
5/8/05

Kamal Keshari  
5/8/05





*Santosh Kumar Mohapatra*  
5/8/05

We, the Vendor and Purchaser hereby declare that there is no such house or any other constructions over the land sold. In case it is so detected in future this deed shall held to be invalid one.

*Santosh Kumar Mohapatra*  
5/8/05  
Vendor

*Sushil Kumar Khara*  
5.8.05  
Purchaser.

Typed by ::

*Manoranjan Das*  
(Manoranjan Das)  
R.C. No. 127/03  
At- Kurunia P.O. Kanrali  
P.S. Remuna Dist. Balasore

### Certificate

Certified that the executant is my client and has dictated the terms of this deed typed by my clerk to my direction in my office.

*Kamal Keshava Das*  
5/8/05  
Advocate.

*Sri Padmalochan Mohapatra*  
5/8/05



62500 T.P.  
8250/-

2



୩୩୭ ୫୩୦୪

ପ୍ରକାଶ କରାଯାଉଛି ।

Santosh Kumar Mahapatra.

ଜିଲ୍ଲା  
ସ୍ୱାମୀ ଦେଶର  
ବାଲେଶ୍ୱର



Registering Officer.  
BALASORE

Registered and True Copy

Filed in:-

Book No. 1

Volume No. 339

Pages 172 to 184

Being No. 5884

For the Year - 200

Registering Officer.  
Balasore

m.e.No 7858/05

Allowed on 22-10-05

Approved on 25-10-05

Sell

Adm. Tdr. Mn.

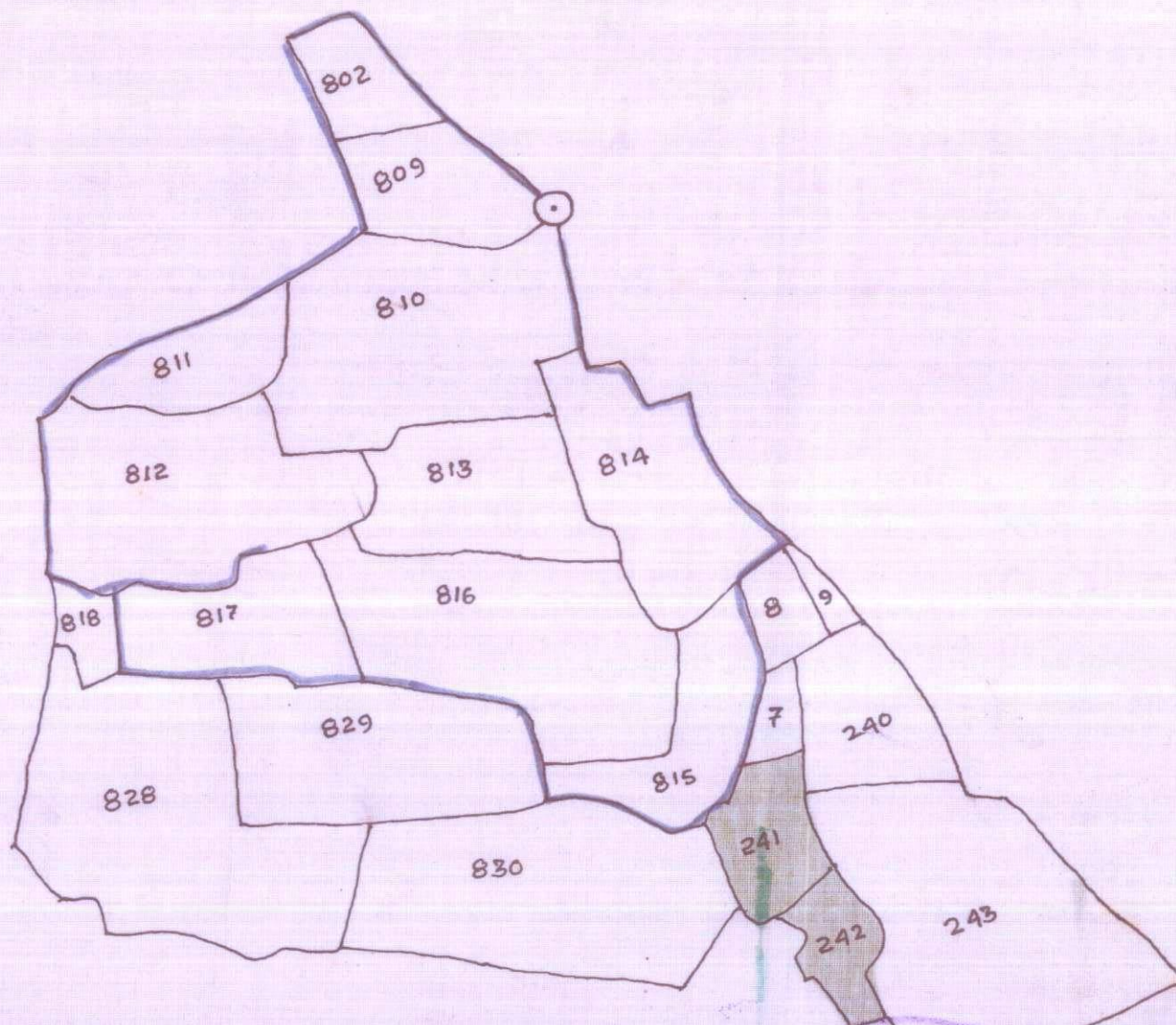


MOUZA - BALGOPAL PUR NO. 105


P.S. - REMUNA

DIST. - BALASORE, ORISSA

SCALE 32" = 1 MILE R.M.S.



REFERENCES

1. BOUNDARY LINE OF R.M.S PLOTS ———
2. SALE LAND SHOW IN COLOUR GREEN 
3. AREA OF SALE LAND AO.55 D. PLOT NO. 241, 242

This trace map is the true and exact copy  
of the original.

Santosh Kumar Mahapatra,  
Executants 5/8/05



Registering Officer,  
BALASORE