

5027

V321 21/9 245

(14/08/09)

4732



उड़ीसा ORISSA



Anita Pati.

52.2925/B 257838

Anita Pati
18.8.08

1170.00
81.00
4.00
200.00
1257.00

SALE DEED

THIS DEED OF SALE made on this the 18th
day of August, 2008 (Two thousand eight)

BETWEEN

SMT. ANITA PATI aged about 42 years
wife of Mr. Pravakar Pati, by Caste- Brahmin,
Occupation- House wife, of Vill/P.O. Somanathpur
P.S. Industrial Area, Dist. Balasore, in the State
of Orissa, herein-after called the VENDOR (which

Contd... 2.

Ramesh Chandra Das.
S/o Rajendra Kumar Das
At Khuraligari
P.O. Remana.
W/o. Somanathpur
Balasore.
18/11/08

୧୩/୧୨/୨୦୦୮

୧୩/୧୨/୨୦୦୮



ସ୍ୱାକ୍ଷର ୨୪୮୮
୧୩/୧୨/୨୦୦୮
୨୪୮୮
୨୪୮୮
୨୪୮୮
୨୪୮୮

୧୩/୧୨/୨୦୦୮

Amrita Pati .

୧୩/୧୨/୨୦୦୮

୧୩/୧୨/୨୦୦୮

RECEIVED FOR REGISTRATION
between the hours of 10 A.M.
and 2:30 P.M. on the 22nd day of
February 2008
by Amrita Pati
S/o Pravakar Pati
Somnath Pur P.S. Patkhera 2 Area
Dist. Balasore
By Caste Brahman
By Profession Housewife



Registering Office
Balasore

s Amrita Pati .

24/8
10377

Execution is admitted
by the above Amrita Pati

Amrita Pati
24/8

10378

Identified by Pravakar Pati
S/o Bidhachar Pati
of the same place and profession

Pravakar Pati
24/8

Registering Office
BALASORE

भारतीय गैर न्यायिक
भारत INDIA

रु. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

सत्यमेव जयते

Rs. 500

INDIA NON JUDICIAL

उड़ीसा ORISSA

B 257839

2.



Sushil Kumar Khetan

Anita Patil
18/8/08

expression unless excluded by or repugnant to the subject or context shall be deemed to include her heirs, successors, executors, administrators, Legal representatives and assignees) of the ONE PART

A N D

M/S EMAMI PAPER MILLS LIMITED, Balgopalpur,
P.O. Rasalpur Via- Mitrapur, P.S. Remuna, Dist. Balasore
Orissa, represented through its Senior Vice-President
MR. SUSHIL KUMAR KHETAN aged about 43 years
son of Mr. Purnamal Khetan, by Caste- Bania,
Occupation- Service, At- Balgopalpur, P.O. Rasalpur,
Via- Mitrapur, P.S. Remuna Dist. Balasore, Orissa,

Contd... 3.

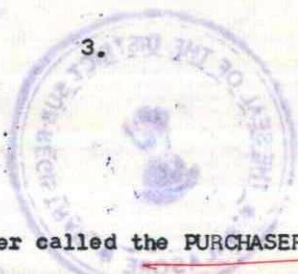
Pravin Kumar Patil
18/8/08

Ramesh Chandra Das
18/8/08



उड़ीसा ORISSA

B 257840



Anita Pati
12/10/08

herein-after called the PURCHASER (which expression unless excluded by or repugnant to the subject or context shall be deemed to include their heirs, successors, executors, administrators, legal representatives and assignees) of the OTHER PART .

WHEREAS the land mentioned in the Schedule given below measuring A 0.39 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 Mr. Pravash Chandra Panda son of late Madhu Sudan Panda of Village- Rasalpur. The R.M.S. record of right was prepared in his name and the Final Khatian of R.M.S. operation was obtained by him from the Final Publication camp of R.M.S.

Contd... 4.

Pravash Pati
12/10/08
Ramesh Chandra Das.



उड़ीसा ORISSA

B 257841

Anita Pati
12/8/08

operation. And whereas new settled rent being paid by him to the Revenue authority regularly and was in peaceful possession over the Schedule land without any hindrance and interruption.

AND WHEREAS aforesaid Pravash Chandra Panda sold the Schedule land measuring A 0.39 decs. free from all encumbrances and litigation to the Vendor of this Deed of sale vide Regd. Sale Deed No. 2002 dated 9.4.08 and deliver the possession to the Vendor of this deed of Sale.

AND WHEREAS from the date of purchase the Vendor of this present became absolute owner of the schedule land and was/is in peaceful possession over

Contd... 5.

Pravash Chandra Panda
12/8/08

Rakesh Chandra Das
12/8/08



उड़ीसा ORISSA

B 257842



Anirupa Pati
18/8/08

the Schedule land without any interruption and has not transferred the schedule land to any body by way of sale, gift, lease, exchange or mortgage, so nobody has any right, title, interest or possession over the schedule sale land and it is free from all encumbrances and litigations.

NOW the Vendor being need of money for repayment of loan and for repairing her residential house , she decided and offered proposal for sale the schedule land measuring A 0.39 decs. fully described in the schedule and marked in colour Green in the Trace map attached with this deed of sale which is also a part and parcel of this deed , with a consideration of Rs. 58,500/- (Rupees Fifty eight thousand Five hundred) only and M/S Emami

Contd... 6.

Ramul Chandra Das Provovox Pate
18/8/08



उड़ीसा ORISSA

B 609781



Anita Patil
18/8/08

Paper Mills Ltd., Balgopalpur, Balasore through its Senior Vice President Mr. S.K.Khetan agreed to purchase the aforesaid land with a consideration of Rs. 58,500/- (Rupees Fifty eight thousand five hundred) only, for the expansion of the Paper industry.

NOW THIS DEED OF SALE WITNESSETH as follows ::

In pursuance of this agreement and in consideration of Rs. 58,500/- (Rupees Fifty eight thousand Five hundred) only paid by the Purchaser to the Vendor at the time of execution of this Deed of Sale in presence of witnesses vide A/C. Payee Cheque No. 128618 dtd. 16.8.2008 of State Bank of India, Industrial Branch, Balasore which shall the Vendor hereby acknowledged having received the consideration amount in full.

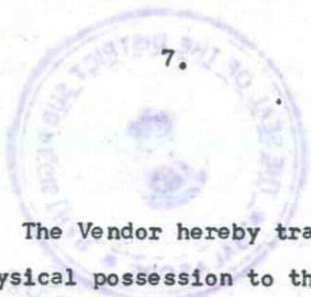
Contd... 7.

Rakesh Chandra Das. Pro-Value Date
18/8/08



उड़ीसा ORISSA

B 609782



Ananta Patra
15/8/08

The Vendor hereby transfer, assign and deliver the physical possession to the Purchaser through its Senior Vice President Mr. Sushil Kumar Khetan all that land measuring A 0.39 decs. fully described in the Schedule.

In pursuance of this agreement for the transaction and for the pursuance of the receipt of the consideration money thereunder as the beneficial owner hereby sell and convey to the Purchaser all her right, title, interest and possession and hold the same as an absolute owner of the Schedule property.

That, the Vendor hereby transfer all her right, title and possession over the land mentioned in the schedule given below in favour of the Purchaser with

Contd... 8.

Ranahal Chandra Das
15/8/08

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



INDIA

FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

उड़ीसा ORISSA

A 511624

8.

Anita Patil
18/8/08

all privileges, easements and appurtenances, what-so-
ever belonging to or enjoyed her appurtenants thereto
or reputed so to be.

The Purchaser will have good right, title
and interest over the land hereby conveyed and if the
Purchaser is deprived of the property or any portion
of it due to any defect in title and possession of the
Vendor, the Vendor herself, her heirs and successors
shall keep the Purchaser effectually indemnified
against all risks, dispute, claim and damages in respect
of the aforesaid land or any portion of it.

The Purchaser and its successors shall herein-
after peaceably and quietly use, enjoy and utilise the
aforesaid land without any objection by the side of

Contd... 9.

Pravara Patil
18/8/08

Ramesh Chandra Patil
18/8/08

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

उड़ीसा ORISSA

A 511625

9.

Anita Pati
18/8/08

Vendor or any person claiming through her.

The Vendor abovenamed do hereby for herself, her heirs and successors, covenants with the said Purchaser and declared that, she has not any way encumbered or charges or caused to be encumbered or any charged the property hereby conveyed and the said Purchaser and its successors shall and may all times peaceably and quietly possess and enjoy the property hereby conveyed.

The Vendor deliver to the Purchaser the original Purchase Deed and xerox copy of R.M.S. Khatian etc. standing in her name in proof of her title and possession.

Provakar Pati
18/8/08

Rachal Chandra Das
18/8/08

Contd... 10.

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

उड़ीसा ORISSA

A 511626



Amrita Pati
18/8/08

The Purchaser will get mutated their name
by the Tahasildar, Remuna or will record their name
in coming settlement operation without any objection
from the side of the Vendor and her successors.

SCHEDULE OF SALE LAND

District, Collectorate and Sub-Registry, Balasore,
Tahasil and P.S. Remuna, Thana No. 105 ,
R.I. Naraharipur , Mouza- Balgopalpur , R.M.S.
Khata No. 103 (One hundred three) Sthitiban
R.M.S. Plot No. 240 (Two hundred forty) Sarad
Anajalasechita- 2 A 0.39 decs. (Thirty nine decimals)

Contd... 11.

Raxel Chandra Das.
18/8/08
Pranavati
18/8/08

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

उड़ीसा ORISSA

A 511627

11.



Amrita Patiz
18/8/08

Rent Rs. 4.70 Paise , bounded by ::

North, South and West- Purchaser

East- Plot No. 255 and 248

shown thus in colour Green in the Trace map attached
with this Deed and the said map is part and parcel of
this Deed of Sale.

IN WITNESSES WHEREOF the abovenamed Vendor put
her 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.

Amrita Patiz
18/8/08
Vendor

Advocate
18/8/08

Prepared Patiz
18/8/08

Rajesh Chandra Das
18/8/08

भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL

ଓଡ଼ିଶା ओडिशा ORISSA

12.



01AA 239221

Amrita Patz
18/8/08

The Vendor hereby declares that she 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 Wakf or Endowment or any Public Religious property. This property has not been obtained from Bhodan.

Amrita Patz
Vendor 18/8/08

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

Eushik Kumar Mahan
Purchaser 18/8/08

Contd... 13.

Revenue Dept
18/8/08

Ram Lal Chandra Das
18/8/08

भारतीय गैर न्यायिक

पाँच रुपये

FIVE RUPEES



सत्यमेव जयते



भारत INDIA

INDIA NON JUDICIAL

ଓଡ଼ିଶା ओडिशा ORISSA

13.

02AA 584939

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.

Amrita Patil
Vendor 18/8/08

Sushil Kumar Verma
Purchaser 18/8/08

Typed by ::

Manoranjan Das
(Manoranjan Das) 18/8/08
Advocate Clerk, R.C. No. 131/06
At- Kurunia, P.O. Kanrali
P.S. Remuna, Dist. Balasore

CERTIFICATE

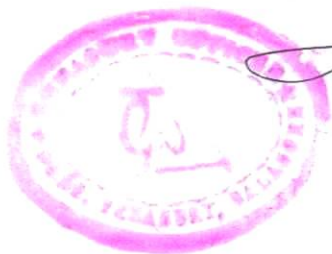
Certified that the executant is my clientess and has dictated the terms of this deed typed by my clerk to my direction in my office.

(N.P. Kamilla)
Advocate, Balasore.

Amrita Patil
18/8/08

Pravakar Patil
18/8/08

Rachal Chandra Das
18/8/08



ଅବସ୍ଥା

ହସ୍ତ ଚିତ୍ରାବଳୀ
୧୭୮୦ ୧୦୧୭

Anita Pati.



ଜିଲ୍ଲା ଶ୍ରମ ଓ
ସ୍ତ୍ରୀ କ୍ଷେତ୍ର
ବାଲେଶ୍ବର

no 228108
Registering Officer
BALASORE



Registered and True Copy
Filed in:-
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Volume No. 321
Pages 219 to 245
Being No. 4732
For the Year 2008

22/8/08
Registering Officer
Balasore

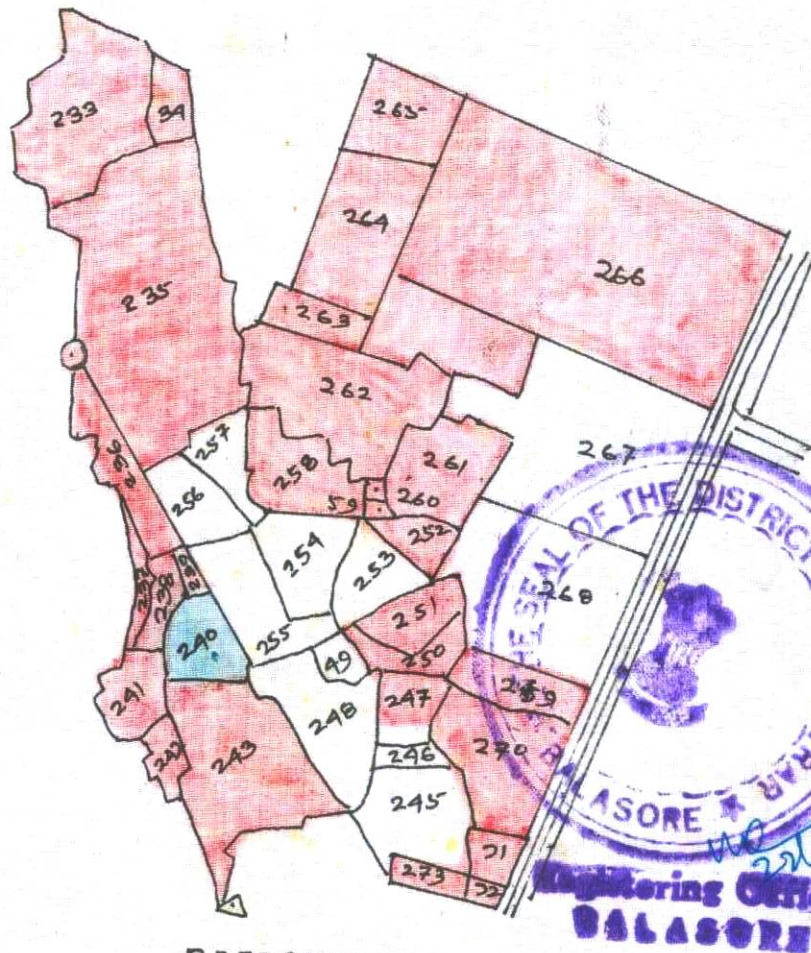
M.C.No 1634
08

Allowed on } 26.6.09
Allowed on }
- Sel-
Tahasildar
Bemung

2002 NO. A732/2008

MOUZA. BALGOPAL PUR NO105
P.S. REMUNA DIST. BALASORE
SCALE 16" = 1 MILE R.M.S

EMAMI PAPER MILLS LTD
FACTORY AREA



O/R
Traced by
R. C. Das.
SURVEYOR
19.08.08

REFERENCES

- 1) BOUNDARY LINE OF R.M.S. PLOTS
- 2) SALE LAND SHOWN IN COLOUR GREEN
- 3) ARE OF SALE LAND A039
- 4) EMAMIS PURCHASED LAND SHOW THUS

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

Anita Patra

18/8/08

EXECUTANTS