

23

6220

32/69

15/01/06 5962

5000Rs.



Sahid Ray

Sahid Ray

Dt. 3/10/06

19880  
4770  
23850

01/10/06

Registering Office  
BalasoreSALE DEED

THIS DEED OF SALE made on this the 3rd day of October, 2006 ( Two thousand Six )

BETWEEN

1. SRI SAHID RAY aged about 35 years
2. SRI SANJIT KUMAR RAY aged about 33 years

Both are sons of late Atul Krusina Ray  
by Caste- Kayastha, Occupation- Cultivation  
of Vill- Balgopalpur, P.O. Rasalpur, Via-  
Mitrapur, P.S. Remuna, Dist. Balasore, in the  
State of Orissa, herein-after called the

Contd... 2.

Fresh Day

Kale Das  
At. Balgopalpur  
P.O. Rasalpur  
Dist. Balasore  
Dt. 3/10/06

Tah. Kunder Majhi  
S/o- Indu Bhawan Majhi  
At. Balgopalpur  
P.O. Rasalpur  
P.S. Remuna  
Dist. Balasore  
Dt. 3/10/06

୯/୧୦/୨୦୦୬

୧୦/୧୦/୦୬  
TREASURY OFFICER  
BALASORE

- ୫୧୧୧.୦୬

୪୦୦୦ > ୪ = ୨୦୦୦୦  
୪୦୦ > ୨ = ୪୦୦  
୪୦ > ୨ = ୪୦

କୃଷକ ଆଇନ

Sahid Ray

ସ୍ୱାମୀ ଦେବ  
ବାଲେଶ୍ୱର

Perseced for Registration  
between the of 10 AM.  
and 30 PM. on the 10 day of  
Oct. 2006  
by Sahid Ray  
S/o Atul Koushik Ray  
Balgaon B. Resumption  
Lmt. Balasore  
By Name Koushik  
By Profession Cultivator



୧୦/୧୦/୦୬  
୧୦/୧୦/୦୬

Sahid Ray  
14993 ୧୦/୧୦

Execution is admitted  
by the above ① Sahid Ray

Sahid Ray  
୧୦/୧୦

③ Sanjit Kumar Ray

14994  
୧୦/୧୦/୦୬ ୧୦/୧୦

Identified by Parth Ray  
S/o Koushik Ray  
of the same place and profession

୧୦/୧୦/୦୬

14995  
Parth Ray  
୧୦/୧୦

Registering Office  
BALASORE



INDIA NON JUDICIAL

₹4000

₹5000

सत्यमेव जयते

भारत

पाँच हजार रुपये

FIVE THOUSAND RUPEES



2.

२३/१०/१२

Sahel.

Dt 3/10/06

२३/१०/१२

२३/१०/१२

VENDOR ( 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 One Part

A N D

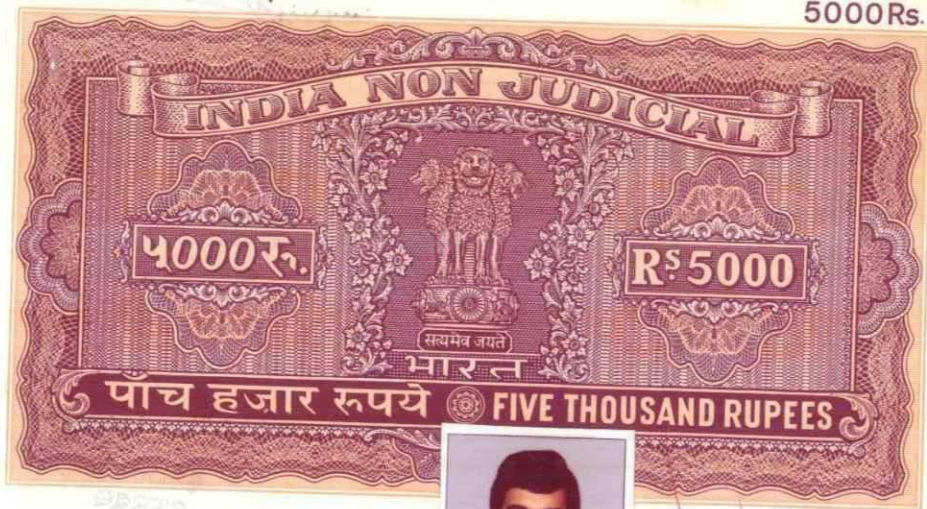
Jahn Kumar Mishra

Dt 03.10.06

M/S EMAMI PAPER MILLS LIMITED, Balgopalpur,  
P.O. Rasalpur, Via- Mitrapur, P.S. Remuna ,  
Dist. Balasore, in the State of Orissa, represented  
through its Senior Vice-President ( Finance )  
MR. SUSHIL KUMAR KHETAN aged about 41 years  
son of Mr. Puranmal Khetan, by Caste- Bania,

Prachin.

Dt. 3/10/06



3.



Sushil Kumar Khetan

Cahil Ray.

Dt-3/10/06

2/10/06/12/10/06  
 2/10/06/12/10/06

Occupation- Service, At- Balgopalpur, P.O. Rasalpur  
 Via- Mitrapur, P.S. Remuna, Dist. Balasore, in the  
 State of Orissa, herein-after called the PURCHASER  
 (which expression unless excluded by or repugnant  
 to the context or subject shall be deemed to include  
 their heirs, successors, executors, administrators,  
 legal representatives and assignees ) of the other  
 Part.

John Kumar Majhi

Dt. 03.10.06

WHEREAS the land mentioned in the schedule  
 given below measuring A 1.59 decs. along with other  
 A 2.33 decimals of cultivable land was settled in  
 favour of Atul Krushna Ray son of Sudhanshu Kumar Ray

Prash Das.

Dt-3/10/06





4.

of Village- Balgopalpur as per Order of Tahasildar,  
Balasore in Misc. Case No. 48 of 1966-67 . Accordingly  
rent Schedule was issued in his favour in the year  
1967.

AND WHEREAS the T.L. was opened in his  
name in the office of the Revenue Inspector, Naraharipur  
Circle and settled rent being paid by him to the  
R.I. Naraharipur and obtained receipt regularly. The  
Major Settlement record of right was prepared in his  
favour and he was possessing the aforesaid sale land  
without any hindrance and interruption.

AND WHEREAS aforesaid Atul Krushna Ray

John Ray,  
Dt. 3/10/06  
ज. क. म. र. २१/१०  
११/१०/०६

John Kumar Majhi  
Dt. 03.10.06

Prash Das,  
Dt. 3/10/06



उड़ीसा ORISSA

5.

796830

*Robert Jay*  
Dt. 3/10/06  
इति न मुद्रा 12 ग्राह  
न का 10/06

died in the year 1993 leaving his only two sons,  
the Vendors of this Deed of Sale and from the  
death of Atul Krushna Ray, the Vendors abovenamed  
became absolute owner of the entire properties left  
by their father as his legal heirs and successors and  
was/is possessing said sale land measuring A 1.59  
decimals without any hindrance and litigation.

AND WHEREAS the Vendors abovenamed have  
not been transferred the schedule land to anybody by  
way of Sale, gift, lease or exchange, so nobody has  
any right, title, and interest over the sale land

Contd... 6.

*John Kumar Majhi*  
Dt. 03.10.06

*Parash Das*  
Dt. 3/10/06





उड़ीसा ORISSA

796831

6.

*John May*  
Dt. 3/10/06  
रजि. नं. 12/11/06  
जका/२०/०६

and also rent being paid to the R.I. concerned regularly till final publication of R.M.S. operation. The Khanapuri record was prepared in favour of the Vendors. But the final Khatian of R.M.S. operation was erroneously prepared in favour of Relief and Rehabilitation Department without any cause which is fully illegal, baseless and void and by which no blackness covered in the right, title and possession of the Vendors nor the right, title and possession of the Vendor is abolished.

Now the vendors abovenamed being need of

Contd... 7.

*John Kumar Majhi*  
Dt. 03.10.06

*Prashn Das.*  
Dt. 3/10/06

भारतीय गैर न्यायिक  
भारत INDIA

रु. 500

FIVE HUNDRED  
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

उड़ीसा ORISSA

7.

money for the construction work and educational  
expenses of their children decided and offered  
proposal for sale the aforesaid land measuring A 1.59  
decs. with consideration of Rs. 1,59,000/- ( Rupees One  
Lakh Fifty nine thousand ) only and M/S Emami Paper Mills  
Ltd., Balgopalpur through its Senior Vice President  
Mr. Sushil Kumar Khetan agreed to purchase the aforesaid  
land free from all encumbrances and litigation with a  
consideration of Rs. 1,59,000/- ( Rupees One Lakh Fifty  
nine thousand ) only. The Govt. value of sale land is  
Rs. 2,38,500/- ( Rupees Two Lakhs Thirty eight thousand  
Five hundred ) only.

Contd... 8.

796832

*Salunke*  
Dt-3/10/06  
*हस्ताक्षर*  
01/10/06

John Kumar Nayak  
Dt-03.10.06

*fresh over.*  
Dt-3/10/06







उड़ीसा ORISSA

9.

796834

the consideration amount in full.

*Salu Raj*  
Dt-3/10/06  
# विनय शर्मा १२/१०/०६  
# श्री. गण/००/०६

The Vendors hereby transfer and assign

and deliver possession of the schedule sale land to the Purchaser measuring A 1.59 decs. fully described in the schedule and marked in colour green in the trace map attached with this deed of sale .

*Tahn Kumar Mishra*  
Dt-03.10.06

In pursuance of this agreement for the transaction and in pursuance of receipt of the consideration money thereunder as the beneficial owner hereby sell and convey to the Purchaser all their right, title and interest and hold the same as an absolute owner of the schedule properties.

*Borsh Das.*  
Dt-3/10/06





उड़ीसा ORISSA

10.

That, the vendors hereby transfer

all their right, title, interest over the land  
hereby sold in favour of the Purchaser with all  
privileges , easements, appurtenances what-so-ever  
belonging to or enjoyed their appurtenants thereto  
or reputed so to be.

That, the Purchaser will have good right,  
title and interest over the land hereby conveyed and  
if the purchaser is deprived of the property due to  
any defect in the title and possession of the vendors  
the Vendors, themselves, their heirs, successors,

Contd... 11.

796835

Sahu Roy,  
Dt-3/10/06  
# 12/12/06  
1/1/2015

John Kumar Majhi  
Dt-02.10.06

Prash Desh -  
Dt-3/10/06

भारतीय गैर न्यायिक  
भारत INDIA

रु. 500

FIVE HUNDRED  
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

उड़ीसा ORISSA

11.

executors, administrators in interest shall keep  
the purchaser effectually indemnify against all  
risks , cost , interest 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 the vendors and their successors or any body  
claiming through them.

The vendors abovenamed do hereby covenants  
with the said Purchaser and declared that they have not

Contd... 12.

796836

Subd. Reg.

Dt-3/10/06

John Kumar Nayak

Dt-03.10.06

Subd. Reg.

Dt-3/10/06





12.

Sahib Singh

Dt. 3/10/06

Dt. 3/10/06

Dt. 3/10/06

any way encumbered or charges or caused to be  
 encumbered or any charged the property hereby  
 conveyed by this Deed of Sale, and the said Purchaser  
 and their successors shall and may all times peaceably  
 and quietly possess and enjoy the properties hereby  
 conveyed.

The Purchaser named above will get their  
 name mutated by the Tahasildar concerned or will record  
 their name in coming Settlement operation without any  
 objection from the side of the Vendors and their  
 successors.

The Vendors hereby deliver to the

Tahsildar Majhi  
 Dt. 02.10.06

fresh Des.  
 Dt. 3/10/06



13.

*Subidoy.*  
 Dt-3/10/06  
 29/09/06  
 29/10/06

Purchaser the Certified copy of the Order in  
 Misc. Case No. 48/66 passed by Tahasildar, Balasore,  
 Rent Schedule, Xerox copy of M.S. Khatian and Rent  
 receipts.

#### SCHEDULE OF LAND

District , Collectorate, Sub-Registry and  
 Tahasil Balasore, P.S. Remuna, Thana No. 105 ,  
 R.I. Naraharipur , Mouza- Balgopalpur ( under T.P.  
 Area ) R.M.S. Khata No. 229 ( Two hundred twenty  
 nine ) R.M.S. Plot No. 261 ( Two hundred sixty one)  
 Sarad Anajalasechita- II A 0.70 decs. ( Seventy  
 decimals ) Value Rs. 1,05,000/-

Khata- Do, Plot No. 252 ( Two hundred  
 Fifty two ) Sarad Anajalasechita- II A 0.18 decs.  
 (Eighteen decimals ) Value - Rs. 27,000/-

Total A 0.88 decs. in one patch , bounded

*John Kumar Miji*  
 Dt-03-10-06

*Prash Dey*  
 Dt-3/10/06





14.

by North- R.M.S. Plot No. 267

South- R.M.S. Plot No. 253

East- R.M.S. Plot No. 267 and 268

West- R.M.S. Plot No. 262, 260 and 259

Khata - Do, Plot No. 251 ( Two hundred  
fifty one ) Sarad Anajalasechita- II A 0.34 decs.  
( Thirty four decimals ) Value- Rs. 51,000/-

Khata - Do, Plot No. 250 ( Two hundred fifty)  
Sarad Anajalasechita- II A 0.19 decs. ( Nineteen  
decimals ) Value Rs. 28,500/-

Khata - Do, Plot No. 247 ( Two hundred  
Forty seven ) Sarad Anajalasechita- II A 0.18 decs.  
(Eighteen decimals ) out of A 0.34 decs. Northern side  
Value Rs. 27,000/-

Total area in Plot Nos. 251, 250 & 247  
A 0.71 decs. in one patch , bounded by ::

North- R.M.S. Plot No. 253

South- R.M.S. Plot No. 249 and Part of 247

Contd...

15.

Sahib Day,  
Dt. 3/10/06  
श्री ३/१०/०६  
०३/१०/०६

John Kumar Majhi  
Dt. 03.10.06

Brish Day,  
Dt. 3/10/06



15.

East- R.M.S. Plot No. 268, 269 and 270

West- R.M.S. Plot No. 248, 249, 251, 255

All total A 1.59 decs. ( One Acre Fifty nine decimals )  
 in One mouza, one Khata, Five plots which corresponds  
 to M.S. Khata No. 132 ( One hundred thirty two )  
 M.S. Plot No. 121 A 0.87 decs., Plot No. 127 A 0.30 decs.  
 Plot No. 128 A 0.42 decs. in total A 1.59 decs.  
 Rent Rs. 7.75 Paise, shown thus in colour Green in the  
 trace map attached with this Deed of sale which is also  
 a part and parcel of this Deed.

*Calcutta*  
 Dt. 3/10/06  
 श्री ६ मृगा/१२ शिवकुमार

John Kumar Mijh  
 Dt. 02.10.06

IN WITNESSES WHEREOF the abovenamed Vendors  
 put their signatures 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 vendors who admitted it to be correct.

*Calcutta* Dt. 3/10/06  
 श्री ६ मृगा/१२ शिवकुमार  
 vendors

Advocate.

Contd...

16.

*fresh Das*  
 Dt. 3/10/06

3/10/06



2010/11/24  
2010/11/24  
2010/11/24

Tohn Kumar Majhi  
Dt-02.10.06

Postn Day?  
Dt-3/10/06

Laku Day

2010/06-3-4

2011 3/15/2011

09/02/05

John Kunos Magi

D + 03.10.08

Sushil Kumar Khetan  
Purchaser. Dt. 3/10/06

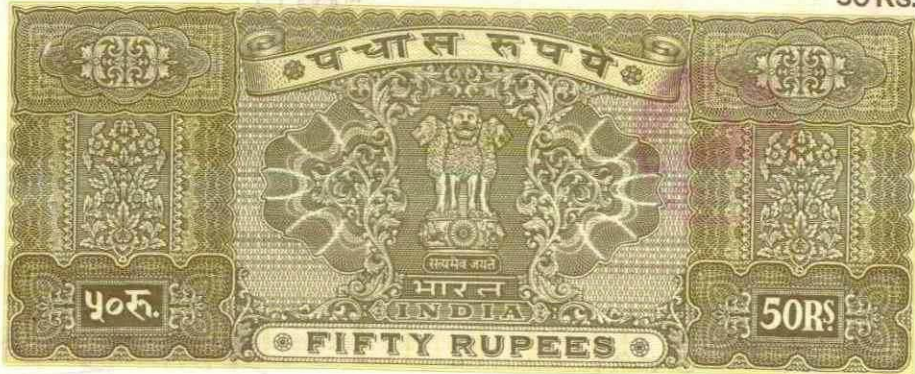
Purchaser. Dt. 3/10/06

Paul H. Day.

Dr. 3/10/06

Contd.. 18.





18.

We, the vendors 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.

*Calcutta*  
 Dt. 3/10/06  
*3/10/06*  
 Vendors

*Rushidramor Khetan*  
 Dt. 3/10/06  
 Purchaser.

Typed by :

*Manoranjana Das*  
 (Manoranjana Das) 3/10/06  
 R.C. No. 131/06  
 At- Kurunia, P.O. Kanrali  
 P.S. Remuna, Dist. Balasore.

CERTIFICATE

Certified that the executants are my clients  
 and have dictated the terms of this Deed typed  
 by my clerk to my direction in my office.

*Advocate.*  
 3/10/06

*John Currier Nigh*  
 Dt. 03.10.06

*Prashant Das*  
 Dt. 3/10/06



883e 7/10/06



.....  
ପୁରୀଜନ ଦେଖନ୍ତୁ ।

Salvador Laf.

ମୁଦ୍ରା ଦ୍ଵାରା  
ଶ୍ରୀ ରାମ ଦେବ  
କଲେକ୍ଟର



Registered and True Copy

Filed in:—

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Volume No. 373

Pages 33 to 69

Being No 5962

For the Year - 2006

Registering Officer  
Balasore

4:10:06

m-Eno 9268706  
Dropps 22-12-06.



Mouza - BALGOPAL PUR No 105  
P.S. - REMUNA  
DIST. - BALASORE, ORISSA

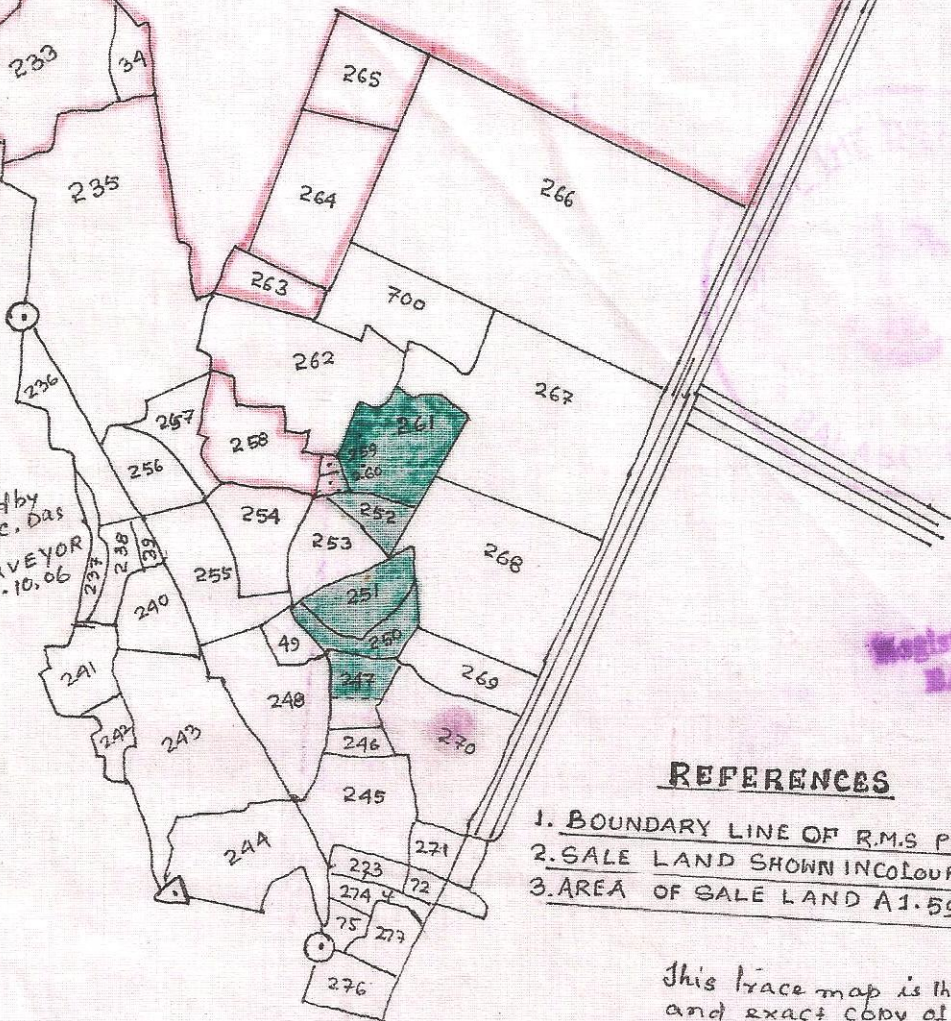
SCALE 16" = 1 MILE

69  
Docd:  
5962  
Vol.  
373

EMAMI PAPER MILLS LIMITED  
FACTORY AREA



O/R  
Traced by  
R.C. Das  
SURVEYOR  
1-10-06



Registering Office  
BALASORE

REFERENCES

1. BOUNDARY LINE OF R.M.S PLOTS
2. SALE LAND SHOWN IN COLOUR
3. AREA OF SALE LAND A1.59



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

Sahib Roy 3/10/06

31/08/06  
31/08/06

EXECUTANTS



O.R. PERMIT TO TRANSFER CASE NO. 216 217/2016

215-22 of O.R.A.

Subject to the condition if any and without prejudice to the rightful claims of others, permission is hereby accorded in favour of

Evi Sasadhav Biswas  
S/o. Pancham Biswas  
St. Wt. Balgopalpur  
P.O. Panchpur  
P.S. Remnra  
Dt. Balasore.

(who belongs to scheduled caste / Tribe) under section 22 of O.L.R. Act 1960 for transfer by sale / gift of the land scheduled below to non scheduled caste / tribe person (s) with consideration amount of Rs. 2,65,500/-  
Rupees Two Lacs Sixty Five Thousand & Five hundred  
only or at the prevailing village rate whichever is more.

SCHEDULE OF LAND

Mouza	Plot No.	Area	Kissan
BAL GORAPUR	194	1-77 dec	SAD II
PS REMNRA	232	one acre seven seven dec	
M. 105			

This Order is valid for 3 months.

Given under my hand and seal of the court this the 9th day of October 2003

Sub-Collector

Balasore

Copy forwarded to the District Registrar BALASORE for Information.

Sub-Collector  
Balasore