

5394

V244 44 72

16 08 08 5072



5/12/9

उड़ीसा ORISSA



Dayanidhi Mohapatra

Dayanidhi Mohapatra 12.9.08
६११ सुभाष नगर, कोलकाता

Smt. Alanki Das
Damayanti Mohapatra 12/9/08

989688

6530



AM 2610-
Arch 87-
90 4-
2-

2703-

SALE DEED

THIS DEED OF SALE made on this the 12th day of September, 2008 (Two thousand eight)

BETWEEN

1. SRI DAYANIDHI MOHAPATRA aged about 49 years son of late Amulya Chandra Mohapatra
 2. SMT. SHANTILATA NANDA aged about 56 years wife of Girish Chandra Nanda
- At/P.O Buanl P.S. Sedar Dist. Balasore

Contd... 2.

Pratibha Kumar Shastri
Sd/- Late Kalidasa Shastri
At - Naya Bazar
P.O. Buanl - Balasore
Dist. Balasore
Dt. 12/9/08

୧୯/୧୨/୨୦୧୧

ଅନୁକ୍ରମ

ଅନୁକ୍ରମ ୨୧୨୨୨ ୧୧୧୧୧ ୧୧୧୧୧ ୧୧୧୧୧

୧୯/୧୨/୧୧

୧୧୧୧୧ ୧୧୧୧୧

୧୧୧୧୧ ୧୧୧୧୧

୧୧୧୧୧ ୧୧୧୧୧

୧୧୧୧୧ ୧୧୧୧୧

୧୧୧୧୧ ୧୧୧୧୧ ୧୧୧୧୧ ୧୧୧୧୧

Dayanidhi Mohapatra

୧୧୧୧୧ ୧୧୧୧୧

Perfected by Registration
Between the hours of 10 A.M.
and 2:30 P.M. on the 12th day of

Sept 2008
By Dayanidhi Mohapatra

S/o. Dayanidhi Mohapatra

At Balasore P.S. Balasore

Dist. Balasore

By Caste. Brahmin

By Profession. Service



Dayanidhi Mohapatra

୧୯/୯

11152

Dayanidhi Mohapatra

୧୯/୯

Execution is admitted
by the above Dayanidhi Mohapatra
Santilata
Adanti Das
Dayananti Mohapatra

ଶ୍ରୀମତୀ ନିଧି

୧୯/୯

11153

Execution is admitted
by the above Santilata
Adanti Das
Dayananti Mohapatra

Smt Adanti Das

୧୯/୯

11154

P-70

भारतीय गैर न्यायिक
भारत INDIA

रु. 500

FIVE HUNDRED
RUPEES

पाँच सौ रु
INI

Rs. 500

JUDICIAL



उड़ीसा ORISSA

2.

ଶ୍ରୀମତୀ ଅମ୍ବिका

Dayanidhi Mohapatra
12.9.08

ଶ୍ରୀମତୀ ଅମ୍ବिका

Smt - Abanti Dash
12/9/08

Damayanti Mohapatra
12/9/08

022889

3. SMT. ABANTI DASH aged about 52 years

wife of Sri Barendra Dash

At- Ehuinpara P.O. Sergarh P.S. Khantapada

Dist. Balasore

4. SMT. DAMAYANTI MOHAPATRA aged about 45 years

wife of Sri Rabindra Mohapatra

At- Maharajpur P.O. Nachinta P.S. Khantapada

Dist. Balasore,

All are son and daughters of late Amulya Chandra

Mohapatra, by Caste- Brahmin, Occupation- Service and

House wife , At present- Rasalpur P.O. Rasalpur

Via- Mitrapur , P.S. Remuna , Dist. Balasore in the

State of Orissa, herein-after called the VENDORS

Contd... 3.

Prakash Ch. Samal
12.9.08
Prakash Ch. Samal
12.9.08

भारतीय गैर न्यायिक
भारत INDIA

रु. 500

FIVE HUNDRED
RUPEES

पाँच सौ रु
IN

Rs. 500
JUDICIAL



उड़ीसा ORISSA

3.

Smt. Alabanti Dash

Duganidhi Mohapatra
12.9.08

12/9/08

Smt. Alabanti Dash
Damayanti Mohapatra
12/9/08

B 022890

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

AND

M/S EMAMI PAPER MILLS LIMITED, At- Balgopalpur,
P.O. Rasalpur P.S. Remuna Dist. Balasore, Orissa
represented through its Senior Vice President

MR. SUSHIL KUMAR KHETAN aged about 43 years son of
Mr. Puranmal Khetan, by Caste- Bania, 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 subject or context shall be deemed

Contd... 4.

Forrest Ch. Sanal
12/9/08
Prithvi Kumar Shukla
12.9.08

भारतीय गैर न्यायिक
भारत INDIA

रु. 500

FIVE HUNDRED
RUPEES

पाँच सौ रुप

IND

Rs. 500

JUDICIAL



उड़ीसा ORISSA

B 022891

4.

Damayanti Mohapatra

Dayamanti Mohapatra
12.9.08

श्री १२/९/०८
गणेश/१०८

Smt. Abanti Dash
12/9/08

Damayanti Mohapatra
12/9/08

to include its heirs, successors, executors and administrators and assignees) of the OTHER PART.

WHEREAS the land mentioned in the schedule given below measuring A 0.87 dees. fully described in the schedule was the sthitiban recorded land of Amulya Chandra Mohapatra son of Sanatan Mohapatra of Village- Rasalpur. The R.M.S. record of right was prepared in his name and final khatian of R.M.S. operation was obtained by him in the year 1995 .

AND WHEREAS Amulya Chandra Mohapatra died in the year 2006 leaving his one son , the Vendor No. 1 and three daughters, the Vendors No. 2 to 4 of this Deed of Sale and from the death of aforesaid Amulya Mohapatra, the deceased father of the Vendors, the Vendors are became absolute owner

Contd... 5.

Prithvi Kumar Shuk. Pooresh Ch. Soma
12.9.08
12/9/08



उड़ीसा ORISSA

5.

Sushil Kumar Khelan

Dayanidhi Mohapatra 12-9-08

मि. सुशील कुमार खेलन 09/11/08

Smt. Alanti Das 12/9/08

Damayanti Mohapatra 12/9/08

B 064334

of the schedule land and they were/are in peaceful possession over the schedule sale land without any hindrance and interruption. The new settled rent being paid by the Vendors to the Revenue authority regularly and obtained rent receipts from R.I. concerned.

AND WHEREAS the Vendors have not transferred the schedule land to any body by way of sale, gift, lease, exchange or mortgage. So nobody has any right, title, interest and possession over the schedule sale land . So the schedule sale land is free from all encumbrances and litigation.

NOW the Vendors named above being need of money

Contd... 6.

Prakash Kumar Jha 12-9-08
Rakesh Ch-Sana 12/9/08



उड़ीसा ORISSA

6.

Dayanidhi Mohapatra
12-9-08

81185 कलकत्ता
08/09/08

Smt. Abanti Das
12/9/08

Durgamanti Mohapatra
12/9/08

B 064335

for the higher educational expenses of their sons and daughters and also reconstruction work of their residential buildings they have decided and offered written proposal for sale the schedule land with a consideration of Rs. 1,30,500/- (Rupees One Lakh Thirty thousand Five hundred) only and M/S Emami Paper Mills Ltd., Balgopalpur through its Senior Vice-President Mr. Sushil Kumar Khetan agreed to purchase the aforesaid A 0.87 decs. of land fully described in the schedule and marked in Colour Green in the trace map attached with this deed of sale with consideration of Rs. 1,30,500/- (Rupees One Lakh Thirty thousand Five hundred) only for the expansion of their paper industry.

NOW THIS DEED OF SALE WITNESSETH as follows ::

In pursuance of this agreement and in consideration

Contd.. 7.

Prithvi Kumar Shukla
12-9-08.
Pooresh Ch. Sana
12/9/08



उड़ीसा ORISSA

7.

Dayanidhi Mohapatra
12.9.08

श्री ११३३ नरेंद्र कर्मा
अवधि १२/९/०८

Sant. Abanind Das
12/9/08

Damayanti Mohapatra
12/9/08

B 064336

of Rs. 1,30,500/- (Rupees One Lakh Thirty thousand Five hundred) only paid by the Purchaser to the Vendors at the time of execution of this Deed of sale in presence of witnesses vide A/C Payee Cheque No. 129218 Dtd. 12.9.08 of State Bank of India, Industrial Estate Branch, Balasore which shall the Vendors hereby acknowledged having received the consideration amount in full.

The Vendors hereby transfer and assign and deliver the possession to the Purchaser through its Senior Vice-President Mr. Sushil Kumar Khetan all that land measuring A 0.87 decs. fully described in the schedule given below.

In pursuance of this agreement for the transaction and for the pursuance receipt of the consideration money there under as the beneficial owner hereby sell and

Contd... 8.

Forrest Ch. Samal
12.9.08
Pr. Kishan Kumar
12.9.08

भारतीय गैर न्यायिक
भारत INDIA

रु. 500

FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL



सत्यमेव जयते

उड़ीसा ORISSA

B 064337

8.

Dayanidhi Mohapatra
12-9-08

श्री ११ सु. क. ७/११
०९११/०८

Smt. Abanti Das
12/9/08

Dayanidhi Mohapatra
12/9/08

convey to the purchaser all their right, title and possession and hold the same as an absolute owner of the Schedule property.

That the Vendors hereby transfer all their right, title, interest over the land mentioned in the schedule given below 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 Vendors hereby covenants that they have good right to convey the schedule land with any person claiming through them and also deliver the xerox copy of R.M.S. Khatman and rent receipt standing in the name of their father in proof of their title and possession;

Contd... 9.

Prithvi Kumar Moh. Das
12-9-08
Darsak Ch. Samal
12/9/08



उड़ीसा ORISSA

9.

Dayanidhi Mohapatra
12/9/08

श्री सुभाष 15 रु
09/11/08

Smt. Ananti Dasi
12/9/08

Dayanidhi Mohapatra
12/9/08

B 064338

That, the Purchaser, their heirs, successors, executors, administrators and assignees shall herein after peaceably hold, use, enjoy and utilise the schedule sale land by mutating their name and converted under section 8(A) of O.L.R. Act for utilise the schedule Sale land other than agricultural purposes by the Tahasildar cum Revenue Officer, Remuna or will record their name in coming settlement operation without any objection by the side of Vendors and their heirs and successors or any body claiming through them. If the purchaser, their heirs, successors, executors, administrators and assignees be deprived of the schedule property or any portion of it due to any defect in the title and possession, the Vendors themselves, their heirs and successors shall keep the Purchaser effectually indemnified against all

Contd... 10.

Prithvi Ranjan Mishra.
12.9.08.
Forest Ch. Samal
12/9/08

भारतीय गैर न्यायिक

भारत INDIA

रु. 500

FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

उड़ीसा ORISSA

10.

B 064339

risks, cost, damages and also any civil and criminal
disputes in respect of the schedule property.

The Vendors hereby declare that they have not
any way encumbered or charged or cause to be encumbered
or charged the property hereby conveyed by this Deed of
sale and the said Purchaser and their successors shall at all
times peaceably and quietly possess and enjoy the property
hereby conveyed.

SCHEDULE OF SALE LAND

District, Collectorate and Sub-Registry, Balasore,
Tahasil- Remuna, R.I. Naraharipur, P.S. Remuna,
Thana No. 105, Mouza- Balgopalpur, R.M.S. Khata no. 15
(Fifteen) Sthitiban, R.M.S. Plot No. 244 (Two hundred
Forty four) Sarad Anajalasechita- II A 0.87 decs.

Contd... 11.

Dayanidhi Mohapatra
12/9/08

श्री गुरु नारायण
12/9/08

Smt. Akanti DASH
12/9/08

Damarganti Mohapatra
12/9/08

Pooresh Ch. Sanyal
12/9/08

Pillai Ch. Sanyal
12/9/08



उड़ीसा ORISSA

11.

Devgandhi Mohapatra
12-9-08

श्री श्री कृष्ण कृष्ण
12-9-08

Santosh Akshay Doshi
12/9/08

Damargandhi Mohapatra
12/9/08

B 064340

(Eighty seven decimals) Rent Rs. 10.40 Paise

bounded by :: North- Purchaser

South- Boundary line of Mouza- Gopalbindha

East- R.M.S. Plot No. 245

West- Purchaser

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.

Contd... 12.

Prithvi Ranjan Dhar
12-9-08
Dhar Ch. Sanal
12/9/08



उड़ीसा ORISSA

12.

B 064341

Dayanidhi Mohapatra
12/9/08
ॐ श्री गुरु नानक
ॐ नमो भगवते
Smt. Alanki Dash
12/9/08
Damayanti Mohapatra
12/9/08

IN WITNESSES WHEREOF the abovenamed Vendors

put their 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 Vendors who admitted it to be
correct.

Dayanidhi Mohapatra
12/9/08
ॐ श्री गुरु नानक
ॐ नमो भगवते
Smt. Alanki Dash
12/9/08
Damayanti Mohapatra
12/9/08
Vendors

[Signature]
Advocate.
12/09/08

Pooresh Ch. Samal
12/9/08

The Vendors hereby declare that they
are BRAHMIN by caste do not belong to Schedule Caste/Tribe

Prilitha Kumar
12-9-08

Contd... 13.

भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL

ଓଡ଼ିଶା ओडिशा ORISSA

13.

Dayanidhi Mohapatra
12.9.08

ଶ୍ରୀମତୀ ଅବାନ୍ତି ଦାଶ
12/9/08

Smt Abanti Dash
12/9/08

Damayanti Mohapatra
12/9/08

01AA 239646

and have not got the land from the Government within 10(Ten) 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. This property has not been obtained from Bhodan.

Dayanidhi Mohapatra 12.9.08

ଶ୍ରୀମତୀ ଅବାନ୍ତି ଦାଶ 12/9/08

Smt. Abanti Dash
12/9/08

Damayanti Mohapatra
12/9/08

Vendors

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

Sushil Kemer Khehar.

Purchaser 12/9/08

Contd... 14.

Rakesh Ch.Samal
12/9/08

P. K. Mishra
12.9.08

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

ଓଡ଼ିଶା ओडिशा ORISSA 14.

06AA 135207

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.

Dayanidhi Mohapatra

12/9/08

ଦୟାନିଧି ମହାପାତ୍ର

Rushil Kumar Khatun

Purchaser 12/9/08

Smt. Abanti Das 12/9/08

Vendors Damayanti Mohapatra.

Typed by :: Manoranjan Das 12/9/08

(Manoranjan Das)
R.C. No. 131/06
Advocate Clerk,
At- Kuruni 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.

(N.P.Kemilla)
Advocate, Balasore.

Pratiksha Kumar Ch. Sanyal
12/9/08

3050/6530/



23/11/2

ଶ୍ରୀମତୀ ଶ୍ରୀମତୀ

ପ୍ରତିଷ୍ଠାପକ କମିଟି

Dayanidhi Mohapatra.



ଶ୍ରୀମତୀ ଶ୍ରୀମତୀ

ଭୂମି ଲେଖର
ବାଲେଶ୍ଵର

Registering Office
BALASORE



Registered and True Copy

Filed in:-

Book No. 6
Volume No. 344
Page 44 to 72
being No. 5072

For the Year - 2008

ଶ୍ରୀମତୀ ଶ୍ରୀମତୀ

Registering Officer
Balasore

M.C. No 1654
08

Admission on 26.6.09
All round on

- Sd -
Tahasildar
Dumungu

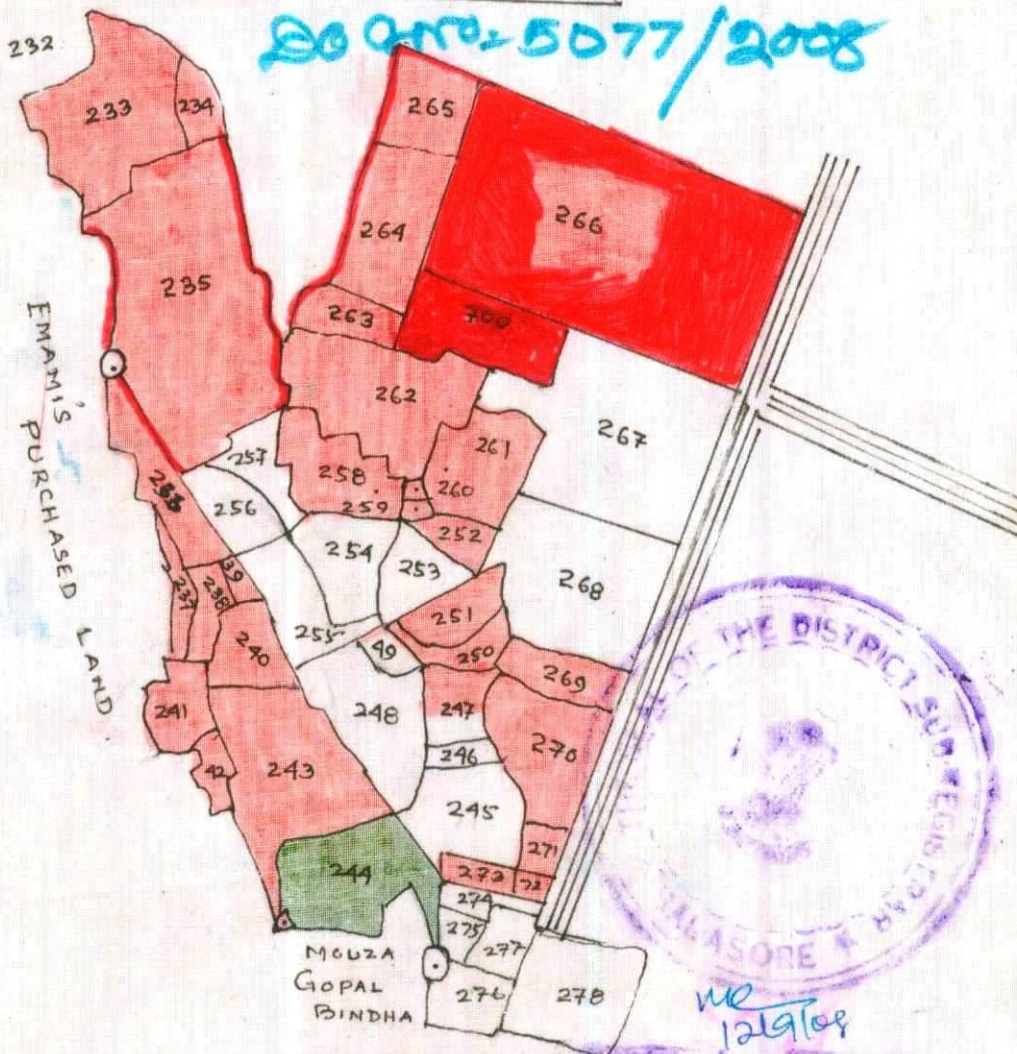
Mouza - BALA GOPAL PUR No. 105

P.S. - REMUNA

DIST. - BALASORE, ORISSA

SCALE 16" = 1 MILE, R.M.S.

2007-5077/2008



REFERENCES

1. BOUNDARY LINE OF R.M.S PLOTS
 2. SALE LAND SHOWN THUS IN COLOUR GREEN
 3. AREA OF SALE LAND AO. 870
 4. EMAMI'S OWN LAND SHOWN IN COLOUR
- THIS MAP IS THE TRUE AND EXACT COPY OF THE



yanidhi Mohapatra . Damayanti Mohapatra.
12/9/08 12/9/08
ନିର୍ଦ୍ଦେଶକ

Abanti Dash
12/9/08

SIGNATURE OF EXECUTANTS