

5343 324 145-185 Rasalpur CP 84000-192000 36000 36-09 5042



उड़ीसा ORISSA



106591

22,090

5760

22850

Sashadhar Biswas

1.10.07

Amal Biswas

1.10.07

Sashadhar Biswas

SALE DEED

THIS DEED OF SALE made on this the  
1st day of October, 2007 ( Two thousand Seven )

B E T W E E N

1. SRI SASHADHAR BISWAS aged about 81 years
2. SRI AMAL BISWAS aged about 58 years

Both are sons of late Prahallad Biswas  
by Caste- Namasudra , Occupation- Cultivation  
of Village- Balgopalpur P.O. Rasalpur ,  
Via- Mitrapur, P.S. Remuna, Dist. Balasore,

Contd... 2.

काहलु मी बरुवा  
श्री श्री बरुवा बरुवा  
श्री: बालगोपाल मी  
श्री: बरुवा  
श्री: बरुवा - बालगोपाल

Binary Biswas  
Amal Biswas  
Balgopalpur  
P.O. Rasalpur  
Dist. Balasore  
Dt. 1.10.07

HA. 5320  
Page 123 -  
Page 4  
13 2  
5649



28/9/08  
TREASURY OFFICER  
BALASORE  
28.9.08

01/10/2007

Sardhar Bawa  
H. Balpal Pen P. Reonena  
Balane

Laxtha Bawa

5000 x 4 = 20000 w  
10000 x 3 = 30000 w  
5000 x 9 = 45000 w  
1000 x 3 = 3000 w  
500 x 1 = 500 w  

---

Total 27850 w

Presented by Registration  
between the hours of 10 AM,  
and 2:30 PM on the 1st day of  
Oct. 2007.  
By Sardhar Bawa  
S/o. H. Balpal Pen P. Reonena  
of Balpal Pen P. Reonena  
Dist. Balasore.  
By Caste. Namu sudeo  
By Profession. Cultivator.  
Bawa  
(11/10/07)  
Registering Office  
Balasore

STAMP VENDOR  
BALASORE



Laxtha Bawa  
1:10

10595

Laxtha Bawa  
1:10

10596

Bawa  
1:10

10597

Bawa Bawa

Execution is admitted  
by the above Sardhar Bawa  
Amal Bawa

Identified by Bawa Bawa  
S/o Amal Bawa  
of the same place and profession

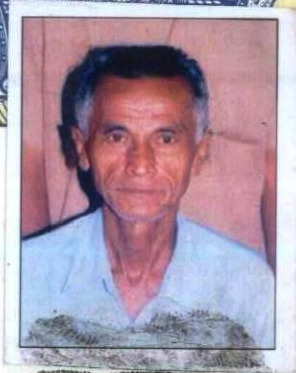
Bawa  
(11/10/07)  
Registering Office  
BALASORE





उड़ीसा ORISSA

2.



106546

७/१०/०७

Sushil Kumar Khetan  
1-10-07  
७/१०/०७

in the State of Orissa, herein-after called  
VENDORS ( 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

M/S EMAMI PAPER MILLS LTD., At- Balgopalpur  
P.O. Rasalpur, Via- Mitrapur P.S. Remuna Dist. Balasore  
represented through its Senior Vice President (Finance)  
MR. SUSHIL KUMAR KHETAN aged about 42 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

Contd... 3.

जयप्रकाश पाल  
७/१०/०७

may Biswas  
1-10-07





उड़ीसा ORISSA

3.



*Sushil Kumar Kheta*

*Sushil Kumar Kheta*  
1-10-07  
1-10-07  
106541

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  
its heirs, executors, successors, administrators,  
Legal representatives and assignees ) of the  
Other Part .

*बाबु साहू*  
*बाबु साहू*

WHEREAS the land mentioned in the  
schedule given below measuring A 1.98 decs. in mouza-  
Balgopalpur and Mouza- Rasalpur was the sthitiban  
recorded land of Prahallad Biswas, the deceased  
father of abovenamed Vendors who died leaving his  
two sons, the present vendors of this Deed of Sale  
and after death of their father they were/are

*Binay Biswas*  
1-10-07

Contd... 4.





उड़ीसा ORISSA

4.

possessing the aforesaid land jointly without any hindrance and interruption.

AND WHEREAS the R.M.S. record of right of Mouza- Rasalpur, Thana No. 107 was prepared in the name of abovenamed Vendors jointly and the final Khatian of R.M.S. operation was obtained by the Vendors from the final publication camp of R.M.S. operation i.e. Khata No. 440 Plot No. 800 an area of H. 0.2800 or A 0.70 decs. in the Mouza- Rasalpur.

AND WHEREAS the land of Mouza- Balgopalpur Thana No. 105 under R.M.S. Khata No. 229 was wrongly recorded as Sahajya Punarbasati Bibhag, so the Vendors

106540

*Sahajya Punarbasati Bibhag*

1-10-07

1-10-07

1-10-07

*जायक २४/१०/०७*

*बिबहाग*

*1-10-07*



भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000



उडिसा राज्य ORISSA

434243

5.

Dr. R. K. Sharma  
1-10-07  
1-10-07

abovenamed filed a Civil suit bearing O.S. No. 513 of 1998-I before Civil Judge, Junior Division, Balasore for the correction of record of right.

AND WHEREAS after hearing of the suit, the Civil Judge (Junior Division), Balasore passed an order on dt. 17.02.05 for correction of the R.O.R. in the name of the Plaintiffs ( the Vendors of this Deed of Sale ) and as per direction of the Civil Judge ( Junior Division), Balasore, the Additional Tahasildar, Balasore corrected the R.O.R. in the name of the abovenamed Vendors and also directed R.I. concerned to collect rent from the Vendors. The

बिनास  
३/१०/०७

बिनास  
०-०७



भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये  
रु.1000



ONE THOUSAND RUPEES  
Rs.1000

उडिसा राज्य ORISSA

6.

434244

*Subha Mohan Biswas*  
1-10-07  
1-10-07  
1-10-07

Vendors abovenamed are now in peaceful possession over the lands in Mouza- Rasalpur and Balgopalpur measuring A 1.98 decs. without any hindrance and litigation and have not been transferred the aforesaid A 1.98 decs. of land or any portion of it to anybody by way of Sale, gift, lease, exchange or mortgage. So nobody has any right, title and interest over the aforesaid sale land and the sale land is free from all encumbrances and litigation.

*Subha Mohan Biswas*  
1-10-07  
1-10-07

The Vendors abovenamed hereby declare that they being schedule caste have obtained the permission from the Sub-Collector, Balasore Sadar vide O.L.R. Case No. 406 of 2006 under section 22 of O.L.R. Act on 20.9.07 for the sale of abovementioned.

*Subha Mohan Biswas*  
1-10-07

Contd... 7.





उडिसा राज्य ORISSA

434245

7.

*Das Shree Birmas*  
1-10-07  
1-10-07  
1-10-07

land which is also attached with this Deed of Sale.

NOW the Vendors abovenamed being need a lot of money for Brain operation of the wife of Vendor No. 1 and Self medical treatment of Vendor No. 2 , decided and offered proposal for sale the aforesaid land measuring A 1.98 decs. fully described in the schedule and marked in colour Green in the trace map attached with this Deed of Sale with a consideration of Rs. 2,76,000/- ( Rupees Two Lacs seventy six thousand ) only and M/S Emami Paper Mills Ltd., Balgopalpur, Balasore through its Senior Vice President (Finance) Mr. Sushil Kumar Khetan, agreed to purchase the aforesaid A 1.98 decs. of land

Contd...

8.

*राजकुमार*  
*राजकुमार*

*राजकुमार*

*Sanjay Das*  
1-10-07





उड़ीसा ORISSA

8.

*State Bank of India*  
1-10-07

*बालगोपालपुर*  
1-10-07

B 245525

with a consideration of Rs. 2,76,000/- ( Rupees Two Lacs Seventy six thousand ) only for the expansion of their Paper Industry.

NOW THIS DEED OF SALE WITNESSETH as follows ::

In pursuance of this agreement and in consideration money of Rs. 2,76,000/- ( Rupees Two Lakhs Seventy six thousand ) only paid by the Purchaser to the Vendors vide A/C Payee Cheque Nos. 598838 dtd. 1.10.07, No. 598839 dtd. 1.10.07 and No. 598840 dtd. 1.10.07 of State Bank of India, Balgopalpur Branch in presence of witnesses , which

Contd... 9.

*बालगोपालपुर*  
*बालगोपालपुर*

*Binay Biswas*  
1-10-07



भारतीय गैर न्यायिक

भारत INDIA

रु. 500

FIVE HUNDRED  
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL



सत्यमेव जयते

उड़ीसा ORISSA

B 245526

9.

shall the Vendors hereby acknowledged having  
received the consideration amount in full.

The Vendors hereby transfer and assign  
and deliver the possession of the land to the Purchaser  
through its Senior Vice President ( Finance ) Mr. Sushil  
Kumar Khetan all that land measuring A 1.98 decs.  
fully described in the schedule and marked in colour  
Green in the trace map attached with this Deed of  
Sale.

In pursuance of this agreement for the  
transaction and for the pursuance of receipt of the  
consideration money thereunder as the beneficial owner

Contd... 10.

Laxtha Thare Biswas

1-10-07

बिना/बिस्वास

1-10-07

बिना/बिस्वास  
1-10-07

बिना/बिस्वास  
1-10-07





उड़ीसा ORISSA

10.

*Santhosh Kumar Biswas*  
1-10-07  
B 245527  
1-10-07  
जयप्रकाश बिस्वास

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

That the Vendors hereby transfer all their right, title and interest over the land mentioned in the schedule given below in favour of the Purchaser with all privileges, easement and appurtenants whatsoever belonging to or enjoyed their 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

Contd... 11.

जयप्रकाश बिस्वास  
1-10-07  
Biswas Biswas  
1-10-07





उड़ीसा ORISSA

11.

any portion of it due to any defect in the title and possession of the Vendors , the Vendors themselves , their heirs, successors , executors , administrators in-interest shall keep the purchaser effectually indemnified against all risks, cost, interest, claim and damage in respect of the aforesaid land or any portion of it.

The Purchaser shall herein-after peaceably use, enjoy and utilise the aforesaid land without any objection by the side of Vendors or any person/persons claiming through them.

Contd... 12.

B 245528

*Binay Biswas*  
1-10-07  
1-10-07

*Binay Biswas*  
1-10-07

*Binay Biswas*  
1-10-07



भारतीय गैर न्यायिक

भारत INDIA

रु. 500

FIVE HUNDRED  
RUPEES

पाँच सौ रुपये



सत्यमेव जयते

Rs. 500

INDIA NON JUDICIAL

उड़ीसा ORISSA

12.

*Sanjay Biswas*  
1-10-07

*बिनाय बिस्वास*  
1-10-07

B 245511

The Vendors abovenamed do hereby  
for themselves, their heirs, successors, executors,  
administrators and assignees, covenant with the  
said Purchaser and declared that they have not  
any way encumber or charge or caused to be  
encumbered or any charged the property hereby  
conveyed by this Deed of sale and the said  
Purchaser, its successors, office executors,  
administrators shall and may all times peaceably  
and quietly possess and enjoy the properties hereby  
conveyed.

*बिनाय बिस्वास*  
1-10-07

*Sanjay Biswas*  
1-10-07



भारतीय गैर न्यायिक

भारत INDIA

रु. 500

FIVE HUNDRED  
RUPEES

पाँच सौ रुपये

Rs. 500



सत्यमेव जयते

INDIA NON JUDICIAL

उड़ीसा ORISSA

B 245512

13.

*Lawrence Bhiswas*  
1-10-07  
७/१०/०७

The Vendors abovenamed deliver  
the xerox copy of R.M.S. Khatian, judgment copy  
of O.S. No. 513/98-I passed by the Civil Judge,  
Junior Division, Balasore on 17.2.05 and also  
upto date rent receipt in evidence of their title  
and possession.

The Purchaser named above will get  
their name mutated by the Tahasildar, Balasore or

Contd... 14.

*बाबू २०२६/०७*  
*७/१०/०७*

*Binary Bhiswas*  
*1-10-07*



भारतीय गैर न्यायिक  
भारत INDIA

रु. 500

FIVE HUNDRED  
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL



सत्यमेव जयते

उड़ीसा ORISSA

B 245513

14.

will record their name in the Coming settlement  
operation without objection from the side of  
Vendors or their successors.

SCHEDULE OF LAND HEREBY SOLD

District, Collectorate and Sub-Registry, Balasore  
Tahasil- Sadar Balasore, R.I. Naraharipur  
Thana No. 107 P.S. Remuna , Mouza- Rasalpur (Rural )  
R.M.S. Khata No. 440 ( Four hundred forty )  
R.M.S. Plot No. 800 ( Eight hundred ) Sarad Anajala-

Contd... 15.

*Sachin Kumar Biswas*  
1-10-07  
10/10/07

*बाबू चरण*  
1-10-07

*Binay Biswas*  
1-10-07





उड़ीसा ORISSA

B 245523

15.

*South & West Purchasers*  
*1/10/07*  
*1-10-07*

sechita- I H. 0.2800 or A 0.70 decs. ( Seventy  
decimals ) Rent Rs. 2.80 Paise , Value- Rs. 84,000/-  
bounded by :: North- Purchaser

South- R.M.S. Plot No. 801

East and West- The Purchaser

P.S. Do, Thana No. 105

Mouza- Balgopalpur ( T.P. ) , R.M.S. Khata  
No. 229 ( Two hundred Twenty nine ) R.M.S.

Contd... 16,

*बालगोपालपुर*  
*1/10/07*  
*1-10-07*



भारतीय गैर न्यायिक

भारत INDIA

रु. 500

FIVE HUNDRED  
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL



सत्यमेव जयते

उड़ीसा ORISSA

B 245524

16.

*Santhosh Kumar Biswas*  
1-10-07  
*पिनय बिस्वास*  
1-10-07

Plot No. 262 ( Two hundred Sixty two ) Sarad

Anajalasechita- II A 1.28 decs. ( One Acre and  
Twenty eight decimals ) Rent - Rs. 5.10 Paise

Value - Rs. 1,92,000/- , bounded by ::

North, South and East- Purchaser

West- R.M.S. Plot No. 235

Total Two mouzas, two Khatas,

two Plots Area A 1.98 decs. ( One Acre Ninety eight

Contd... 17.

*पिनय बिस्वास*  
1-10-07

*पिनय बिस्वास*  
1-10-07



भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE  
HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA  
INDIA NON JUDICIAL

ORISSA

A 866868

17.

decimals ) 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 of Sale.

IN WITNESSES WHEREOF the abovenamed  
Vendors put their signature/L.T.Is. 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.

Lashadhat Birmas  
1-10-07  
Vendors 1-10-07

Advocate.  
Contd... 18.

Lashadhat Birmas

1-10-07

1-10-07  
Birmas

1-10-07  
Birmas  
Kumar



भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE  
HUNDRED RUPEES

भारत INDIA  
INDIA NON JUDICIAL

उड़ीसा ORISSA

18.

A 866869

Sashadhar Biswas  
1-10-07

उषा नारायण  
1-10-07

The Vendors hereby declare that they are " NAMASUDRA " by caste and belong to Schedule Caste and have 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 and also this property has not been obtained from Bhoodan.

Sashadhar Biswas

उषा नारायण

Vendors

1-10-07  
1-10-07

Contd... 19.

Binay Biswas  
1-10-07  
काशी प्रसाद  
बेदा





इडीसा ORISSA

19.

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

Sushil Kumar Kheta  
Purchaser 1/10/07

We, the Vendors and Purchaser  
hereby declare that there is no such house or any

Contd... 20.

Sushil Kumar Kheta  
1-10-07

1-10-07  
A 866852

Binay Biswas  
1-10-07  
Sushil Kumar Kheta  
1/10/07



भारतीय गैर न्यायिक

पचास  
रुपये

रु.50



FIFTY  
RUPEES

Rs.50

INDIA NON JUDICIAL

उड़ीसा ORISSA

20.

858286

other constructions over the lamisold. In case it is  
so detected in future this deed shall held to be  
invalid one.

*Sasibhima*

*6/8/07*

*1-10-07*

*1-10-07*

Vendors

*Sushil Kumar*

*1/10/07*

Purchaser

Typed by ::

*Sri Manoranjan Das*

( Sri Manoranjan Das )  
Advocate Clerk, 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.

*[Signature]*  
Advocate, Balasore.

*काशी प्रसाद*  
*1-10-07*

*Bina Das*  
*1-10-07*



Sim 9674

Endorsement made vide

No. 9658/10-27

Sahajit Nayak  
SATTAJIT NAYAK  
STAMP VENDOR  
BALASORE

Sashtakhat Biras



we 11/10/07  
Registering Office  
BALASORE

Registered and True Copy

Filed in -

Book No. 12

Volume No. 324

Pages 145 to 185

Being No. 5047

For the Year - 2007

Dawar  
Registering Officer  
Balasore

M. No. 9009/07 Allowed on  
Rev. No. 9008/07 12.1.08

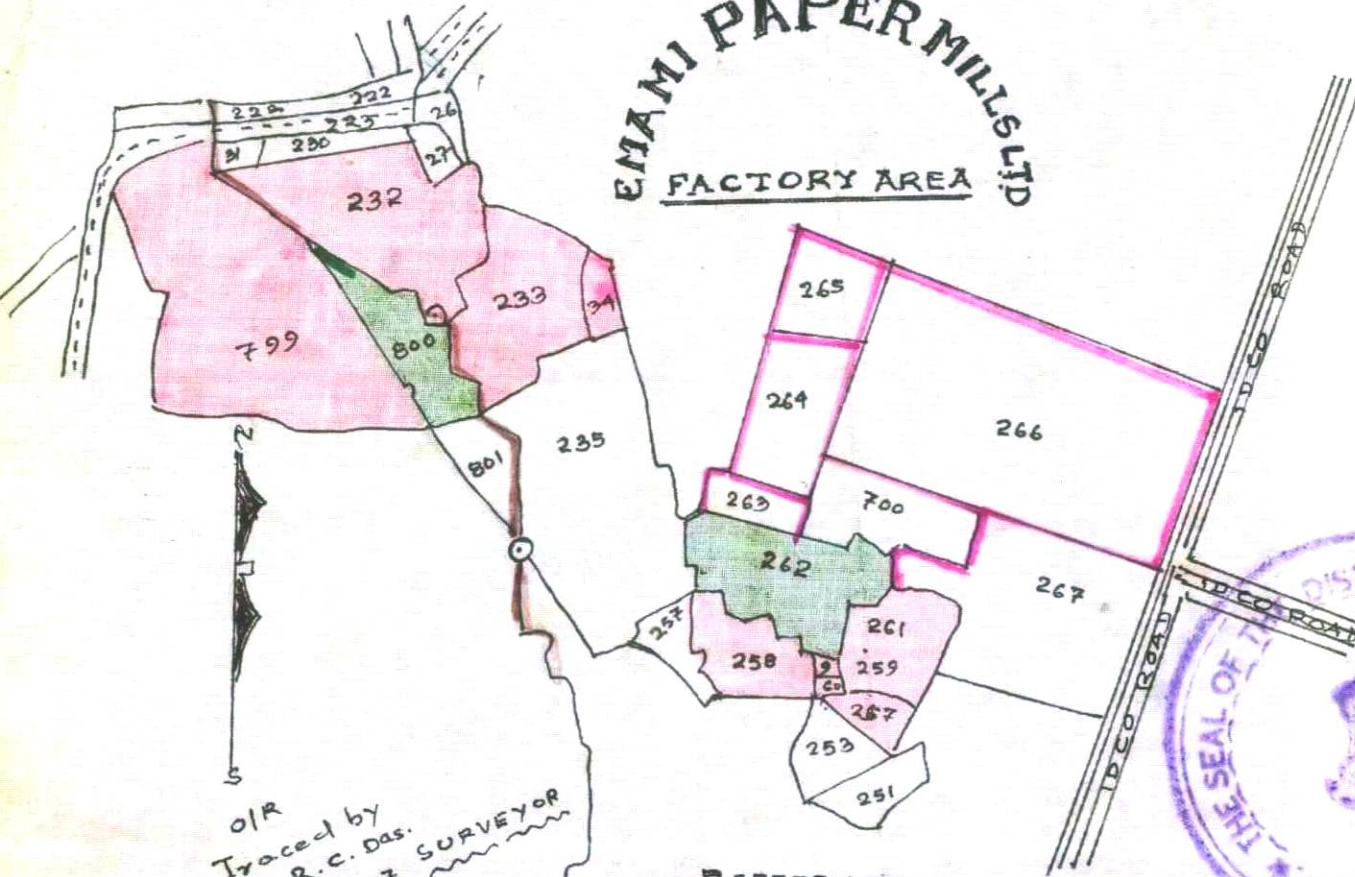
for 17-X-07



Mouza- BALGOPAL PUR No 105  
Mouza- RASAL PUR No 107  
P.S.- REMUNA- DIST- BALASORE

SCALE 16" = 1 MILE

EMAMI PAPER MILLS LTD  
FACTORY AREA



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

REFERENCES

1. BOUNDARY LINE OF R.M.S. PLOTS
2. MOUZA BOUNDARY LINE
3. SALE LAND SHOWN THUS
4. ARE OF SALE LAND A.I. 98 D.
5. EMAMIS PURCHASED LAND SHOWN THUS



SCHEDULE OF LAND

MOUZA	TH. No	R.M.S. KHATA	R.M.S. PLOT	ARE	KISAN
BALGOPAL PUR 105		229	262	1 28	S.A. I
RASAL PUR 107		440	800	0 70	S.A. II
2		2	2	1 98	

This trace map is the true and Exact Copy of the ori