5

61107318

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

सत्यमेव जयते

INDIA

A 906948

Pitambara Mahapatra

SALE DEED

THIS DEED OF SALE made on this the 23rd day of August, 2011 (Two thousand Eleven)

B E T W E E N

SRI PITAMBAR MAHAPATRA aged about 82 years son of late Pranakrushna Mahapatra, by Caste- Brahmin, Occupation- Cultivation, At/P.O. Rasalpur Via- Mitrapur , P.S. Remuna Dist. Balasore, in the State of Odisha , herein-after called the VENDOR (which expression unless excluded by or repugnant to the subject or context shall be

Contd... 2.

TREASURY OFFICER
BALASORE

Peetambara Mahapatra

DISTRICT SUB-REGISTRAR
BALASORE

Registering Officer
BALASORE

Endorsement of the certificate of admissibility

Admissible under rule 25: duly stamped under the Indian stamp (Orissa Amendment act 1 of 2008) Act 1899, Schedule 1-A No. 23 Fees Paid : A(1)-2433 ,I-3-2, User Charges-270 ,Total 2705

Date: 24/08/2011 **Signature of Registering officer**

Endorsement under section 52

Presented for registration in the office of the Sub-Registrar **BALASORE** between the hours of 10:30 AM and 02:30 PM on the **24/08/2011** by **PITAMBERA MAHAPATRA** , son/wife of **LATE. PRANAKRUSHNA MAHAPATRA** , of **AT/PO-RASALPUR, MITRAPUR, PS-REMUNA, BALASORE** , by caste **General** , profession **Cultivation** and finger prints affixed.

Peetambara Mahapatra

Signature of Presenter / Date: 24/08/2011 **Signature of Registering officer**

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INDIA

उड़ीसा ORISSA

A 906947

Surajit Mohapatra

deemed to include his heirs, successors, executors, administrators and assignees) of the ONE PART

A N D

M/S EMAMI PAPER MILLS LIMITED, At- Balgopalpur P.O. Rasalpur Via- Mitrapur, P.S. Remuna, Dist. Balasore in the State of Odisha, represented through its Manager (Accounts) SRI SURAJIT MOHAPATRA aged about 44 years son of Sri Purna Chandra Mohapatra by Caste- Khandayat, Occupation- Service, now At- Balgopalpur P.O. Rasalpur , Via- Mitrapur , P.S. Remuna Dist. Balasore, Odisha, herein-after called the PURCHASER (which expression unless excluded by or repugnant to the subject or context shall be deemed to include its heirs, successors,

Contd... 3.

Balamkar Mohapatra 23/8/11

Ashok Kr. Mohapatra 23/8/11

Jitendra Mohapatra 23/8/11

TREASURY OFFICER
BALASORE

Peetambara Mahapatra

DISTRICT SUB-REGISTRAR
BALASORE

24/8/11

Registering Officer
BALASORE

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature
PITAMBERA MAHAPATRA		 1235549	Peetambara Mahapatra
SURAJIT MOHAPATRA		 867666	Surajit Mohapatra

Identified by **JITENDRA MOHAPATRA** Son/Wife of **LATE. RAJANI KANTA MOHAPATRA** of **RASALPUR, BALGOPALPUR, REMUNA, BALASORE BALASORE** by profession **Others**

Name	Photo	Thumb Impression	Signature
JITENDRA MOHAPATRA			

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

सत्यमेव जयते

INDIA

उड़ीसा ORISSA

A 906946

executors, office representatives and assignees)
of the OTHER PART.

WHEREAS the land mentioned in the schedule given below measuring A 0.67 decs. fully described in the schedule and marked in Colour Green in the Trace map attached with this Deed of Sale is the sthitiban recorded land of the Vendor of this Deed of Sale.

The R.M.S. record of right was prepared in his name and the Vendor obtained the final Khatian from the Final publication camp of the R.M.S. operation in the year 1995. The new settled rent being paid by him to the Revenue authority and received Rent receipt from R.I. concerned.

Contd... 4.

TREASURY OFFICER
BALASORE

Peetambara Mahapatra

Registering Officer
BALASORE

730906

Date: 24/08/2011

Signature of Registering officer

Endorsement of certificate of registration under section 60

Registered and true copy filed in : BALASORE

Book Number : 1 || Volume Number : 145

Document Number : 10061107189

For the year : 2011

Seal :

Signature of Registering officer

Date: 24/08/2011

Print

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

सत्यमेव जयते

INDIA

उड़ीसा ORISSA

A 906090

AND WHEREAS the Vendor was/is in peaceful possession over the schedule sale land without any hindrance and interruption and also has not transferred the schedule land to any body by way of sale, gift, lease or exchange. Save and except the Vendor , nobody has any right, title, interest and possession over the sale land and the sale land is free from all encumbrance and litigation.

NOW the Vendor being need of money for the construction work of his residential building , so he decided and offered proposal for sale the schedule land with a consideration of Rs. 1,21,605/- (Rupees One Lakh Twenty one thousand Six hundred five) only, and the Purchaser through its Manager (Accounts)

Contd... 5.

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

सत्यमेव जयते

INDIA

उड़ीसा ORISSA A 906089

agreed to purchase the aforesaid land measuring A 0.67 decs. with a consideration of Rs. 1,21,605/- (Rupees One Lakh Twenty one thousand Six hundred Five) only for Industrial purpose and expansion of Paper Industry.

NOW THIS DEED OF SALE WITNESSETH as follows ::

In pursuance of the said agreement between the Vendor and Purchaser and in consideration of Rs. 1,21,605/- (Rupees One Lakh Twenty one thousand Six hundred Five) only paid by the Purchaser through its Manager (Accounts) to the Vendor at the time of execution of this Deed of Sale in presence of witnesses vide A/C Payee Cheque No. 280613 dated 23.8.2011 of State Bank of India, Balgopalpur Branch

Contd... 6.

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

सत्यमेव जयते

INDIA

उड़ीसा ORISSA

A 906594

which shall the Vendor hereby acknowledged having received the consideration amount in full.

The Vendor hereby transfer, assigns and deliver the physical possession of the schedule land measuring A 0.67 decs, to the Purchaser through its Manager (Accounts) with all right, title, interest and possession and hold the same as an absolute owner of the schedule land.

That, the Vendor abovenamed hereby transfer all his right, title and interest over the land mentioned in the schedule given below measuring A 0.67 decs. in favour of the Purchaser with all privileges, easements, appurtenances what-so-ever belonging to or enjoyed his appurtenants thereto or reputed so to be.

Pratamlogna Mohapatra 28/8/11

Arijit Jr Mohapatra. 28/8/11

Jitendra Mohapatra. 28/8/11

भारतीय गैर न्यायिक

बीस रुपये

रु.20

Rs.20

TWENTY RUPEES

INDIA NON JUDICIAL

ओड़िशा ओडिशा ORISSA 02AA 212344

That, the Purchaser will have good right, title and interest over the land hereby conveyed AND if the Purchaser or its successors is deprived of the property or any portion of it due to any defect in the title and possession of abovenamed Vendor, the Vendor himself, his successors, shall keep the Purchaser and its successors effectually indemnified against all risks, costs, damages and legal interest.

That, the Purchaser shall herein-after peaceably and quietly use, utilise and enjoy the aforesaid land without any objection from the side

Contd... 8.

भारतीय गैर न्यायिक

भारत

बीस रुपये

रु.20

Rs.20

TWENTY RUPEES

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

ଓଡ଼ିଶା ओडिशा ORISSA

02AA 212345

of the Vendor and his successors.

That, the Vendor hereby covenants that he has good right to convey the schedule land to any person/persons claiming through him.

The Purchaser herein-after peaceably hold, use, enjoy and utilise the schedule property by mutating their name in the office of Tahasildar, Remuna or will record their name in coming Settlement operation without any objection from the side of the Vendor or his successors or any body claiming through him.

The Vendor abovenamed handover the original R.M.S. Khatian, upto date rent receipt and other documents

Contd... 9.

भारतीय गैर न्यायिक

बीस रुपये

रु.20

Rs.20

TWENTY RUPEES

INDIA NON JUDICIAL

ଓଡ଼ିଶା ओडिशा ORISSA

02AA 212346

standing in his name in evidence of his title and possession.

Schedule of land hereby sold

District, Collectorate and Sub-Registry, Balasore Tahasil and P.S. Remuna, Thana No. 105, R.I. Naraharipur , Mouza- Balgopalpur , R.M.S. Khata No. 108 (One hundred eight) Sthitiban R.M.S. Plot No. 455 (Four hundred fifty five) Sarad Anajalasechita- II A 0.45 decs. (Forty five decimals) Value- Rs. 81,675/- , Bounded by ::

North- R.M.S. Plot No. 454
South- R.M.S. Plot No. 456
East- R.M.S. Plot No. 449
West- R.M.S. Plot Nos. 463, 465

Contd... 10.

भारतीय गैर न्यायिक

भारत

बीस रुपये

रु.20

Rs.20

TWENTY RUPEES

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

ଓଡ଼ିଶା ओडिशा ORISSA 02AA 212347

Khata- Do, R.M.S. Plot No. 459 (Four hundred fifty nine) Sarad Anajalasechita- II A 0.22 decs. (Twenty two decimals) Value- Rs. 39,930/-

Bounded by :: North- R.M.S. Plot No. 456
South- R.M.S. Plot Nos. 484, 485
East- R.M.S. Plot No. 458
West- R.M.S. Plot No. 460

In total one mouza, one Khata, Two Plots Area A 0.67 decs. (Sixty seven decimals) Rent- Rs. 8.05 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 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

Contd... 11.

भारतीय गैर न्यायिक

भारत

दस रुपये रु.10

TEN RUPEES Rs.10

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

ओड़िशा ओडिशा ORISSA 14AA 138908

Peetambara Mahapatra 23/8/11

explained to the Vendor who admitted it to be correct.

Vendor

Advocate. 23/8/11

Arindam Mohapatra 23/8/11

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 (Ten) 10 years by way of lease. The above property is not the Wakf or Endowment or any Public Religious property and also the said property has not been obtained from Bhodan.

Peetambara Mahapatra 23/8/11

Vendor

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

Sujit Mohapatra 23/8/11

Purchaser

Jitendra Mohapatra 23/8/11

Contd... 12.

भारतीय गैर न्यायिक

भारत

दस रुपये रु.10

TEN RUPEES Rs.10

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

ଓଡ଼ିଶା ओडिशा ORISSA 12. 14AA 138909

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.

Peetambara Mahapatra
Vendor 23/8/11

Suraj Mahapatra
Purchaser 23/8/11

Typed by ::
Manoranjan Das 23/8/11
(Manoranjan Das)
Advocate Clerk, R.C. No. 116/09
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.

Adv. 23/8/11

(N.P.Kamilla)
Advocate, Balasore.

Jitendra Mahapatra 23/8/11

Ashok Kumar Mahapatra 23/8/11

121605

DISTRICT TREASURY OFFICER
BALASORE

DISTRICT SUB-REGISTRAR
BALASORE

Registering Officer
BALASORE

Registration ID No. 7318
Registration Document No. 7189
Sub No. 1
Date 24/8/11

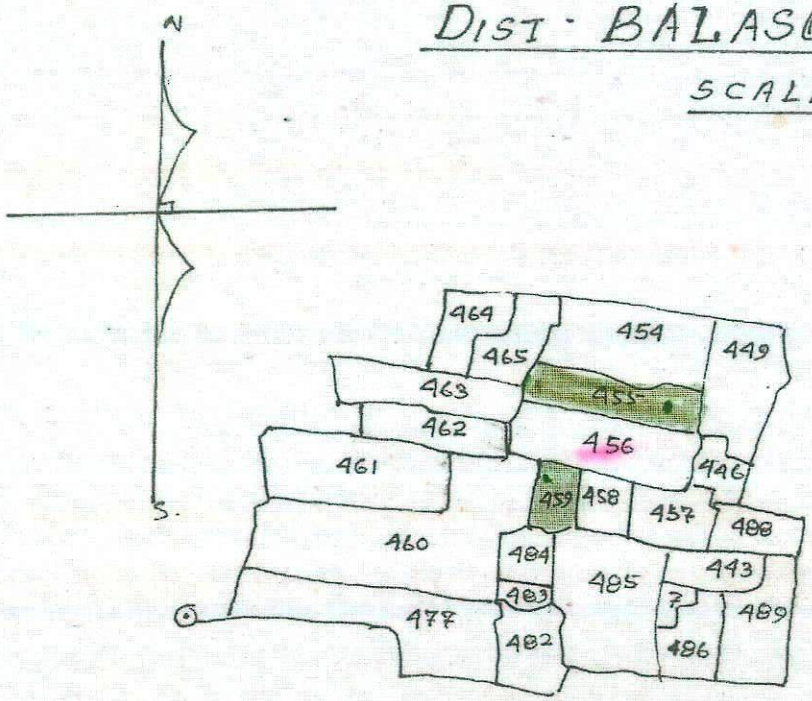
District Registrar
BALASORE

MOUZA - BALGOPAL PUR NO 105

P.S. REMUNA

DIST - BALASORE - ODISHA

SCALE 16" = 1 MILE



O/R
Traced by
R.C. Das.
Surveyor
11/7/11

REFERENCES.

1. BOUNDARY LINE of R.M.S PLOTS
2. SALE LAND SHOWN IN COLOUR GREEN
3. AREA OF SALE LAND A0.67 D.

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

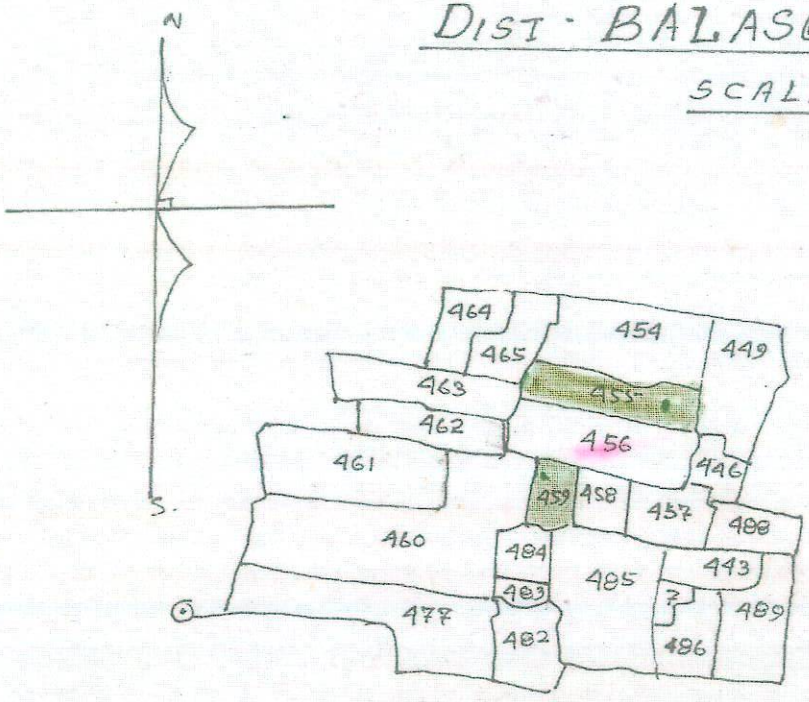
Pootaumlaxa Mahapatra
EXE CUTANTS
23/8/11

MOUZA - BALGOPAL PUR NO 105

P.S. REMUNA

DIST - BALASORE - ODISHA

SCALE 16" = 1 MILE



O/R

Traced by
R.C. Das.
Surveyor.
11/7/11

REFERENCES.

1. BOUNDARY LINE of R.M.S PLOTS
2. SALE LAND SHOWN IN COLOUR GREEN
3. AREA OF SALE LAND A0.67 D.

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

Peetambara Mahapatra
EXECUTANTS
23/8/11

SUB REGISTRAR
BALASORE

Registered Sale Deed

Nature of the Document : SALE IMMOVABLE
Date of Execution : 24/08/2011
Document Number : 10061107189
Volume Number : 145
Place of Execution : BALASORE
Registration Date : 24/08/2011

FIRST PARTY DETAILS

Name	Type	Relation	Relation Name	Age	Present Address	Permanent Address
PITAMBERA MAHAPATRA	Self	FATHER	LATE. PRANAKRUSHNA MAHAPATRA	82	AT/PO-RASALPUR, MITRAPUR, PS-REMUNA, BALASORE , DIST-BALASORE , ODISHA , INDIA	N/A , Dist- N/A , ODISHA , INDIA

Name	Photo	Thumb Impression	Signature
PITAMBERA MAHAPATRA		 1235549	

SECOND PARTY DETAILS

Name	Type	Relation	Relation Name	Age	Present Address	Permanent Address
SURAJIT MOHAPATRA	Institution	FATHER		44	M/S EMAMI PAPER MILLS LIMITED, BALGOPALPUR, RASALPUR, MITRAPUR , DIST-BALASORE , ODISHA , INDIA	N/A , DIST- N/A , ODISHA , INDIA

Name	Photo	Thumb Impression	Signature
SURAJIT MOHAPATRA		 867666	

PROPERTY DETAILS

Sl.No.	District	Village/Thana	Khata	Plot	Property Area	Kisam	MarketValue	Sabak Khata No.	Sabak Plot No.
2	BALASORE	BALGOPAL PUR-105	108	459	0.22Acre	S.A.J.S-I(B)	39930	Not Available	Not Available

East	West	North	South	Property Transaction Details
PLOT NO 458	PLOT NO 460	PLOT NO 456	PLOT NO 484,485	A0.22DEC

1	BALASORE	BALGOPAL PUR-105	108	455	0.45Acre	S.A.J.S-I(B)	81675	Not Available	Not Available

East	West	North	South	Property Transaction Details
PLOT NO 449	PLOT NO 463, 465	PLOT NO 454	PLOT NO 456	A0.45DEC

IDENTIFIER DETAILS

Name	Father's / Husband's Name	Identifier Address	Profession
JITENDRA MOHAPATRA	LATE. RAJANI KANTA MOHAPATRA	RASALPUR, BALGOPALPUR, REMUNA, BALASORE	Others

Name	Photo	Thumb Impression	Signature
JITENDRA MOHAPATRA		 730906	

REMARK DETAILS

Remark
ok

DECLARATION

1.

- I / we the vendor (s) of the said property do /so not belong to scheduled caste or scheduled tribe communities.
- I / We the vendee (s) do/ do not belong to scheduled caste or scheduled tribe communities

2. The land is not publicly endowed
3. The land is not a lease hold one within ten years
4. The land is covered under consolidation operation.
5. The land is vacant land / land with structures
6. I / We the vendee (s) do hereby declare that I / We have reasonably enquired and verified the documents relating to the right, title and interest of the vendor and have purchased the property on payment of full / part consideration. I / We further declare that we will be held entirely responsible if we committed and mis-representation, suppression or distortion of facts or have deceived / defrauded the seller (s) in any manner.
7. We the vendor (s) and Vendee (s) hereby declare that we have executed the sale deed with our clear voilation without any duress inducement, allurement or any kind of promise or extraneous influence on either or both part to sell and purchase the property.

This is a Computer Generated Certificate