

6293 v.377 265,500 278 6033 5000Rs. 16



Sashadhar Biswas  
Dt. 11/10/06

2490  
5310  
26500

Stamp placed under the Indian Stamp  
Act - 2001  
23  
of the Orissa  
Additional stamp duty Act-2001  
Exempt from / Does not require  
any duty. Fee Paid-  
11/10/06

ANR 5310-  
A192 111-  
A192 4-  
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Sashadhar Biswas

DEED OF SALE

THIS DEED OF SALE made on this the  
11th day of October, 2006 ( Two thousand six )

BETWEEN

SRI SASHADHAR BISWAS aged about 80 years  
son of late Prahallad Biswas , by Caste-  
Namosudra, Occupation- Cultivation, of Vill-  
Balgopalpur, P.O. Rasalpur, Via- Mitrapur,

Contd... 2.

Rebindra Biswal  
S/o Raghunath Biswal  
At. Sireipur  
P.O. Nuafadhi  
Dist. Balasore  
Dt. 11/10/06  
Bikas B Biswas  
S/o Sashadhar Biswas  
At. Balgopalpur  
P.O. Rasalpur  
Dist. Balasore  
Dt. 11/10/06

*(Signature)*

10/7/06  
TREASURY OFFICER  
MALABARE  
10/7/06

ရန်ကုန် မြို့နယ် အောက်ကန်တန်းရွာ အထက၊ အထက

$$2000 \times 45 = 90000$$

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40 x 2.5 80

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Lashadate Birons

গণনা ১০০

Permitted for Registration  
between 8:00 AM and 10:00 AM,  
and 2:00 PM and 4:00 PM, on the 11th day of  
Oct 2006


Ey. Schuchard for hours.....  
S/o. Wm. F. Smalland Librarian  
of Georgetown P.S. Norman  
List Bureau .....  
By Case Namphor .....  
By Profession Captain .....

By Profession.... Computer

Received  
11.10.16  
Buldhara



Laszlo Horvath  
14748 11/10

Execution is admitted  
by the above 

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100's was

Lasha Thare Binner  
14748. 11/10

DIREAS h r b o p c u e y  
19.10

Identified by S/O [Signature]  
S/o \_\_\_\_\_  
of the same place and profession

[illegible]

Registering Office  
BALASORE





2.



Sushil Kumar Khetan

Sushil Kumar Khetan  
11/10/06

P.S. Remuna, Dist. Balasore, in the State of Orissa, herein-after called the VENDOR ( which expression unless excluded by or repugnant to the subject or context shall be deemed to include his heirs, successors, executors, administrators and assignees ) of the One Part

A N D

M/S EMAMI PAPER MILLS LTD., 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. Purnamal Khetan, by Caste- Bania,

PitkASH n Bafuwas  
11/10/06PitkASH n Bafuwas  
11/10/06



3.

Occupation- Service , At- Balgopalpur, P.O. Rasalpur  
Via- Mitrapur, P.S. Remuna, Dist. Balasore, Orissa  
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 and assignees)  
of the Other part.

WHEREAS the land mentioned in the schedule

given below measuring A 1.77 decimals fully described

in the schedule and marked in colour Green in the

trace map attached with this Deed of Sale, was

recorded in the name of the Vendor in the last

Raghupati Major Settlement and the final Khatian of

*Dr. Asha Kishore Biswas*  
11/10/06

*Bikash Dasgupta*  
11/10/06

*Prabindra Biswas*  
11/10/06





4.

R.M.S. operation was obtained by this Vendor

from the final publication camp in the year 1995 .

The new settled rent being paid by the Vendor to the revenue Authority regularly and obtained rent receipt from the R. I. concerned.

Since than the Vendor abovenamed was/is in peaceful possession over the schedule Sale land without any hindrance and interruption, having full right, title and interest over the same land.

AND WHEREAS the abovenamed Vendor has not transferred this sale land measuring A 1.77 decs. to

*Sasha Rose Biswas*  
11/10/06

*Bikash Biswas*  
11/10/06

*Rabintra Biswal*  
11/10/06



उड़ीसा ORISSA

5.

anybody by way of sale, gift, lease, exchange , or mortgage, so nobody has any right, title, interest and possession over the sale land and it is free from all encumbrances and litigation.

NOW the vendor being need of lot of money for medical treatment of his wife and also medical treatment of his son Samar Biswas decided and offered proposal for sale the aforesaid land measuring A 1.77 decimals 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. 2,65,500/- ( Rupees

Sadto Hax Riwad

11/10/06

796843

Bikasun Das  
11/10/06

Rabindra Biswal  
11/10/06





उड़ीसा ORISSA

6.

Two Lakhs Sixty five thousand and five hundred ) only  
and M/S Emami Paper Mills Ltd., Balgopalpur , Balasore  
through its Senior Vice-President ( Finance) agreed to  
purchase the aforesaid land measuring A 1.77 decs. with  
a consideration of Rs. 2,65,500/- ( Rupees Two Lakhs  
Sixty five thousand Five hundred ) only for the development  
of their paper industry.

The Vendor abovenamed further declare that  
he belongs to Schedule Caste has obtained the Permission  
from the Sub-Collector, Balasore Sadar vide O.L.R.

Permission Case No. 216/06 and 217/06 under section 22

contd... 7.

*Sd/- Shree Biswas*  
11/10/06

796844

*Dr. K. S. N. D. Das*  
11/10/06

*Dr. K. S. N. D. Das*  
11/10/06



उड़ीसा ORISSA

7.

of O.L.R. Act on 9.10.06 for the sale of above  
mentioned land which is attached with this Deed of  
Sale.

NOW THIS DEED OF SALE WITNESSETH as follows :

In pursuance of this agreement and in consideration of  
Rs. 2,65,500/- ( Rupees Two Lakhs Sixty five thousand  
Five hundred ) only paid by the Purchaser through its  
Senior Vice-President ( Finance) Mr. Sushil Kumar Khetan  
to the Vendor at the time of execution of this Deed of  
Sale in presence of witnesses and also his son vide  
A/C Payee Cheque No. 015220 dtd. 10.10.2006 of State

Contd... 8.

Sushil Kumar Khetan  
11/10/06

796845

Bikash Mishra  
11/10/06

Radhikesh Mishra  
11/10/06





उड़ीसा ORISSA

8.

Bank of India, Balgopalpur Branch , Balasore which  
shall the Vendor hereby acknowledged having received the  
consideration amount in full.

The Vendor hereby transfer and assign and  
deliver the possession of the land to the Purchaser  
through its Senior Vice-President ( Finance) all that  
land measuring A 1.77 decs. fully described in the  
schedule given below.

In pursuance of this agreement for the  
transaction and for the pursuance of receipt of  
Contd... 9.

Sd/- The Senior Vice-President

11/10/06

796846

Bitasu Prasad  
11/10/06

Rebindra Biswal  
11/10/06

भारतीय गैर न्यायिक  
भारत INDIA

रु. 500

FIVE HUNDRED  
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

उड़ीसा ORISSA

9.

consideration money thereunder as the beneficial owner

hereby sell and convey the purchaser all his right,

title, interest and possession and hold the same as an

absolute owner of the schedule land.

That, the Vendor hereby transfer all his right,

title and 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 his appurtenants thereto or reputed so to be.

The Purchaser will have good right, title

Contd... 10.

Sankar Das Biswas  
11/10/06 796847

Chikashin Biswas  
11/10/06

Radindran Biswas  
11/10/06





उड़ीसा ORISSA

10.

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 the title or  
possession of the vendor, the vendor himself, his  
heirs, successors, executors, administrators-in-interest  
shall keep the Purchaser effectually indemnified against  
all risks, cost, interest and damages in respect of  
the aforesaid land or any portion of it.

Contd... 11.

*Sarita Das Birmas*  
11/10/06

797250

*Bikash Dasgupta*  
11/10/06

*Devi Prasad Biswal*  
11/10/06

भारतीय गैर न्यायिक  
भारत INDIA

रु. 500

FIVE HUNDRED  
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

उड़ीसा ORISSA

11.

797251

The purchaser , its successors,  
assignees, executors, administrators, shall herein-  
after peaceably use, enjoy and utilise the aforesaid  
land without any objection from the side of the vendor  
or any person claiming through him.

The Vendor abovenamed do hereby for himself ,  
his heirs, successors, executors, administrators and  
assignees covenants with said purchaser and declared

Contd... 12.

Sarita Das Biswas  
11/10/06

Bikas B Biswas  
11/10/06

Rabindra Biswas  
11/10/06





उड़ीसा ORISSA

12.

797252

*Signature of Bishwanath Biswal*  
11/10/06

that he has not 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, its successors, office executors,  
administrators and assignees shall and may all times  
peaceably and quietly use and enjoy and possess the  
property hereby conveyed.

Bishwanath Biswal  
11/10/06

Rebinder Biswal  
11/10/06

The Vendor deliver to the Purchaser

Contd... 13.



उड़ीसा ORISSA

13.

797253

*Sarita Bhat Bisual*  
11/10/06

the xerox copy of the R.M.S. Khatian and rent receipt,  
permission obtained from the Sub-Collector, Balasore in  
proof of his right, title and possession .

*Bikas Bhat Bisual*  
11/10/06

The purchaser named above will get their  
name mutated by the Tahasildar, Balasore or will record  
their name in coming Settlement operation with-out any  
objection from the side of the vendor and his successors.

*Rebina Bisual*  
11/10/06

Contd... 14.





उड़ीसा ORISSA

14.

SCHEDULE OF LAND

District, Collectorate and Sub-Registry, Balasore

P.S. Remuna, Thana No. 105, R.I. Naraharipur,

Mouza- Balgopalpur, R.M.S. Khata No. 194 ( One

hundred Ninety four ) R.M.S. Plot No. 232 ( Two hundred

thirty two ) Sarad Anajalasechita- II A 1.77 decs.

( One Acre Seventy seven decimals ) Rent- Rs. 17.70 Paise

Bounded by :: North- R.M.S. Plot No. 230, 231,

Contd... 15.

797254

*Sub-Registrar Balasore*  
11/10/06

*Bikas Bishwal*  
11/10/06

*Rabin Bishwal*  
11/10/06



उड़ीसा ORISSA

15.

797255

*Sushila Bhat Biswas*  
11/10/06

South- R.M.S. Plot No. 233

East- R.M.S. Plot No. 228, 233

West- Boundary line of Mouza- Rasalpur  
and 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 of Sale.

Contd... 16.

*Bikas Bhat Biswas*  
11/10/06

*Rebinder Biswas*  
11/10/06





उड़ीसा ORISSA

16.

797256

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 explained to the vendor who admitted it to  
be correct.

*Sastha Das Birmans*  
Vendor 11/10/06

*[Signature]*  
Advocate.

11.10.06

*Sastha Das Birmans*  
11/10/06

*Mitka Birmans*  
11/10/06

Contd... 17.

*Rebina Birmans*  
11/10/06



उड़ीसा ORISSA

17.

797257

Lashadhar Biswas  
11/10/06

The Vendor hereby declares that he is  
" NAMOSUDRA " by caste belong to Schedule Caste  
and further declares that he has 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 property belongs to any Public Religious  
Property.

Lashadhar Biswas  
Vendor 11/10/06

Prakash Biswas  
11/10/06

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

Sushil Kumar Khatai  
Purchaser 11/10/06

Prabindra Biswas  
11/10/06

Contd... 18.



भारतीय गैर न्यायिक

पचास  
रुपये

रु.50



FIFTY  
RUPEES

Rs.50

INDIA NON JUDICIAL

उड़ीसा ORISSA

18.

211457

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.

*Satha Khat Bironas*

11/10/06

vendor

*Sushil Verma Khatam*

Purchaser 11/10/06

Typed by ::

*Manoranjana Das*  
(Manoranjana Das) 11/10/06  
R.C. No. 131/2006  
At- Kurunia, P.O. Kahruli  
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.

*[Signature]*  
Advocate.

11.10.06

*Rabindranath Biswal*  
11/10/06

*Bikas B. Biswas*  
11/10/06



26550071  
265501-



Handwritten signature in Odia script.

ସହାୟକ ସ୍ୱାକ୍ଷର

.....  
ପ୍ରକାଶନ ଦେଖି !

Asst. Hk. Birmas

ସ୍ୱାକ୍ଷର  
ସ୍ୱାକ୍ଷର ଦେଖି  
ବାଲେଶ୍ୱର



Registering Officer  
BALASORE



Registered and True Copy

Filed in:-

Book No. 12  
Volume No. 377  
Pages 278 to 314  
Being No. 6033  
For the Year - 2006

Registering Officer  
Balasore

11.10.06

M. No 9276/06  
Approved on 22.12.06  
Approved on 29.12.06  
Add. Tdm

Handwritten mark resembling a large 'X' or signature.



# O.L.R. PERMISSION CASE NO. 216 & 217/2006

O.D. - 22.9.06 R.A.H.

Subject to the conditions mentioned hereinafter and without prejudice to the rightful claims of other persons, permission is hereby accorded in favour of

**Sri Sashadhar Biswas**  
 S/o Mr. Prabhakar Biswas  
 of Vill. Balgopalpur  
 P.O. Raxolpur  
 P.S. Remmra  
 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 Lakhs Sixty Five Thousand & Five hundred  
 only or at the prevailing village rate whichever is more.

## SCHEDULE OF LAND

Location	Plot No.	Area	Kissan
BALGOPALPUR P.S. REMMRA M. 105	194 (Box No. 105)	232 (Two Three Two)	A1-77 dec SAS II (one acre seven seven dec)



This Order is valid for 3 months.

Given under my hand and seal of the court this the 9th day of October 2006

Signature  
 Sub-Collector  
 Balasore

Copy forwarded to the Registrar Balasore for information.

Sub-Collector  
 Balasore



**MOUZA - BALAGOPAL PUR-105**  
**P.S.-REMUNA DIST BALASORE**  
**SCALE 16" = 1 MILE, RMS.**



**Registering Office  
 BALASORE**

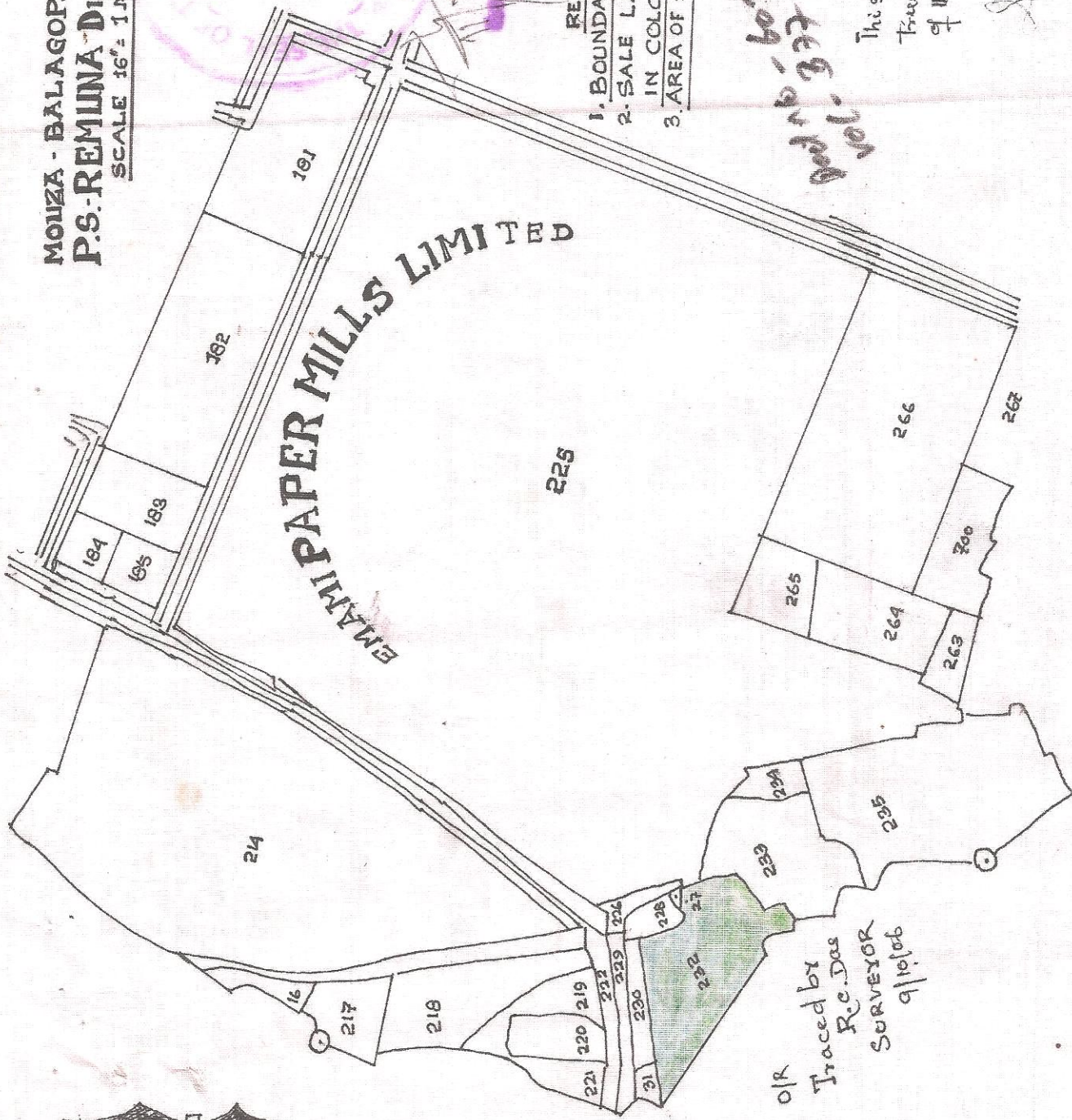
**REFERENCES**

1. BOUNDARY LINE OF R.M.S PLOT
2. SALE LAND SHOWN SHOWN  
IN COLOUR GREEN
3. AREA OF SALELAND AJ-77D

*906/609-6039/6  
 Vol. 327*

This tracemap is the  
 true and exact copy  
 of the original.

*Sasha Ghose Bhowmik*  
 EXECUTANT 11/10/06



Traced by  
 Re. Das  
 SURVEYOR  
 9/10/06

