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भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA



163650

उडिसा राज्य ORISSA

7321

7190

AG 4574-2

24/8/11

4575

270

4845

Bhagaban Ch Mahapatra

Bhagaban Ch Mahapatra
dt 12/08/2011Jitendra Mahapatra
S/o-Late Mahapatra
At P.O.-Rasalpur
Dist.-Balasore dt 12/08/2011Shashibhar Mahapatra
S/o-Bhagaban Ch Mahapatra
At P.O.-Rasalpur
Dist.-Balasore dt 12/08/2011SALE DEED

THIS DEED OF SALE made on this the 12th day of August, 2011 (Two thousand Eleven)

B E T W E E N

SRI BHAGABAN CHANDRA MAHAPATRA aged 80 years son of late Abhirem Mahapatra, by Caste- Brahmin, Occupation- Cultivation, At/P.O. Rasalpur, 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 deemed to include his heirs,

Contd... 2.

Bhagaban ch Mohapatra



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)-4574 ,I-3-2, User Charges-270 ,Total 4846

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 **BHAGABAN CHANDRA MOHAPATRA**, son/wife of **LATE. ABHIRAM MOHAPATRA**, of **AT/PO-RASALPUR, PS-REMUNA, BALASORE**, by caste **General**, profession **Cultivation** and finger prints affixed.

Bhagaban ch Mohapatra

Signature of Presenter / Date: 24/08/2011

Signature of Registering officer



उडिसा राज्य ORISSA

2.



163651

12/08/2011

Surajit Mohapatra

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, Odisha , represented through its Manager (Accounts) SRI SURAJIT MOHAPATRA aged 44 years son of Sri Purna Chandra Mohapatra, by Caste- Khandayat, Occupation- Service, now At- Balgopalpur , P.O.- Rasalpur P.S. Remuna, Via- Mitrapur Dist. Balasore, in the state of 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, executors, administrators and assignees) of the OTHER PART.

Contd... 3.

Bhargava Ch. Mohapatra

Jitendra Mohapatra

12/08/2011

12/08/2011

ଅସମ୍ଭବ

ପ୍ରମାଣିତ ହେଉଛି ।

ପ୍ରମାଣିତ ହେଉଛି ।

ପ୍ରମାଣିତ ହେଉଛି ।

Bhagaban Ch Mohapatra



TREASURY OFFICER
BALASORE

Registering Officer
BALASORE

Endorsement under section 58

Execution is admitted by :

| Name | Photo | Thumb Impression | Signature |
|----------------------------|-------|------------------|-----------|
| BHAGABAN CHANDRA MOHAPATRA | | 1235722 | |
| SURAJIT MOHAPATRA | | 867790 | |

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 | | | |



उड़ीसा ORISSA

B 554753

3.

WHEREAS the land mentioned in the schedule given below measuring A 1.26 decs. is the sthitiban recorded land of the Vendor. The R.M.S. R.O.R. was prepared in his name and Final Khatian of R.M.S. operation was obtained by him from the Final Publication and Patta distribution camp of the R.M.S. operation in the year 1995. Settled rent being paid by Vendor to the Revenue authority and also obtained rent receipts from R.I. concerned.

The Vendor was/is in peaceful possession over the schedule Sale land without any hindrance and interruption and has not transfer the schedule sale land to any body by way of sale, gift, lease or exchange so no one has any title and possession over

Contd... 4.

Brigadier Sh. Mohan Lal
12/08/2011
J. K. Mohan Lal
12/08/2011
Shashadhar Mohan Lal
12/08/2011

585522

Handwritten signatures and stamps at the top of the document.

Bhargava R. Chakraborty



Handwritten signature and date 27/8/11.

Registering Officer
BALASORE

Handwritten signature across the middle of the document.



731002

Handwritten signature: Jitendra Mohapatra

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 : 10061107190

For the year : 2011

Seal :

Signature of Registering officer

Date: 24/08/2011

Print



उड़ीसा ORISSA

4.

B 880302

the schedule sale land or any portion of it.

NOW the Vendor being need of money for higher educational expenses of his son, and for repayment of loan , so he decided and offered proposal for sale the schedule land with a consideration of Rs. 2,28,690/- (Rupees Two Lakhs Twenty eight thousand Six hundred Ninety) only and the Purchaser through its Manager (Accounts) agreed to purchase the aforesaid A 1.26 dees. of land free from all encumbrances and litigation with a consideration of Rs. 2,28,690/- (Rupees Two lakhs Twenty eight thousand Six hundred Ninety) only for the Industrial purpose and expansion of paper Industry.

NOW THIS DEED OF SALE WITNESSETH as follows ::

Contd... 5.

Shagun K. Singh
12/08/2011

J. K. Mohapatra
12/08/2011

Shashank Mohapatra
12/08/2011

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

उड़ीसा ORISSA

5.

Bhagwan Ch
Mishra
12/08/2011

B 880303

In pursuance of said agreement between the Vendor and Purchaser and in consideration of Rs. 2,28,690/- (Rupees Two Lakhs Twenty eight thousand Six hundred ninety) 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. 280513 dtd. 12.8.2011 of State Bank of India, Balgopalpur Branch which shall the Vendor hereby acknowledged having receive the consideration amount in full.

Fiteko mohapatra
12/08/2011

The Vendor hereby convey, transfers and assign to the Purchaser all that land measuring A 1.26 decs. morefully described in the Schedule given below and also deliver the possession of the schedule land to the Purchaser.

Shashadhar Mohapatra
12/08/2011

Contd... 6.



उड़ीसा ORISSA

B 880304

6.

Bhagawan Ch.
Shahadhar
12/08/2011

In pursuance of said agreement further transaction and further pursuance of receipt of the consideration money thereunder the Vendor as the beneficial owner hereby sold and conveyed to the Purchaser all his right, title and interest and hold the same as an absolute owner of the schedule property.

That, the Vendor hereby transfer all his right, title and interest over the land mentioned 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 and interest over the land hereby conveyed and if the

Contd... 7.

Tijendra Mohapatra
12/08/2011
Shahadhar Mohapatra
12/08/2011

भारतीय गैर न्यायिक

पचास
रुपये

रु.50

भारत



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

उड़ीसा ORISSA

B 880306

8.

Bhagaban Ch.
Habibullah
12/08/2011

The Purchaser abovenamed will get their name mutated from the office of the Tahasildar, Remuna or will record their name in coming settlement operation without any objection from the side of the Vendor.

The Vendor hereby deliver the R.M.S. Khatian standing in his name in proof 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. 133 (One hundred

Contd... 9.

Shachadhar Mohapatra
12/08/2011

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

उड़ीसा ORISSA

B 880307

9.

Shashadhar Mohan
12/08/2011

Thirty three) Sthitiban R.M.S. Plot No. 456 (Four
hundred fifty six) Sarad Anajalasechita- II
A 0.72 decs. (Seventy two decimals) Value-
Rs. 1,30,680/-

Khata- Do, R.M.S. Plot No. 463 (Four
hundred Sixty three) Sarad Anajalasechita- II
A 0.54 decs. (Fifty four decimals) Value- Rs. 98,010/-

In total one Mouza, One Khata, Two Plots
Area A 1.26 decs. (One Acre Twenty six decimals)
Rent - Rs. 15.10 Paise , in one Patch, bounded by ::

North- R.M.S. Plot Nos. 455, 465, 464 , 470

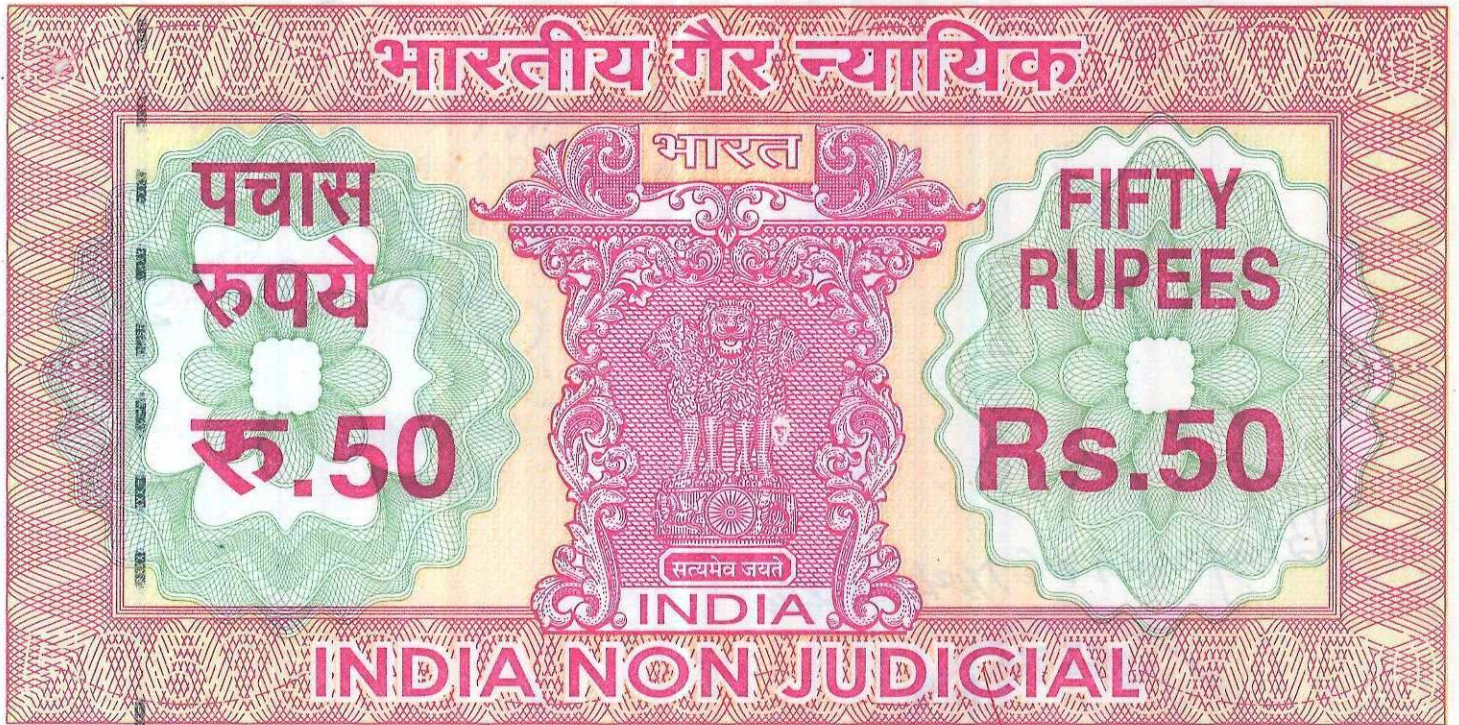
South- R.M.S. Plot No. 462, 457, 458 , 459

East- R.M.S. Plot No. 446

West- R.M.S. Plot No. 476

Shashadhar Mohan
12/08/2011

Shashadhar Mohan
12/08/2011



उड़ीसा ORISSA

B 422474

10.

Bhagawan Ch.
Mohapatra
12/08/2011

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.

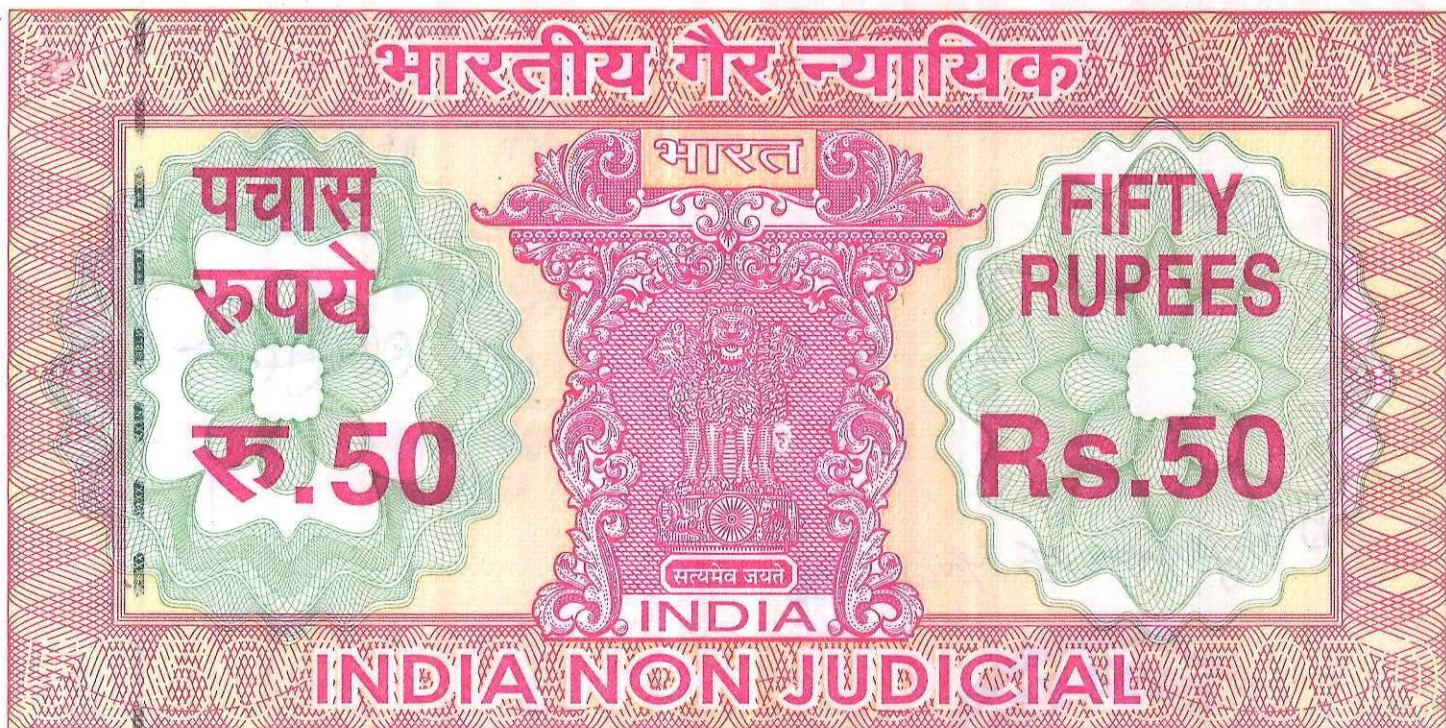
Read over the contents of this Deed and
explained to the Vendor who admitted it to be correct.

Bhagawan Ch. Mohapatra
Vendor
12/08/2011

Advocate
12/08/2011

Contd... 11.

Shashadhar Mohapatra
12/08/2011



उड़ीसा ORISSA

B 422475

11.

Bhagaban Ch.
Hochapoteo
12/08/2011

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 10 years by way of lease. The above property is not the Wakf or Endowment property nor the said property belongs to any Public Religious property and also the said property has not been obtained from Bhodan.

Jitendra Mohapatra
12/08/2011

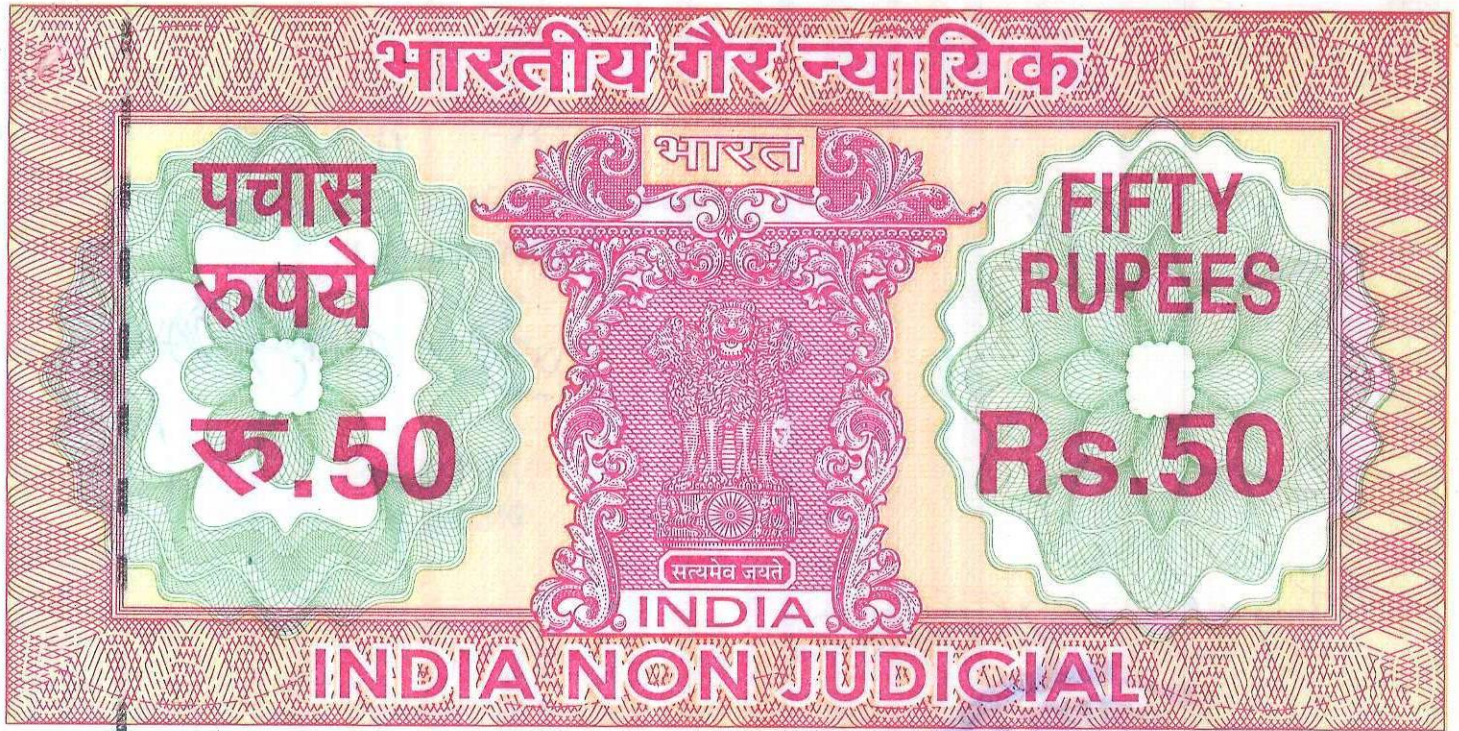
Bhagaban Ch. Hochapoteo
Vendor 12/08/2011

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

Susajit Mohapatra
Purchaser 12/8/11

Shashadhar Mohapatra
12/08/2011

Contd... 12.



उड़ीसा ORISSA

B 422476

12.

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.

Bhagawan Ch Mohapatra
Vendor
12/08/2011

Swarajit Mahapatra
Purchaser
12/8/11

Typed by :: Manoranjan Das 12/08/2011
(Manoranjan Das)
Advocate Clerk R.C. No. 116/09
At- Kurunia P.O. Kanrali
P.S. Remuna Dist. Balasore

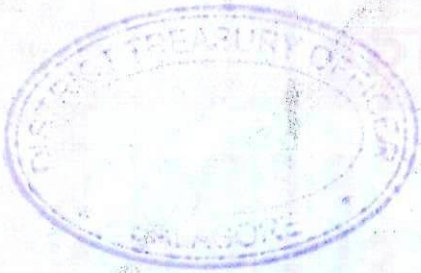
CERTIFICATE

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.

(N.P.Kamilla)
Advocate, Balasore. 12/08/2011

12/08/2011
Tifender Mohapatra
Shaghadwar Mohapatra
12/08/2011

228,690-11450



Docum 11/5/2011

୨୨୮ ୦୧

ପ୍ରକାଶନ ଦେଖନ୍ତୁ ।

Handwritten signature and text.

୨୨୮ ୦୧
୦୧/୦୨/୨୦୧୧

Bhagawan Ch Mohapatra



Registering Officer
BALASORE

Handwritten signature and number 11/8/11.

Attestation of the document by the Registrar, Balasore.

CERTIFICATE

Notarized that the document is my client and has stated the terms of the deed typed by my clerk to my direction in my office.

7321
Registration Document No. 7190
1
24/8/11

Registering Officer
BALASORE

Handwritten signature and number 11/8/11.

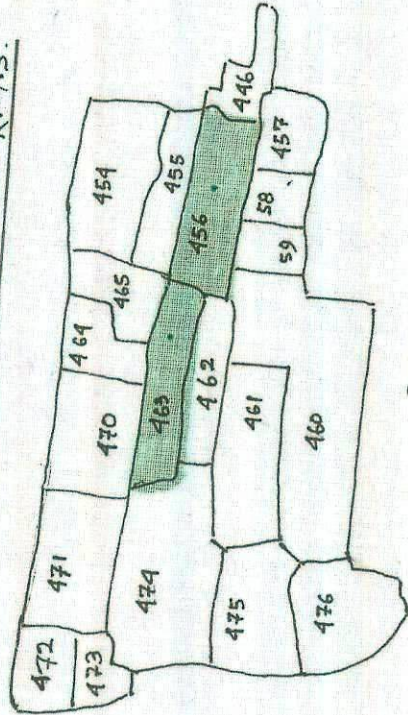
3

MOUZA. BALGOPAL PU NO.105

PS. REMUNA

DIST. BALASORE - ODISHA

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



REFERENCES

1. BOUNDARY LINE OF R.M.S. PLOTS
2. SALE LAND SHOWN IN COLOUR GREEN
3. AREA OF SALE LAND A1.26 D.

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

O/R

Traced by

R.C. Das.

Surveyor

21.5.11



Suresh Chakrabarty

Bhagaban Chakrabarty

EXECUTANTS

12/08/2011

Registered Sale Deed

Nature of the Document : SALE IMMOVABLE

Volume Number : 145

Date of Execution : 24/08/2011



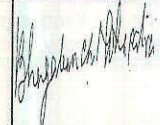
Place of Execution : BALASORE

Document Number : 10061107190

Registration Date : 24/08/2011

FIRST PARTY DETAILS

| Name | Type | Relation | Relation Name | Age | Present Address | Permanent Address |
|----------------------------|------|----------|-------------------------|-----|---|-------------------------------|
| BHAGABAN CHANDRA MOHAPATRA | Self | FATHER | LATE. ABHIRAM MOHAPATRA | 80 | AT/PO-RASALPUR, PS-REMUNA, BALASORE, DIST-BALASORE, ODISHA, INDIA | N/A, Dist- N/A, ODISHA, INDIA |

| Name | Photo | Thumb Impression | Signature |
|----------------------------|---|--|---|
| BHAGABAN CHANDRA MOHAPATRA |  |  1235722 |  |

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 |  |  867790 |  |

PROPERTY DETAILS

| Sl.No. | District | Village/Thana | Khata | Plot | Property Area | Kisam | Market Value | Sabak Khata No. | Sabak Plot No. |
|--------|----------|------------------|-------|------|---------------|--------------|--------------|-----------------|----------------|
| 2 | BALASORE | BALGOPAL PUR-105 | 133 | 463 | 0.54Acre | S.A.J.S-I(B) | 98010 | Not Available | Not Available |

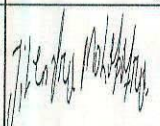
| East | West | North | South | Property Transaction Details |
|-------------|-------------|----------------------------|----------------------------|------------------------------|
| PLOT NO 446 | PLOT NO 476 | PLOT NO 455, 465, 464, 470 | PLOT NO 462, 457, 458, 459 | A0.54DEC |

| East | West | North | South | Property Transaction Details | | | | | |
|------|----------|------------------|-------|------------------------------|----------|--------------|--------|---------------|---------------|
| 1 | BALASORE | BALGOPAL PUR-105 | 133 | 456 | 0.72Acre | S.A.J.S-I(B) | 118800 | Not Available | Not Available |

| East | West | North | South | Property Transaction Details |
|-------------|-------------|----------------------------|----------------------------|------------------------------|
| PLOT NO 446 | PLOT NO 476 | PLOT NO 455, 465, 464, 470 | PLOT NO 462, 457, 458, 459 | A0.72DEC FULL |

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 |  |  731002 |  |

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 volition 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