

3556

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260

1/5/05

34745000Rs.



Admissible under Rule-25
Duly stamped under the Indian stamp
(Orissa Amendment) Act. - 2001 Sch.
I - A No. 22 and
Sch. - II 2 of the Orissa.
Additional stamp duty Act-2001
Exempt from / Does not require
stamp duty. Fee Paid:-



Sashadhar Biswas
27/4/05

17700/-

Registrar
28-4-05
Registering Office
Balasore

AW, 3540-0
AW, 75-0
AW, 4-0
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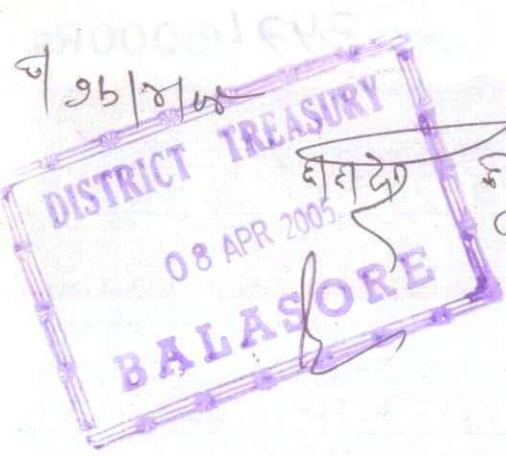
Sashadhar Biswas

DEED OF SALE

THIS DEED OF SALE made on this the
27th day of April, 2005 (Two thousand Five)
BETWEEN
SRI SASHADHAR BISWAS aged about 79 years
son of late Prahallad Biswas , by Caste- Namasudra ,
by Occupation- Cultivation, At- Balgopalpur ,
P.O. Rasalpur , Via- Mitrapur, P.S. Remuna , in the
Contd... 2.

DiTAS n Balua
S/O Sashadhar Biswas
At- Balgopalpur
P.O. Rasalpur
Via- Mitrapur
P.S. Remuna
Dist- Balasore
27/4/05
Rabindra Biswal
S/O Raghunath Biswal
At- Sereipar
P.O. Nuapadhi
Dist- Balasore 27/4/05

See
28/4/05
20/4/05
20/4/05
20/4/05



ଅବସ୍ଥା

ସାକ୍ଷୀଙ୍କ ଦ୍ଵାରା ସ୍ଵୀକୃତି ପ୍ରାପ୍ତ ହୋଇଥିବା ଏକ ଲେଖା, ଯାହା

ସ୍ଵାମୀ ୨ = ୧୦୦୦
କନ୍ୟା ୨ = ୩୦୦
ସ୍ଵାମୀ ୧ = ୫୦
କନ୍ୟା ୨ = ୨୦୦

କାଳୀ ପ୍ରସାଦ ମହାନ୍ତି

ନାଥାଥାଥା ବିହାରୀ

ସ୍ଵାମୀ ୨ = ୧୦୦୦
କନ୍ୟା ୨ = ୩୦୦

ସ୍ଵାମୀ ୧ = ୫୦
କନ୍ୟା ୨ = ୨୦୦

Perseced for Registration
Between the hours of 7 AM.
and 2.30 PM. on the 27/12 day of
April 2005
By Sasthadhara Biswas
S/o, W/o Pralhad Biswas
Balgopulpur P.S. Remena
Dist Balasore
By Case Nama Sudon
By Profession Caste



Signature
28.4.05
Registering Officer
Balasore

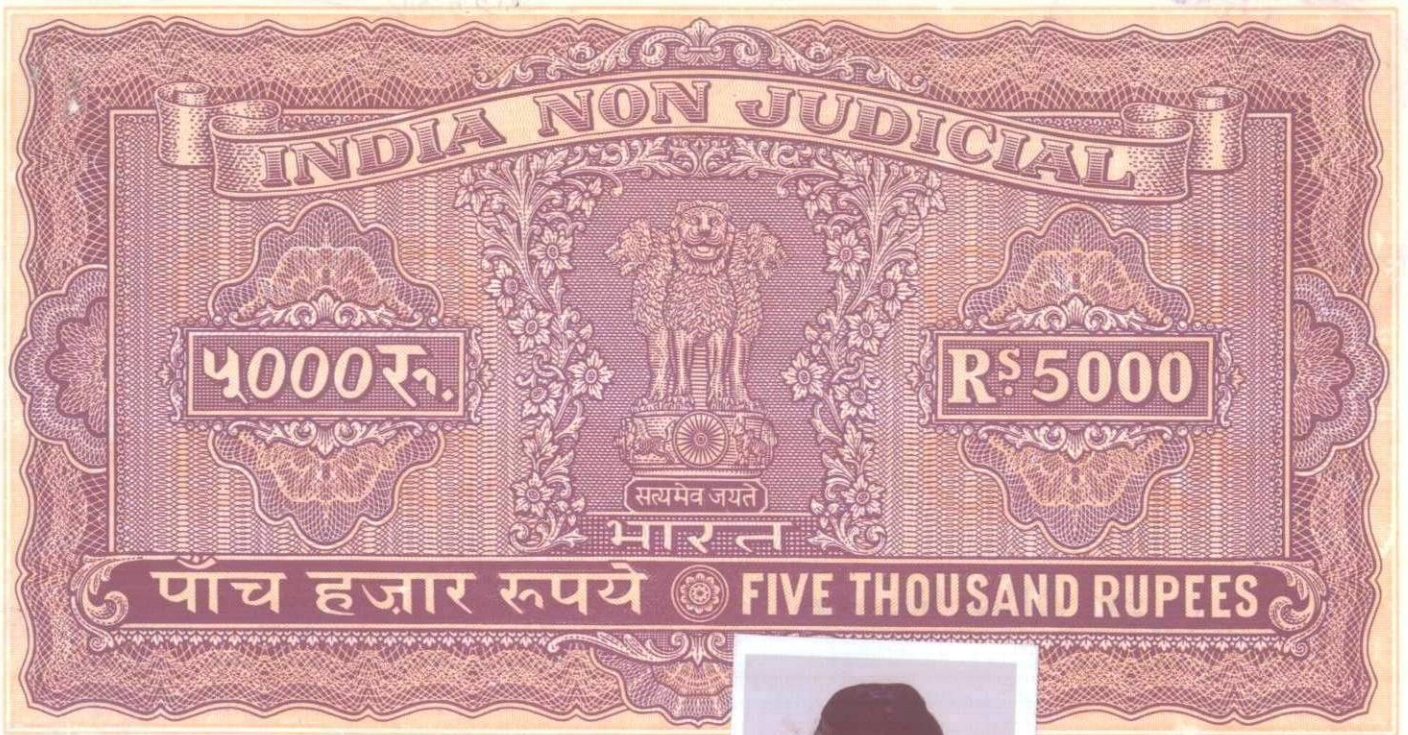
Execution is admitted
by the above
Signature
28.4.05

୧ ନାଥାଥାଥା ବିହାରୀ
୭୨୪୦ ୨୭/୪
୧ ନାଥାଥାଥା ବିହାରୀ
୨୭/୪
୭୨୪୧

୧ ବିଟାସନ ବିହାରୀ
୨୭/୪

Identified by
S/o
of the same place and profession
Signature
28.4.05

Registering Officer,
BALASORE



2.



Sushil Kumar Khetan
27/4/05

Sushil Kumar Khetan.

District of Balasore, State- 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, Legal representatives and
assignees) of the One part

AND

M/S EMAMI PAPER MILLS LTD., At- Balgopalpur
P.O. Rasalpur Via- Mitrapur, P.S. Remuna Dist.
Balasore , represented through it's Senior Vice-
President (Finance) Mr. Sushil Kumar Khetan
aged about 40 years son of Mr. Puranmal Khetan ,
by Caste- Bania, by occupation- Service,
At- Balgopalpur, P.S. Remuna P.O. Rasalpur, Via-

Bikash Bhowmik
27/4/05

Arbinda Biswal
27/4/05



3.

Mitrapur, 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 to include their heirs, successors, executors, administrators, Legal representatives and assignees) of the Other Part.

WHEREAS the land mentioned in the schedule given below measuring A 1.18 decs. (One Acre and eighteen decimals) fully described in the schedule and marked in colour Green in the trace map attached with this deed of sale was the sthitiban recorded land of one prahallad Biswas, the deceased father of the abovenamed Vendor, who died leaving his two sons namely Sashadhar Biswas, the Vendor of this Deed of Sale and Amal Biswas.

AND WHEREAS the vendor of this Deed of

Sashadhar Biswas
27/4/05

Bikas Biswas
27/4/05

Rabindra Biswas
27/4/05



4.

Sale and Amal Biswas were jointly possessing the entire properties left by their deceased father and to avoid the future problems and troubles between brothers and their successors the entire properties left by their deceased father were amicably partitioned as per decision of the well-wishers of their family by a written partition and from the date of such partition both the brothers were/are separately possessing their shares without any hindrances and interruption from any corner.

AND WHEREAS as per the above partition the schedule land measuring A 1.18 decs. under Khata no. 194 of Mouza- Balgopalpur was allotted to the Vendor of this Deed of Sale and accordingly the Raghupati Major Settlement record of right was prepared in his name and the Final khatian was obtained by the Vendor from the

Sale and Amal Biswas
27/4/05

Bitas h Biswas
27/4/05

Abinava Biswal
27/4/05



5.

final publication camp of the R.M.S. operation. The new settled rent being paid by ~~the~~ vendor to the Revenue authority ~~and~~ also obtained rent receipt from the Revenue Inspector concerned regularly. Since then the vendor above named was/is in peaceful possession over this sale land without objection from the side of his brother and also without hindrance and interruption from the out-siders.

AND WHEREAS the Vendor has not transferred this sale land to any body by way of sale, gift, mortgage or exchange , so nobody has any right , title, and interest over this ~~sale~~ land and it is free from all encumbrances.

Now the ~~vendor~~ of this present being need of money for medical treatment of his son Samar

Sushanta Biswas
27/4/05

Bikash Biswas
27/4/05

Rabin Biswas
27/4/05



6.

Biswas and also for his wife decided and offered proposal for sale, the land measuring A 1.18 decs. fully described in the schedule and marked in colour Green in the trace map attached with this Deed of sale which is also a part and parcel of this deed, with a consideration of Rs. 1,53,400/- (Rupees One Lakh Fifty three thousand four hundred) only and M/S Emami Paper Mills Ltd. represented through it's Senior Vice President (Finance) for the development of paper industry agreed to purchase the aforesaid land free from all encumbrances and litigation with a consideration of Rs. 1,53,400/- (Rupees One Lakh Fifty three thousand four hundred) only. The Govt. value of the schedule land is Rs. 1,77,000/- (Rupees One Lakh Seventy Seven thousand) only.

The vendor abovenamed further declare

Contd... 7.

Santa Bishwas
27/4/05

Bikash Biswas
27/4/05

Rebinder Biswas
27/4/05



7.

that he being scheduled caste has obtained the permission from the Sub-Collector, Balasore Sadar vide O.L.R. Permission Case No. 53 of 2005 under section 22 of O.L.R. Act on 21.4.2004 for the sale of above mentioned land which is attached with this Deed of Sale.

Satya Kishor Singh
27/4/05

NOW THIS DEED OF SALE WITNESSETH as follows ::

In pursuance of this agreement and in consideration of Rs. 1,53,400/- (Rupees One Lakh Fifty three thousand Four hundred) only paid by the purchaser to the vendor vide A/C payee Cheque No. 803485 Dt. 27.4.2005 of State Bank of India Balgopalpur Branch in presence of the witnesses which shall the vendor hereby acknowledged having received the consideration amount in full.

Bikas u Baiswal
27/4/05

Rabindra Baiswal
27/4/05

The vendor hereby transfer and assign and deliver the possession through it's Senior Vice-President



8.

(Finance) all that land measuring A 1.18 decs. fully described in the Schedule given below.

Sarabjit Biswal
27/4/05

In pursuance of this agreement for the transaction and for the pursuance of receipt of the consideration money there under as the beneficial owner hereby sell and convey to the purchaser all his right, title, interest and possession 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 in the schedule given below in favour of the purchaser with all privileges, easements and appurtenances what-so-ever belonging to or enjoyed his appurtenants thereto or reputed so to be.

1014 AS N Biswal
27/4/05

The purchaser will have good right, title 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 and possession of

Sarabjit Biswal
27/4/05

vendor , the vendor , his 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 and it's successors , assignees, executors and administrators shall ~~herein-after~~ peaceably use, enjoy and utilise the aforesaid land without objection by 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 the said purchaser and declared 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 it's successors, office executors, administrators and assignees shall and may all times peaceably and quietly possess and enjoy the properties hereby conveyed.

The vendor deliver the xerox copy of the

Rebinding Analysis 27/4/05



10.

Khatian and rent receipt standing in his name in evidence of his right, title and possession.

The Purchaser named above will get their name mutated by the Tahasildar, Balasore or will record their name in the coming Settlement operation without objection from side of the vendor or his heirs, and successors.

Further the abovenamed vendor declares that the property hereby conveyed has not taken from the Government by way of lease within 10 years and the property mentioned in the schedule below is not the property of Endowment or Waklf Board property, nor the said property belongs to any Public Religious Property.

SCHEDULE OF LAND HEREBY SOLD

District, Collectorate and Sub-Registry, Balasore
R.I. Naraharipur , Tahasil- Sadar, P.S. Remuna ,
Thana No. 105 Mouza- Balgopalpur under T.P. area,

Contd... 11.

A. K. Mishra
27/4/05

Bikash Biswas
27/4/05

Arabinandan Biswas
27/4/05



11.

R.M.S. Khata No. 194 (One hundred Ninety four)

Plot No. 219 (Two hundred Nineteen) Sarad Anajalasechita
-II A 0.47 decs. (Forty seven decimals) valued
Rs. 70,500/-

Khata- Do, Plot No. 220 (Two hundred Twenty)
Sarad Anajalasechita- II A 0.43 decs. (Forty three
decimals) valued Rs. 64,500/-

Khata No. Do, Plot No. 221 (Two hundred
Twenty one) Sarad Anajalasechita - II A 0.28 decs.
(Twenty eight decimals) valued Rs. 42,000/-

In total one mouza, one Khata, Three plots Area A 1.18 decs.
(One Acre and Eighteen decimals) in one patch Rent-32.50 paise.
Bounded by : North- Jhantu Saha and boundary line of
Mouza- Rasalpur.

South- Road, East- Jhantu Saha and Purchaser
West- Boundary line of Mouza- Rasalpur.

IN WITNESSES WHEREOF THE abovenamed vendor
put his signature to this day of sale, the date , month
and year mentioned to this context.

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

Sastha Thakur Birmar
Vendor 27/4/05

Advocate.

Sastha Thakur Birmar
27/4/05

Bit AS 1193 chawal
27/4/05

Robin Singh Biswal
27/4/05



12.

I, the Vendor hereby declare that I am " Namasudra " by caste and belong to Schedule Caste.

Sankha Kumar Biswas
Vendor 27/4/05

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.

Sankha Kumar Biswas
Vendor

27/4/05

Sushil Kumar Khatun
Purchaser 27/4/05

The purchaser hereby declares that he is not belongs to any Schedule Caste/Tribe.

Sushil Kumar Khatun
27/4/05
Purchaser.

Typed by ::

Manoranjan Das
(Manoranjan Das) 27.4.05
R.C. No. 127/03
At- Kurunia P.O. Kanrali
P.S. Remuna Dist. Balasore

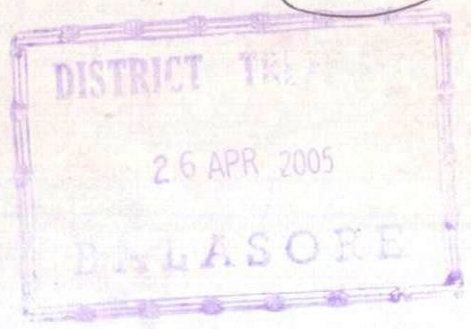
Certificate

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.

27/4/05

1770071
1770071

ବିଧି-୧/୨



ବିଧି ୨୩/୩/୦୫

୧୭୭୦୦୭୧

Asst. Registrar Binas

ଜିତେନ୍ଦ୍ର କୁମାର

ପ୍ରା. ଶା. ବିଭାଗ
ବାଲେଶ୍ଵର



Registering Officer,
BALASORE



Registered and True Copy

Filed in:-

Book No. 2

Volume No. 199

Page No. 236 to 260

Being No. 3474

For the Year - 2005

memo 4112105
Approval 20.6.05
Approval 23.6.05
Addl. Tdr, M.S.

Registering Officer
Balasore

27.4.05

MOUZA - BALA GOPAL PUR NO 105

P.S. REMUNA

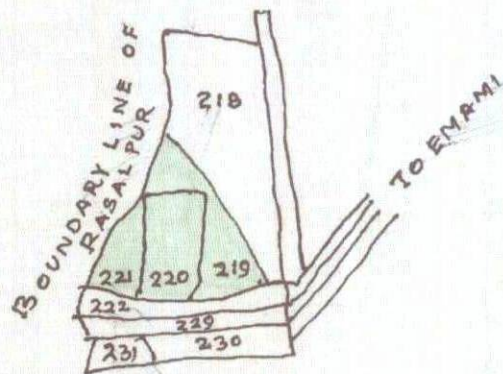
DIST. BALASORE, ORISSA

SCALE 16" = 1 MILE, R.M.S. 1995-96

V199 2240
280
DATA



Registering Officer,
BALASORE



O/R

Traced by
R. e. Das
SURVEYOR
27.4.05

REFERENCES

1. BOUNDARY LINE OF R.M.S PLOT
2. SALE LAND SHOWN THUS IN COLOUR GREEN
3. AREA OF SALE LAND AC. 1.18 DECIMAL

5.

This trace map is the true and exact
Copy of the Original

Sasmita Thare Bhowmik
EXECUTANT 27.4.05