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उड़ीसा ORISSA

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Registration Document No. 1
Book No. 24/8/11

Sub-Register Office
BALASORE



B 554876

Kamala bala Das
alias Kamala Ray
23.8.11

24/8/11 Kamala bala Das
alias Kamala Ray

AD 3013 -
96 2.
3015
411 270
3285

SALE DEED

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

SMT. KAMALABALA DAS alias KAMALA RAY aged 40 years
wife of Sri Ghanashyam Das alias Ganesh Das ,
by Caste- Christian, Occupation- Service ,
At- Sireipur 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 deemed to include her heirs,

Contd... 2.

Ganesh Das
S/o Mahadev Das
At- Sireipur
P.O. Rasalpur Dist. Balasore
23.8.11
At- Remuna
P.O. Remuna
Dist. Balasore 23.8.11

Print Endorsement



୧ ୧୦୦୦ x ୨ = ୨୦୦୦
 ୨ ୫୦୦ x ୧ = ୫୦୦
 ୩ ୧୦ x ୧ = ୧୦

ଗୁଣ୍ଡିଚା ମନ୍ଦିର
 ଗୁଣ୍ଡିଚା ମନ୍ଦିର

ଗୁଣ୍ଡିଚା ମନ୍ଦିର
 ଗୁଣ୍ଡିଚା ମନ୍ଦିର

Kamala bala Das alias Kamala Ray

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)-3013 ,I-3-2, User Charges-270 ,Total 3285

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 SMT KAMALABALA DAS ALIAS KAMALA RAY, son/wife of GHANASHYAM DAS ALIAS GANESH DAS, of AT-SIREIPUR, PO-RASALPUR, VIA-MITRAPUR, PS-REMUNA, by caste General, profession Service and finger prints affixed.

Kamalabala Das alias
 Kamala Ray

Signature of Presenter / Date: 24/08/2011

Signature of Registering officer

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

उड़ीसा ORISSA

2.



Surajit Mohapatra

Kamala bala Jay
alias Kamaladevi
23.8.11

B 554877

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

Contd... 3.

Ganesh Jay
23.8.11

Surajit Mohapatra
23.8.11

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000



उड़ीसा ORISSA

B 449041

3.

Kamala baba Das
alias Kamalakay
23.8.11

WHEREAS the land mentioned in the schedule given below measuring A 0.83 decs. morefully described in the schedule and marked in colour Green in the Trace map attached with this Deed of Sale is the sthitban recorded land of the Vendor. The R.M.S. R.O.R. was prepared in her name and she obtained the final Khatian from the final publication Camp of the R.M.S. operation in the year 1995. The settled rent being paid by her regularly to the Revenue authority and obtained rent receipts from R.I. concerned.

Ganesh Das
23.8.11

AND WHEREAS the Vendor abovenamed was/is in peaceful possession over the schedule land hereby sold and has not transferred the sale land to any body by way of sale, gift, lease or exchange,. Save and except the Vendor, nobody has any manner of right, title

Asit Kumar Manojan
23.8.11

Contd... 4.

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000



उड़ीसा ORISSA

B 449042

4.

Kamala bala Das
alias Kamala Ray
23.8.11

interest over the schedule sale land and it is free from all encumbrances and litigation.

NOW the Vendor abovenamed being need of money for the construction work of her residential building , so she decided and offered proposal for sale the schedule land measuring A 0.83 decs. with a consideration of Rs. 1,50,645/- (Rupees One Lakh Fifty thousand Six hundred Forty five) only and the Purchaser through its Manager (Accounts) agreed to purchase the aforesaid land with a consideration of Rs. 1,50,645/- (Rupees One Lakh Fifty thousand Six hundred Forty five) only for the Industrial purpose and expansion of paper Industry.

Ganesh Das
23.8.11

NOW THIS DEED OF SALE WITNESSETH as follows ::

In pursuance of said agreement between the Vendor

Contd... 5.

Asit Kumar Mahapatra
23.8.11



उड़ीसा ORISSA

B 449043

5.

Kamala bala Das
alias Kamala ray
23.8.11

and Purchaser and in consideration of Rs. 1,50,645/-
(Rupees One Lakh Fifty thousand Six hundred Forty
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. 280611 dated 23.8.2011 of State
Bank of India, Balgopalpur Branch which shall the
Vendor hereby acknowledged having received the
consideration amount in full.

Ganesh Das
23.8.11

The Vendor hereby transfer and assign and
deliver the possession to the Purchaser through its
Manager (Accounts) all that land measuring A 0.83 decs.
more fully described in the schedule given below.

In pursuance of the said agreement for the
transaction and for the pursuance of receipt of the

Ashwini Mahapatra
23.8.11

Contd... 6.

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000



उड़ीसा ORISSA

B 449044

Kamala bala Das
alias Kamala Ray
23.8.11

consideration money there-under as the beneficial owner hereby sold and conveyed to the Purchaser all right, title interest and possession and hold the same as an absolute owner of the schedule property.

That, the Vendor hereby transfer all her 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 her 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 any portion of it due to any defect in the title and possession of the Vendor, the Vendor herself, her successors shall keep the Purchaser effectually indemnified against all

Contd... 7.

Ganesh Das
23.8.11

Arvindamangar.
23.8.11



उड़ीसा ORISSA

B 449056

Kamala bala Das
alias Kamala Roy
23-8-11

risks costs, damages and legal interest.

That, the Purchaser shall herein-after peaceably use, enjoy and utilise the aforesaid land without any objection from the side of the Vendor and her successors.

The vendor hereby covenants that she has good right to convey the schedule property or any person/persons claiming through her and also handover the R.M.S. Khatian and upto date rent receipt standing in her name in proof of her title and interest.

That, the Purchaser shall herein-after peaceably and quitely hold , use and enjoy the schedule land by mutating their name in the office of Tahasildar, Remuna or will record their name in coming Settlement operation.

Gemosh Das
23-8-11

Asitkumar Mangaraj
23-8-11



उड़ीसा ORISSA

D 045167

SCHEDULE OF SALE LAND

District, Collectorate and S.R. Office - Balasore,
Tahasil and P.S. Remuna, Thana No. 105,
R.I. Naraharipur, Mouza- Balgopalpur, R.M.S.
Khata No. 26 (Twenty six) Sthitiban R.M.S.
Plot No. 279 (Two hundred seventy nine) Sarad
Anajalasechita- II A 0.34 decs. (Thirty four decimals)
Value - Rs. 61,710/-

Khata- Do, R.M.S. Plot No. 469 (Four
hundred sixty nine) Sarad Anajalasechita- II
A 0.49 decs. (Forty nine decimals) Value- Rs. 88,935/-

Contd... 9.

Kamala bala Das
alias Kamala Ray
23-8-11

Ganesh Das
23-8-11

Ajit Manapara
23-8-11

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

ଓଡ଼ିଶା ओडिशा ORISSA

14AA 138910

9.

Kamala bala Das
alias Kamaladevi
23.8.11

In total one Mouza, One Khata, Two
Plots A 0.83 decs. (Eighty three decimals)
in one Patch, Rent- Rs. 9,95 Paise ,

Bounded by :: North- R.M.S. Plot No. 285

South- R.M.S. Plot No. 470

East- R.M.S. Plot Nos. 467, 468

West- R.M.S. Plot No. 280, 278

shown thus in colour Green in the Trace map attached
with this deed of sale which is also a part and parcel
of this Sale Deed.

Contd... 10.

Ganesh Das
23.8.11

Ajit Kumar Manapatra
23.8.11

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

ଓଡ଼ିଶା ओडिशा ORISSA

14AA 138911

10.

Kamala bala Das
alias Kamala Ray
23.8.11

IN WITNESSES WHEREOF the abovenamed

Vendor put her 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.

Kamala bala Das alias
Vendor Kamala Ray

23.8.11

Ms
Advocate.
23/8/11

Contd... 11.

Ganesh Das
23.8.11

Arvind Manapara
23.8.11

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

ଓଡ଼ିଶା ओडिशा ORISSA

14AA 138912

11.

Kamala bala Das
alias Kamala Ray
23.8.11

The Vendor hereby declares that she is Christian by caste does not belong to Schedule Caste/Tribe and has not got the land from the Govt. within 10 (Ten) 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.

Kamala bala Das alias
Kamala Ray 23.8.11
Vendor

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

Sersajit Mahapatra
Purchaser 23.8.11

Ganesh Das
23.8.11

Sachin Mahapatra
23.8.11



ଓଡ଼ିଶା ଓଡ଼ିଶା ORISSA

12.

14AA 138927

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.

Kamala bala Das alias
Vendor

Kamala Ray
23-8-11

Suryajit Mahapatra
Purchaser
23-8-11

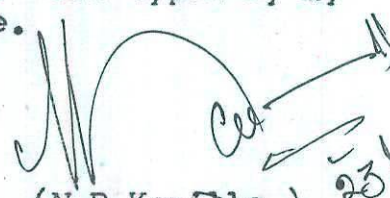
Typed by ::

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 clientess and has dictated the terms of this Deed typed by my clerk to my direction in my office.


(N.P. Kamilla)
Advocate, Balasore.
23/8/11

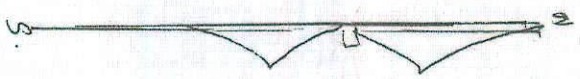
Ganesh 23.8.11
Asit Mahapatra
23.8.11

MOUZA. BALGOPAL PUR NO 105

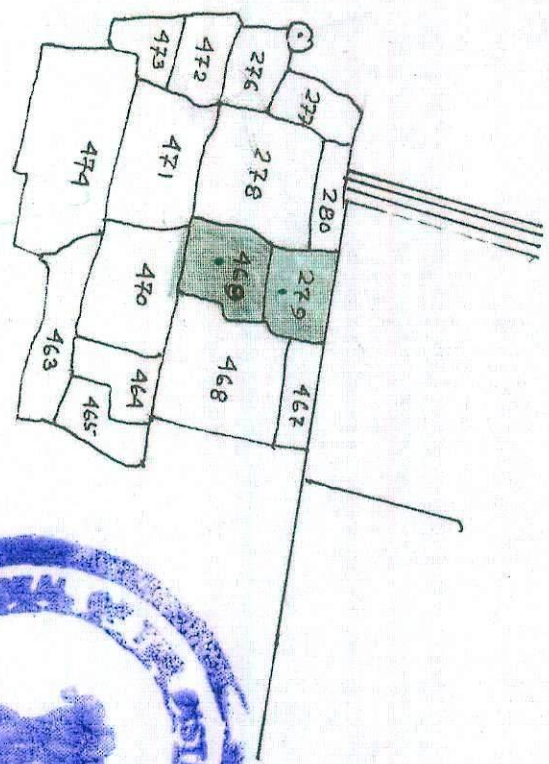
P.S. REMUNA

DIST. BALASORE. ODISHA

SALE 16" - 1 MILE, R.M.S.



C/P
Traceclby
R.C.D.A.
Surveyor
7/6/11



11/8/11

REFERENCES.

1. BOUNDARY LINE OF R.M.S. PLOTS —
 2. SALE LAND SHOWN THUS IN COLOUR GREEN
 - 3 AREA OF SALE LAND A
- This trace map is AT trace and exact copy of the original

Kamala Bala Das alias
Wamekha Das
23/8/11

Registered
BALASORE

Registered Sale Deed

Nature of the Document : SALE IMMOVABLE

Volume Number : 145

Date of Execution : 24/08/2011

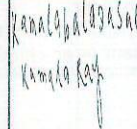
Place of Execution : BALASORE

Document Number : 10061107193

Registration Date : 24/08/2011

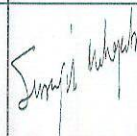
FIRST PARTY DETAILS

Name	Type	Relation	Relation Name	Age	Present Address	Permanent Address
SMT KAMALABALA DAS ALIAS KAMALA RAY	Self	HUSBAND	GHANASHYAM DAS ALIAS GANESH DAS	40	AT-SIREIPUR, PO-RASALPUR, VIA-MITRAPUR, PS-REMUNA, DIST- BALASORE, ODISHA, INDIA	N/A, Dist- N/A, ODISHA, INDIA

Name	Photo	Thumb Impression	Signature
SMT KAMALABALA DAS ALIAS KAMALA RAY		 1235542	

SECOND PARTY DETAILS

Name	Type	Relation	Relation Name	Age	Present Address	Permanent Address
SURAJIT MOHAPATRA	Institution	FATHER		44	AT-BALGOPALPUR, PO-RASALPUR, VIA-MITRAPUR, PS-REMUNA, DIST- BALASORE, ODISHA, INDIA	N/A, DIST- N/A, ODISHA, INDIA

Name	Photo	Thumb Impression	Signature
SURAJIT MOHAPATRA		 867654	

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	26	469	0.49Acre	S.A.J.S-I(B)	88935	Not Available	Not Available

East	West	North	South	Property Transaction Details
RMS PLOT NO 467,468	RMS PLOT NO 280,278	RMS PLOT NO 285	RMS PLOT NO 470	A0.49FULL

Sl.No.	District	Village/Thana	Khata	Plot	Property Area	Kisam	Market Value	Sabak Khata No.	Sabak Plot No.
1	BALASORE	BALGOPAL PUR-105	26	279	0.34Acre	S.A.J.S-I(B)	61710	Not Available	Not Available

East	West	North	South	Property Transaction Details
RMS PLOT NO 467,468	RMS PLOT NO 280,278	RMS PLOT NO 285	RMS PLOT NO 470	A0.34 FULL

IDENTIFIER DETAILS

Name	Father's / Husband's Name	Identifier Address	Profession
GANESH DAS	MAHADEV DAS	AT-SIREIPUR, PO-RASALPUR, VIA-MITRAPUR	Cultivation

Name	Photo	Thumb Impression	Signature
GANESH DAS		 730940	

REMARK DETAILS

Remark

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