

72

2688

Vol-173

26/5/08

9/03/08 2518

20/5/08

20/5/08

21360 + 6540 = 27930



उड़ीसा ORISSA



039029



Radha Ranjan Mohapatra

An) 5340-00
 11/9/08 99.00
 11/9/08 4.00
 2(3) 2.00
5445-00

Radha Ranjan Mohapatra

02/15/2008

H/2
 Me
 26/1708

SALE DEED

THIS DEED OF SALE made on this the
 2nd day of May, 2008 (Two thousand Eight)

B E T W E E N

SRI RADHARANJAN MOHAPATRA aged about 57 years
 son of late Atul Chandra Mohapatra, by Caste-
 Brahmin, Occupation- Service, At/P.O. Nasalpur
 Via- Mitrapur, P.S. Remuna Dist. Balasore, in
 the State of Orissa, hereinafter called the
 VENDOR (which expression unless excluded by or

Contd... 2.

Sri Kamal Mohapatra
 S/o Ram Chandra Wade
 11/10 Royal An
 Dist Balasore
 2-5-08
 Dipti Ranjan Mohapatra
 S/o Radha Ranjan Mohapatra
 At/Po - Nasalpur
 Dist - Balasore
 dt - 02-05-2008

୧୭/୧୫/୨୦୦୮

୧୨/୧୫/୨୦୦୮

ନିମ୍ନଲିଖିତ ଅନୁସାରେ
ନିମ୍ନଲିଖିତ ଅନୁସାରେ

29/05/08
PROPERTY OFFICE
BALASORE

କମ୍ପ୍ୟୁଟର ୨: ୨୦୦୦
କମ୍ପ୍ୟୁଟର ୩: ୩୦୦
କମ୍ପ୍ୟୁଟର ୧: ୧୦୦
କମ୍ପ୍ୟୁଟର ୪: ୪୦୦
କମ୍ପ୍ୟୁଟର ୨: ୨୦
କମ୍ପ୍ୟୁଟର ୧: ୧୦

୨୯/୦୫/୦୮
ନିମ୍ନଲିଖିତ ଅନୁସାରେ
ନିମ୍ନଲିଖିତ ଅନୁସାରେ

Radha Ranjan mahapatra

presented for Registration
under the provisions of the
Registration Act, on the 20th day of
May, A.D. 2008

Radha Ranjan mahapatra
S/o. Adul Chandra Mahapatra
Residing at, Remina
Dist. Balasore
By Caste... Brahmin
By Profession... Service

21/5/08
Registering Office
Balasore

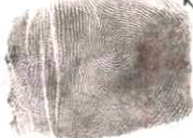


* Radha Ranjan mahapatra

5623

2-5

Radha Ranjan mahapatra



Execution is admitted

by the above Radha Ranjan mahapatra

2-5

5624

* Dinku Ranjan Mahapatra

2-5

Identified by Dinku Ranjan mahapatra
S/o. Radha Ranjan mahapatra
of the same place and profession



21/5/08

Registering Office
BALASORE



उड़ीसा ORISSA

039020

2.



Sushil Kumar Khetan

*Radha Rajgopal Khetan
02/05/2008*

repugnant to the subject or context shall be deemed to include his heirs, successors, executors, administrators, legal representatives 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 Orissa, represented
through its Senior Vice President (Finance)
MR. SUSHIL KUMAR KHETAN aged about 43 years
son of Mr. Puranmal Khetan, by Caste- Benia,
Occupation- Service, At- Balgopalpur , P.O. Rasalpur,
Via- Mitrapur, P.S. Remuna Dist. Balasore, in the
State of Orissa, herein-after called the PURCHASER

Dipti Kumar Mohapatra

2-5-08

Kamal Kishore

2-5-08



उड़ीसा ORISSA

3.

A 031471

Ratna Ramani Mohapatra
02/05/08

(which expression unless excluded by or repugnant to the subject or context shall be deemed to include its heirs, successors, executors, administrators, legal representatives, and assignees) of the Other Part.

Jyoti Ramani Mohapatra

2-5-08

WHEREAS the land mentioned in the schedule measuring A 1.86 decs. in Mouza- Balgopalpur and Rasalpur fully described in the schedule given below is the sthitiban recorded land of the Vendor. The R.M.S. record of right was prepared in his name and the Vendor has obtained the final Khatian from the final publication and Patta Distribution camp of R.M.S. operation in the year 2002 as per provision of the Orissa Survey and

Kamal Laha Nayak

2-5-08

Contd... 4.

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये
रु.1000



ONE THOUSAND RUPEES
Rs.1000

उड़ीसा ORISSA

A 031472

Rudra Ramjan Mohapatra
02/05/2008

4.
Settlement Act, 1958 and O.S.S. rules 1962 and the
settled rent being paid by the Vendor to the
Revenue authority and obtained rent receipt from
R.I., Neraharipur regularly.

AND WHEREAS the Vendor was/is in peaceful
possession over the schedule land without any hindrance
and interruption and has not been transferred to
anybody by way of sale, gift, lease or exchange, so
nobody has any right, title, interest or possession
over the schedule land or any portion over it.

AND WHEREAS the abovenamed Vendor has not
appoint any Bhag tenant for cultivation the Schedule
land nor any proceeding or cases pending under section

Contd... 5.

Dr. P. S. Ramjan Mohapatra

Kamal Kishan Nanda

2-5-08

2-5-08

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000



ONE THOUSAND RUPEES

Rs.1000

उड़ीसा ORISSA

5.

A 031473

Redha Rajan Mohapatra
02/05/2008

15(1) , 36(A) or 36(C) in the Revenue courts . So the
Schedule land is free from all encumbrances and litigation.

NOW the Vendor being need of money for
construction of his residential building and purchase
suitable land decided and offered proposal for sale
the schedule land measuring A 1.86 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 of sale with a consideration
of Rs. 2,67,000/- (Rupees Two Lakhs Sixty seven thousand)
only and whereas M/S Emami Paper Mills Ltd., Balgopalpur
for expansion of their paper industry agreed to purchase
the aforesaid land measuring A 1.86 decs. with a

Contd... 6.

Dipti's Ranjan Mohapatra

2-5-08

Komal Ladda Pundir

2-5-08



उड़ीसा ORISSA

6.

A 031474

Rakha Rajan Mishra
02/05/2008

consideration of Rs. 2,67,000/- (Rupees Two Lakhs Sixty Seven thousand) only.

NOW THIS DEED OF SALE WITNESSETH as follows ::

In pursuance of this agreement and in consideration of Rs. 2,67,000/- (Rupees Two Lakhs Sixty seven thousand) only paid by the Purchaser to the Vendor at the time of execution of this Deed of sale in presence of witnesses and also his son by A/C Payee Cheque No. 016379 dtd. 02.05.2008 of State Bank of India, Balgopalpur Branch which shall the Vendor hereby acknowledged having received the consideration amount in full.

Dipti Ranjan Mohapatra

2-5-08

Kamal Chandra

2-5-08

Contd... 7.

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000



ONE THOUSAND RUPEES

Rs.1000

उड़ीसा ORISSA

7.

Rudra Ranjan Mohapatra
02/05/2008

A 031475

The Vendor hereby transfer and assign and deliver the possession to the Purchaser through Mr. Sushil Kumar Khetan, the Senior Vice President (Finance) all that land measuring A 1.86 decs. fully described in the schedule of this Deed.

In pursuance of this agreement for the transaction and for the pursuance of receipt of the consideration money thereunder 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,

Contd... 8.

Dipti Ranjan Mohapatra

2-5-08

Kamal Lakshmi Das

2-5-08

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000



उड़ीसा ORISSA

A 031476

8.

Rachha Rajendra Mohapatra
02/05/08

title, interest over the land mentioned in the schedule given below in favour of the purchaser with all privileges, easement and 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 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 himself, his heirs and successors, executors, administrators-in-interest shall keep the Purchaser effectually indemnified against all risks, cost, interest, claim, damages and also civil and criminal

Contd... 9.

Dipti Ranjan Mohapatra
2-5-08

Kamal Kishor Panda
2-5-08

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000



ONE THOUSAND RUPEES

Rs.1000

उड़ीसा ORISSA

9.

A 031477

Rudra Rajan Mishra
02/05/08

dispute in respect of the aforesaid land or any portion of it.

The Purchaser and its successors, executors, administrators shall herein-after peaceably and quietly use, enjoy and utilise the aforesaid land without any objection by the side of the Vendor and his successors or any person claiming through them.

The Vendor abovenamed do hereby for himself his heirs, successors 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, their successors shall and may all times

Contd... 10.

Dipika Ranjan Mohapatra

2-5-08

Kamal Leelan Datta

2-5-08



उड़ीसा ORISSA

10.

B 076307
Ratha Rajan Mohapatra
02/05/2008

peaceably and quietly possess , utilise, enjoy the property hereby conveyed.

The Vendor hereby deliver the R.M.S. Khatian in Original with Rent receipt of Mouza- Belgopalpur and xerox copy of the R.M.S. Khatian standing in his name of mouza- Rasalpur , to the purchaser through its Senior Vice President Mr. S.K.Khetan in evidence of the right, title and possession of the Vendor.

The purchaser will get their name mutated in the office of the Tahasildar, Balasore or will record their name in coming settlement operation without objection

Contd... 11.

Dipti's Ratan Mohapatra
2-5-08

Kamal Khatan Nond
2-5-08



उड़ीसा ORISSA

11.

C 996724

Radha Ranjan Mohapatra
02/05/2018

from the side of the Vendor and his legal heirs and successors.

SCHEDULE OF LAND SOLD

District, Collectorate and Sub-Registry, Balasore

Tahasil- Sadar Balasore, P.S. Remuna, Thana No. 107

R.I. Naraharipur, Mouza- Rasalpur (Rural)

R.M.S. Khata No. 379 (Three hundred Seventy nine)

Sthitiban Plot No. 831 (Eight hundred thirty one)

Sarad Anajalasechita- II H. 0.1650 or A 0.40 decs.

(Forty decimals) Value Rs. 48,000/- Rent Rs. 2.00

Bounded by :: North- Purchaser

South- Plot No. 832, 833

Kamal Keshari Nanda
2-5-08

Radha Ranjan Mohapatra
2-5-08

Contd... 12



उड़ीसा ORISSA

12.



Redha Ranjan Mohapatra
12/05/08
C 996725

East- Purchaser and Boundary line of Mouza-
Balgopalpur No. 105.

West- Plot No. 830, 835, 836

P.S. Do, Thana No. 105 Mouza- Balgopalpur (T.P.)

R.M.S. Khata No. 176 (One hundred Seventy six) Sthitiben

R.M.S. Plot No. 243 (Two hundred forty three) Sarad

Anajalasechita- II A 1.46 decs. (One Acre and Forty six
decimals) Value - Rs. 2,19,000/- , Rent Rs. 7.30 Paise

Bounded by :: North- Plot No. 240

South- Plot No. 244

East- Plot No. 248

West- Boundary line of Mouza- Rasalpur

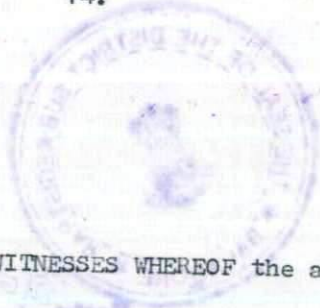
Contd... 13.

Deepta Ranjan Mohapatra
2-5-08
Kamal Lakshmi Nanda
2-5-08



उड़ीसा ORISSA

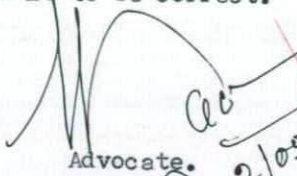
14.



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.

Radha Ranjan Mohapatra
2/05/2008
Vendor


Advocate.
2/05/08
5th

Contd... 15.

Radha Ranjan Mohapatra
02/05/2008
C 996727

Dipti Ranjan Mohapatra
2-5-08

Komal Lekha Nayak
2-5-08

भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL

ଓଡ଼ିଶା ଆଇशा ORISSA

15.

01AA 465417

Radha Ranjan Mohapatra
02/05/2008

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 or belongs to any Public Religious property. This property has not been obtained from Bhodan.

Radha Ranjan Mohapatra
02/05/2008

Vendor

Dipti Ranjan Mohapatra
2-5-08

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

Susil Kumar Kheta
Purchaser

2/5/08

Kamal Laha Nanda
2-5-08

Contd... 16.

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

ଓଡ଼ିଶା ओडिशा ORISSA

16.

04AA 797280

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.

Ladha Ranjan Mohapatra
2/5/08
Vendor

Sushil Kumar Khara
Purchaser
2/5/08

Typed by :: Manoranjan Das
(Manoranjan Das) 2/5/08
Advocate Clerk, R.C. No. 131/06
At- Kurunia P.O. Kahrali
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.
2/5/08

Deputy Registrar, Mohapatra

Kamal Lochan Jada

2-5-08

2-5-08



Handwritten signature

279301

Handwritten text: ମୂଲ୍ୟ ୧୫୫୫

Handwritten text: ପୃଷ୍ଠା ୧୦୦୧

Radha Rungar Mohapatra

Handwritten signature

Handwritten text: ମୂଲ୍ୟ ୧୦୦୧



Handwritten text: NO 2518
**Registering Officer,
BALASORE**



MC No 3081/08
M.C. No 3083/08

Handwritten signature: Damin 21/5/08

Allowed on 26.6.09
Approved on
- SD -
Tahsil-dar
Bemunga

Registered and True Copy
Book No. *1*
Volume No. *173*
Page *26* of *58*
Being No. *2518*
For the Year *2008*

Handwritten signature: Damin
**Registering Officer,
Balasore**

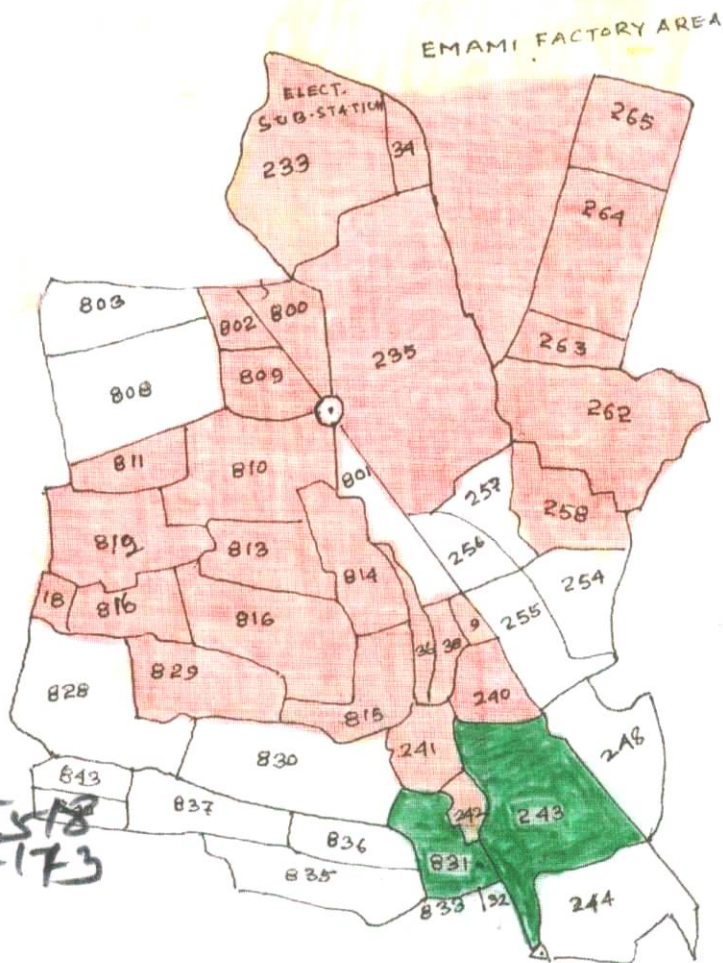
Handwritten text: 2-5-08

Mouza. BALGOPAL PUR No 105 AND BALGOPAL PUR No 106

R.S. REMUNA DIST. BALASORE ORISSA

R.M.S

SCALE 1" = 16 MILE AND 1: = 4000



Traced by
R.C. Das
SURVEYOR
5/3/08

Deot
2518
vol-173

REFERENCES.

1. BOUNDARY LINE R.M.S. PLOTS
2. SALE LAND SHOWN IN COLOUR GREEN
3. AREA OF SALE LAND A 86 (one acre eight six)
4. EMAMIS PURCHASED LAND SHOWN THUS

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

Registering Office
BALASORE

Radha Rangan Mohapatra
EXECUTANTS 02/05/2008