

SALE DEED

THIS DEED OF SALE is made on this the day of November, 2011 (Two Thousand Eleven).

NAME AND ADDRESS

OF THE VENDORS:

UJ (1) RADHANATH PAIKARAY, aged about 55 years, (2) NIRANJAN PAIKARAY, aged about 43 years, both are sons of Late Markanda Paikaray, by Caste: Khandayat, By Profession: Business, resident of At/PO: Godipada, PS: Jankia, Dist: Khurda, Odisha (herein after called the "VENDORS" which expression unless excluded by or repugnant to the context shall mean and include their heirs, successors, assignees and representatives) of the ONE PART.

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NAME AND ADDRESS* OF THE VENDEE:

represented thorough its Director MR. JITENDRA MOHAN GUPTA, aged about 39 years, S/o: Bhagatram Gupta, By Caste: Baisya, By Profession: Business, resident of Plot No. 896, Cuttack Road, PS: Laxmisagar, Bhubaneswar, Dist: Khurda, Odisha (herein after called the "VENDEE" which expression unless excluded by or repugnant to the context shall mean and include his heirs, successors, assignees and representatives) of the OTHER PART.

Q alboratur (Lai Raney

NATURE OF DEED: SALE DEED

AMOUNT OF CONSIDERATION:

Rs.9,25,000/(Rupees Nine Lakh Twenty Five Thousand)
Only

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For GUPTA POWER INFRASTRUCTURE

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1AN 58673099B

SCHEDULE OF PROPERTY

Dist: Khurda, Tahasil: Khurda, S.R.O: Khurda, Under D.S.R.O.: Khurda, Bhubaneswar, PS: Khurda, PS No. 168, Odisha Sarakar Khewat No. 1, Mouza: LAHANGA, Khata No. 407(Four Hundred Seven), Sthitiban Plot No. 1226 (One Thousand Two Hundred Twenty Six), Kisam: Sarad Non-Irrigated-III, Sold Area Aco.145dec. (One Hundred Forty Five Decimals) Full Plot.

Plot No. 1233 (One Thousand Two Hundred Thirty Three), Kisam: Sarad Non-Irrigated-III, Sold Area Aco.065dec. (Sixty Five Decimals) Full Plot

Khata No. 365(Three Hundred Sixty Five), Sthitiban Plot No. 1209 (One Thousand Two Hundred Nine), Kisam: Sarad Non-Irrigated-III, Sold Area Aco.375dec. (Three Hundred Seventy Five Decimals) Full Plot.

Plot No. 1247 (One Thousand Two Hundred Forty Seven), Kisam: Sarad Non-Irrigated-III, Sold Area Aco.340dec. (Three Hundred Forty Decimals) Full Plot

Total One Mouza, Two Khata, Four Plots, Total.

Sold Area Aco.925dec. Which is morefully described in the sketch map appended hereto in red and the sketch map forms part and parcel of this sale are Annual Rent Rs. 5.00 ps.

(The land hereby sold and conveyed in this Sale Deed is neither a lease hold land nor coming under the purview of Endowment Act or Ceiling Surplus limit, it is also non-consolidable land. It is coming within Rural Area of Dist: Khurda and the land is not a Bhoodan Land.)

Safarath prikaray

W Selection Advances W

WHEREAS the above named vendors are the absolute owner and also is in peaceful possession over the landed property mentioned in the scheduled above hereby sold and conveyed through this Sale Deed (hereinafter called the "Scheduled Property" in short).

WHEREAS, we the vendors hereby declared that the property conveyed/transferred through this deed stands recorded in the name of vendors (Khata No. 407) and in the name of the deceased father of the vendors (Khata No. 365) by way of Patta (ROR) and after the death of their father the vendors are as his legal heirs and successors are in peaceful possession over all the property having right, title and interest over the schedule property. The property is free from all sorts of litigations and disputes.

AND WHEREAS, the vendor, in order to meet their legal necessities, such as repayment of loans and other household expenses, desired to sell out the scheduled property for a consideration of Rs.9,25,000/- (Rupees Nine Lakh Twenty Five Thousand) Only

AND WHEREAS, the VENDEE is willing to purchase the said property on the said consideration money and paid the full and final consideration money of Rs.9,25,000/- (Rupees Nine Lakh Twenty Five Thousand) Only as stated above by cash in advance prior to execution of this Sale Deed and the vendors have received and acknowledged the same in presence of the following witnesses and others by signing this Deed of Sale.

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and assign by way of this Sale and make the VENDEE, the owner of the land hereby sold by delivering and placing the VENDEE in 'peaceful possession' with all rights, titles, and interests, profits and demands whatsoever in respect of the said property and their heirs, successors, assignees and representatives etc. became destitute of all rights, title, interests over the said property.

WHEREAFTER, the VENDEE is at liberty to get his name mutated in the Government all other records and get the official records corrected, pay rent, taxes, cess etc. and obtain receipts thereof in his name to which, the vendors and/or their heirs, successors, assignees and representatives etc. will have no objection whatsoever.

AND WHEREAS, the vendors, do hereby further declare that the said property is free from all encumbrances, litigations, disputes, liens, attachments and charges etc. and prior to this sale, they have not sold away, gifted, transferred mortgaged or otherwise parted with/encumbered the scheduled property in any manner till date.

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AND WHEREAS, the VENDEE and/or his heirs, successors, assignees and representatives etc. is at liberty to use and enjoy the land hereby sold in any manner as she likes, place and construct house, structures, building and gardens etc. with road thereon and can convey the same as per his sweet WILL in any manner to which the vendors and/or and assignees heirs, successors, obstacle, not cause any representatives shall hindrance, objection or restrict the manner of enjoyment of the VENDEE over the said property at any point of time and in any manner.

IF in future any defect is found in the title over the said property, for which the VENDEE and/or his heirs, successors, assignees and legal representatives become dispossessed of any part or entire schedule property, then the vendors do hereby undertake to do the needful for returning back the possession of the disposed property to the VENDEE or else the VENDEE and/or his heirs, successors, assignees and legal representatives etc. have every right to sue against the vendors or/and their heirs, successors, assignees and legal representatives etc. and take repossession of dispossessed land and/or get refund of the entire consideration money paid to the vendors together with up to date interests, costs and expenses of such litigation through proper Court of law and the vendors and their heirs, successors, assignees and legal heirs hereby promised to pay the same without any hesitation.

WHEREAS unless there is anything repugnant to the subject or context, the expression "VENDORS" and "VENDEE" here-in-used in this Sale Deed, shall include their respective heirs, successors, assignees and legal representatives.

Alore Chindray

We the vendors and vendee do hereby declare that we do not belong to schedule caste or schedule tribe community.

IN WITNESSES WHEREOF the above named vendors execute, signed and delivered this <u>Deed of Sale</u> with their free will, sound mind, open heart and without any force or coercion from any manner on this the <u>Liteday of November</u>, <u>2011</u> at Bhubaneswar, in presence of the witnesses undersigned.

WITNESSES:

1.

Sto Pabindra Noth chibbrary 153 Budhelwari Colony Radhanathin Carkatrony

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999975126000

SIGNATURE OF THE VENDORS

2. 2. Laborato Actory.

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Attro- Notionalog, Ichindu. For GUPTA POWER INFRASTRUCTURE LETTO

Titanto Mala Gulto

SIGNATURE OF THE VENDEE.

Prepared by: .

Skillishie, 4.11.11

Advocate, Khinda.

(to per the instruction dispersala)



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 Pald : A(1)-18500 ,I-3-2, User Charges-220 ,Total 18722

Date: 04/11/2011

Signature of Registering officer

Endorsement under section 52

Presented for registration in the office of the Sub-Registrar KHURDA between the hours of 10:30 AM and 02:30 PM on the 04/11/2011 by RADHANATH PAIKARAY, son/wife of LATE MARKANDA PAIKARAY, of GODIPADA, JANKIA, KHURDA, by caste General, profession Business and finger prints affixed.

Signature of Presenter / Date: 04/11/2011

Signature of Registering officer

Endorsement under section 58

Execution is admitted by:

Name	Photo	Thumb Impression	Signature	
RADHANATH PAIKARAY			Rechmathy finding	
NIRANJAN PAIKARAY		1356075	518211251N	
GUPTA POWER INFRASTRUCTURE LTD. REPRESENTED THROUGH JITENDRA MOHAN GUPTA		960235	Jihrar Molar Wary.	

Identified by SUMANTA KUMAR MISHRA Son/Wife of DAYANIDHI MISHRA of ADVOCATE KHURDA KHURDA by profession Advocate

Name	Photo	Thumb Impression	Signature		
SUMANTA KUMAR MISHRA		801323	Jamuh Kamu hist.		

Date: 04/11/2011

Signature of Registering officer

Endorsement of certificate of registration under section 60

Registered and true copy filed in : KHURDA Book Number : 1 || Volume Number : 120

Document Number: 11141105960

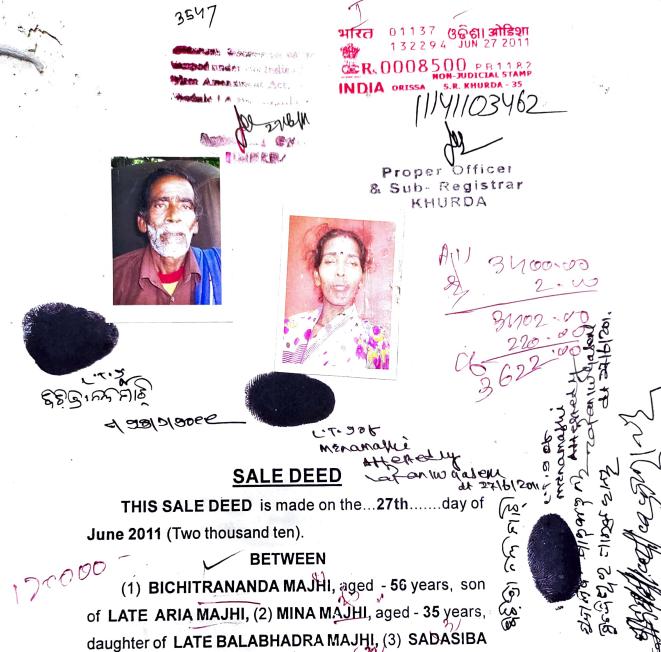
For the year : 2011

Seal :

Date: 15/11/2011

Signature of Registering officer

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(1) BICHITRANANDA MAJHI, aged - 56 years, son of LATE ARIA MAJHI, (2) MINA MAJHI, aged - 35 years, daughter of LATE BALABHADRA MAJHI, (3) SADASIBA PAIKARAY, aged - 52 years, (4) SIDHESWAR PAIKARAY, aged - 46 years, (5) SRINIBAS PAIKARAY, aged - 42 years, son of LATE BAURIBANDHU PAIKARAY, by caste - KHANDAYAT, by Profession - CULTIVATION & HOUSE WORK, Village - LAHANGA, P.O.- GODIPADA, P.S.-JANKIA, Dist-KHORDHA (here-in-after described as "VENDOR" which expression shall unless repugnant to the context mean & include his legal heirs, successors, administrators, executors and assigns) of the 1ST PARTY.

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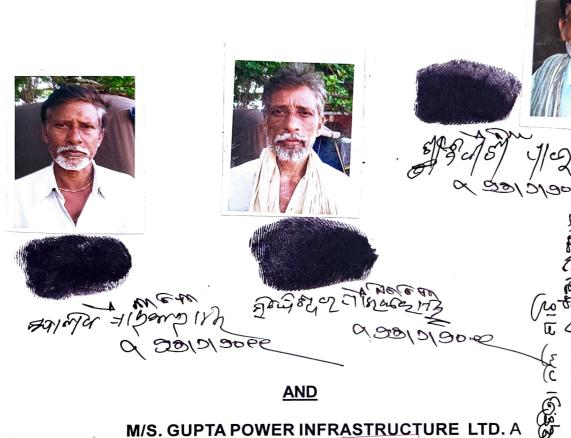
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company registered under the companies act 1956, having its Registered Office At- Plot No.-896, Cuttack Road, Bhubaneswar, Dist.- Khordha, represented by SRI JITENDRA MOHAN GUPTA, aged about - 35 years, Son of - Sri Bhagat Ram Gupta, by Caste - Baisya, By Profession - Business, At - Cuttack Puri Road, Bhubaeswar, P.S.- Laxmisagar, Dist - Khurda. (here-inafter described as "VENDEE" which expression shall unless repugnant to the context mean & include his legal heirs, successors, administrators, executors & assigns) of the SECOND PARTY.

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CONSIDERATION

Consideration Amount: Rs. 1,70,000 /- (Rupees one lakh seventy thousands) only as per the present market rate mutually agreed.

WHEREAS, the VENDOR do hereby declare that he/
they is/are the absolute owner of the landed property
hereby sold and conveyed through this Sale Deed and
hereinafter called the "SCHEDULED PROPERTY" in
short. The property stands recorded in the name of the
Present Vendor alongwith Parsuram Majhi. After the
absconding of said Parsuram Majhi, Vendor No. 2 being
the sister and legal heir. In this regard the Present Vendors
are the absolute owner of the scheduled property in
peaceful possession over the said property without any
dispute and also paying the land revenue, taxes, cess etc.
to the Government by obtaining receipts to that effect. The
Vendor further declare that there are no other legal heirs
having any stake over the scheduled property.

and the Vendors being in urgent need of money to meet out the expenses and urgent necessity of their family, had intended to sell the said are of Area - Ac. 0.170 dec. fully as described in the aforesaid schedule for a total

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consideration of **Rs. 1,70,000** *I*- (Rupees one lakh seventy thousands) only as per the present market rate mutually agreed.

AND WHEREAS, the Vendee named above is willing to purchase the said property for the aforesaid consideration and both the parties have agreed to the transaction as per the terms and conditions hereunder.

NOW THEREFORE, THIS INDENTURE WITNESSES:

THAT, in pursuance to the aforesaid agreement and payment of the consideration amount of Rs. 1,70,000 /-(Rupees one lakh seventy thousands)only paid by the said Vendee to the Vendor by Cash, the Vendor hereby acknowledges, as having received the same. The Vendor, according to his free will and sound mind both hereby convey, transfer & assigns unto and to the use of the Vendee, his heirs, executors, administrators, representatives & assigns ALL THAT piece and parcel of the land tenements, hereditaments as fully described in the schedule appended hereto with and the right, title, interest, property, claim, demand, easements, benefits and whatsoever of the Vendor into or upon the same whereby conveyed unto the Vendee, his heirs, executors, administrators, representatives and assigns absolutely for

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ever as ordinarily pass on such sale.

THAT, the Vendor do hereby convenient and declare for himself, his heirs, executors, administrators, representatives and assigns that he beholds this good title and right to convey the said property conveyed or expressed to be conveyed upto the Vendee, his heirs, executors, administrators, representatives and assigns in the manner aforesaid.

THAT, the Vendor further declares that the said property hereby transferred or intended to be transferred are free from all encumbrances, charges, claims or demands and that he or his heirs, executors, administrators, representatives and assigns have not done anything whereby the property may be subject to any attachment or lien of any court or person or body whatso-ever and permissions is not required from any authority for transfer of this land.

THAT, the Vendor and all his heirs, executors and administrators shall at all times hereafter indemnify and keep indemnified the purchaser, his heirs and executors, administrators and assigns against loss, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the vendor or any breach of the convenient hereinafter contained.

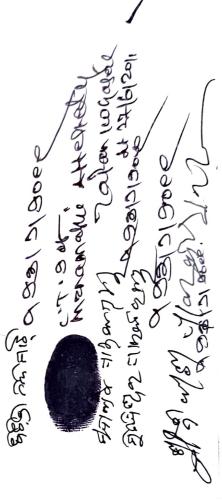
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THAT, the Vendee shall hereafter peacefully hold, use and enjoy the same as have own chattel and property without any hindrance, interruption, claim or demand by or from the Vendor, his heirs, executors, administrators, representatives and assigns or any other person whomso-ever.

THAT, the vendor hereby delivers the Vendee the possession of the property, more fully described in the aforesaid schedule and all the record of rights deeds and writings own in their possession and custody relating to the title of the Vendor to the property hereby demised.

THAT, the Vendor and all the persons claiming under him shall have and will from time to time upon the request of the Vendee, his heirs, executors, administrators, representatives and assigns do and execute or cause to be done and executed all such acts. deeds and things what-so-ever for further and more perfectly assuring the said premises and every part thereof unto the Vendee, his heirs, executors, administrators, representatives and assings and placing him in possession of the same in accordance to the true intent and meaning of these presents as shall or may be reasonably required.





SCHEDULE PROPERTY

1. State of Orissa, Khewata No. - 1, Thana No. - 168, Thana, Tahasil, S.R.O. & Dist.-Khordha, Mouza-Lahanga, Khata No. - 300 (Three hundred) Stitiban, Plot No.- 1253 (One thousand two hundred fifty three), Kisam -Sarad Ana Jala Sechita-III, Sold Area - Ac. 0.170dec. Annually Rent Rs.2/- (One hundred seventy decimals at a rent of rupees two only, annually).

BOUNDARY:

North-Banchanidhi Behera

South-Rajkishore Jena & Others.

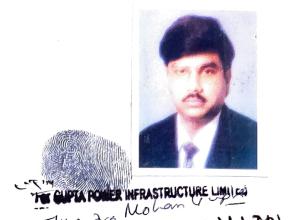
The land is not leasehold and it is not an endowment land. And the same is not obtained by virtue of "Bhudan".

IN WITNESSES WHEREOF the Vendor has hereto signed on the day, month and the year first above written.

AND WE, both the Vendor and the Vendee declare that we do not belong to Scheduled Caste or Scheduled

Tribe category.

In Presence of The Witnesses.



FORM-A

DECLARATION

(LAND/PROPERTY WHERE THERE IS NO STRUCTURE/HOUSE)

We the executants and claimants do hereby declare that there is no structure /house on the schedule property transacted in this document. If existence of any structure / house is detected at a later state the document would be treated as invalid.

Prepared by:

Prepared by:

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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)-3400 ,I-3-2, User Charges-220 ,Total 3622

Date: 27/06/2011

Signature of Registering officer

Endorsement under section 52

Presented for registration in the office of the Sub-Registrar KHURDA between the hours of 10:30 AM and 02:30 PM on the 27/06/2011 by BICHITRA NANDA MAJHI, son/wife of LATE ARIA MAJHI, of LAHANGA,GODIPADA,JANKIA,KHURDA, by caste General, profession Cultivation and Inger prints affixed.

हिन्न राजे

Signature of Presenter / Date: 28/06/2011

Signature of Registering officer

Endorsement under section 58

Execution is admitted by:

Name	Photo	Thumb Impression	Signature
BICHITRA NANDA MAJHI		1111561	क्षेडिक राजी मार्चे
MINA MAJHI		1112038	TI of MINA MAJHI is attested Signature of the Registering officer
SADASIBA PAIKARAY		1112043	541 m 3 3 1 7 4 5 7 1 2
SIDHESWAR PAIKARAY		1112046	Dring of My Jay

SRINIBAS PAIKARAY

GUPTA POWER
INFRASTRUCTURE LTD
REPRESENTED THROUGH
JITENDRA MOHAN GUPTA

Identified by SAHADEV GUMANSINGH Son/Wife of BHRAMAR GUMANSINGH of SAME PLACE KHURDA by profession Cultivation

Name	Photo	Thumb Impression	Signature
SAHADEV GUMANSINGH		656667	There of My Jist

Date: 28/06/2011

Signature of Registering officer

Endorsement of certificate of registration under section 60

Registered and true copy filed in : KHURDA Book Number : 1 || Volume Number : 70

Document Number: 11141103462

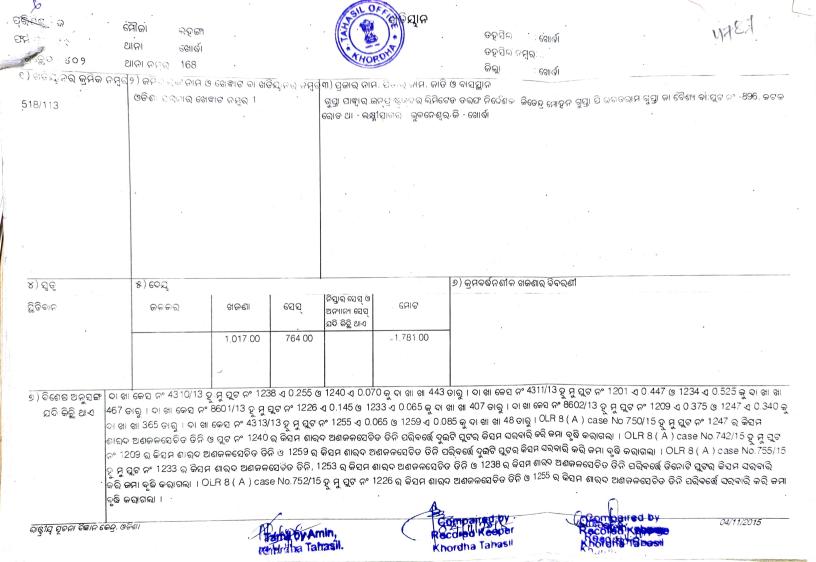
For the year : 2011

Seal :

Date: 28/06/2011

Signature of Registering office.

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