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दस हजार रुपये

10000

Rs. 10000

TEN THOUSAND RUPEES

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of Acharyan.

SALE DEED

THIS DEED OF SALE is made on this the 28th day of October, 2011 (Two Thousand Eleven).

NAME AND ADDRESS OF THE VENDOR:

SIBABRATA ACHARYA, aged about 36 years, S/o: Pabitra Rumar Achrya, By Caste: Brahmin, By Profession: Business, resident of F-1/6, Museum Flat, PS: Badagada, Bhubaneswar, Dist: Khurda, Odisha General Power of Attorney Holder for and on behalf of

Page 1 out of 11

Alok Chhohau

Althor Kandwas Opaman pahalsongh Swopentranak Datalows



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Alfler Kandum Chamen Per Sumeritar rakh Perh

endres numer supis KANDURI CHARAN PAHADASINGH, years, By Profession: Cultivation, SURENDRANATH PAHADASINGH, aged about 70 years, by Profession: Retd. Govt. Employee, both are sons of Late Sanatana Pahadasingh, By Caste: Khandayat, resident of At: Godipada, PO: Mota, PS: Jankia, Dist: Khurad, vide GPA 1081127794, Document No. 11081126622, 24.10.2011 registered in the office of D.S.R. Khurda, Bhubaneswar (herein after called the "VENDOR" which expression unless excluded by or repugnant to the context shall mean and include his heirs, successors, assignee and representatives) of the ONE PART.

Alok Chhotray

Page 2 out of 11

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C.R. PRUSTY Stamp Vendor

D.S.R. Bhubaneswar

Sibabrada Achange

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)-17500, I-3-2, A-21-10, D-60, User Charges-260, Total 17832

Date: 28-10-2011

Signature of Registering officer

Endorsement under section 52

Presented for registration in the office of the Sub-Registrar KHURDA(BBSR) between the hours of 10:30 AM and 02:30 PM on the 28-10-2011 by SIBABRATA ACHARYA , son/wife of PABITRA KUMAR ACHRYA , of AT-F-1/6,MUSEUM FLAT,PS-BADAGADA,BBSR,DIST-KHURDA , by caste finger prints affixed.

School

Signature of Presenter / Date: 28-10-2011

Signature of Registering officer

Endorsement under section 58

Execution is admitted by:

Name	Photo	Thumb Impression	Signature
SIBABRATA ACHARYA		1338056	Schoolbrata Admyn
		A STATE OF THE STA	TI of KANDURI CHARAN



NAME AND ADDRESS
OF THE VENDEE:

POWER /INFRASTRUCTURE LTD. thorough its Managing Director MR. MAHENDRA KUMAR GUPTA, aged about 59 years, S/o: Late Jagdishrai 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.

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Alok Chherray

Page 3 out of 11

Sitalmat Achange Badagade

C.R. PRUSTY

Sibaborada Achanya KANDURI CHARAN PAHADASINGH



Stamp Vendor L.S.R. Bhubaneswar 1338058

PAHADASINGH is attested Signature of the Registering officer

SURENDRANATH PAHADASINGH





MAHENDRA KUMAR GUPTA MANAGING DIRECTOR OF GUPTA POWER INFRASTRUCTURE LTD





Identified by ALOK CHHOTORAY Son/Wife of N/A of SAME PLACE by profession

Name	Phot	by profession	n ଅନ୍ଯ
	Photo	Thumb Impression	Signature
ALOK CHHOTORAY			1, 112,001
	3		Alok Chhornay
	181	790852	

Date: 28-10-2011

Signature of Registering officer

Endorsement of certificate of registration under section 60 Registered and true copy filed in : KHURDA(BBSR) Book Number : 1 || Volume Number : 546

 $http://192.168.12.254/Admin/DSR/Endorsement/PrintEndorsement.aspx?id=10811... \quad 10/31/2011... \\$



NATURE OF DEED: SALE DEED

AMOUNT OF CONSIDERATION:

Rs. 8,75,000/(Rupees Eight Lakh Seventy Five Thousand)
Only

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. 458 (Four Hundred Fifty Eight), Sthitiban Plot No. 1205 (One Thousand Two Hundred Five, Sold Area Aco.220 dec. (Two Hundred Twenty Decimals) Full Plot.

Alfor Kanduros charan pahadası Surrendranak pahadasın

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Scholsonta Achier

Document Number: 11081127121 For the year: 2011

Seal :

Date: 29-10-2011

C.R. PRUSTY Stamp Vendor S.R. Bhubaneswar

Signature of Registering officer

This is a Computer Generated Certificate





Sthitiban Plot No. 1203 (One Thousand Two Hundred Three), Sold Area Aco.315dec. (Three Hundred Fifteen Decimals) Full Plot

Sthitiban Plot No. 1231 (One Thousand Two Hundred Thirty One), Sold Area Aco.135dec. (One Hundred Thirty Five Decimals) Full Plot

Sthitiban Plot No. 1236 (One Thousand Two Hundred Thirty Six), Sold Area Aco. 035dec. (Thirty Five Decimals) Full Plot

Sthitiban Plot No. 1245 (One Thousand Two Hundred Forty Five), Sold Area Aco.170dec. (One Hundred Seventy Decimals) Full Plot

Total One Mouza, One Khata, Five Plots, Total **Sold Area Aco.875dec.**, All are Kisam: Sarad Non-Irrigated-III Which is morefully described in the sketch map appended hereto in red and the sketch map forms part and parcel of this sale deed Annual Rent Rs. 8.00 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.)

Alfar Kenduni charan pehadosingh

Alek-Chhehray

M



WHEREAS the above named vendor is 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 principals hereby declare that the property conveyed/transferred through this deed stands recorded in the name of Sanatana Pahadasingh, the deceased father of the principals and after his death, we the principals are as his legal heirs and successors are in peaceful possession over the same having right, title and interest over the schedule property. The property is free from all sorts of litigations and disputes and the principals have executed a General Power of Attorney in favour of the present vendor.

AND WHEREAS, the vendor, in order to meet his legal necessities, such as repayment of loans and other household expenses, desired to sell out the scheduled property for a consideration of Rs. 8,75,000/- (Rupees

Eight Lakh Seventy Five Thousand) Only

Sibabooda Acharya. 4190f Kandum chasan Pahadas Susendoznakh Pahadasmy



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.8,75,000/- (Rupees Eight Lakh Seventy Five Thousand) Only as stated above by cash in advance prior to execution of this Sale Deed and the vendor have received and acknowledged the same in presence of the following witnesses and others by signing this Deed of Sale.

AND WHEREAS, the said vendor do hereby execute, register and deliver this Sale Deed today in favour of the Vendee according to his free will, sound mind, open heart without any undue influence from any corner and hereby convey, grant, transfer 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 whatspever in respect of the said property and hereby covenants that from today, the vendor and his heirs, successors, assignees and representatives etc. became destitute of all rights, title, interests over the said property.

Schalanda Aphoryae.

28.10.11

April Kandusi ehaman pahadasaya
Eusendonahath pahadasaya

ther chhoteay



रु. 500

पाँच सो रुपये



FIVE HUNDRED RUPEES

Rs. 500

INDIA NON JUDICIAL

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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 vendor and/or his heirs, successors, assignees and representatives etc. will have no objection whatsoever.

AND WHEREAS, the vendor, 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, she have not sold away, gifted, transferred mortgaged or otherwise parted with/encumbered the scheduled property in any manner till date.

Aloi-chrotray



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 he 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 vendor and/or his heirs, successors, assignees and legal representatives shall not cause any obstacle, hindrance, objection or restrict the manner of enjoyment of the VENDEE over the said property at any point of time and in any manner.

A 168812

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28.10.11

Alfer Kandunotehanen pehadasmgh
Schoendoe north pahadasmgh

tlok chratapy



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 vendor 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 vendor or/and his heirs. successors, assignees and legal representatives etc. and take re-possession of dispossessed land and/or get refund of the entire consideration money paid to the vendor together with up to date interests, costs and expenses of such litigation through proper Court of law and the vendor and his heirs, successors, assignees and legal heirs hereby promised to pay the same without any hesitation.

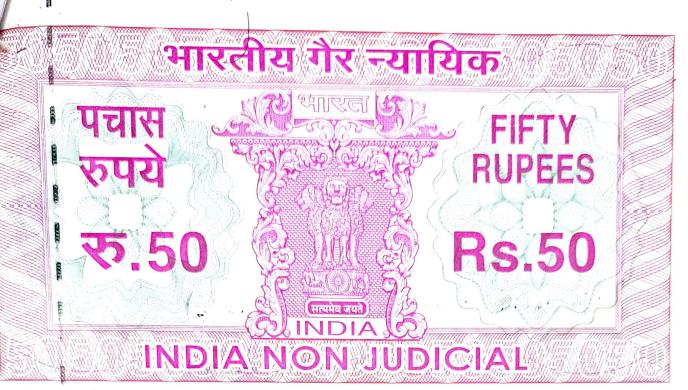
WHEREAS unless there is anything repugnant to the subject or context, the expression "VENDOR" and "VENDEE" here-in-used in this Sale Deed, shall include their respective heirs, successors, assignees and legal representatives.

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

A 168817

Schalorada Alaharya.
28.10.11
Affer Kandur Chama pala da Cang

Alok Chhokray



B 404601

IN WITNESSES WHEREOF the above named vendor execute, signed and delivered this Deed of Sale with his free will, sound mind, open heart and without any force or coercion from any manner on this the 28th day of October, 2011 at Bhubaneswar, in presence of the witnesses undersigned.

WITNESSES:

1. Alok Chhotray

Ch 2

c/o Rabinelson Nath chhotsay

offree lane - BBSR-G

Dis-khurda P.S. Lapmisagas

Schabrater Acharrya

28.10.11

28.10.11

Allfor Kandus Charen pahada Singh Susendoanath Pahada Singh

SIGNATURE OF THE VENDOR

Hahandra huma Gupis

SIGNATURE OF THE VENDEE

Certified that I have drafted and prepared this Deed of Sale as per the instruction of the VENDOR, who put his Signature in this Deed after admitting the whole contents true.

(G.B. Saran)

Advocate, Bhubaneswar

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Form - A

DECLARATION

(Land / Property where there is no Structure / House)

We the Executant/s and Claimant/s 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 stage the document would be treated as invalid.

Schoboada Achanger

Harden Charen Pahadesingh

Susendre valt Pahadesingh

Signatures of Executant/s

Manendry huma Cops

Signature of Claimant/s



Valuation Report

Application No- 1081128108

pplication Type- SALE	IMMOVABLE	DEE	D DETAIL	.S		fice- KHURDA(BBSI
Application No.	Execution Date 28-OCT-11	Presentation Date	Book No.	No. of Pages	Status- Pe	ending for Fee collection
EE DETAILS (In `.) Stamp Duty : Consideration Amount Benchmark Value :	:	43750 875000 840000	A(1): Incid A-21 D : I-3		retails 10 60 2	0 17500

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address	Permanen
SIBABRATA ACHARYA	FATHER	PABITRA KUMAR ACHRYA	MALE	36			SELLED / DOWER		YES	AT-F-1/6,MUSEUM FLAT,PS- BADAGADA,BBSR,DIST- KHURDA	Address
KANDURI CHARAN PAHADASINGH	FATHER	LATE SANATAN PAHADASINGH	MALE	80	Cultivation	General	PRINCIPAL/SELF	NO	YES	AT-GODIPADA,PO- MOTA,PS-JANKIA,DIST- KHURDA	
SURENDRANATH PAHADASINGH	FATHER	LATE SANATANA PAHADASINGH	MALE	70	RETD GOVT SERVENT	General	PRINCIPAL/SELF	NO	YES	AT-GODIPADA,PO- MOTA,PS-JANKIA,DIST- KHURDA	

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed		resent ddress	Permanent Address	
MAHENDRA KUMAR GUPTA MANAGING DIRECTOR OF GUPTA POWER INFRASTRUCTURE LTD				59			BUYER/INSTITUTION			CUTT/ PS-LA: BBS	OT NO-896, ACK ROAD, XMISAGAR, SR, DIST- HURDA		
Represe	Representative Name				Inst	itution	Name	Represent	tative Ac	ldress		sentative gnation	
MAHENDRA KUMAR GUPTA MANAGHIS DIRECTOR OF GUPTA BOWER INFRASTRUCTURE LTD				GUPTA POWER INFRASTRUCTURE LTD					AT-PLOT NO-896, CUTTACK ROAD, PS- LAXMISAGAR, BBSR, DIST-KHURDA			MANAGING DIRECTOR	

Name	Father/Husband's Name	Address	Gender	Age	Profession	ID Proof
ALOK CHHOTORAY		SAME PLACE	MALE	0	Others	0

District	1	Mouja- ana	Khata	Plot		Area	Kisam Type	MarketValue	Sabak Khata No.	Sabak Piot No.
KHURDA	LOHAN	GA-168	458	1245	0.17	Acre (170Decimal)	S.A.J.S-III	170000	Not Available	Not Available
East West	North South								1051 100 075	252
NM NM	MN MN	SOLD ARE RENT RS8.			(FULL PI	LOT), TOTAL ONE MOU	JZA, ONE KHATA, FIV	E PLOTS, TOTAL	AREA ACU.875	DEC, ANNUAL
KHURDA	LOHAN	GA-168	458	1236	0.035	Acre (35Decimal)	S.A.J.S-111	0	Not Available	Not Available
East	West	North		South		Property Transaction	on Details			
NM	NM	INM		NM		SOLD AREA ACO.035	DEC(FULL PLOT),			
KHURDA	LOHAN	GA-168	458	1231	0.135	Acre (135Decimal)	S.A.J.S-III	135000	Not Available	Not Available
East	West	North		South		Property Transaction	on Details			
NM	NM	NM		MIM		SOLD AREA ACO.135	DEC(FULL PLOT),			
KHURDA	LOHAN	GA-168	458	1203	0,318	Acre (315Decimal)	S.A.J.S-III	315000	Not Available	Not Available
East	West	North		South		Property Transaction	on Details			
NM	NM	tytes		NM		SOLD AREA ACO. 315	DEC(FULL PLOT);	23.		

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ature of the Doc		SALE IMN	10VABLE			Volume Nu	ımber	: 546			
ate of Execution		28/10/20	11			Place of Ex		340			
ocument Numbe	er : 1	1081127	7121			Registratio		MION	DA(BBSR	(1)	
				F PAR	TY DETA	II C	III Date	29/10,	/2011		
Name	Туре	Relation	Relation Name	Age		resent Address		Dear			
IBABRATA CHARYA	Power Of Attorney	FATHER	PABITRA KUMAR ACHRYA	36	AT-F-1/6 BADAGA	MUSEUM FLAT DA,BBSR,DIST- , DIST- N/A	PS-	N/A , Dist- N	MA , ODIS		
ANDURI CHARAN PAHADASINGH	Self	FATHER	LATE SANATAN PAHADASINGH	80	AT-GODI JANKIA,[PADA,PO-MOTA DIST-KHURDA , SHA , INDIA		N/A , Dist- N	I/A , ODIS	HA , INDI	
SURENDRANATH PAHADASINGH	Self	FATHER	LATE SANATANA PAHADASINGH	70	JANKIA,[PADA,PO-MOTA DIST-KHURDA , SHA , INDIA	A,PS- DIST-	- N/A , Dist- N/A , ODISHA , INDIA			
N	ame		Photo		Thum	b Impression		Sig	nature	and the second	
SIBABRATA ACH	ARYA		9			1338056	School	da Admyr			
KANDURI CHARA	N PAHADA:	SINGH			100	1338058	×				
SURENDRANATH	1 PAHADASI	INGH				1338059	Sevenal	n National And			
N		<u> </u>			RTY DETA						
Name MAHENDRA	Туре	Relation	n Relation Name	Age	Pi	resent Address		Perma	nent Add	ress	
MUMAR GUPTA MANAGING DIRECTOR OF GUPTA POWER INFRASTRUCTUR	Institution	FATHE	ER	59	ROAD, P. BBSR, DI	NO-896, CUTTA S-LAXMISAGAR ST-KHURDA , D SHA , INDIA	,	N/A , DIST- N INDIA	I/A , ODIS	SHA ,	
	Name		Photo		Thumi	Impression		Sign	ature		
MAHENDRA KUN MANAGING DIRE POWER INFRAST	CTOR OF G		英			948209	liham 1	women (4)/			
			PRO	PERTY	/ DETAILS	5			0		
		Khata						MarketValue	Sabak Khata No.	Sabak Plot No.	
	/illage/Thana							1 1 - 1	IN I - A		
2 KHURDAL	/illage/Thana .OHANGA- 68		170Decimal	-		S.A.J.S-III		170000	Not Available	Not Available	
2 KHURDAL	OHANGA- 68 South	458 1				saction Details			Available	Available	
2 KHURDA 1 East West North	OHANGA- 68 South	458 1	170Decimal 20.170 DEC(FULL PLANNUAL RENT RS8.	OT), T	OTAL ON	saction Details			Available	Available	
2 KHURDA L East West North NM NM NM	OHANGA- 68 South	458 1 AREA AC 75 DEC, A	00.170 DEC(FULL PL	OT), T	OTAL ON	saction Details	KHATA		Available S, TOTAI	Available - AREA Not	
2 KHURDA L East West North NM NM NM	OHANGA- 68 South SOLD AC0.8 OHANGA- 68	458 1 AREA AC 75 DEC, 7	CO.170 DEC(FULL PL ANNUAL RENT RS8.	OT), T	OTAL ON ISA	saction Details E MOUZA, ONE	KHATA	A, FIVE PLOT	Available S, TOTAI	Available - AREA Not	
2 KHURDA L East West North NM NM NM	OHANGA- 68 South SOLD AC0.8 OHANGA- 68	458 1 AREA AC 75 DEC, 7	CO.170 DEC(FULL PLANNUAL RENT RS8. 236 35Decimal	OT), T 00 PAI	OTAL ON ISA P	Isaction Details E MOUZA, ONE S.A.J.S-III	KHATA	A, FIVE PLOT	Available S, TOTAI	Available AREA	



1	East	West	North		South		Property Transaction	Details	11/1
Ш	NM	NM	NM	NM		SOLD AREA ACO. 135 DEC	(FULL PLOT),		
	3 КН	URDA LOHA	NGA-	158	1203	315Decimal	S.A.J.S-III	315000	Not Not Available
Ш	East	East West North South				P	Property Transaction	Details	
	NM	Lust West			SOLD AREA AC0.315 DEC(FULL PLOT),				
	4 KH	URDA LOHA	NGA- 4	158	1205	220Decimal	S.A.J.S-III	220000	Not Not Available
Ш	East	t West North South Property Transaction Details							
	NM	NM	NM	NM		SOLD AREA AC0.220 DEC(FULL PLOT),		

	IDENTII	FIER DETAILS		
Name	Father's / Husband's Na	ame Identi	fier Address	Profession
ALOK CHHOTORAY		SAME PLACE		Others
Name	Photo	Thumb Impression	Sig	nature
ALOK CHHOTORAY		790852	Alok chlology	
	REMAR	RK DETAILS		
	R	emark	-	

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

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୧) ଖତିୟାକ କ୍ରମିକ	ଥାନା ନମ୍ବର ୀ68 ନନ୍ଦ୍ରଗ୍ର) ଜନିବାର୍କ ନାହି	୨ ଓ ଖେଜାଟ ବା ଖ	ତିୟାନର ନମ୍ବଟ	୩) ପ୍ରଜାର ନାମ	- ଅଟ୍ରେମ୍ବର	୍ଟେଜ ଜରଫ ମ୍ୟାନେଜି	ଙ୍ଗ ଡାଇରେକ୍ଟର୍	ମହେନ୍ଦ୍ର କୁମାର ଗୁଞ୍	1 ET (2) CA	
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