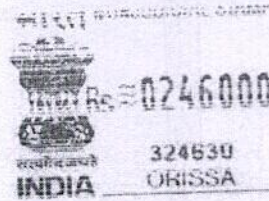


1081402228



77.7.14
00001
D.S.R. KHURDA
112237412

Proper Officer an.
D.S.R., Khurda, BBSR.



L.T.G
OF

Annapurna Mohanty
Annapurna Mohanty
Attested
22.02.14

98400
2
220
98622
22/2/14

SALE DEED

THIS DEED OF SALE is made on this the 22nd day of February, 2014 (Two Thousand Fourteen).

NAME AND ADDRESS
OF THE VENDOR:

SMT. ANNAPURNA MOHANTY, aged about 77 years, W/o: Sri Bijay Krushna Mohanty, By Caste: Karan, By Profession: Housewife, resident of At: Darji Sahi, PO: Chandinchowk, Cuttack - 753002, Dist: Cuttack, Odisha (herein after called the "VENDOR" which expression unless excluded by or repugnant to the context shall mean and include her heirs, successors, assignees and representatives) of the ONE PART. PAN no - ANPPM8163N

49,20,000/-

Annapurna Mohanty
22.02.14

Krushna Mohanty
Siddhanta Acharya

Page 1 out of 7

Certified to be a true copy ✓

Digitally signed by PABITRA KUMAR SAMAL
Date: 2022.08.25 16:02:51
+05'30'



For Gupta Power Infrastructure Ltd.

**NAME AND ADDRESS
OF THE VENDEE:**

Sukanta Kumar Nayak
L.T. 9 of Sukanta Kumar Nayak
22.02.14

GUPTA POWER INFRASTRUCTURE LTD.

represented thorough its Manager **MR. SUKANTA KUMAR NAYAK**, aged about 39 years, S/o: Late Ananta Charan Nayak, By Caste: Khandayat, By Profession: Service, 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 its Directors, successors, assignees and legal representatives) of the **OTHER PART.. PAN No - AAACG9238B**

NATURE OF DEED: SALE DEED

AMOUNT OF CONSIDERATION:

✓ **Rs. 49,20,000/-**

(Rupees Forty Nine Lakh Twenty Thousand) Only

Ananta Charan Nayak

Pratibha Kishore Nayak

Sitabanta Acharya

SCHEDULE OF PROPERTY

District: Khurda, Tahasil: Bhubaneswar,
D.S.R.O Khurda, Bhubaneswar, PS : New Capital,
Thana No. 52, Odisha Sarakar Khewat No. 1,
Mouza- **BHUBANESWAR SAHAR UNIT NO. 30,**
LAXMISAGAR-1, Khata No. 18 (Eighteen),
Sthitiban Plot No. **1116/3337** (One Thousand One
Hundred Sixteen By Three Thousand Three
Hundred Thirty Seven) Kisam: Bari (Vacant Land),
Area Ac0.082dec. (Eighty Two Decimals) Full Plot,
Rent. Rs.2.00PS. ~~KISAM-GHARABARI-2~~

(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 Municipality Area of Dist: Khurda
and the land is not a Bhoodan Land.)

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, I, the vendor hereby declare that
the property conveyed/transferred through this
deed stands recorded in my name by way of Patta
(ROR) and now I am in peaceful possession over
the property with every right, title and interest
over the schedule property. The property is free
from all sorts of litigations and disputes.

Page 3 out of 7

Certified to be a true copy ✓

Digitally signed by PABITRA
KUMAR SAMAL
Date: 2022.08.25 16:02:57
+05:30

Anand Kumar Mahanta

Pratap Kumar Mahanta

Sitabanta Acharya

AND WHEREAS, the vendor, in order to meet her legal necessities, such as construction of dwelling house and other household expenses, desired to sell out the scheduled property for a consideration of **Rs. 49,20,000/- (Rupees Forty Nine Lakh Twenty 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. 49,20,000/- (Rupees Forty Nine Lakh Twenty Thousand) Only** as stated above by RTGS 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 her 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 whatsoever in respect of the said property and hereby covenants that from today, the vendor and her heirs, successors, assignees and representatives etc. became destitute of all rights, title, interests over the said property.

Mohanty

Anapurna

Pradeep Krushna Mohanty

Sivabala Acharya

WHEREAFTER, the VENDEE is at liberty to get its name mutated in the Government all other records and get the official records corrected, pay rent, taxes, cess etc. and obtain receipts thereof in its name to which, the vendor and/or her 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.

AND WHEREAS, the VENDEE and/or its directors, successors, assignees and legal representatives etc. is at liberty to use and enjoy the land hereby sold in any manner as it likes, place and construct house, structures, building and gardens etc. with road thereon and can convey the same as per its sweet WILL in any manner to which the vendor and/or her 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.

Arundhanna Mohanty

Pooja Krishna Mishra

Sibabrata Acharya

IF in future any defect is found in the title over the said property, for which the VENDEE and/or its directors, 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 her heirs, successors, assignees and legal representatives etc. have every right to sue against the vendor or/and her 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 her 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.

Page 6 out of 7

Certified to be a true copy ✓

Digitally signed by PABITRA
KUMAR SAMAL
Date: 2022.08.25 16:03:05
+05:30

Mohandas

Amarendra

Pooja Krishna Mohan

Sibabanta Acharya

IN WITNESSES WHEREOF the above named vendor execute, signed and delivered this Deed of Sale with her free will, sound mind, open heart and without any force or coercion from any manner on this the day of February, 2014 at Bhubaneswar, in presence of the witnesses undersigned.

WITNESSES:

1. Pratef Krishna Mohanty
S/o J. B. K. Mohanty
Darjee Sahi, Chandrasekhara
Csttack - 753002

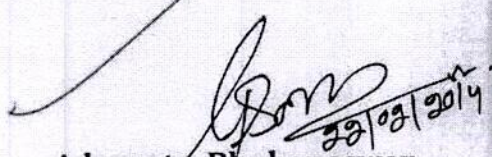
2. Sibabrat Acharyee
S/o. Prabir Kumar Acharyee
F-1/6, Museum Road
Bhubaneswar-75

SIGNATURE OF THE VENDOR

For Gupta Power Infrastructure Ltd.

Sukant Kumar Nayak
Manager
SIGNATURE OF THE VENDEE

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


Advocate, Bhubaneswar



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)-98400 ,1-3-2, User Charges-220 ,Total 98622

Date: 22/02/2014

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 22/02/2014 by ANNAPURNA MOHANTY, son/wife of BIJAYA KRUSHNA MOHANTY, of AT- DARJI SAHI, PO-CHANDINCHOWK, CUTTACK, DIST-CUTTACK, by caste General, profession Others and finger prints affixed.

Annapurna Mohanty

Signature of Presenter / Date: 22/02/2014

Signature of Registering officer

Endorsement under section 58


Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
ANNAPURNA MOHANTY		 307885155	<i>Annapurna Mohanty</i>	22-Feb-2014
SUKANTA KUMAR NAYAK MANAGER OF GUPTA POWER INFRASTRUCTURE LTD		 238833175	<i>Sukanta Kumar Nayak</i>	22-Feb-2014

Identified by PRATAP KRUSHNA MOHANTY Son/Wife of LATE B. K. MOHANTY of AS SAMR PALCE by profession Others

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
PRATAP KRUSHNA MOHANTY		 39381570	<i>Pratap Krushna Mohanty</i>	22-Feb-2014

Date: 22/02/2014


Signature of Registering officer

Endorsement of certificate of registration under section 60


Registered and true copy filed in : Office of the District Sub-Registrar, KHURDA(BBSR)

Book Number : 1 || Volume Number : 42

Document Number : 11081402057

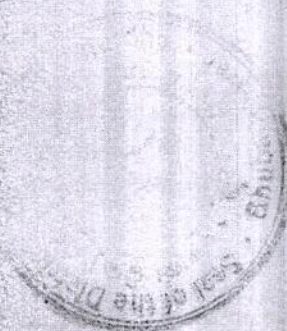
For the year : 2014

Seal :


Signature of Registering officer

Date: 24/02/2014

Print

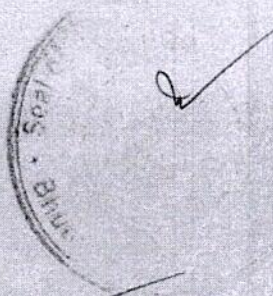


FORM-A

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.



Anand Kumar Mohan

Signature of Executant/s

For Gupta Power Infrastructure Ltd.

Sukant Kumar Nayak
Manager

Signature of Claimant/s

Certified to be a true copy ✓

Digitally signed by PABITRA
KUMAR SAMAL
Date: 2022.08.25 16:03:13
+05:30