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Sub-Registrar Proper (flicer





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THIS DEED OF SALE made on this the 13/4 day of February, 2006 (Two thousand six).

BETWEEN

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profession. Desirable lagatour, 13.2.06

P.O. Nayabazar, P.S. Chauliaganj, Dist. Cuttack (Orissa) (herein after called the "VENDOR" which expression shall mean and include his heirs, successors, assigns and representatives) of the ONE PART.

AND

SRI ABHISEK GUPTA, aged about 30 years, S/o Mahendra Kumar Gupta, by caste — Baishya, by profession — Business, resident of At. Gupta Niwas, Gupta Cable Compound, Cuttack Road, Bhubaneswar —6, Dist. Khurda (Orissa) (herein after called the "VENDEE" which expression shall mean and include his heirs, successors, assigns and representatives) of the OTHER PART.

WHEREAS, the vendor is the absolute owner of the property mentioned in the schedule below, having purchased the same from Bibarchan Nayak,

Contd.......3

N Project & sound w Jagabandhu North



vide Regd. Sale Deed No.486 dated 23.03.1988 registered in the office of Sub-Registrar, Jagatpur and since then the vendor is in peaceful possession over the same without any dispute.

AND WHEREAS the vendor hereby declares that the schedule property is free from all encumbrances, litigation, disputes, liens, attachments and charges etc. and the vendor is in peaceful possession over the same having all rights, titles and interests etc..

AND WHEREAS the vendor, is in need of money for repayment of loans and other legal necessities, looking for a customer to sell the said property for a consideration money of Rs.1,36,800/-(Rupees one lakh thirty six thousand eight hundred) only at the present market price.

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- 4 -

AND WHEREAS, the vendee is willing to purchase the said property and paid the full consideration money of Rs.1,36,800/- (Rupees one lakh thirty six thousand eight hundred) only in advance Vide D.D. No. 30503 dtd. 13.02.2006 drawn on UTI Bank Ltd. Payable at Cuttack i.e. prior to execution of this sale deed, in presence of witnesses and others, the receipt of which the vendor has acknowledged and hereby admits.

AND WHEREAS, the vendor, after receiving the aforesaid consideration money in full from the vendee, execute and register this sale deed to-day in favour of the vendee according to his free will and sound mind and hereby convey, grant, transfer and assign by way of this sale and make the vendee owner of the land hereby sold by delivering and placing the vendee in peaceful possession together with all rights, titles and interests, profits and demands whatsoever in respect of the schedule property and the vendor, his heirs, successors, assigns

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and representatives etc. became destitute of all rights, titles, interests over the said property.

WHEREAFTER the vendee, is at liberty to get his name mutated in the Government and all other records and get the official records corrected, pay rent and obtain receipts thereof to which the vendor or any of his heirs, successors, assigns and representatives etc. will have no objection whatsoever.

AND WHEREAS the vendee, is at liberty to use and enjoy the land hereby sold and convey the same at his sweet will in any manner, the vendee, his heirs, successors, assigns and representatives etc. please and construct houses, structures, buildings and gardens etc. thereon.

AND WHEREAS the vendor further declares that prior to this sale he has neither transferred the Contd.......6

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said property to any one nor there exists any charges or encumbrances on the land hereby sold and conveyed.

IF in future any defect is found in the title of the vendor of the said property and the vendee, his heirs, successors, assigns and representatives etc. become dispossessed of any part or whole of the said property, as a consequence thereof, the vendee, his heirs, successors, assigns and representatives etc. will have right to sue against the vendor, his heirs, successors, assigns and representatives etc. and get refund of the consideration money together with interests, costs and expenses through proper court of law.

SCHEDULE OF PROPERTY

District – Cuttack, P.S. Tangi, No.45, Tahasil-Tangi-Choudwar, No.111, under the Jurisdiction of Sub-Registrar, Jagatpur.

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And donnyain

Mouza – ATTANG, Khata No.175 (one hundred seventy five), Sthitiban, Chaka No.242 (two hundred forty two), Plot No.315 (three hundred fifteen), area sold Ac.0.38 (thirty eight) decimals, full plot and full chaka as per sketch map shown in red colour attached to this sale deed. Kisam – Bajefasal. Rent Rs.4.55 paise.

BOUNDED BY: -

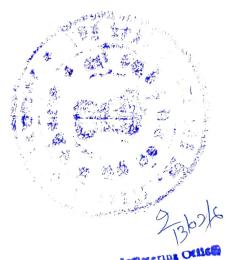
North - Nabaghan Swain

South – Karunakar Nayak

The land is not lease hold and it is not an endowment land. The land is Chaka land but full chaka land is hereby sold in this sale deed. The land is not coming under Ceiling Limit. However of ten Conversion Kicam of the land changes to Ghandari

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Section Office

IN WITNESS WHEREOF the vendor signed this the day, month and year first above, mentioned, Shud demer dan Sto Power tumir Jour Al-Chawlingary D-Nayobara, BNL - Cultach. 13, 2006, in presence of following witnesses.

WITNESSES:

1. Irefalad scaan 13.2.06, Do-Neugribana, Bist-Cuttach.

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NENDOR

VENDOR

There are correction in pagento. 7

There He the vendor and vendee do not belong to

scheduled caste or scheduled tribe community.

ALISKE Grown 13,2,06. VENDEE

Drafted & Typed by me.

Slo Peman tromer Jan OAI- Chawling and Po-Nayalare, Dish Cuttach. VENDOR 13-2006

Executants are ony clients and this sale died is drofted to my dictation on my office Day Advocate, Bhubaneswar

Gocie Mohan Pall-EN. NO- 0-503-99/10.4.99



Form - A

DECLARATION

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

We the Executant/s and Claimant/s do hereby declare that thera 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.

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Book No.

Volume No.

Pages 2. 950...233

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		1 वूट		0	380	0.1538			



BETWEEN

SRI NARESH KUMAR JAIN, aged about 52 years S/o Sampatlal Jain, by caste - Marwadi, by profession - Business, resident of At. Chauliaganj, Contd.....2

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Narech Kumar Sain 13/2

vide Regd. Sale Deed No.1264 dated 23.09.1997 registered in the office of Sub-Registrar, Jagatpur and since then the vendor is in peaceful possession over the same without any dispute.

AND WHEREAS the vendor hereby declares that the schedule property is free from all encumbrances, litigation, disputes, liens, attachments and charges etc. and the vendor is in peaceful possession over the same having all rights, titles and interests etc..

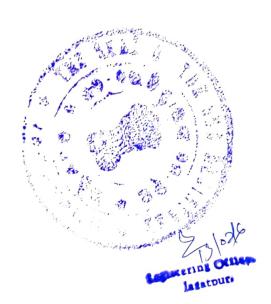
AND WHEREAS the vendor, is in need of money for repayment of loans and other legal necessities, looking for a customer to sell the said property for a consideration money of Rs.1,44,000/-(Rupees one lakh forty four thousand) only at the present market price.

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P.O. Nayabazar, P.S. Chauliaganj, Dist. Cuttack (Orissa) (herein after called the "<u>VENDOR</u>" which expression shall mean and include his heirs, successors, assigns and representatives) of the <u>ONE PART</u>.

<u>AND</u>

SRI ABHISEK GUPTA, aged about 30 years, S/o Mahendra Kumar Gupta, by caste — Baishya, by profession — Business, resident of At. Gupta Niwas, Gupta Cable Compound, Cuttack Road, Bhubaneswar —6, Dist. Khurda (Orissa) (herein after called the "VENDEE" which expression shall mean and include his heirs, successors, assigns and representatives) of the OTHER PART.

WHEREAS, the vendor is the absolute owner of the property mentioned in the schedule below, having purchased the same from Manish Kumar Jain,

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AND WHEREAS, the vendee is willing to purchase the said property and paid the full consideration money of Rs.1,44,000/- (Rupees one lakh forty four thousand) only in advance Vide D.D. No. 30501 dtd. 13.02.2006 drawn on UTI Bank Ltd. Payable at Cuttack i.e. prior to execution of this sale deed, in presence of witnesses and others, the receipt of which the vendor has acknowledged and hereby admits.

AND WHEREAS, the vendor, after receiving the aforesaid consideration money in full from the vendee, execute and register this sale deed to-day in favour of the vendee according to his free will and sound mind and hereby convey, grant, transfer and assign by way of this sale and make the vendee owner of the land hereby sold by delivering and placing the vendee in peaceful possession together with all rights, titles and interests, profits and demands whatsoever in respect of the schedule property and the vendor, his heirs, successors, assigns

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and representatives etc. became destitute of all rights, titles, interests over the said property.

WHEREAFTER the vendee, is at liberty to get his name mutated in the Government and all other records and get the official records corrected, pay rent and obtain receipts thereof to which the vendor or any of his heirs, successors, assigns and representatives etc. will have no objection whatsoever.

AND WHEREAS the vendee, is at liberty to use and enjoy the land hereby sold and convey the same at his sweet will in any manner, the vendee, his heirs, successors, assigns and representatives etc. please and construct houses, structures, buildings and gardens etc. thereon.

AND WHEREAS the vendor further declares that prior to this sale he has neither transferred the Contd.......6

s, Sagabandhumeth

W. Instaled swan



said property to any one nor there exists any charges or encumbrances on the land hereby sold and conveyed.

IF in future any defect is found in the title of the vendor of the said property and the vendee, his heirs, successors, assigns and representatives etc. become dispossessed of any part or whole of the said property, as a consequence thereof, the vendee, his heirs, successors, assigns and representatives etc. will have right to sue against the vendor, his heirs, successors, assigns and representatives etc. and get refund of the consideration money together with interests, costs and expenses through proper court of law.

SCHEDULE OF PROPERTY

District – Cuttack, P.S. Tangi, No.45, Tahasil-Tangi-Choudwar, No.111, under the Jurisdiction of Sub-Registrar, Jagatpur.

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N, Sagabandhu Nath.

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Mouza – ATTANG, Khata No.166 (one hundred sixty six), Sthitiban, Chaka No.243 (two hundred forty three). Plot No.309 (three hundred nine), area sold Ac.0.40 (forty) decimals, full plot and full chaka. Kisam — Sarad-Jala-Dofasal Rent Rs.4.80 paise.

BOUNDED BY: -

North - Pravakar Swain

South - Ramachandra Nayak and others

The land is not lease hold and it is not an endowment land. The land is Chaka land but full of chaka is hereby sold in this sale deed. The land is not coming under Ceiling Limit.

**Jown of the land charges to Gharabase.

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IN WITNESS WHEREOF the vendor signed this the day, month and year first above, mentioned, in presence of following witnesses.

MITNESSES:

Narch Komay Jain 3.2.0b,

Sto Sampat Lat Jain

1. Irabala of score of 13.2.0b AT po Chantiagany

Sto- Mandari ch. Swam Nanabaxave

At. M. berabat VENDOR Cuttack

P.C. - Rangard P.S. - Tangu

2. Jagabandhu Nath 13.2.0b, page No.7 of the deed whenerin page No.7 of the

We the vendor and vendee do not belong to scheduled caste or scheduled tribe community.

Maresh Kumar Jain Maresh Kumar Jain 13/2/06, VENDEE VENDOR

Drafted & Typed by me.

Executante are ony client and this sale deed in drofted to ony dictation in ony office Advocate, Bhubaneswar

Gozeri Mohan Rall-En:No-0-503-99/10.4.99



Form - A

DECLARATION

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

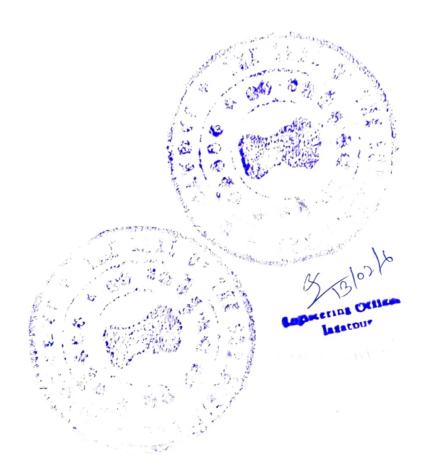
We the Executant/s and Claimant/s do hereby declare that there is no structure / house on the schedule property transacted in this document. If existence of any structure / house is detected at a later stage the document would be treated as invalid.

Marech Kunar Jain

Signatures of Executant/s

Signatures of Claimant's

Marech Kunin Jain



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Book 1s ...
Volume No....
Pages...
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ଖତିୟାନ : ଟାଙ୍ଗିଟୌଦ୍ୱାର ତହସିଲ ଅତାଙ୍ଗ ତହସିଲ ନମ୍ବର: 111 ଟାଣି : ଜଟକ ଜିଲ୍ଲା ଥାନା ନମ୍ବର :*45* ଓଡ଼ିଶା ପର୍ବ ଜମିବାର୍ଙ୍କ ନାମ ଓ ଖେହାଟ ଦା ଖଡିଯାନର ନମ୍ବର 166 ୧) ଗତିଯାୁନର କ୍ରମିକ ନମ୍ବର ଅଭିଷେକ ଗୁସ୍ରା ଥି.ମହେନ୍ଦ୍ର କୁମାର ଗୁସ୍ତା କା:ଫୈଶ୍ୟ ବା:ଗୁସ୍ତାନିବାସ , ଗୁସ୍ତା କେବୁଲ କମ୍ପଭଣ୍ଡ କଟକ ଭୋଡ ଭୂବନେଶ୍ୱର ଜି: ଖୋର୍ଘା ୨) ପ୍ରଜାର୍ ନାମ ପିତାର୍ ନାମ ଜାତି ଓ ବାସସ୍ଥାନ

୩) ସୃତ୍ୱ	ପ୍ରକାହାର									
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४) ६०घ		40.00	30.00		70.00					
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ଯଦି ଜିନ୍ଥି ଥାଏ

ଦା.ଶା.୫କ.ନଂ1053/89 ଆଦେଶ ମତେ ³ଖାନା ଖାର୍ଜ କରାଯାଇ ³ଶାତରେ ଦର୍ଶାସ୍ତ କାର୍ଗ ଙ୍କ ନାମେ ରେର୍ଜିଡ କର୍**ଗର**। ଦାଶଲ ଖାର୍ଜ କେଶ ନମ୍ବର 1695/04 ଓ O.L.R U/S 8 A Case No 507/04 ତୁକୁମ ମୁଜାବଜ ଖାତା ର 3 ଖାନା ରୁ ପୁର୍।ତନ ଖାତା ୭) ବିଶେଷ ଅନୃସଙ୍ଗ _{ର୍ଯ୍ୟୁତ} ଙ୍କ ନାମ ଖାର୍ଜ କରି ସେହି ସ୍ଥଳେ ନୂତନ ଖାତା ର୍ଯ୍ତ ଙ୍କ ନାମ ଦର୍ଜ କରାଗଲା ଓ ଖାତା ର ସତ୍ୱ ପଟ୍ଟାଦାର୍ କିସ୍ ମ ସର୍ବାର୍ଗୀ କମା ସେସ ସଂଶୋଧନ କରାଯାଇ ପୁଟ ମନ୍ତ୍ରକ୍ୟ ରେ ଚିରସ୍ଥାୟୀ ବଂଶାନୁକ୍ରମେ ହସ୍ତାନ୍ତର ଯୋଗ୍ୟ ନୋଟ କରାଗର। । କାଖର ଖାର୍ଚ୍ଚ କ୍ରେଣ ନମୁର୍ 1131/06 ହୂକୁମ ମୁତାବକ ଖାତା ର୍ 3 ଖାନା ରୁ ପୁର୍ବଚନ ର୍ଯ୍ତ ନରେଣ କୁମାର୍ ଜୈନ ଙ୍କ ନାମ ଖାର୍ଜ କର୍ଯାଇ କ୍ରେଖ ଝାନାମ ଦର୍ଜ କରାଗରା ।

BLANK SPACE FOR STAMPING

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