

873

1091 856

भारत NONJUDICIAL STAMP  
INDIA 324219 ORISSA

ଓଡ଼ିଶା  
ଆଠିଶା  
-3.2.06  
00002  
S.R. KHANDAGIRI

Admission to land as  
duty & tax of land  
to Indian State  
on the Amendment Act  
2002 Schedule 1 & 2003  
Also 1/10  
10. Khwalegongh

Agg) 16800/-  
Agg) 3900/-  
Agg) = 4000/-  
100 = 200/-  
16845/00

By [Signature]  
PROPER OFFICER  
SUB REG STRAP  
KHANDAGIRI



Marked seen  
Pitabashi  
Chhualsingh  
is collected  
by me  
D 3/2/2006

Marked seen  
Duryodhan  
Chhualsingh  
is collected by  
me  
D 3/2/2006

Marked (Pitabashi) seen  
Pitabashi Chhualsingh  
is collected by me  
D 3/2/2006  
Marked (Duryodhan) seen  
Duryodhan Chhualsingh  
is collected by me  
D 3/2/2006

Ch-23

R. Care  
3302/12  
4/11/12

SALE-DEED

THIS DEED OF SALE is made on this the 3<sup>rd</sup>  
day of February, 2006 (Two thousand six).

BETWEEN

- (1) SRI DURYODHAN CHHUALSINGH,  
aged about 75 years, S/o Late Gunduchi Chhualsingh,
- (2) SRI PITABASH CHHUALSINGH, aged about 86-  
years, S/o Bhaba alias Bhabagrahi Chhualsingh, both  
are resident of Village/P.O. Aiginia,

Contd.....2

840000/-

For SRI JAGANNATH PROMOTERS & BUILDERS (P) LTD.  
[Signature]  
DIRECTOR

w/s Banamali Chhualsingh.

w/s Late Swachawan

R. No 130

Franking No 11033192158

DATE 3/20/06

9200 f Reps vrtjtno thau

four hida of

Name Duryodhan Chudal

Address 4100 Argeriz Pseudon

Nature of Account of Argeriz

AR

STAMP FRANKING  
CLERK S. R. O.  
KHANDAGIRI

32 nb

Work of  
Duryodhan Chudal  
to the  
Argeriz  
3/20/06

present to sign between the  
hours of 6:30 p.m. at the  
residence of Argeriz on the  
3rd Feb 2006 by Duryodhan  
Chudal sign Sp. Hobardhan  
Chudal sign of well Argeriz  
As Khandagiri self Chudal  
by profession referred Govt  
Servant (Exe cutant.)

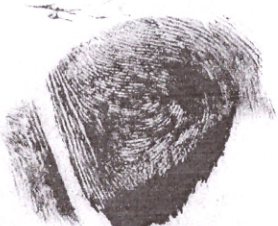
Argeriz  
3/20/06  
Khandagiri



V. T. G. M.  
14



V. T. G. M.  
15



V. T. G. M.  
16

Baramati Chudal Singh.

Execution is done by  
the above Duryodhan Chudal  
& Potabash Chudal sign  
by Baramati Chudal sign  
Potabash Chudal sign of  
same place by profession  
BUSINESS

Argeriz  
3/20/06  
Khandagiri

- 2 -

P.S. Khandagiri, Dist. Khurda, by caste Khandayat, by profession Retd. Govt. Servant and Cultivation respectively (herein after called the "VENDORS" which expression shall mean and include their heirs, successors, assigns and representatives) of the ONE PART.

मार्क ऑफ सीओ द्वारा कलियुक्त चक्रवर्ती सिंह को कलेक्टर को भेजा है 23/12/2006

मार्क ऑफ सीओ द्वारा कलेक्टर को भेजा है 23/12/2006

For SRI JAGANNATH PROMOTERS & BUILDERS PVT. LTD. *Kailash*

AND

M/S SRI JAGANNATH PROMOTERS AND BUILDERS PVT. LTD., a registered company having its registered office located now at Giri Road, Berhampur and Corporate office at Plot No.N/1-A/5, Nayapalli, Bhubaneswar, represented through its Director SRI KAILASH CHANDRA RATH, aged about 46 years, S/o Kasinath Rath (herein after called the "VENDEE" which expression shall mean and include its successors, executors, administrators, assigns and representatives) of the OTHER PART.

Banamali Chakrabarti

For SRI JAGANNATH PROMOTERS & BUILDERS PVT. LTD.

*Kailash*  
DIRECTOR

Kasimath

Contd.....3

WHEREAS, the property situated in Mouza – Shankarpur, Khata No.244, Plot No.1091, area A.0.840 decimals, morefully described in the schedule below, stands recorded in the name of Late Bhaba alias Bhabagrahi Chhualsingh (father of vendor No.2 and grand father of vendor No.1), Dibakar Chhualsingh and Narendra Chhualasingh as per Record of Rights finally published in the year 1962. In the remark coloumn of the said Record of Rights, Late Bhaba alias Bhabagrahi Chhualsingh was in possession over the said property and after his death, his sons namely Gunduchi Chhualsingh and Pitabas Chhualsingh were in joint possession over the said property but one son Gunduchi Chhualsingh died leaving behind him, his only son Duryodhan Chhualsingh, vendor No.1 as his legal heir and successor.

Contd.....4

मार्क ऑफ स्री जगन्नाथ प्रमोटर  
 चहुवालसिंग २५ फेब्रुवारी  
 रोज मी १.११.२००६

मार्क ऑफ स्री जगन्नाथ प्रमोटर  
 चहुवालसिंग २५ फेब्रुवारी  
 रोज मी १.११.२००६

सौ. डारामाली चहुवालसिंग

For SRI JAGANNATH PROMOTERS & BUILDERS (P) LTD.

सौ. भागेश्वर अ. व. डायरेक्टर

For SRI JAGANNATH PROMOTERS & BUILDERS (P) LTD.  
 मीना

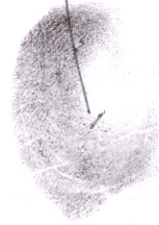
AND WHEREAS the said Duryodhan Chhualsingh, vendor No.1 and Pitbas Chhualsingh, vendor No.2 became the sole and exclusive owner of the said property being the grand son, and son respectively of Bhaba alias Bhabagrahi Chhualsingh as absolute owner without any dispute.

AND WHEREAS, the vendors have exclusive and absolute title over the land in question and they have been exercising various acts of ownership and possession over the land.

AND WHEREAS, the vendors hereto above are in peaceful joint possession over the land in question and they have been exercising various acts of ownership and possession over the land and have been paying land revenue (rent) to the Government of Orissa, through the Tahasildar, Bhubaneswar and obtained receipts thereof.

Contd.....5

मेरीस डुर्योदहन चहुअलसिंह  
के अर्जित हिस्से में  
D 21/2/2006



मेरीस डुर्योदहन चहुअलसिंह  
के अर्जित हिस्से में  
D 21/2/2006  
For SRI JAGANNATH PROMOTERS & BUILDERS (P) LTD  
21/2/06  
21/2/06



सिस डारामाली चहुअलसिंह

सिस खागे सावानल



मरकतब साय  
 कालक शोध  
 रात्रि अ कल्ले  
 एग वर  
 23/2/2006

- 5 -

AND WHEREAS both the vendors hereby declare that the schedule of property is free from all types encumbrances, litigation, disputes, liens, attachments and charges, etc. whatsoever and the vendors are very much in peaceful possession over the same having all rights, title and interests, etc.

AND WHEREAS, that prior to this deed of sale the vendor have not entered into any agreement (s) for sale with any person (s) or institution (s), firm and company, etc. Whereas the vendors for their legal necessity, of their family and to repay antecedent loan and construction of house hereby transfer, convey all their right, title, interest, possession, easement annexed to the schedule of property to the vendee for a consideration amount of Rs.8,40,000/- (Rupees eight lakhs forty thousands) only having been paid by the vendee to the vendors

Contd.....6

मरकतब साय पुस्तकब कल्ले सन्धि  
 अ कल्ले एग वर 23/2/2006

मरकतब साय पुस्तकब कल्ले सन्धि  
 अ कल्ले एग वर 23/2/2006

For SRI JAGANNATH PROMOTERS & BUILDERS (P) LTD.

23/2/2006

सय बावमाली अत्रेवसिंघ

सय अण्णु सुवर्ण

in shape of two A/c Payee Cheques 1. bearing No.240359 dated 03.02.2006 drawn on I.O.B. Sahid Nagar Branch, Bhubaneswar amounting to Rs.4,20,000/- (Rupees four lakh twenty thousand) only in favour of Vendor No.1 Sri Duryodhan Chhualsingh and 2. bearing Cheque No.240361 dated 03.02.2006 drawn on I.O.B. Sahid Nagar Branch, Bhubaneswar amounting to Rs.4,20,000/- (Rupees four lakh twenty thousand) only in favour of Vendor No.2 Sri Pitabas Chhualsingh, earlier to execution of the deed. The receipts whereof, the vendors doth hereby admit and acknowledge, the vendors, hereby grant, transfer, convey, assign and assure unto the vendee, the land in question as set out in the schedule given below together with all rights, privileges, easements and appurtenances attached thereto, resultantly the vendee shall enjoy and hold the land absolutely and forever and the vendors doth hereby covenant that not with-standing any act, deed or

Contd.....7

मेखेगें सेय प्रवेयुधन च्हुअलसिंह  
is collected by me. f. escrowee  
9/2/2006

मेखेगें सेय प्रवेयुधन च्हुअलसिंह  
is collected by me. f. escrowee  
9/2/2006  
For SRI JAGANNATH PROMOTERS & BUILDERS (P) LTD.  
K. N. S. 12006

सेय प्रवेयुधन च्हुअलसिंह.

सेय प्रवेयुधन च्हुअलसिंह

thing done by them, they have clear and marketable title over the land in question to grant and convey the land in favour of the vendee, who shall at all times hereafter peacefully and quietly hold, possess and enjoy the said land as independent owner thereof without any interruption, claim or demand whatsoever from or by the vendors or any person claiming any title paramount to the interest of the vendors.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS;--

1. AND WHEREAS that from this day of execution of sale deed, the vendee is conferred with valid right, title, interest and possession of schedule property and will possess the same in perpetuity without any hindrance from the vendors or their successors, in interest, legatee and persons claiming under them. The vendors or their successors and other co-sharers will have no right, title, interest in the land, whereas you the vendee and your successors are entitled to exclusive right, title and interest in the land from to-day onwards.

Contd.....8

ಮೌಖಿಕ ಸಾಕ್ಷಿಗಳಿಗೆ ಸಾಕ್ಷಿಯಾಗಿ ಚಿಹ್ನೆ ಮಾಡುವುದು  
ಇವರಿಂದ ಸಂಗ್ರಹಿಸಿದ ದಾಖಲೆಗಳು  
3/12/2006

ಮೌಖಿಕ ಸಾಕ್ಷಿಗಳಿಗೆ ಸಾಕ್ಷಿಯಾಗಿ ಚಿಹ್ನೆ ಮಾಡುವುದು  
ಇವರಿಂದ ಸಂಗ್ರಹಿಸಿದ ದಾಖಲೆಗಳು  
3/12/2006  
For: SRI JAGANNATH PROMOTERS & BUILDERS PVT. LTD.  
DIRECTOR 3/12/2006

ಅವರು ಬಾಂಗಮಲಿ ಚಿಹ್ನೆ ಮಾಡುವುದು.

ಅವರು ಲಾಘು ಒಪ್ಪಂದವನ್ನು



2. And whereas, that the vendors have delivered the peaceful, physical and vacant possession of the said land in favour of the vendee and from today the vendor became destitute of all right, title and interest, etc. and the vendee, is at liberty to get it's name mutated and get the official records corrected, pay rent and obtain receipts thereof to which the vendors or their any of heirs, successors, assigns and representatives will have no objections whatsoever.

3. And whereas that the vendors hereby declare that, they will be held entirely responsible to be prosecuted both Civilly and Criminally for any defect in the title and any misrepresentation, suppression, distortion of facts with regard to ownership, right, title, interest, possession valuation/consideration and the right to convey/transfer etc. of this property.

4. And whereas that the vendors further declare that if in future any defect is found in the title of the said property and the vendee, it's successors, assigns and representatives, etc. become dispossessed of any part or whole of the said property, as a consequence thereof, the vendee it's successors, assigns and representatives, etc. will have right to sue against us or any of our heirs,

Contd.....9

मौजुद से वी प्रपक्वता च्छेदकान्  
is checked by me for accuracy  
D. B. Jaiswal

मौजुद से वी प्रपक्वता च्छेदकान्  
is checked by me for accuracy  
D. B. Jaiswal  
For SRI JAGANNATH PROMOTERS & BUILDERS/P.L.L.  
K. N. S. 21/10/06

ats Baramali Chhaval Singh.

ats Image's wpskulal

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

Dist. Khurda, P.S. Chandaka, Hal P.S. Khandagiri, P.S. No.55, Tahasil - Bhubaneswar, under the Jurisdiction of Sub-Registrar, Khandagiri, Bhubaneswar.

Mouza - SHANKARPUR, Khata No.244 (two hundred forty four), Sthitiban, Plot No.1091 (one thousand ninety one), area sold A.0.840 (eight hundred forty) decimals, full plot as per sketch map shown in red colour attached to this sale deed. Kisam - Sarad-II, Rent Rs.2.65 paise.

Contd.....10

मौज के सादे शुकुपुठके चक्रवर्तिका  
अनुबंध के साथ संलग्न है

मौज के सादे शुकुपुठके चक्रवर्तिका  
अनुबंध के साथ संलग्न है  
31/2/06

FOR SRI JAGANNATH PROMOTERS & BUILDERS (P) LTD.  
7/1/06

सौ. बरामाली चक्रवर्तिका

सौ. द्यागे 2 वासुदेव

BOUNDED BY :-

- North - Plot No.1090
- South - Plot No.1090 and Plot No.1093
- East - Plot No.1023, Plot No.1094 and Plot No.1093
- West - Plot No.1087, Plot No.1130 and Plot No.1088

Certified that the land is not a species of the lease hold land of Government and the same is not within the purview of consolidation proceeding under OCH and PFL Act, 1972.

The land is not a ceiling surplus land within the meaning of Orissa Land Reforms Act or the Urban land (Ceiling and Regulations) Act, 1976 and it is not an endowment land.

Contd.....11

ମାମୁଳା ସମ୍ପର୍କରେ ଚିହ୍ନଟିକା  
 ଚିହ୍ନଟିକା କରାଯାଇଛି ।  
 କ. ଚ. ସମ୍ବନ୍ଧରେ  
 ଚିହ୍ନଟିକା କରାଯାଇଛି ।  
 31/01/2008

ମାମୁଳା ସମ୍ପର୍କରେ ଚିହ୍ନଟିକା  
 ଚିହ୍ନଟିକା କରାଯାଇଛି ।  
 31/01/2008

For SRI JAGANNATH PROMOTERS & BUILDERS, JALPAIGURI  
 K. M. S. 10/10/2008

ଚିହ୍ନଟିକା  
 ଚିହ୍ନଟିକା କରାଯାଇଛି ।  
 ଚିହ୍ନଟିକା କରାଯାଇଛି ।  
 ଚିହ୍ନଟିକା କରାଯାଇଛି ।

IN WITNESS WHEREOF, the vendors here-un-to has laid and subscribe their hand and seal on the date first above written in presence of witnesses.

WITNESSES :

1. Paramali chhulsi  
S/o Pitabesh Chhulsi,  
MHPo - Aizimre,  
P.S. Chandgiri
2. Akageswarin dah  
DARTO DHA chhulsi

VENDORS

*mark of sai Deepakhar  
chhulsi & chhulsi  
3/2/2006*

*mark of sai pitabesh  
chhulsi & chhulsi  
3/2/2006*

We the vendors and vendee do not belong to

scheduled caste or scheduled tribe community.

Note = The executant is literate, but due to his old age he couldn't sign the document. So T.T. is taken.

For SRI JAGANNATH PROMOTERS & BUILDERS(P)LTD.

*[Signature]*  
DIRECTOR  
3/2/2006

VENDEE

Typed by me.

*Rameshwar Saipandey  
DARTO DHA  
3/2/2006*

*mark of sai Deepakhar  
chhulsi & chhulsi  
3/2/2006*

VENDORS

*mark of sai pitabesh  
chhulsi & chhulsi  
3/2/2006*

From -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 later stage the document would be treated as invalid.

For SRI JAGANNATH PROMOTERS & BUILDERS

*[Handwritten signature]*  
3/2/06

Signatures of Executant/s

*[Handwritten signature]*  
3/2/06  
DIRECTOR

Signature of claimant/s

*[Handwritten signature]*  
3/2/06

*[Handwritten signature]*



**TRUE COPY**

MOUZA - SHANKAR PUR  
 THANA NO-55  
 HAL P.S - KHANDAGIRI

Plot No - 1091  
 No. 840 documents  
 shown in column  
 red

JAGANNATH PROMOTERS & BUILDERS (P) LTD.

*[Signature]*  
 DIRECTOR 3/2/06

ଆନା ଭବନ ଶିଳ୍ପ

4/2

Marked  
 See Deyadhar  
 chhachhachh  
 collected 3/2/06  
 3/2/06  
 Marked as per  
 the order of the  
 collector