

CERTIFIED COPY NO **CC1132023004864** OF YEAR- 2023  
COPY APPLICATION NO **2023113027370** OF YEAR- 2023  
CERTIFIED COPY OF : DOCUMENT NO 4985/2008/1 OF YEAR-2008

**Details of fees paid towards certified copy**

1. Searching Fee : Rs. 51  
2. Inspection Fee : Rs. 21  
3. Copying Fee : Rs. 73  
4. User Fee : Rs. 250

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Total Fees : Rs. 395 (THREE HUNDRED AND NINETY FIVE RUPEES ONLY)

Certified that a sum of Rs.100 (ONE HUNDRED RUPEES ONLY) being the proper stamp duty has been paid by Sri. SHREE SAIGOPINATH CONSTRUCTION Son of SHREE SAIGOPINATH CONSTRUCTION

**Signature of the proper officer,  
Registering Officer,  
KHANDAGIRI**

5051

163

Original

4985

180

भारतीय गैर न्यायिक

भारत INDIA

रु. 500

FIVE HUNDRED RUPEES



पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

उड़ीसा ORISSA



322895

ACI 298/  
A1967 36/  
A1968 41/  
9(3) 21/  
349/

Stamp: Admissible under...  
amped under the...  
Amendment) Act...  
No...  
Orissa...  
and O. D. A. Act...  
duty) Does not...  
TAX PAID

16-5-08  
Umesh Kumar Khemka  
Registering Office: Attested  
KMANDAGIR  
CONVEYANCE DEED

(For conversion of G.A Department leasehold lands to freehold in Bhubaneswar Municipal Corporation Limits)

This conveyance made on this 2nd day of May 2008 between the Governor of Orissa, hereinafter called "The Vendor" ( Which expression shall unless excluded by or repugnant to the context be deemed to include his successors in office and assigns ) of the one part, A N D

SRI UMESH KUMAR KHEMKA, aged about 39 years, Son of Sri Shyamsunder Khemka, resident of MB- 4,

Umesh Kumar Khemka

X Umesh Kumar Khemka

1 Shyamsunder Khemka

2 Hanoj Kumar Khembo

10836

3/4/18

U. R. Khemka  
165, B. P. Singh

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5732

U. R. Khemka

**C.R. Prusty**  
STAMP VENDOR  
B. BHUBANESWAR

Umesh Kumar Khemka  
16.05.18

S. P. No 9865-

Umesh Kumar Khemka  
16.05.18

S. P. No. 9866

Kanchhalaya Devi Khemka  
16.5.18

10:40 2:30  
16th May 2018  
Umesh Kumar Khemka  
Shyamsundar Khemka  
16.5.18  
Kanchhalaya  
Khemka

R. C. Prusty  
16.05.18

Umesh Ch. Khemka

Execution of S. P. No. 9865  
C.R.

This is exempt from personal stamp  
if it is proved to be a legal and signature

R. C. Prusty

Registration Office  
B. BHUBANESWAR

IDENTIFICATION  
of the said  
Cultivator  
Kanchhalaya Devi Khemka  
16.05.18

R. C. Prusty  
16.05.18



उड़ीसा ORISSA

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-2-

Laxmisagar Housing Colony, P.S.-Laxmisagar. Bhubaneswar, in the Dist.of Khurda, hereinafter Called " The Purchaser " through General Administration Department Regd.Lease Deed No- 4493,dt-20.4.1993, (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, administrators, representative and permitted assignees )of the other part.

WHEREAS by a Lease Deed Dated- 21<sup>st</sup> day of July. 1992, made between the Governor or his assignee on

Umesh Kumar Khemka

Umesh Kumar Khemka

1 Shyam Sunder Khemka

2 Hanuj Kumar Khemka

10837  
2/4/18

U.K. Khemka

108, Barypura nagar

Prusty

STATIONERY  
AG

→ Omesh Kumar Khemka

Prusty  
VENDOR  
SWAR



उड़ीसा ORISSA

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-3-

the one part and above "purchaser" on the other part and registered on 20th day of April.1993 in the office of the Sub Registrar, Khandagiri, Bhubaneswar, bearing Serial No- 1912, Regd No- 4493, in Book No-I, Volume No-142 at page-219 to 234 (hereinafter referred to as the said Conveyance Deed) Plot No-168(C), Under Revenue Khata No-443 (Anabadi) situated in the Mz-Ghatikia, Bhubaneswar, District Khurda, was demised and assured unto the said purchaser herein subject to the limitation, terms and conditions mentioned therein.

AND WHEREAS representing that the said lease is still valid and subsisting the said purchaser has applied to the vendor to

Umesh Kumar Khemka

x Umesh Kumar Khemka

1 Snyam Sunder Khemka  
2 Hanoj Kumar Khemka

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31/4/18

U.K. Chemka  
165, Bapatnagar  
Bhubaneswar

INDIAN POSTAL TREASURY  
Bhubaneswar  
27 MAR 2018  
OFFICE

S. Vinay Kumar Khemka

108  
C.R. Prusty  
STAMP VENDOR  
E.S.R. BHUBANESWAR



उड़ीसा ORISSA

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-4-

purchase reversionary interest of the vendor in the said demised property leased out to him under the said lease deed to the extent of its permanent, transferable and heritable rights and the vendor has agreed to sell such interest / right of the said demised property subject to the terms and conditions appearing hereinafter. NOW THIS INDENTURE WITNESS THAT in Consideration of the sum of Rs.14,876.00 ( Rupees Fourteen thousand eight hundred seventy six) only Paid as conversion fees, before the execution here of ( the receipt where of the Vendor hereby admits and acknowledges )the aforesaid representation and subject to the limitation mentioned hereinafter the Vendor both hereby grants, conveys, sells, releases and transfers, assigns and assures unto the aforesaid

Umesh Kumar Khemka

X Umesh Kumar Khemka

1 Shyam Sundar Khemka

2 Hanoj Kumar Khemka



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31/4/22

U.R. Khemka  
165, Bantapi

*[Handwritten signature]*

DISTRICT TREASURY  
KHURDA, BHUBANESWAR  
27 MAR 2022  
*[Signature]*  
TREASURY OFFICER

*[Handwritten mark]*

Omish Kumar Khemka

*[Handwritten signature]*  
C.R. Prusty  
STAMP VENDOR  
BHUBANESWAR



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-5-

purchaser(s) the permanent, transferable and heritable rights in respect of the demised land situated in Plot No-168 (C), in Vill-Ghatikia, Unit- ,of Thasil- Bhubaneswar, Dist. Khurda, ( hereinafter referred to as the said property ) more fully described in the Schedule hereunder TO HAVE AND TO HOLD the same unto the purchaser with permanent heritable and transferable rights, SUBJECT to the to the exceptions, reservations, covenants and conditions hereafter contained , that is to say , as follows:-

- 1.The purchaser will have only the exclusive surface rights over the said Property.
2. The Vendor excepts and reserves unto himself all mines and minerals of whatever nature lying in or under the said property together with full liberty at all times for the vendor its

Umesh Kumar Khemka

to Umesh Kumar Khemka

1 Shyam Sunder Khemka

2 Hanoj Kumar Khembo

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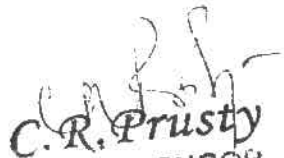
U.K. Khemka

IBS, Bhubaneswar



2

Umesh Kumar Khemka

  
C.R. Prusty  
STAMP VENDOR  
S.R. BHUBANESWAR

TREASURY  
S.R. BHUBANESWAR  
17 MAR 2008  
  
TREASURY OFFICER

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE  
HUNDRED RUPEES

भारत INDIA  
INDIA NON JUDICIAL

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agents and workmen, to enter upon all or any part of the property to search for, win, make merchantable, and carry away the said mines and minerals under or upon the said property or any adjoining lands of the Vendor and to lay down the surface of all or any part of the said property and any building under or hereafter to be erected thereon making fair compensation to the purchaser for damage down unto him thereby subject to the payment of land revenue or other imposition payable or which may become lawfully payable in respect of said property and to all public rights or easement affecting the same.

3. That notwithstanding execution of this deed, use of the property in contravention of the provisions of Master

Umesh Kumar Khemka

X Umesh Kumar Khemka

1 Shyam Sunder Chandra

2 Hanoj Kumar Khemka

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C.R. Khanna  
105 B... ..

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Umesh Kumar Khanna

C.R. Prusty  
STAMP VENDOR  
D.S.R. BHUBANESWAR

DISTRICT TREASURY  
BHUARDA, BHUBANESWAR  
17 MAR 2008  
TREASURY OFFICER

भारतीय गैर न्यायिक

पचास  
रुपये

रु.50



FIFTY  
RUPEES

Rs.50

INDIA NON JUDICIAL

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plan / zonal development plan / lay out plan shall not be deemed to have been condoned in any manner and the Town Planning / Local Urban authorities shall be entitled to take appropriate action for contravention of relevant provisions in this regard or any other law for the time being in force.

4. The purchaser shall comply with the building, drainage and other bye laws of the appropriate Municipal or other authorities for the time being in force.
5. If it is discovered at any stage that this deed has been obtained by suppressions of any facts or by any mis-statement, mis-representation or fraud, then this deed shall become void at the option of the Vendor, who shall have the right to cancel this deed and forfeit the

Umesh Kumar Khemka

Umesh Kumar Khemka

1 Shyam Sunder Khemka

2 Hanu Kumar Khemka

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3/4/08

U.R. Khemka  
165, Bhubaneswar

22

DISTRICT TREASURY  
BUDA, BHUBANESWAR

27 MAR 2009

TREASURY OFFICER

Umesh Kumar Khemka

SM

C.R. Prusty  
TAMP VENDOR  
BHUBANESWAR

भारतीय गैर न्यायिक

पचास  
रुपये  
रु.50



FIFTY  
RUPEES  
Rs.50

INDIA NON JUDICIAL

उड़ीसा ORISSA

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-8-

consideration paid by the purchaser.

The decision of the Vendor in this regard shall be final and binding upon the purchaser and shall not be called in question in any proceedings.

6. The purchaser shall not commit any act of waste on the said property so as to render it unfit for the purpose of being used as a house site.
7. Besides the conversion fees of Rs.14,876.00 as mentioned above the purchaser will be required to pay a sum of Rs. 37.20 as annual rent for the said property,( besides payment of cess as per Rules).
8. The rent is liable for revision during survey and settlement operations or at the end of each of 15th year, as the case

Umesh Kumar Khemka

1 Umesh Kumar Khemka

1 Shyam Sunder Khemka,

2 Haroj Kumar Khemka.



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3/7/08

U.K. Khanna  
105, Poojary nagar  
M -  
572

TREASURY  
BHUBANESWAR  
17 MAR 2008  
OFFICER

Umesh Kumar Khanna

C.R. Prusty  
STAMP VENDOR  
D.S.R. BHUBANESWAR

भारतीय गैर न्यायिक

पचास  
रुपये  
रु. 50



FIFTY  
RUPEES  
Rs. 50

INDIA NON JUDICIAL

उड़ीसा ORISSA

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may be subject to a maximum limit of 50 (fifty) percent over the rate of rent in force in the previous year or the rates applicable at the time to similar lands in the vicinity.

9. It is further declared that as a result of this Conveyance Deed, Present purchaser from the date mentioned hereafter will become owner of the said property with permanent, transferable and heritable rights and the conveyance deed for lease of the land earlier executed with the purchaser on behalf of the Vendor doth hereby releases the purchaser from all liability in respect of the covenants and conditions contained in the said lease deed required to be observed by the purchaser of the said demised property.

Umesh Kumar Khemka

to Umesh Kumar Khemka.

- 1 Shyam Sunder Khemka,
- 2 Hanoj Kumar Khemka.

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U.K. Kheruka  
165, Bapnagar, ngr

Umesh Kumar Kheruka.

C.R. Prusty  
STAMP VENDOR  
JHUBANESWAR

TREASURY  
JHUBANESWAR  
17 MAR 2008  
OFFICER

189

भारतीय गैर न्यायिक

पचास  
रुपये  
रु.50



FIFTY  
RUPEES  
Rs.50

INDIA NON JUDICIAL

उड़ीसा ORISSA

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-10-

- 10. The stamp duty and registration charges, upon this instrument shall be borne by the purchaser .
- 11. This transfer shall be deemed to have come in to force with effect from the date of registration of this deed. In witness where of Shri. P. K. Mohanty, Joint. Secretary to Government and Ex-officio, Director of Estates , General Administration Deptt. for and on behalf of and by the Order and direction of the vendor has here unto set his hand and Sri Umesh Kumar Khemka, the purchaser, has here unto set his hand, day and year first above written.

Umesh Kumar Khemka

*S Umesh Kumar Khemka*

*S Shyam Sunder Khemka*

*S Manoj Kumar Khemka*

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3/4/08

U. R. Khanna  
165, Bhanupuri nag

DEPT OF TREASURY  
D.S.R. BHUBANESWAR  
7 MAR 2008  
OFFICER

*[Handwritten signature]*

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Umesh Kumar Khanna

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**C. R. Prusty**  
STAMP VENDOR  
D.S.R. BHUBANESWAR



ଓଡ଼ିଶା ସାହିତ୍ୟ ORISSA

01AA 195091

-11-

THE SCHEDULE ABOVE REFERRED TO

Dist - Khurda , Thasil-Bhubaneswar ,  
 Village- GHATIKIA, Unit -  
 Plot No- 168 (C) - Ac.0.124 dec.  
 Extent ( Dimension and area ) - 60' X 90'  
 As per Drawing No - B/360  
 Corresponding to Revenue Plot No- 51 (Pt.)  
 Under Revenue Khata No - 443 (Anabadi)  
 Mouza - GHATIKIA, Bhubaneswar .  
 Under the Jurisdiction of Sub Regst. Khandagiri ,  
 Bhubaneswar .  
BOUNDED BY  
 North - Plot No- 167 - South - Road  
 East- Plot No-153 West- Road

Omesh Kumar Khemka

X Omesh Kumar Khemka.

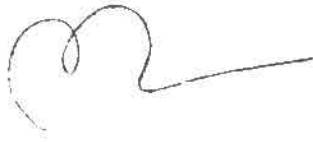
1 Shyam Sunder Khemka.

2 Hanu Kumar Khemka.

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C. R. Khanna

165 Konyara



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DISTRICT TREASURY  
ANURDA, BHUBANESWAR  
27 MAR 2008  
OFFICE

Amesh Kumar Khanna

  
C. R. Prusty  
STAMP VENDOR  
BHUBANESWAR

भारतीय गैर न्यायिक

191

बीस रुपये  
रु. 20

भारत

INDIA

Rs.20

TWENTY RUPEES



INDIA NON JUDICIAL

ORISSA

01AA 195092

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Signed by Sri. P.K. Mohanty, Joint. Secretary to Government & Ex-Officio Director of Estates, General Administration Department and on behalf of and by the order and direction of the Governor of Orissa (Vendor).

In the presence of witness  
(Name and address in full)

- Shri Laxmidhar Muzumdar Joint Secy. to Govt. & Ex-Officio Director of Estates, G. A. Depptt
- Shri Kishor Kumar Bhattacharya Sehra Gajapati

In presence of witness  
(Name and address in full)

- Shri Shyam Sunder Khemka M.B. Laxmidhargas Housing Colony, Bhubaneswar-6. PURCHASER
- Shri Hanuj Kumar Khemka 165, Bapuji Nagar, Bhubaneswar-9.

X Umesh Kumar Khemka

Copy prepared by me

Certified that this is the true copy and exact reproduction of original document

Umesh Kumar Khemka

Umesh Kumar Khemka

Joint Secy. to Govt. & Ex-Officio Director of Estates, G. A. Depptt



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L.R. Khemke  
FBS, Chandragiri

Pr

Pr

Umash Kumar Khemke

C.R. Prusty  
STAMP VENDOR  
BANSWAR

EASUR  
BANSWAR  
7/1/58  
OFFICER

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Book No. 1  
Volume No. 163  
Pages 180 - 191  
Page No. 4985  
of the year 2008

Scanned R.C. Prusty  
Registering Officer  
CHANDAGIRI

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& No. Address  
Copied by M. Prusty  
Copied by

Formed by

16.5.58  
Pr.