

1131701495

भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

रु. 10000



Rs. 10000

TEN THOUSAND RUPEES

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585373



Rajesh Sahu

Subrat Sanjivan Jena

Rajesh Sahu

Subrat Sanjivan Jena

50

A/112144

93.2

4/280

A/1 km 40

12446

**SALE DEED**

This Deed of Sale is made on this 17<sup>th</sup> day of March, 2017, at Bhubaneswar.

**NAME & ADDRESS OF THE VENDOR :**

SRI SUROJIT SAHU aged about 67 years, son of Late Nirajabandhu Sahu, resident of At: Swart Patna, P.O.: Tulsipur, P.S.: Bidanasi, Dist.: Cuttack (Odisha), by Caste: Bania, by Profession: Business, represented through his constituent GPA Holder, SRI RAJESH SAHU aged about 40 years, son of Ramesh Chandra Sahu, resident of At : EB-49, Badagada BRIT Colony,

6092204

Bansambar Jena

Bikram Keshari

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रु.  
10000



Rs.  
10000

TEN THOUSAND RUPEES

ଓଡ଼ିଶା ओडिशा ODISHA

585374



Handwritten signature of Narendra Kumar with a thumbprint and some illegible notes.

Handwritten signature of C. Srinivas with a thumbprint and notes including 'Rajesh Sahu' and 'Subrat Ranjan Jena'.

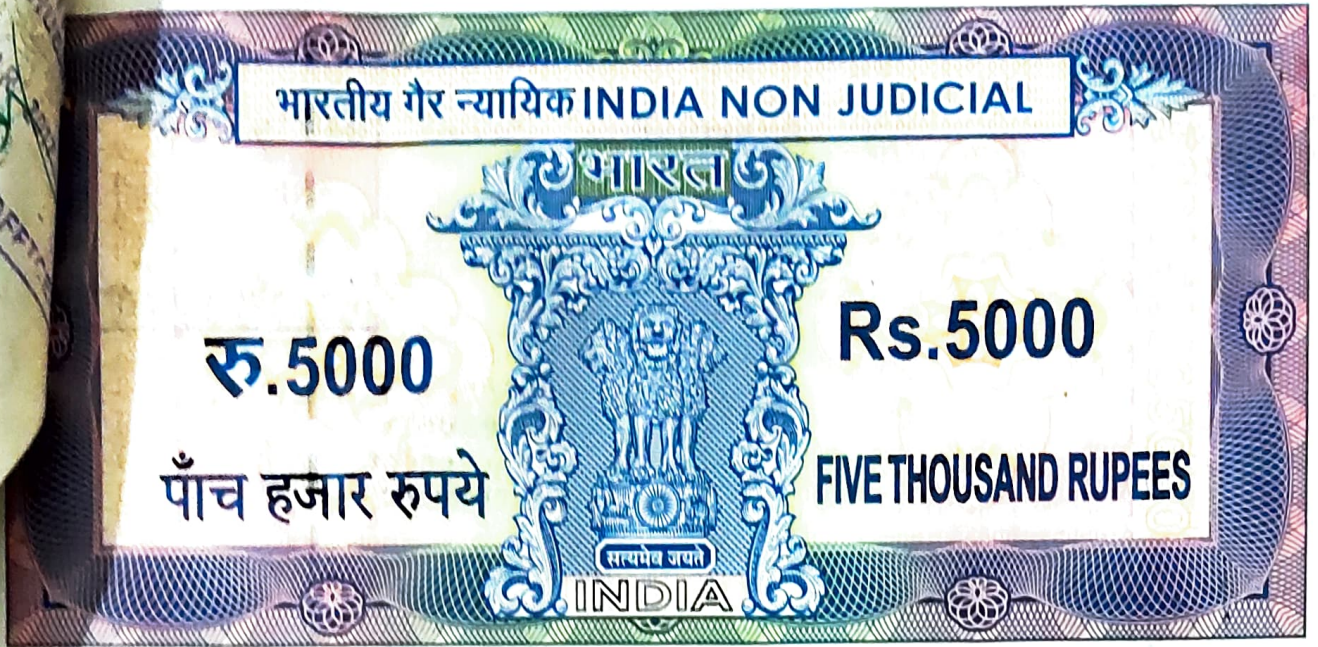
P.O.: Badagada BRIT Colony, P.S.: Badagada, Bhubaneswar, Dist.: Khordha (Odisha), by Profession : Business, by Caste : Bania, appointed vide registered GPA Deed No.: 41131402806 dated 26/03/2014, executed before the Sub-Registrar, Khandagiri.

**NAME & ADDRESS OF THE CONSENTER :**

**SRI SUBRAT RANJAN JENA** aged about 26 years, son of Sri Banambar Jena, resident of At: Plot No.: 410, Sector-5, Niladri Vihar, P.O.: Sailashree Vihar, P.S.: Chandrasekharapur, Bhubaneswar, Dist.: Khordha (Odisha), by Caste : Khandayat, by Profession : Business.

Banambar Jena

Bitany Keshari



₹.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

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**NAME & ADDRESS OF THE VENDEES :**

(1) **SRI NARENDRA DAS** aged about 57 years, son of Late Raghunath Das, resident of At: Qr. No. B/25/194, UCIL Colony, Jadugoda Mines, Dist : East Singhbhum, (Jharkhand), PIN : 832102, by Profession: Service, by Caste: Gopal and  
(2) **G. SINIVAS** aged about 50 years, son of Late G. Kalu Charan, resident of At: Old Market Street, PO/PS : Bhanjanagar, Dist : Ganjam, (Odisha), PIN : 761126, by Profession : Service, by Caste : Gopal.

*Rajesh Sahu*

*Subrat Sarison Jena*

**AMOUNT OF CONSIDERATION :**

**₹.6,07,200/-**

(Rupees Six lakhs seven thousand two hundred) only.

I the Vendor have received a sum of ₹.6,07,200/- (Rupees Six lakhs seven thousand two hundred) only through RTGS, from the aforementioned Vendee towards the full and final consideration money in advance through the Attorney Holder at my residence.

**DESCRIPTION OF THE SCHEDULE PROPERTY**

(Under Sub-Registrar, Khandagiri)

District : Khordha, Tehsil : Bhubaneswar,  
P.S. : Chandaka No.: 41, Mouza : **SUNDARPUR**, Sthitiban Hal Settlement Khata No.: **835** (Eight hundred thirty five), Plot No.: **2357** (two thousand three hundred fifty seven), Kissam : Sarada Anajalasechita-3, Sold Area : **Ac.0.010** decimals

*Banambar Jena.*

*Bitray Kema*

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पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

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out of Ac.0.100 decimals and Plot No.: 2356 (two thousand three hundred fifty six), Kissam : Sarada Anajalasechita-3, Sold Area : **Ac.0.059 decimals** out of Ac.0.200 decimals, in toto one mouza, one Khata, two Plots, admeasuring total Sold Area : **Ac.0.069 (sixty nine) decimals**, marked as **Sub-Plot No.: 8** with RED colour in the sketch map attached herewith, which corresponds to Sabik Khata No.: 176/8, Plot No.: 590/970/989, Annual Rent : ₹.1.00.

**Bounded by :-**

- NORTH** : Rev. Plot No.: 2355.  
**SOUTH** : Sub-Plot No. 6.  
**EAST** : Road.  
**WEST** : Sub-Plot No. 7.

WHEREAS, I the Vendor hereby declare that the property conveyed/transferred through this Deed of Sale stands recorded in my name as per the Settlement Record of Rights published by the Government in the year, 2013-14 and I have been possessing the scheduled property peacefully without any dispute having every right, title and interest there over by paying rent to the government regularly and obtaining rent receipts up-to-date thereof.

AND WHEREAS the Vendor being in possession as the absolute owner of the schedule property, which is free from all sorts of encumbrances, has intended to sell the property for his legal exigencies and other legal necessities. And for the said

✓ Rajesh Sahu

✓ Subsat Sanjan Jena

Banswar Sena

Bikram Karmali

958/  
17/03/2017

Rajesh Sahu  
S.O. 119, Badagada Brit Colony  
BBSR, Khurda.  
572

DISTRICT TREASURY OFFICE  
BBSR  
07 FEB 2017  
ADDL. TREASURY OFFICER

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

Rajesh Sahu



**Endorsement of the certificate of admissibility**

Admissible under rule 25: duly stamped under the Indian stamp (Orissa Amendment act 1 of 2006) Act 1899, Schedule 1-A No. 23 Fees Paid : A(1)-12144 ,I-3-2 ,A-18(VII)-40, User Charges-260 ,Total 12446

Date: 17/03/2017

Signature of Registering officer

**Endorsement under section 52**

Presented for registration in the office of the Sub-Registrar Sub-Registrar **KHANDAGIRI** between the hours of 10:30 AM and 2:30 PM on the **17/03/2017** by **RAJESH SAHU**, son/wife of **RAMESH CHANDRA SAHU**, of **AT - EB-49, BADAGADA BRIT COLONY, PO - BADAGADA BRIT COLONY, PS - BADAGADA, BBSR, DIST - KHURDA**, by caste **General**, profession **Business** and finger prints affixed.

Rajesh Sahu

Signature of Presenter / Date: 17/03/2017

Signature of Registering officer.

**Endorsement under section 58**

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
RAJESH SAHU				17-Mar-2017

4  
 5/802  
 17.03.2017

Rajesh Sahu  
 09.19 Badagada  
 Brote Colony BBSR  
 Alrookha

DISTRICT TREASURY OFFICE  
 KHURDA, BHUBANESHWAR  
 09 FEB 2017  
 ADDL. TREASURY OFFICER

Rajesh Sahu

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

	311662993	Rajesh Sahu
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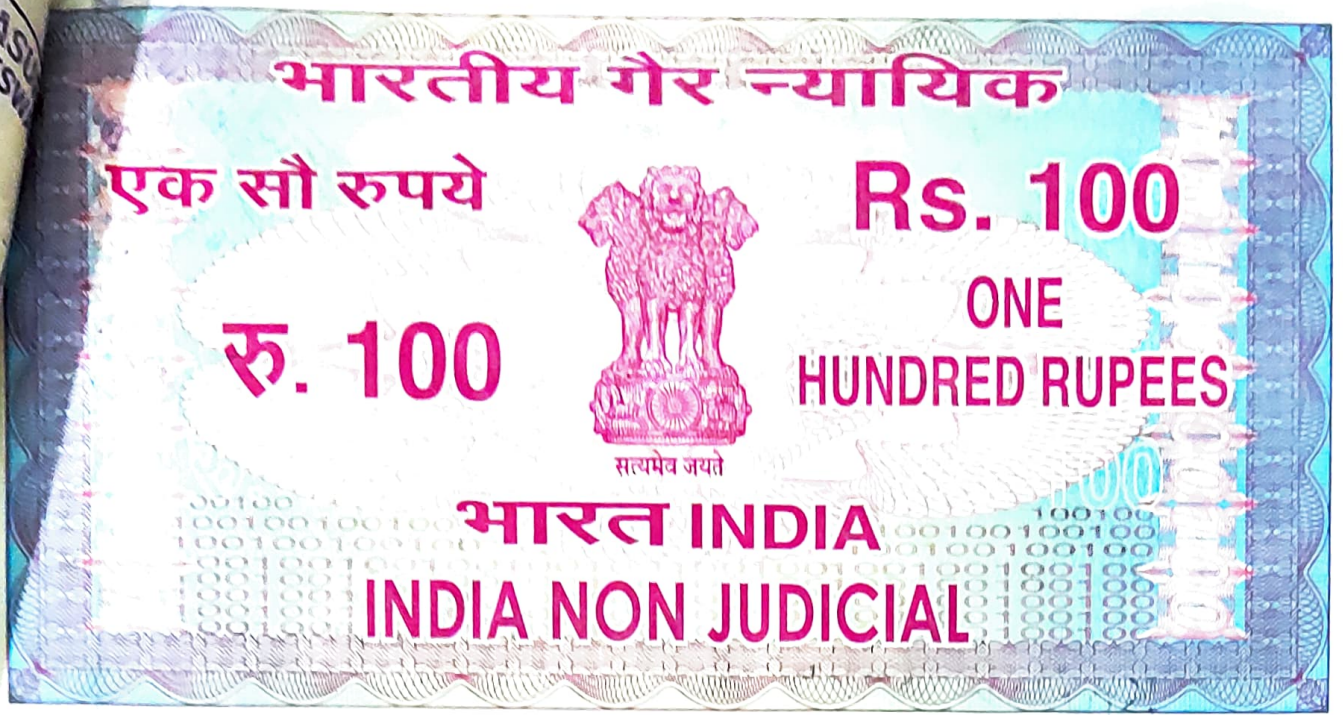
SUBRAT RANJAN JENA		 3913701	Subrat Ranjan Jena	17-Mar-2017
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NARENDRA DAS		 240861666	Narendra Das	17-Mar-2017
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G. SINIVAS		 240861671	G. Sinivas	17-Mar-2017
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Identified by **BANAMBAR JENA** Son/Wife of **N/A** of **BBSR, DIST KHURDA** by profession **Others**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
BANAMBAR JENA		 40394171	Banambar Jena	17-Mar-2017



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purpose, the Vendor has also appointed the present Attorney Holder vide registered GPA Deed No.: 41131402806 dated 26/03/2014, executed before the Sub-Registrar, Khandagiri.

AND WHEREAS, the Vendees being interested to purchase the same, contacted the Attorney Holder of the Vendor and it is also agreed between them that on receipt of a sum of ₹.6,07,200/- (Rupees Six lakhs seven thousand two hundred) only towards the cost of the landed property, the Vendor would execute a registered Sale Deed in favour of the Vendees through the Attorney Holder before the Sub-Registrar, Khandagiri.

NOW THIS DEED WITNESSES that, in consideration with a sum of ₹.6,07,200/- (Rupees Six lakhs seven thousand two hundred) only, i.e. the total cost of the land, being paid by the Vendees to the Vendor through the Attorney Holder, to which the Vendor hereby agrees and acknowledges having been received, do hereby conveys, transfers and assigns unto and delivers peaceful possession to the use of the Vendees, their heirs, executors, administrators and assignees, the landed property more fully described in the schedule hereto along with all other right, title, and interest in the property, claims, demands whatsoever of the Vendor unto the Vendees, their heirs, executors, administrators

✓ Rajesh Sahu

✓ Subrat Sanjan Jena

Bhrambar Jena.

Bitray Karmali Ailay

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4783  
17-03-2017

Rajesh Sahu

EO-419 Badajada Boudha  
Boudha Khanda

REGISTRATION  
OFFICE  
KHANDAGIRI  
BHOJPARA  
17-03-2017

pm

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

Rajesh Sahu

Date: 17/03/2017

Signature of Registering o

**Endorsement of certificate of registration under section 60**

Registered and true copy filed in : Office of the Sub-Registrar, KHANDAGIRI

Book Number : 1 || Volume Number : 28

Document Number : 11131701387

For the year : 2017

Seal :

Date: 28/03/2017

Signature of Registering office

This Is a Computer Generated Certificate



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and assignees, absolutely and forever through the Attorney Holder with consent of the Consenter; and from today onwards and in future the Vendor, his heirs, executors, administrators and assignees will have no right, title and interest over the same. And the Vendees are at liberty to get their names mutated and get the official records corrected in their names and to pay land revenue, to which neither the Vendor nor his successors-in-interest shall have any objection.

Rajesh Sahu

Subrat Sanjiv Jena

AND I the Vendor hereby declare that, I will be held entirely responsible to be prosecuted for any mis-representation, suppression, distortion of facts with regard to ownership, right, title, interest, possession, valuation /consideration and the right to convey / transfer etc. of this property.

AND I the Consenter, having the purchase right over the scheduled above property vide Agreement Sl. No.: 153 dated 20/05/2016, executed before Notary Public, Dusasan Samantaray, Bhubaneswar, do hereby declare that the present Vendees being my nominated person and the present Vendor had executed this Sale Deed through his Attorney Holder as per my request, I do hereby give my consent against this alienation of the

Bamrubar Jena

Bikram Karmali

# भारतीय गैर न्यायिक

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रुपये  
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FIFTY  
RUPEES  
Rs.50

## INDIA NON JUDICIAL

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scheduled above property by the Vendor through his Attorney Holder in favour of the present Vendees. I do hereby further declare that, in future neither I nor any of my legal heirs and successors-in-interest shall raise any obstruction over the peaceful possession of the Vendees or claim any purchase right against the schedule above property by virtue of aforementioned Agreement dated 20/05/2016, if caused or claimed then the same shall be null and void according to this Sale Deed.

✓ Rajesh Sahu

✓ Subodh Sanjan Jena

AND if, in future, any defect is found in the title to the said property and the Vendees became dispossessed of it fully or any part thereof in legal process, the Vendor and his heirs, executors etc. shall be liable to indemnify the Vendees or refund the consideration money to the Vendees together with consequential damages including all costs and interests from the date of dispossession.

AND the Vendees shall hereafter peacefully hold, use and enjoy the same as their own joint property, without any hindrances, interruption and claim or demand by or from the Vendor or any other person whomsoever.

Bhrambar Jena

Bitray Karmali

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RUPEES

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INDIA NON JUDICIAL

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AND the Vendor and all persons claiming through the Vendor and will from time to time upon the request and at the cost of the Vendees, their heirs, executors, representatives, assignees do and execute or cause to be done and execute all such cause, deeds and things whatsoever for further and more perfectly assuring the said land and every part thereto unto the Vendees, their heirs, executors, representatives, assignees and placing them in possession of the same according to the true intent and meanings of these present as shall or may be reasonably required.

✓ Rajesh Sahu

✓ Subrat Sanjan Jena

AND the Vendor further declares that the property hereby transferred is free from all sorts of encumbrances, charges, claims or demands and the Vendor has not done anything whereby the property may be subject to any attachment or lien of any Court of law or person whatsoever.

AND the expressions "Vendor" "Consenter"& "Vendees" hereto used unless excluded by or repugnant to the subject shall mean and include his/her/their legal heirs, successors, executors, administrators and assignees

Bansambar Jena

Pratikam Khatun

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**DECLARATION**

1. The Vendor, Consenter and the Vendee of the said property do not belong to Schedule Caste or Schedule Tribe Community.
2. The land hereby sold is neither publicly endowed within the meaning of O.H.R.E. Act, 1951 nor covered under consolidation operation under O.C.H. & P.F.L. Act, 1972. The land is also neither a ceiling surplus land within the meaning of Urban Land (Ceiling & Regulation) Act, 1976 nor coming under the Odisha Land Reforms Act, 1965.
3. The land hereby sold is neither a Govt. leasehold land nor has been obtained from "Bhoodan". The land is a vacant land.
4. We, the Vendees do hereby declare that, we have purchased the property on payment of full consideration amount to the Attorney Holder of the Vendor.
5. We, the Vendor, Consenter and the Vendees hereby declare that we, being read out the contents of the sale deed and explained, have satisfied as about the correctness of the

Rajesh Sahu

Subrat Sanjan Jena

Banwar Jena

Pratik Kumar Sahu

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recitals of the same as true and correct, do hereby execute the Sale Deed with our clear volition without any duress, inducement, allurements or any kind of promise or extraneous influence on either or both part to sell and purchase the property.

*Narendrakumar*

*Rajesh Sahu*

Signature of  
the Vendor

*Sushant Sanjay Jena C. Sinivas*

Signature of  
the Consenter

Signature of  
the Vendees

Signatures of the WITNESSES  
with full address:

1. *Bansambhar Jena*  
Plot No- 410, Sec-5  
Niladri Vihar  
CB Pur, BBSR.

Drafted & prepared by me.

2. *Bikram Keshari Parida*  
810 - Kalandi Ch. Parida  
Plot No- 428, Canal Road  
SAMEIGADIA, MANUSWAR  
BBSR, KHARDA - 751010

Advocate, Bhubaneswar

Page No. 10 out of 10

## Registered Sale Deed

Nature of the Document : SALE IMMOVABLE  
 Date of Execution : 17/03/2017  
 Document Number : 11131701387

Volume Number : 28  
 Place of Execution : KHANDAGIRI  
 Registration Date : 28/03/2017

## FIRST PARTY DETAILS



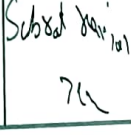
Name	Photo	Thumb Impression	Signature
RAJESH SAHU			

## PRINCIPAL DETAILS






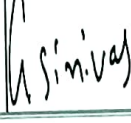
Name	Address	Profession	Age	Caste	Party Type
SUROJIT SAHU	AT - SWART PATNA, PO - TULSIPUR, PS - BIDANASI, DIST - CUTTACK	Business	65	General	PRINCIPAL

## CONSENTER DETAILS

Name	Address	Profession	Age
SUBRAT RANJAN JENA	PLOT NO - 410, SECTOR - 5, NILADRI VIHAR, PO - SAILASHREE VIHAR, PS - C S PUR, BBSR DIST - KHURDA		26

Name	Photo	Thumb Impression	Signature
SUBRAT RANJAN JENA			

## SECOND PARTY DETAILS

Name	Photo	Thumb Impression	Signature
NARENDRA DAS			
G. SINIVAS			

## PROPERTY DETAILS

Sl.No.	District	Village/Thana	Khata	Plot	Property Area	Kisam	MarketValue	Sabak Khata No.	Sabak Plot No.
2	KHURDA	SUNDAR PUR-1	835	2356	59Decimal	SARAD ANA JALA SECHITA-3	519200	Not Available	Not Available

East	West	North	South	Property Transaction Details					
ROAD	SUB PLOT NO - 7	REV. PLOT NO - 2355	SUB PLOT NO - 6	SOLD AREA AC. 0.059 DEC, OUT OF AC.0.200 DEC, TOTAL ONE MOUZA, ONE KHATA, TWO PLOTS, TOTAL AREA AC. 0.069 DEC, SABIK KHATA NO - 176/8, PLOT NO - 590/970/989.					
1	KHURDA	SUNDAR PUR-1	835	2357	10Decimal	SARAD ANA JALA SECHITA-3	88000	Not Available	Not Available

East	West	North	South	Property Transaction Details					
ROAD	SUB PLOT NO - 7	REV. PLOT NO - 2355	SUB PLOT NO - 6	SOLD AREA AC. 0.100 DEC, OUT OF AC.0.100 DEC,					

## IDENTIFIER DETAILS

