

1821804249

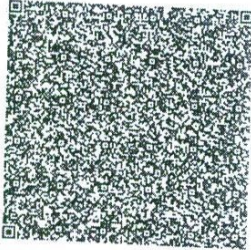


सत्यमेव जयते

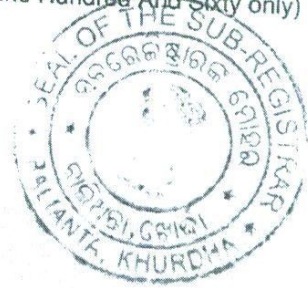
INDIA NON JUDICIAL
Government of Odisha

e-Stamp

Certificate No. : IN-OD00380888933717Q
Certificate Issued Date : 28-Dec-2018 02:15 PM
Account Reference : SHCIL (FI)/ odshcil01/ SRO- BHUBANESWAR/ OD-KRD
Unique Doc. Reference : SUBIN-ODODSHCIL0100446338937526Q
Purchased by : PANDA INFRATECH LIMITED DIR GOBINDRA PRASAD PANDA
Description of Document : Article IA-23(1) Sale Deed
Property Description : MOUZA-ALARPUR, KHATA-233,299 AND 102, PLOT-179,178,177, AREA A0.410 DEC
Consideration Price (Rs.) : 49,79,040
(Forty Nine Lakh Seventy Nine Thousand And Forty only)
First Party : PRATAP CHANDRA MALLICK
Second Party : PANDA INFRATECH LIMITED DIR GOBINDRA PRASAD PANDA
Stamp Duty Paid By : PANDA INFRATECH LIMITED DIR GOBINDRA PRASAD PANDA
Stamp Duty Amount(Rs.) : 2,48,960
(Two Lakh Forty Eight Thousand Nine Hundred And Sixty only)



[Handwritten Signature]



-----Please write or type below this line-----

*Bishnu Prasad Sam
Pratap Chandra Mallik*

Pratap Chandra Mallik

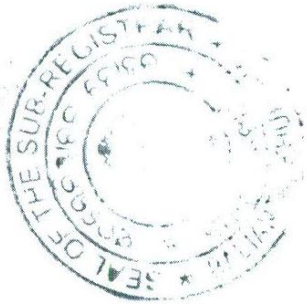
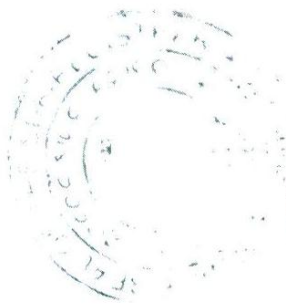
Panda Infratech Limited

Bishnu Prasad Sam
Director

TQ 0007069175

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



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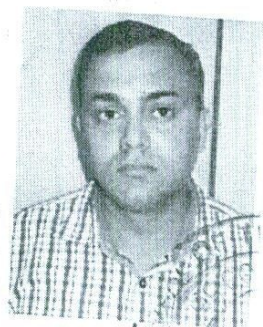


12144



(46)

Pratap Chandra Mallick,
d/Panna Ch. Pradhan



Pratap Chandra Mallick
281218



Gobinda Prasad Panda
d/Panna Ch. Pradhan

49 79040

DD 99690
MB 14319

SALE DEED

This Deed of Sale is made on this 28th day of December, 2018, at Baliana.

NAME & ADDRESS OF THE VENDOR :

SRI PRATAP CHANDRA MALICK aged about 41 years, son of Sri Surendra Kumar Mallick, resident of At : Alarpur, P.O.: Gada Srirampur, P.S.: Baliana, Dist.- Khurda; by Caste: Kandara (S.C.), by Profession: Business.

NAME & ADDRESS OF THE VENDEE :

PANDA INFRATECH LIMITED having its office at Plot No.620, 3rd Floor, Saheed Nagar, Bhubaneswar, Dist.-Khurda (Odisha), represented through its Director, **SRI GOBINDA PRASAD PANDA** aged about 43 years, son of Late Gati Krushna Panda; by Caste: Brahmin, by Profession: Business.

Pratap Chandra Mallick

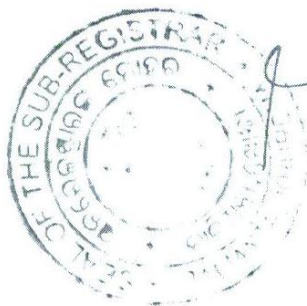
Rajesh Mehera

Panda Infratech Limited

Bishnu Prasad Panda
Director



SIGNATURE OF PURCHASER



AMOUNT OF CONSIDERATION :

Rs.35,00,000/-

(Rupees thirty five lakhs) only

The Vendor have received a sum of Rs.35,00,000/- (Rupees thirty five lakhs) only in shape of cash / cheque from the aforementioned Vendee towards the full and final consideration money in advance prior to execution of this deed from the aforementioned Vendee, but as per Govt. Valuation the stamp duty and registration fees has been paid on **Rs.49,79,040/-** (Rupees forty nine lakhs seventy nine thousand forty) only.

DESCRIPTION OF THE SCHEDULE PROPERTY

(Under Sub-Registrar, Baliana)

Dist.- Khurda, Tahasil: Baliana, P.S.: Baliana,
Mouza : **ALARPUR**, Khata No. **233**, Sthitiban Plot No. **179**,
Kissam : Gharabari (vacant Land), Sold Area: **Ac.0.240** decimals (full plot); Khata No. **299**, Sthitiban Plot No.- **178**, Kissam : Gharabari (vacant Land), Sold Area: **Ac.0.130** decimals (full Plot); and Khata No. **102**, Sthitiban Plot No.- **177**, Kissam : Gharabari (vacant Land), Sold Area: **Ac.0.040** decimals; in toto one mouza, three Khata, three plots, admeasuring total Sold Area : **Ac.0.410** decimals; Annual Rent : Rs.2.00.

WHEREAS, the vendor hereby declare that the property hereby conveyed/transferred to the vendee through this Deed of sale, appertaining to Khata No. 233, Plot No. 179, Area : Ac.0.240 decimals, has been purchased by him from Sadananda Sethi & others vide Registered Sale Deed No. 11821602645 dated 24/10/2016, for an extent of Area : Ac.0.180 decimals and from Gadadhar Sethi vide Registered Sale Deed No. 11821701931 dated 17/07/2017, for an extent of Area : Ac.0.060 decimals and appertaining to Khata No. 299, Plot No. 178, Area : Ac.0.130 decimas & Khata No. 102, Plot No. 177, Area : Ac.0.040 decimals, purchased from Manoj Sethi & others vide Registered Sale Deed No. 11821703292 dated 19/12/2017, all the sale deeds are executed before Sub-Registrar, Baliana, Since the date of purchase, the vendor was/is possessing the schedule property peacefully without any dispute having every right, title, interest thereover and also exercising various acts of ownership over the same.

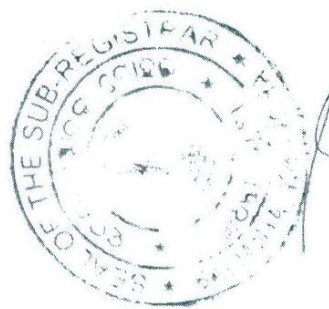
Pratap Chandra Mahapatra

Bisjananda Manu

Rajesh Mahapatra

Panda Infratech Limited

Bishnu Prasad Pan
Director



[Handwritten signature]

AND WHEREAS the Vendor being in possession as the absolute owner of the schedule property, which is free from all sorts of encumbrances, have intended to sale the property to meet his legal necessities & given an offer to the vendee to purchase the same to which vendee is also agreed to purchase the same. And after obtaining due permission u/s 22 of OLR Act 1960, vide D.R. No.648(2) dated 27/06/2018 in Rev. Misc. No.118/2018 from the Revenue Officer & Sub-Collector, Bhubaneswar for transfer the schedule propert, hence this sale deed is being executed by the vendor in favour of the vendee.

NOW THIS DEED WITNESSES that, in consideration with a sum of Rs.35,00,000/- (Rupees thirty five lakhs) only, i.e. the total cost of the plot, being paid by the Vendee to the Vendor to which the Vendor hereby agree and acknowledge having been received, do hereby convey, transfer and assign unto and deliver peaceful possession to the use of the Vendee, its directors, 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 Vendee, its directors, executors, administrators and assignees, absolutely and forever; 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 Vendee is at liberty to get its name mutated and get the official records corrected in its name and to pay land revenue, to which neither the Vendor nor his successors-in-interest shall have any objection.

AND the Vendor hereby declare that, I will be held entirely responsible to be prosecuted both in Civil and Criminal 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 if, in future, any defect is found in the title to the said property and the Vendee became dispossessed of it in legal process, the Vendor and his heirs, executors etc. shall be liable to refund the consideration money to the Vendee together with consequential damages including all costs and interests from the date of dispossession.

Panda Infratech Limited

Bishnu Prasad
Director

Page No. 3 out of 5

Pratap Chandra malik

Bishwananda Mantri

Fajal Moharana



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)-99688 ,I-3-2, User Charges-250 ,Total 99940

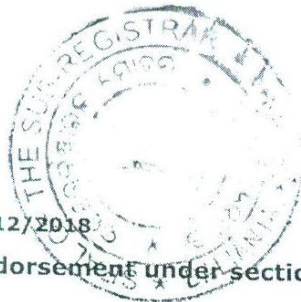
Date: 28/12/2018

Signature of Registering officer

Endorsement under section 52

Presented for registration in the office of the Sub-Registrar **Sub-Registrar BALIANATA** between the hours of 10:30 AM and 2:30 PM on the **28/12/2018** by **PRATAP CHANDRA MALLICK** , son/daughter/wife of **SURENDRA KUMAR MALLICK** , of **AT-ALARPUR,PO-GADASRIRAMPUR,PS-BALIANATA,DIST-KHURDA** , by caste **SC** , profession **Business** and finger prints affixed.

Pratap chandra mallik



Signature of Presenter / Date: 28/12/2018

Signature of Registering officer.

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
PRATAP CHANDRA MALLICK		 312894965	<i>Pratap chandra mallik</i>	28-Dec-2018
GOBINDA PRASAD PANDA DIRECTOR	---	---	---	---

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

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 Vendor, his 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 Vendee, its directors, executors, representatives, assignees and placing it in possession of the same according to the true intent and meanings of these present as shall or may by reasonably required.

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

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

DECLARATION

1. The Vendor of the said property belongs to Schedule Caste Community and Vendee being a company hence the caste or community does not arises.
2. The land hereby sold is neither publicly endowed nor is a Govt.-leasehold land or has not been obtained from "Bhoodan".
3. The land is not covered under consolidation operation.
4. I, the Vendee do hereby declare that, I have purchased the property on payment of full consideration amount to the Vendor.

Panda Infratech Limited

Bishnu Prasad Sam
Director

Page No. 4 out of 5




Prateep Chandra Mallick

X Bishwananda Maniy

Poojeet Maharana

OF PANDA
INFRATECH LTD

Identified by **BIJAYANANDA MANTRY** Son/Wife of **BICHITRANANDA MANTRY** of **SAME PLACE** by
profession **Others**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
BIJAYANANDA MANTRY		 41024310		28-Dec-2018

Date: 28/12/2018

Endorsement of certificate of registration under section 60

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

Book Number : 1 || Volume Number : 83

Document Number : 11821804129

For the year : 2018

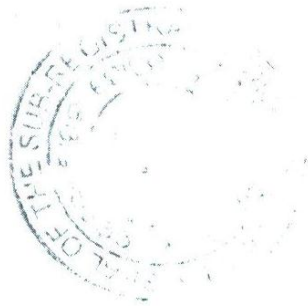
Seal :

Date: 29/12/2018

Print


Signature of Registering officer


Signature of Registering officer



5. We, the Vendor and the Vendee hereby declare that we, being read out the contents of the sale deed and explained, in our vernacular language have satisfied as about the correctness of the 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 sale and purchase the property.

Panda Infrotech Ltd.
Gobindo Prasad Paul
Director

Pratap chandra mohanta

Signature of Vendor

Signature of Vendee

Signatures of the **WITNESSES**

with full address :

1. Biswananda Mohanta
S/o- Biswananda Mohanta
620, Sahadnagar
Bhubaneswar

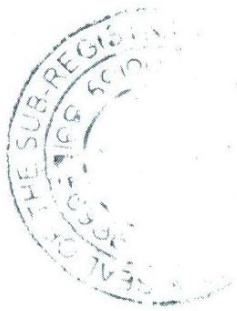
2. Rajesh Moharana
S/o- Santanu Chandra Moharana
at Plot No- 1168
Lane no- 02,
A/10, Bhubaneswar
Bhubaneswar

Drafted & prepared by

Advocate, Bhubaneswar

Panda Infrotech Limited

Bishnu Prasad Sam
Director



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FORM No. 'A'

DECLARATION

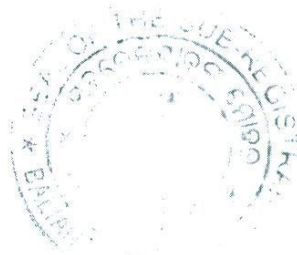
(Land/Property where there is no structure/House)

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



Prantap Chandra Mallick

SIGNATURE OF EXECUTANT/S SELLOR



Panda Infratech Ltd.
Golind Prasad Panda
Director

SIGNATURE OF CLAIMANT/S PURCHASER

Panda Infratech Limited

Bishnu Prasad Panda
Director



ROR Fee Receipt

Original Receipt

Date : 28-Dec-2018
Name : GOBINDA PRASAD PANDA DIRECTOR OF PANDA INFRATECH LTD
Application Id. : 1821804249
Head of item : ROR Fee Receipt
ROR User Fee : 240
Plot Demarcation Fee : 60
ROR Delivery Fee : 40
Amount(Rs.) : **340 (Three hundred forty rupees only)**
Postal Address : GOBINDA PRASAD PANDA DIRECTOR OF PANDA INFRATECH LTD, AT-PLOT NO-620, SAHEED NAGAR, BBSR, DIST-KHURDA ODISHA 000000

Date :29-12-2018

Signature and Stamp of Registering Officer



ROR Fee Receipt

Duplicate Receipt

Date : 28-Dec-2018
Name : GOBINDA PRASAD PANDA DIRECTOR OF PANDA INFRATECH LTD
Application Id. : 1821804249
Head of item : ROR Fee Receipt
ROR User Fee : 240
Plot Demarcation Fee : 60
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Amount(Rs.) : **340 (Three hundred forty rupees only)**
Postal Address : GOBINDA PRASAD PANDA DIRECTOR OF PANDA INFRATECH LTD, AT-PLOT NO-620, SAHEED NAGAR, BBSR, DIST-KHURDA ODISHA 000000

Date :29-12-2018

Signature and Stamp of Registering Officer


आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRATAP CHANDRA MALLIK
SURENDRA NATH MALLIK

25/06/1977
Permanent Account Number
BTQPM1596K

Pratap chandra mallik
Signature



Pratap chandra mallik

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PANDA INFRA TECH LIMITED



27/10/2010

Petitioner Account Number

AAFCP7216D

29/10/2010

Gobinda Prasad Panda

COURT OF THE SUB-COLLECTOR & REVENUE OFFICER, BHUBANESWAR.
Revenue Misc. Case No. 118/2018

Permission of the Revenue Officer U/S 22(l) (b) & (4) of OLR Act, 1960 for Transfer of land

1. Name, Father's Name & Address of the Applicant to whom Permission is granted. :- Sri Pratap Chandra Mallick S/O- Surendra Kumar Mallick of Vill-Allarpur, PO-Balianta, PS-Balianta Dist.-Khordha
2. Caste. :- **Schedule Caste, Sub-Caste "Kandara"**
3. Details of the land permitted for Transfer to person other than S.C/S.T. :- The petitioner is permitted to transfer the scheduled land to any non S.C. persons as per choice to get maximum sale price.

Schedule of land of S.C. person sought to be transferred

Mouza	Khata	Chaka	Plot	Area	Kissam
Allarpur	233	-	179	Ac0.240 dec	Gharabari Gharabari Gharabari
	299	-	178	Ac0.130 dec	
	102	-	177	Ac0.40 dec	
			<u>177</u>		
			Total	Ac0.410 dec	

4. Nature of transfer. :- **Through the Regd. Sale Deed.**
5. Fair market price of the land, if transfer by Sale. :- According to prevailing market rate or at the approved Govt. Rate whichever is higher?
6. Purpose of transfer. :- For re-payment of loan.
7. Reason of permission. :- It is evident that no SC person is willing to purchase the land at the market price. So, it is permitted to sale the land to any non S.C. person.

This order will remain valid for 6 months from the date of issue. Right, title and interest involved in the case land is not covered U/s-22 of OLR Act. Accordingly permission thus granted, cannot be considered as recognition of the applicant's right and title over the land being dispose off. This order is without prejudice to the right, title and interest of the lawful owner if any. Verification of the same is squarely the responsibility of the Vendee / Purchaser.

Place: - Bhubaneswar.
 Date: - 26.6.18

D.R. No.:- 618(2)
 Copy for information and necessary action to:-
 Sub-Registrar, Bhubaneswar / Khandagiri / Jatni / Balipatna / Balianta/ Petitioner (s)
 concerned.



Sub-Collector & Revenue Officer,
 Bhubaneswar.

Dated:- 27.6.18

Sub-Collector & Revenue Officer,
 Bhubaneswar

Valuation ReportApplication No- **1821804249**Registration Office- **BALIANATA****DEED DETAILS**Application Type- **SALE IMMOVABLE**Status- **Pending for Fee collection**

Application No.	Execution Date	Presentation Date	Book No.	No. of Pages	Registration No	Registration Date
1821804249	28-DEC-18	28-DEC-18	1	8		

FEE DETAILS (In %)

Stamp Duty : 248952
 Consideration Amount : 4979040
 Benchmark Value : 3993605

Registration Fee : 0
 A(1): 99581
 Incidental Fee Details
 I-3 : 2
 User Charges : 250

STAMP E-STAMP FRANKING

CASH CHEQUE DD POS
 NEFT RTGS IMPS IFMS

CASH CHEQUE DD CHALLAN
 POS
 NEFT RTGS IMPS IFMS

FIRST PARTY DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address
PRATAP CHANDRA MALLICK	FATHER	SURENDRA KUMAR MALLICK	MALE	41	Business	SC	SELLER/SELF	YES	YES	AT-ALARPUR, PO-GADASRIRAMPUR, PS-BALIANATA, DIST-KHURDA

SECOND PARTY DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address
GOBINDA PRASAD PANDA DIRECTOR OF PANDA INFRA TECH LTD				43		GENERAL BUYER/INSTITUTION				AT-PLOT NO-620, SAHEED NAGAR, BBSR, DIST-KHURDA
Representative Name			Institution Name			Representative Address			Representative Designation	
GOBINDA PRASAD PANDA DIRECTOR OF PANDA INFRA TECH LTD			PANDA INFATECH LTD			AT-PLOT NO-620, SAHEED NAGAR, BBSR, DIST-KHURDA			DIRECTOR	

IDENTIFIER DETAILS

Name	Father/Husband's Name	Address	Gender	Age	Profession	ID Proof
BIJAYANANDA MANTRY	BICHITRANANDA MANTRY	SAME PLACE	MALE	0	Others	V

PROPERTY DETAILS

District	Village/Mouja-Thana	Khata	Plot	Area	Kisam Type	Market Value	Sabak Khata No.	Sabak Plot No.	
KHURDA	ALARA PUR-35	102	177	0.04 Acre (040Decimal)	GHARABARI VACANT SITE	389620	Not Available	Not Available	
East		West		North		South		Property Transaction Details	
NM		NM		NM		NM		SOLD AREA AC 0.040 DEC, TOTAL AREA AC 0.410 DEC	
KHURDA	ALARA PUR-35	299	178	0.13 Acre (130Decimal)	GHARABARI VACANT SITE	1266265	Not Available	Not Available	
East		West		North		South		Property Transaction Details	
NM		NM		NM		NM		SOLD AREA AC 0.130 DEC	
KHURDA	ALARA PUR-35	233	179	0.24 Acre (240Decimal)	GHARABARI VACANT SITE	2337720	Not Available	Not Available	
East		West		North		South		Property Transaction Details	
NM		NM		NM		NM		SOLD AREA AC 0.240 DEC	

The total transacted area is:0.41 acre(s).

APPLICATION ID CREATED BY : DIBYA JYOTI ROUT
DOCUMENT ENTERED BY : DIBYA JYOTI ROUT

Registered Sale Deed

Nature of the Document : SALE IMMOVABLE
 Date of Execution : 28/12/2018
 Document Number : 11821804129

Volume Number : 83
 Place of Execution : BALIANATA
 Registration Date : 29/12/2018

FIRST PARTY DETAILS

Name	Photo	Thumb Impression	Signature
PRATAP CHANDRA MALLICK			




SECOND PARTY DETAILS

Name	Photo	Thumb Impression	Signature
COBINDA PRASAD PANDA DIRECTOR OF PANDA INFRA TECH LTD			

PROPERTY DETAILS

Sl.No.	District	Village/Thana	Khata	Plot	Property Area	Kisam	Market Value	Sabak Khata No.	Sabak Plot No.
3	KHURDA	ALARA PUR-35	102	177	040Decimal	GHARABARI VACANT SITE	389620	Not Available	Not Available
		East		West		North		South	
		NM		NM		NM		NM	
Property Transaction Details									
SOLD AREA AC 0.040 DEC, TOTAL AREA AC 0.410 DEC									
2	KHURDA	ALARA PUR-35	299	178	130Decimal	GHARABARI VACANT SITE	1266265	Not Available	Not Available
		East		West		North		South	
		NM		NM		NM		NM	
Property Transaction Details									
SOLD AREA AC 0.130 DEC									
1	KHURDA	ALARA PUR-35	233	179	240Decimal	GHARABARI VACANT SITE	2337720	Not Available	Not Available
		East		West		North		South	
		NM		NM		NM		NM	
Property Transaction Details									
SOLD AREA AC 0.240 DEC									

IDENTIFIER DETAILS

Name	Father's / Husband's Name	Identifier Address	Profession
BIJAYANANDA MANTRY	BICHITRANANDA MANTRY	SAME PLACE	
Name	Photo	Thumb Impression	Others Signature
BIJAYANANDA MANTRY			

REMARK DETAILS

Remark
OK

DECLARATION

- I / we the vendor (s) of the said property do /so not belong to scheduled caste or scheduled tribe communities.
 - I / We the vendee (s) do/ do not belong to scheduled caste or scheduled tribe communities
- The land is not publicly endowed
- The land is not a lease hold one within ten years
- The land is covered under consolidation operation.
- The land is vacant land / land with structures
- I / We the vendee (s) do hereby declare that I / We have reasonably enquired and verified the documents relating to the right, title and interest of the vendor and have purchased the property on payment of full / part consideration. I / We further declare that we will be held entirely responsible if we committed and mis-representation, suppression or distortion of facts or have deceived / defrauded the seller (s) in any manner.