

1131607565

9940

भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

भारत

₹ 10000

Rs. 10000

TEN THOUSAND RUPEES

INDIA

ଓଡ଼ିଶା ଅଭିଯୋଗ ADISHA



736748

Rajesh Sahu
S.P. # 44/2016
Surojit Sahu
18.11.2016
Subodh Sanjiv Jena
18.11.2016



2.7.2016
Rajesh Sahu
Aff. Sd/-
18.11.16

7.7.2016
Subodh Sanjiv Jena
Aff. Sd/-
18.11.16

88/05/16
4/04/18
54

ATU-8096
iB1-9
A/SU/1.40
C/S-96
P398

SALE DEED

This Deed of Sale is made on this 18th day of November, 2016, at Bhubaneswar.

NAME & ADDRESS OF THE VENDOR :

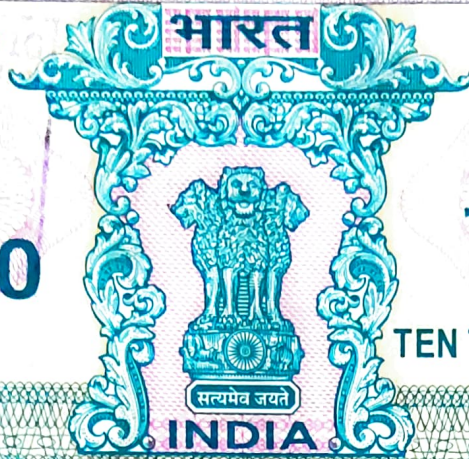
SRI SUROJIT SAHU aged about 67 years, son of Late Nirjabandhu Sahu, resident of At: Swart Patna, P.O.: Tulsipur, P.S.: Bidanasi, Dist.: Cuttack (Odisha), by Caste : Bania, by Profession : Business, represented through

Banabara Jena
18.11.2016
Presented to Mr. Manohar Patra
18.11.2016

भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

रु.
10000



Rs.
10000

TEN THOUSAND RUPEES

ଓଡ଼ିଶା ओडिशा ODISHA



736749

*R. T. 006
Durga Prasad Das
18.11.2016*

*Rajesh Sahu
G.P.A Holder
Sunojit Sahu*

*Subrat Ranjan Jena
18.11.2016*

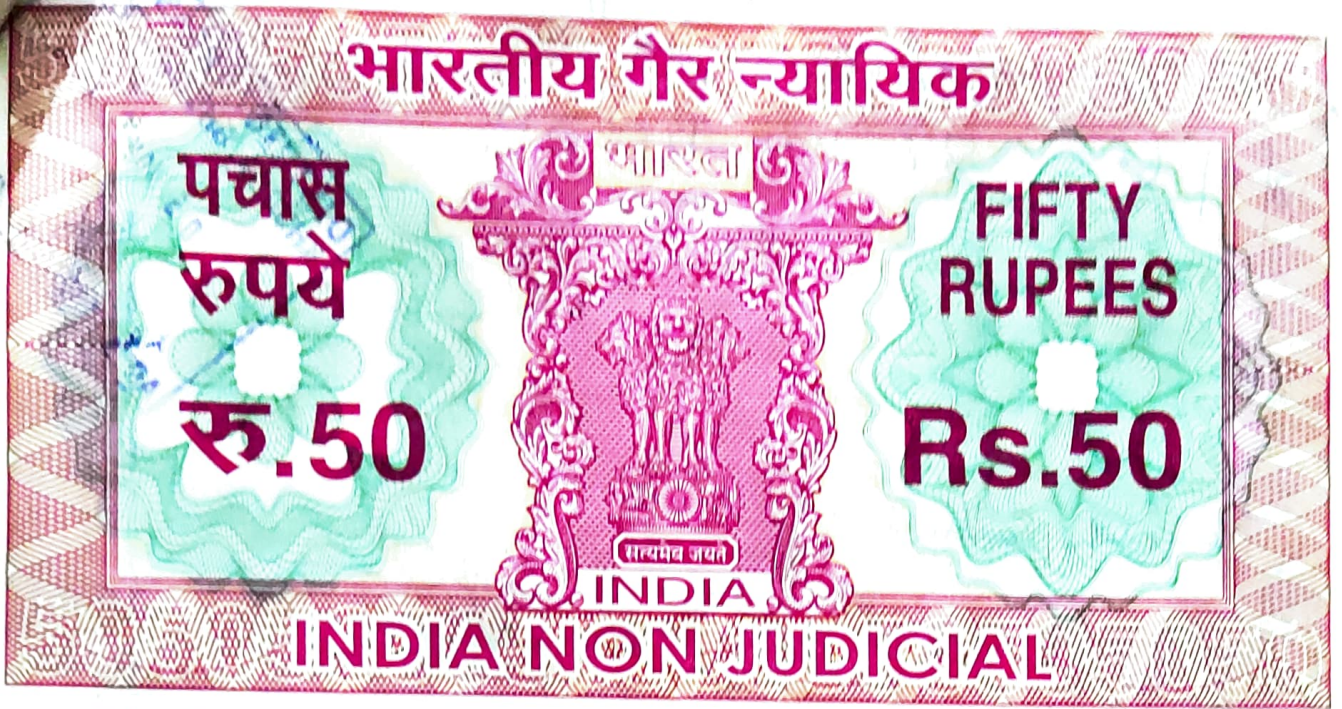
his constituent GPA Holder, **SRI RAJESH SAHU** aged about 40 years, son of Ramesh Chandra Sahu, resident of At : EB-49, Badagada BRIT Colony, P.O.: Badagada BRIT Colony, P.S.: Badagada, Bhubaneswar, Dist.: Khordha (Odisha), by Profession : Business, by Caste : Bania, appointed vide registered GPA Deed 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.: 4100, Sector-5, Niladri Vihar, P.O.: Sailashree Vihar, P.S.: Chandrasekharpur, Bhubaneswar, Dist.: Khordha (Odisha), by Caste : Khandayat, by Profession : Business.

Banambar Jena

*Pranab Kumar Mohapatra
18.11.2016*



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E 660357

NAME & ADDRESS OF THE VENDEE :

SRI DURGA PRASAD DASH aged about 68 years,
son of Late Chakrapani Dash, resident of At: Flat No.: 1/H,
Aditya Palace Apartment, Paika Nagar, P.O.: Nayapali,
P.S.: Nayapalli, Bhubaneswar, Dist.: Khordha (Odisha), by
Profession : Retd. Service Holder, by Caste : Brahmin.

Rajesh Sahu
G.P. Holder of
Sunait Sahu
Subsat Sanjan Jena

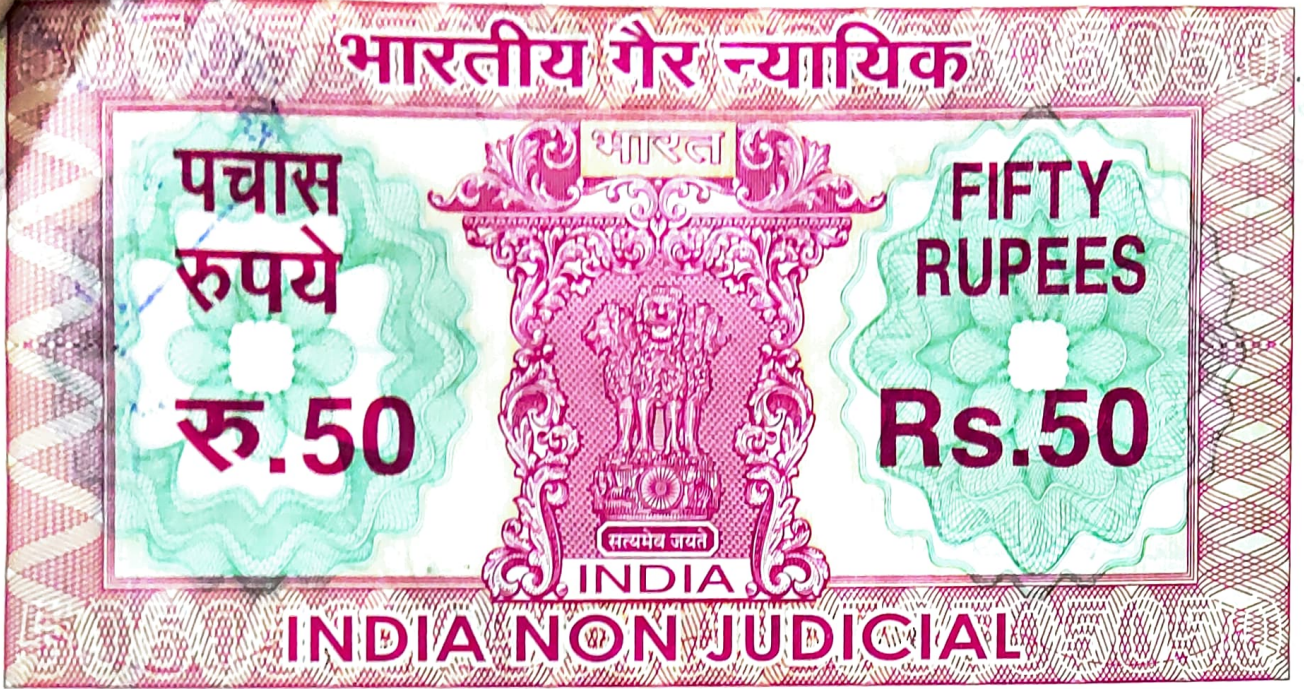
AMOUNT OF CONSIDERATION :

₹.4,04,800/-

(Rupees Four lakhs four thousand eight hundred) only.

I the Vendor have received a sum of
₹.4,04,800/- (Rupees Four lakhs four thousand eight
hundred) only in shape of Demand Draft No.: 002256 dated
17/11/2016 of HDFC Bank, Rasulgarh Branch, Bhubaneswar,
from the aforementioned Vendee towards the full and final
consideration money in advance through the Attorney
Holder at my residence.

Bannabans.
Pradeep Kumar Mahapatra



ଓଡ଼ିଶା ओडिशा ODISHA

E 660358

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.: **2358** (two thousand three hundred fifty eight),
Kissam : Sarada Anajalasechita-3, Sold Area : **Ac.0.046 (forty
six) decimals** out of Ac.0.200 decimals, marked as **Sub-Plot
No.: 1** 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.

Rajesh Sahu
S.P. # Hold of
Sunjit Sahu
Subsat Sanjay Jena

Bounded by :-

NORTH : Sub-Plot No.: 5.
SOUTH : Revenue Road.
EAST : Sub-Plot No.: 2.
WEST : Rev. Plot No.: 2360.

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.

Bannabans
Pradeep Kumar Mishra

भारतीय गैर न्यायिक

पचास
रुपये

रु. 50



FIFTY
RUPEES

Rs. 50

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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 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 Vendee 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 ₹.4,04,800/- (Rupees Four lakhs four thousand eight hundred) only towards the cost of the landed property, the Vendor would execute a registered Sale Deed in favour of the Vendee through the Attorney Holder before the Sub-Registrar, Khandagiri.

NOW THIS DEED WITNESSES that, in consideration with a sum of ₹.4,04,800/- (Rupees Four lakhs four thousand eight hundred) only, i.e. the total cost of the land, being paid by the Vendee to the Vendor through the Attorney Holder, to which the Vendor hereby agrees and acknowledges having been received, do hereby conveys,

Rajesh Sahu
G. P. # Holder no 6
Sunil Sahu
Subst. Registrar, Jena E 660359

Banabandhu
Pradip Kumar Patra

भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY
RUPEES

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07AA 269920

transfers and assigns unto and delivers peaceful possession to the use of the Vendee, his/her 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 Vendee, his/her heirs, executors, administrators 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 Vendee is at liberty to get his/her name mutated and get the official records corrected in his/her name and to pay land revenue, to which neither the Vendor nor his successors-in-interest shall have any objection.

AND I the Vendor hereby declare that, I will be held entirely responsible to be prosecuted for 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.

Rajesh Sahu
S.P. # Holder of
Sunil Sahu
Subrat Sanjan Jena

Vammanam.
Pratap Kumar. Mohapatra

56349
 18/11/16 Rajesh Sahu
 EB-49 Badaga
 BRIT Colony



Rajesh Sahu

Ajay K. Panda
 Stamp Vendor
 Bhubaneswar Court



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)-8096 ,I-3-2 ,A-18(VII)-40, User Charges-260 ,Total 8398

Date: 18/11/2016

Signature of Registering officer

Endorsement under section 52

Presented for registration in the office of the Sub-Registrar KHANDAGIRI between the hours of 10:30 AM and 2:30 PM on the 18/11/2016 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: 18/11/2016

Signature of Registering officer

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
RAJESH SAHU			Rajesh Sahu	18-Nov-2016



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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 Vendee 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 scheduled above property by the Vendor through his Attorney Holder in favour of the present Vendee. 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 Vendee 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.

AND if, in future, any defect is found in the title to the said property and the Vendee 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 Vendee or refund the consideration money to the Vendee together with consequential damages including all costs and interests from the date of dispossession.

Q7AA 269921

Rajesh Sahu

Gr. P. A. Holder

Suncjit Sahu.

Subbat Sanison Jena

Vatnambastions.

Pradip Kumar Mahapatra

56350
18/11/16

Rajesh Lahu
EB.48 Badaga
BR 17 only



Rajesh Lahu

Ajay P. Parida
Stamp Vendor
Bhubaneswar Court

		311516190		
SURAT RANJAN JENA				18-Nov-2016
		3894390		
DURGA PRASAD DASH				18-Nov-2016
		240757563		
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				18-Nov-2016
		40311548		

Date: 18/11/2016

Signature of Registering officer

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 : 176 .
 Document Number : 11131608758
 For the year : 2016



ଓଡ଼ିଶା ओडिशा ODISHA

07AA 269923

AND the expressions "Vendor" "Consenter"& "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, 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. I, the Vendee do hereby declare that, I have purchased the property on payment of full consideration amount to the Attorney Holder of the Vendor.

Rajesh Sahu

G. P. A Holder of

Govt. Saker

Subsidiary Saker

Bhambhani

Proprietor of Mahapal



ଓଡ଼ିଶା ओडिशा ODISHA

07AA 269929

5. We, the Vendor, Consenter and the Vendee hereby declare that we, being read out the contents of the sale deed and explained, 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 sell and purchase the property.

Rajesh Lahu

Signature of the Vendor

Subrat Sanjiv Jena

18.11.2016

Signature of the Consenter

Durga Prasad Das

Signature of the Vendee

18.11.2016

Signatures of the WITNESSES

with full address :

- Bannabari Jena*
Plot - 410, Sec - 5
Nilgani Vihar,
C.P. A. BSR.
- Pradip Kumar Pradhan*
Plot No. 36
Sakramon
BBSR

Drafted & prepared by me.

[Signature]
18.11.2016

Advocate, Bhubaneswar

Registered Sale Deed

Nature of the Document : SALE IMMOVABLE
 Date of Execution : 18/11/2016
 Document Number : 11131608758
 Volume Number : 176
 Place of Execution : KHANDAGIRI
 Registration Date : 28/11/2016

FIRST PARTY DETAILS



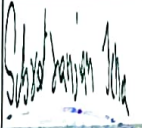
Name	Photo	Thumb Impression	Signature
RAJESH SAHU			

PRINCIPAL DETAILS



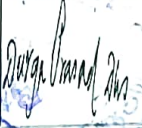
Name	Address	Profession	Age	Caste	Party Type
SUROJIT SAHU	AT - SWART PATNA, PO - TULSIPUR, PS - BIDANASI, DIST - CUTTACK	Business	65	General	PRINCIPAL

CONSENTER DETAILS

Name	Address	Profession	Age
SUBRAT RANJAN JENA	PLOT NO - 4100, 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
DURGA PRASAD DASH			



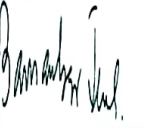
PROPERTY DETAILS

Sl.No.	District	Village/Thana	Khata	Plot	Property Area	Kisani	Market Value	Sabak Khata No.	Sabak Plot No.
1	KHURDA	SUNDAR PUR-1	835	2358	46Decimal	SARAD ANA JALA SECHITA-3	404800	Not Available	Not Available

Property Transaction Details				
East	West	North	South	
SUB PLOT NO - 2	REV. PLOT NO - 2360	SUB PLOT NO - 5	REV. ROAD	SOLD AREA AC. 0.046 DEC, OUT OF AC. 0.200 DEC, SUB PLOT NO - 1. SABIK KHATA NO - 176/8, PLOT NO - 590/970/989.

IDENTIFIER DETAILS

Name	Father's / Husband's Name	Identifier Address	Profession
BANAMBAR JENA		BBSR, DIST - KHURDA	Others

Name	Photo	Thumb Impression	Signature
BANAMBAR JENA			

REMARK DETAILS

Remark