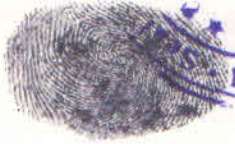


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ORISSA B.S.H. KHURDA
1358450 16.10.15
#1116549326

16/10/2015
Proper Officer and
S.R., Khurda. BBSR.

Handwritten calculations in red ink:
543.642
260
543.642



UTI of Jitendra Kumar Swain is attested by me Aho 16/10/15



UTI of Rashi Ranjan Beura is attested by me.

Handwritten signature and date: Aho 16/10/15

Jitendra Kumar Swain 16.10.2015

P.A.H. of Gurudutta Jena, Santilata Jena, Alaka Jena, Namita Srichandan, Pramila Jena and Sudhansubala Jena

OMM CONTECH(P) LTD.

Director 16.10.2015

Handwritten red text: 2,71,69,000

SALE-DEED

THIS DEED OF SALE made on this the 16th day of October, 2015 (Two thousand fifteen).

BETWEEN

SRI JITENDRA KUMAR SWAIN, aged about 38 years, S/o. Bharat Charan Swain, by caste - Khandayat, by profession - Business, resident of

Contd.....2

Arana Kumar Rout 16.10.2015
Akhshaya Kumar Behera 16.10.2015

Village - Kanpur, P.O. - Dumuka, P.S. - Marshaghai, District - Kendrapara (Odisha), having PAN - BIVPS9578R, as Power of attorney Holder FOR AND ON BEHALF OF (1) SRI GURUDUTTA JENA, aged about 46 years, S/o. Late Madan Jena, by caste - Khandayat, by profession - Business, resident of At./P.O. - Naharakanta, P.S. - Mancheswar, District - Khurda (Odisha), vide Regd. G.P.A. I.D. No.1081313900 and Document No.41081313387, dated 11.09.2013 registered in the office of District Sub-Registrar, Khurda at Bhubaneswar, (2) SANTILATA JENA, aged about 58 years, S/o. Late Basudev Jena, by caste - Khandayat, by profession - Housewife, resident of At./P.O. - Naharakanta, P.S. - Mancheswar, District - Khurda (Odisha), (3) ALAKA JENA, aged about 38 years, W/o. Kedar Kumar Jena and D/o. Late Basudev Jena, resident of At./P.O. - Daruthenga, Tulasadeipur, P.S. - Chandaka, District - Khurda (Odisha), by profession - Housewife, by caste - Khandayat, (4) NAMITA SRICHANDAN, aged about 32 years, W/o. Kamalakanta Srichandan and D/o. Late Basudev Jena, resident of At./P.O. - Benupur, P.S. - Baliana, District - Khurda (Odisha), by caste - Khandayat, by profession - Housewife, vide Regd. G.P.A.

Contd.....3

Deendra Kumar Singh
16.10.2015

P.A.H. of Gurudutta Jena, Santilata Jena,
Alaka Jena, Namita Srichandan,
Pranila Jena and Sudhansubala Jena

JIVIM CONTECH(P) LTD.

Reemi Ranjan Beem
16.10.2015
Director

Aranna Kumar Rout
16.10.2015
Akshaya Kumari Rathan
16.10.2015

I.D. No.1081400294 and Document No.41081400326, dated 10.01.2014 registered in the office of District Sub-Registrar, Khurda at Bhubaneswar, (5) PRAMILA JENA, aged about 62 years, W/o. Late Madan Mohan Jena, resident of At./P.O. - Naharakanta, P.S. - Mancheswar, Bhubaneswar, District - Khurda (Odisha), (6) SUDHANSUBALA JENA, aged about 43 years, W/o. Jagannath Jena and D/o. Late Madan Mohan Jena, resident of At. - Ekasudha, P.O. - Patasara, P.S./District - Jagatsinghpur (Odisha), both are by caste - Khandayat, by profession - Housewife, vide Regd. G.P.A. I.D. No.1081505440 and Document No.11081505104, dated 05.06.2015 registered in the office of District Sub-Registrar, Khurda at Bhubaneswar (hereinafter called the "VENDORS" which expression shall mean and include their heirs, successors, assigns and representatives) of the ONE PART.

Jefundha Kumar Sarany

P.A.H. of Gurudutta Jena, Santilata Jena,
Alaka Jena, Namita Srichandan,
PrAMILA Jena and Sudhansubala Jena

OMM CONTECH (P) LTD.

Reenu Ranjan Beem
Director

AND

OMM CONTECH PVT. LTD., having its office at Plot No.176, District Centre, Chandrasekharpur, Bhubaneswar, District - Khordha (Odisha), having PAN - AABCO2097B represented

Contd.....4

Arma Kumar Rout
Akshaya Kumar Rout

through its Director SRI RASHMI RANJAN BEURA, aged about 39 years, S/o. Sri Bhabagrahi Beura, by caste - Khandayat, by profession - Business, resident of Village/P.O. - Dumuka, P.S. - Marshaghai, District - Kendrapara (Odisha) (hereinafter called the "VENDEE" which expression shall mean and include its directors, successors, executors, administrators, assigns and representatives) of the OTHER PART.

WHEREAS the property mentioned in the schedule below, stands recorded in the name of Late Dhaneswar Jena (grand father of vendor No.1, 3, 4 & 6 and father-in-law of vendor No.2 & 5), S/o. Baishnaba Jena as per Record of Rights finally published in the year 1981 consolidation operation and the said Dhaneswar Jena died leaving behind his two sons namely Madan Mohan Jena (husband principal No.5 and father of principal No.1 & 6) and Basudev Jena (husband of vendor No.2 and father of vendor No.3 & 4) as his legal heirs and successors and after the death of Madan Mohan Jena and Basudev Jena, the vendors being the legal heirs and successors to them, have partitioned the said property with other legal heir of Madan Mohan Jena namely

Contd.....5

Jatnoka Jena Jena

PA.H. of Gurudutta Jena, Santilata Jena,
Alaka Jena, Namita Srichandan,
Pranila Jena and Sudhansubala Jena

OMM CONTECH(P) LTD.
Rashmi Ranjan Beura
Director

Aruno Kumar Rout
Akshaya Kumar Beethan

Gurudas Jena and the schedule property mentioned below, fallen in the share of vendors and the vendors are in peaceful joint possession over the same as absolute owners without any dispute.

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

AND WHEREAS the vendors are in need of money for repayment of loans and other legal necessities, looking for a customer to sell the said property for a consideration money of Rs.2,71,69,000/- (Rupees two crores, seventy one lakhs and sixty nine thousand) only.

AND WHEREAS, the vendee is willing to purchase the said property and paid the full consideration money of Rs.2,71,69,000/- (Rupees two crores, seventy one lakhs and sixty nine thousand) only in advance i.e. prior to execution of this sale deed, in presence of witnesses and others, the receipt of which the vendors have acknowledged and hereby admit.

Pitendra Kumar for my

P.A.H. of Gurudutta Jena, Santilata Jena,
Alaka Jena, Namita Srichandan,
Pramila Jena and Sudhansubala Jena

OMM CONTECH(P) LTD.

Devi Ranjan Meem
Director

Asana Kumar Rout
Akshaya Kumar Rout

AND WHEREAS, the vendors, after receiving the aforesaid consideration money in full from the vendee, execute and register this sale deed to-day in favour of the vendee according to their free will and sound mind and hereby convey, grant, transfer and assign by way of this sale and make the vendee owner of the land hereby sold by delivering and placing the vendee in peaceful possession together with all rights, titles and interests, profits and demands whatsoever in respect of the schedule property and the vendors, their heirs, successors, assigns and representatives etc. became destitute of all rights, titles, interests over the said property.

WHEREAFTER the vendee, is at liberty to get its name mutated in the Government and all other records and get the official records corrected, pay rent and obtain receipts thereof to which the vendors or any of their heirs, successors, assigns and representatives etc. will have no objection whatsoever.

AND WHEREAS the vendee, is at liberty to use and enjoy the land hereby sold and convey the same at its sweet will in any manner, the vendee, its directors, successors, executors, administrators,

Contd.....7

Sitendra Kumar Jena

P.A.H. of Gurudutta Jena, Sarfilata Jena,
Alaka Jena, Namita Srichandan,
Pramila Jena and Sudhansubala Jena

OMM CONTECH (P) LTD.

Rami Ranjan Rana
Director

Arjun Kumar Rout

Ashyash Kumar Pradhan

assigns and representatives etc. may construct houses, structures, buildings and gardens etc. thereon.

AND WHEREAS the vendors further declare that prior to this sale they have neither transferred the said property to any one nor there exists any charges or encumbrances on the land hereby sold and conveyed.

IF in future any defect is found in the title of the vendors of the said property and the vendee, its directors, successors, executors, administrators, assigns and representatives etc. become dispossessed of any part or whole of the said property, as a consequence thereof, the vendee, its directors, successors, executors, administrators, assigns and representatives etc. will have right to sue against the vendors, their heirs, successors, assigns and representatives etc. and get refund of the consideration money together with interests, costs and expenses through proper court of law.

Contd.....8

Petitioner: Kuman Singh

P.A.H. of Gurudutta Jena, Santilata Jena,
Alaka Jena, Namita Srichandan,
Pramila Jena and Sudhansubala Jena

OMM CONTECH (P) LTD.

Ravi Ranjan Meena
Director

Arun Kumar Rout

Akshaya Kumar Pradhan

SCHEDULE OF PROPERTY

District – Khurda, P.S. – Baliana, P.S. No.13,
Tahasil – Bhubaneswar, Tahasil No.292, under the
Jurisdiction of District Sub-Registrar, Khurda,
Bhubaneswar.

Mouza – RUDRAPUR, Khata No.159 (one hundred
fifty nine), Sthitiban, Chaka No.360 (three hundred
sixty), Plot No.596 (five hundred ninety six), area
sold Ac.1.811.25 decimals (one acre and eight
hundred eleven point two-five decimals) from
southern side of total area Ac.2.070 decimals, as per
sketch map shown in red colour attached to this sale
deed. Rent Rs.12.00 paisa.

BOUNDED BY :-

North – Part of Revenue Plot No.596,
South – Revenue Plot No.603 & 597,
East – Revenue Plot No.595 & 604,
West – Chaka Nala.

Contd.....9

Tritunha Kumar Jena

P.A.H. of Gurudutta Jena, Santilata Jena,
Akaka Jena, Namita Srichandan,
Pranjita Jena and Sudhansubala Jena

OMM CONTECH(P) LTD.

Ramesh Kumar Jena
Director

Anura Kumar Rout
Akshaya Kumar Bealhan

The land is not lease hold and it is not an endowment land. The land is Chaka land, but the same is covered under the approved Master Plan published under the Odisha Town Planning and Improvement Trust Act, 1956 and as per The Odisha Gazette Extraordinary Published by Authority, Law Department Notification No.387, dated 08.03.2013, the Odisha Consolidation of Holding and Prevention of Fragmentation of Land Act, 1972 sub-sections (1) & (2) shall not applicable. The land is situated within the Municipal Corporation Area of Bhubaneswar. The land is not obtained by way of Bhudan.

Contd.....10

Ditundhe lenar Suran

P.A.H. of Gurudutta Jena, Santilata Jena,
Alaka Jena, Namita Srichandan,
Pranila Jena and Sudhansubala Jena

OMM CONTECH(P) LTD.

Prerna Kumar Beem
Director

Arana Kumar Rout
Akshaya Kumar Beethan

IN WITNESS WHEREOF the vendors signed this the day, month and year first above, mentioned, in presence of following witnesses.

WITNESSES :

1. ~~Aruna Kumar Rout
S/o Patitapaban Rout
Jyodhanagar,
Loknagar, Bhubaneswar.~~

2. ~~Akshaya Kanchan Pradhan
S/o Chobindra Chandra Pradhan
Plot no. 333 N.Vihar
C.S. Road, BBSR~~

~~Jitendra Kumar Saini~~

~~P.A.H. of Gurudutta Jena, Santilata Jena,
Alaka Jena, Namita Srichandan,
Pramila Jena and Sudhansubala Jena~~

VENDORS

We, the vendors and vendee do not belong to scheduled caste or scheduled tribe community.

~~MM CONTECH (P) LTD.
Rajni Ranjan Prasad
Director~~

~~Jitendra Kumar Saini~~

~~P.A.H. of Gurudutta Jena, Santilata Jena,
Alaka Jena, Namita Srichandan,
Pramila Jena and Sudhansubala Jena~~

VENDEE

VENDORS

Prepared by me.

~~I have verified that, the exact content of document
has been furnished to me, I have checked
them and this record over the content
of sign. Thus. Jh
Nov 16/15~~