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सत्यमेव जयते

**INDIA NON JUDICIAL**  
**Government of Odisha**

**e-Stamp**

Certificate No. : IN-OD00145592720076P  
Certificate Issued Date : 03-Nov-2017 03:24 PM  
Account Reference : SHCIL (FI)/ odshcil01/ BHUBANESWAR/ OD-KRD  
Unique Doc. Reference : SUBIN-ODODSHCIL0100148967825271P  
Purchased by : OMM CONTECH PVT LTD DIR RASHMI RANJAN BEURA  
Description of Document : Article IA-23(1) Sale Deed  
Property Description : MZ-RUDRAPUR, KHATA-159, CHAKA-360, PLOT-596, AREA-AC0.258.75  
Consideration Price (Rs.) : 51,75,000  
(Fifty One Lakh Seventy Five Thousand only)  
First Party : JITENDRA KUMAR SWAIN  
Second Party : OMM CONTECH PVT LTD DIR RASHMI RANJAN BEURA  
Stamp Duty Paid By : OMM CONTECH PVT LTD DIR RASHMI RANJAN BEURA  
Stamp Duty Amount(Rs.) : 2,58,750  
(Two Lakh Fifty Eight Thousand Seven Hundred And Fifty only)



Please write or type below this line

Jitendra Kumar Swain



VO 0004242461

**Statutory Alert:**

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



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पति of जितendra  
kumar Swain is  
attested by me

पति of Rashi Ranjan  
Bisra is attested

03/11/17

03/11/17

Swain  
27/11/17

जितendra कुमार Swain  
P.A.H. of Gurudas Jena

51,75,000

SALE-DEED

THIS DEED OF SALE made on this the 3<sup>rd</sup>  
day of November, 2017 (Two thousand seventeen).

BETWEEN

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

Contd.....2

Swain  
27/11/17

Hemant Kumar Sahod.  
27/11/17

Village - Kanpur, P.O. - Dumuka, P.S. - Marshaghai, District - Kendrapara (Odisha), having PAN - BIVPS9578R, as Power of attorney Holder FOR AND ON BEHALF OF SRI GURUDAS JENA, aged about 44 years, S/o. Late Madan Mohan Jena, resident of At./P.O. - Naharakanta, P.S. - Mancheswar, Bhubaneswar, District - Khurda (Odisha), by caste - Khandayat, by profession - Business, vide Regd. G.P.A. I.D. No. 1081711131, and Document No. 11081710605, dated 01.11.2017 registered in the office of District Sub-Registrar, Khurda at Bhubaneswar (hereinafter called the "VENDOR" which expression shall mean and include his heirs, successors, assigns and representatives) of the ONE PART.

Jitendra Kumar Jena  
2/11/17

P.A.H. of Gurudas Jena

*(Handwritten mark)*

AND

OMM CONTECH PVT. LTD., having its office at Plot No.176, District Centre, Chandrasekharpur, Bhubaneswar, District - Khordha (Odisha), having PAN - AABCO2097B represented through its Director SRI RASHMI RANJAN BEURA, aged about 41 years, S/o. Sri Bhabagrahi Beura, by caste - Khandayat, by profession - Business, resident of Village/P.O. - Dumuka,

Satyabadi Behera  
2/11/17

Hemant Kumar Sahas  
2/11/17

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), 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 (father of vendor) and Basudev Jena as his legal heirs and successors and after the death of Madan Mohan Jena and Basudev Jena, their legal heirs namely Santilata Jena, W/o. Late Basudev Jena, Alaka Jena, D/o. Late Basudev Jena, Namita Srichandan, D/o. Late Basudev Jena, Gurudatta Jena, S/o. Late Madan Mohan Jena, Pramila Jena, W/o. Late Madan Mohan Jena and Sudhansubala Jena, D/o. Late Madan Mohan Jena, through their Power of Attorney Holder Sri Jitendra Kumar Swain, sold their share to the vendee and the balance area i.e. the below mentioned

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Jitendra Kumar Swain  
3/11/17

P.A.H. of Gurudas Jena

Satyabadi Dhesher  
3/11/17

Harmanant Kesumar Sahoo  
3/11/17



scheduled property is the share of vendor and the vendor is in peaceful possession over the same as absolute owner without any dispute.

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

AND WHEREAS the vendor is 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.51,75,000/- (Rupees fifty one lakhs seventy five thousand) only.

AND WHEREAS, the vendee is willing to purchase the said property and paid the full consideration money of Rs.51,75,000/- (Rupees fifty one lakhs seventy five thousand) only in advance i.e. prior to execution of this sale deed, in presence of witnesses and others, the receipt of which the vendor have acknowledged and hereby admits.

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Jitendra Kumar Sanyal

P.A.H. of Gurudas Jena

Rajeshwar Behar

Hemant Kumar Saha

AND WHEREAS, the vendor, 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 his 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 vendor, his 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 vendor or any of his 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,

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*Jitendra Kumar Sahas*

P.A.H. of Gurudas Jena

*Shri Jagadish Behra*

*Hemant Kumar Sahas*

its directors, successors, executors, administrators, assigns and representatives etc. may construct houses, structures, buildings and gardens etc. thereon.

AND WHEREAS the vendor further declares that prior to this sale he has 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 vendor 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 vendor, his heirs, successors, assigns and representatives etc. and get refund of the consideration money together with interests, costs and expenses through proper court of law.

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*Satyajit Babu*

*Jitendra Kumar Suman*

PA.H. of Gurudas Jena

*Hemant Kumar Saha*



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.0.258.75 decimals (two hundred fifty eight  
point seven-five decimals) from northern side of total  
area Ac.2.070 decimals, as per sketch map shown in  
red colour attached to this sale deed. Rent Rs.3.00  
paisa.

BOUNDED BY :-

- North – Revenue Plot No.591  
South – Part of Revenue Plot No.596  
East – Revenue Plot No.733  
West – Chaka Nala

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*Jitendra Kumar Jena*

P.A.H. of Gurudas Jena

*Devi Jyoti Baidya*

*Hemant Kumar Sahas*



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.

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Satyadev Behar

Pitamba Kumar Swain

P.A.H. of Gurdas Jena

Hemant Kumar Sahas

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

WITNESSES :

1. ~~Radhababu B. Chel~~  
~~S/o Kadasa B. Chel~~  
~~At Sunapada~~  
~~Ps. Pipli~~  
~~Dist. Puri~~  
~~3/11/17~~

2. ~~Hemant Kumar Saha~~ Jitendra Kumar Sran  
~~S/o Late Digambar Saha~~ 3/11/17  
~~Flat No 401, OMM Aesi Bency~~  
~~Naharkanta, BBSR~~

P.A.H. of Gurudas Jena

VENDOR

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

For OMM CONTECH PVT. LTD.

~~Reshmi Ranjan Behera~~  
Director 3/11/17

VENDEE

Prepared by me.

Jitendra Kumar Sran  
3/11/17

P.A.H. of Gurudas Jena

VENDOR

~~Handwritten signature and date~~  
03/11/17  
C. N. A. or, (3/11/17)