

11/11/2016



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736754

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SALE DEED

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

Name & Address of the Vendor:

Sri Sunjay Sahu aged about 67 years, son of Late Nityanandhu Sahu, resident of At: Suan Patra, P.O. Tulipar, P.S. Bidanadi, Dist. Cuttack (Orissa), by Caste Baria, by Profession Business, represented through his constituent GPA

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

रु. 10000



Rs. 10000

TEN THOUSAND RUPEES

ଓଡ଼ିଶା ओडिशा ODISHA



736755

736755



Gajendra Das
18/11/16

Rajesh Sahu
18/11/16

GPA Holder of
Saraswati Sahoo
18/11/2016

Subrat Ranjan Jena
18/11/2016

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.: 410, Sector-5, Niladri Vihar, P.O.: Sailashree Vihar, P.S.: Chandrasekharpur, Bhubaneswar, Dist.: Khordha (Odisha), by Caste : Khandayat, by Profession : Business.

Banambar Das
18/11/2016
PROVIDER M. Mahapatra
18/11/2016

भारतीय गैर न्यायिक
भारत INDIA

रु. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

सत्यमेव जयते

Rs. 500

INDIA NON JUDICIAL

उड़ीसा ORISSA

B 988063

NAME & ADDRESS OF THE VENDEE :

SRI GAJENDRA DAS aged about 61 years, son of Late Raghunath Das, resident of At : Flat No. 77, 5th Floor, Omni Heights, Block No. 1, Near Loyala B.Ed. College, Hullung, P.O. : Telco, P.S. : Birsa Nagar, Dist.: East Singhbhum (Jharkhand), by Profession : Retd. Service Holder, by Caste : Gopal.

Rajesh Kumar
GPA Holder on
behalf of Sahas

Subrat Sanjan Jena

AMOUNT OF CONSIDERATION :

₹.4,40,000/-

(Rupees Four lakhs forty thousand) only.

I the Vendor have received a sum of ₹.4,40,000/- (Rupees Four lakhs forty thousand) only in shape of Demand Draft No.: 071421 dated 17/11/2016 of Lakshmi Vilas Bank, from the aforementioned Vendee towards the full and final consideration money in advance through the Attorney Holder at my residence.

Banabhar Jena
Pradip Kumar Mahapatra

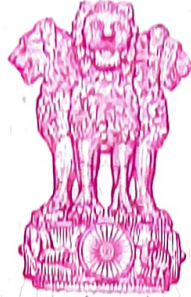
भारतीय गैर न्यायिक
भारत INDIA

रु. 500

FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500



सत्यमेव जयते

INDIA NON JUDICIAL

उड़ीसा ORISSA

B 988064

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.0.050** (fifty)
decimals out of Ac.0.200 decimals, marked as **Sub-Plot No.: 7**
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.: 2359.
SOUTH : Sub-Plot No. 6.
EAST : Sub-Plot No. 8.
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

Rajesh Sahu
Cpa Holder of
Project of Sabik

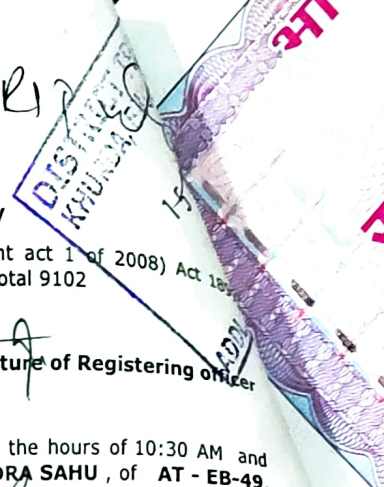
Subrat Ranjan Jena

Bansub as Vene.
Proprietor M. Mohapatra

56324
18/11/16

Rajesh Sahu
EB-49

Ramesh Sahu
BBSR



Endorsement of the certificate of admissibility

Admissible under rule 25: duly stamped under the Indian stamp (Orissa Amendment act 1 of 2008) Act 18
Schedule 1-A No. 23 Fees Paid : A(1)-8800 ,I-3-2 ,A-18(VII)-40, User Charges-260 ,Total 9102

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

Ajay Panda
Stamp vendor
Bhubaneswar Court

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		 311516260	Rajesh Sahu	18-Nov-2016
SUBRAT RANJAN JENA		 3891398	Subrat ranjan jena	18-Nov-2016
GAJENDRA DAS		—	—	18-Nov-2016

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

56325
18/11/16

DANAMBAR JENA



40311584

Handwritten signature and notes

Signature of Registering Officer

Date: 18/11/2016

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 : 177

Document Number : 1131608781

For the year : 2016

Seal :

Date: 29/11/2016

Ajay K. Parida
Stamp & Signature of Registering officer
Bhubaneswar Court

Print



Handwritten mark



उड़ीसा ORISSA

B 988065

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 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.

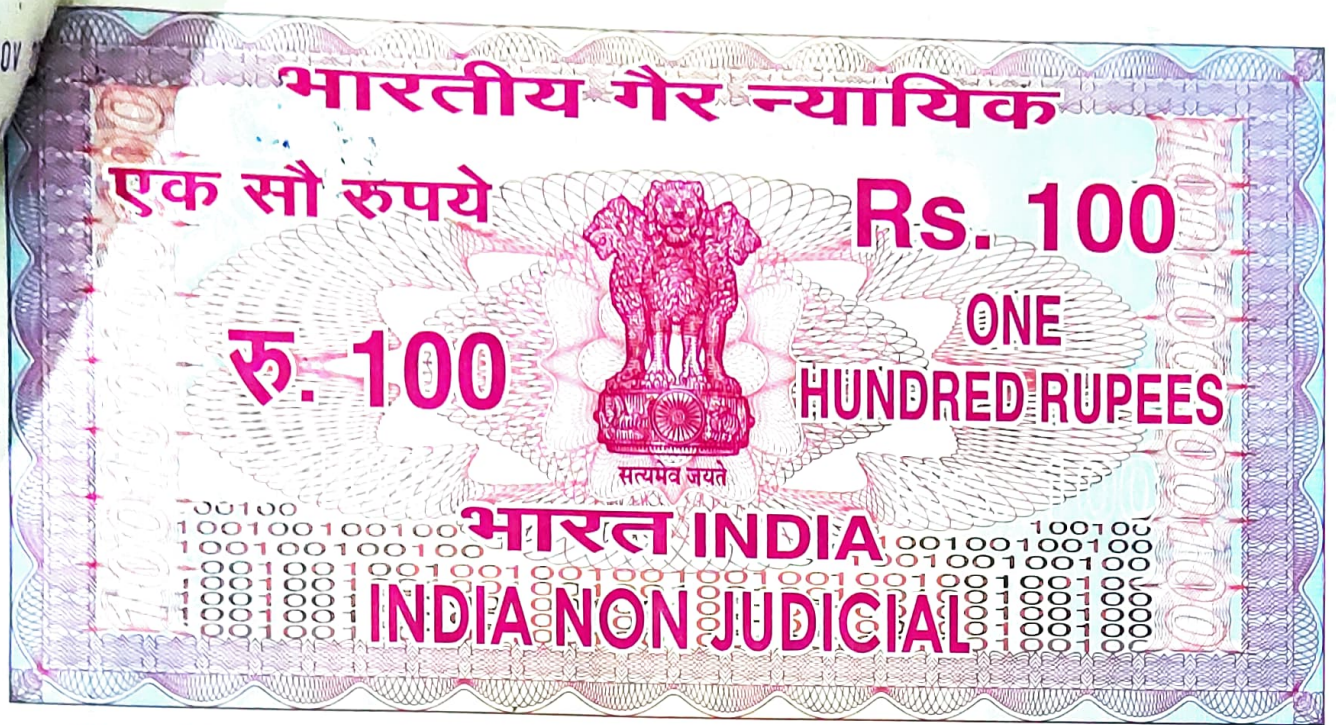
AND WHEREAS, the Vendee being interested to purchase the same, contacted the Attorney Holder of the Vendor and it is also agreed between them that on receipt of a sum of ₹.4,40,000/- (Rupees Four lakhs forty thousand) only towards the cost of the landed property, the Vendor would execute a registered 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 ₹.4,40,000/- (Rupees Four lakhs forty thousand) only, i.e. the total cost of the land, being paid by the Vendee to the

Rajesh Sahu
Attorney Holder of
GPA
Sub-Registrar Lalas

Subbat Ranjan Sena

Bhrambar Das
Panchajanya Ven. Mahant



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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 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 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.

Rajesh Sahu
GPA Holder of
Secretary of Sone
Subsat Sone
Sone
F 842721
Pradip Kumar Sahu



ଓଡ଼ିଶା ओडिशा ODISHA

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.~~

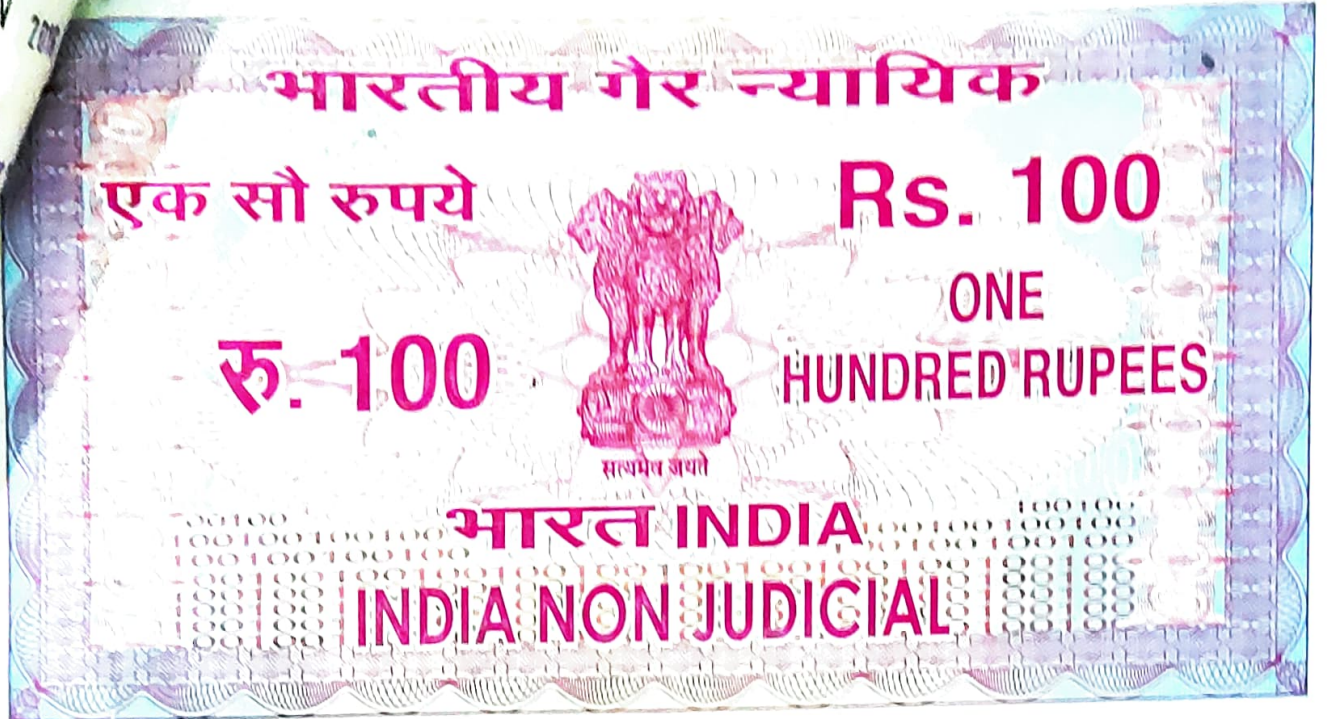
AND if, in future, any defect is found in the title to the said property and the Vendee became dispossessed of it fully or any part thereof in legal process, the Vendor and his heirs, executors etc. shall be liable to indemnify the Vendee or refund the consideration money to the Vendee together with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

Rajesh Sahu
CPA
Attorney of
Subrat Jena

G 049278

Subrat Jena

Bansubhar Jena
Proprietor M. Mahapatra



ଓଡ଼ିଶା ओडिशा ODISHA

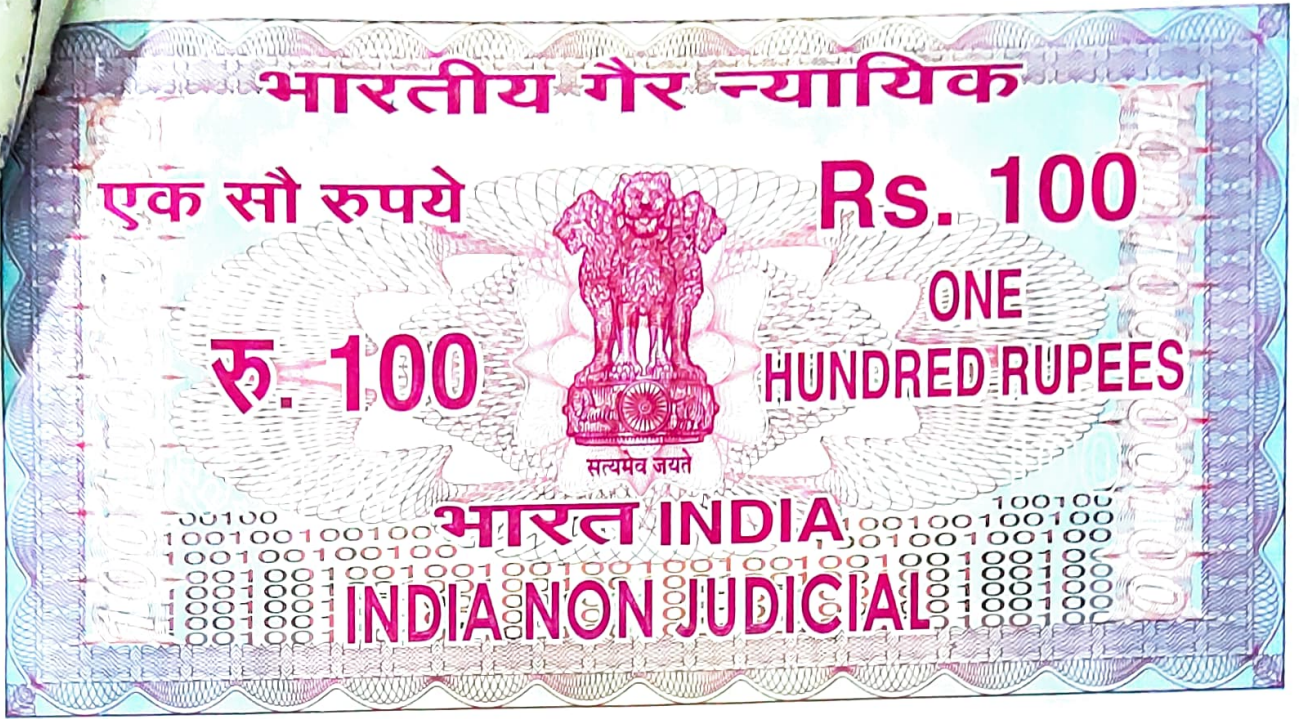
AND the Vendee shall hereafter peacefully hold, use and enjoy the same as his/her own property, without any hindrances, interruption and claim or demand by or from the Vendor or any other person whomsoever.

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 Vendee, his/her 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, his/her heirs, executors, representatives, assignees and placing him/her in possession of the same according to the true intent and meanings of these present as shall or may be reasonably required.

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"& "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.

Rajesh Sahu
CPA Haldia of
Jenajet Saha
G 049279
Subrat Sanjan Jena
Banaban Jena
Pradip Kumar Barua



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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. 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.
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

G 049280

Rajesh Sahu
GPA Holder or
Secretary of Salee

Subsat Sanjan Jena

Brambar Jena
Pradip Kumar Tombar Patra



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F 842720

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 Sahu

Signature of CPA Halder of
the Vendor

18.11.2016

Subrat Sanjan Sena

18.11.2016

Signature of
the Consenter

Jayendra Das

18.11.2016

Signature of
the Vendee

Signatures of the WITNESSES

with full address :

1. *Bannambar Das*
Plot-410, Niladri Vihar
Sector - 5, Cuttack
BBSR, 18.11.2016

2. *Pradip Kumar Patra*
S/O Baskumtharath Patra
Plot No-36
Satyameva
BBSR

18.11.2016

Advocate, Bhubaneswar

Page No. 10 out of 10



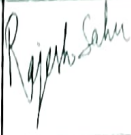
18.11.2016

Adv. *[Signature]*

Registered Sale Deed

Nature of the Document : SALE IMMOVABLE
 Date of Execution : 18/11/2016
 Document Number : 11131608781
 Volume Number : 177
 Place of Execution : KHANDAGIRI
 Registration Date : 29/11/2016

FIRST PARTY DETAILS



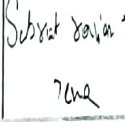
Name	Photo	Thumb Impression	Signature
RAJESH SAHU			

PRINCIPAL DETAILS




Name	Address	Profession	Age	Caste	Party Type
SUROJIT SAHU	AT - SWART PATNA, PO - TULSI PUR, 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
GAJENDRA DAS			




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	50Decimal	SARAD ANA JALA SECHITA-3	110000	Not Available	Not Available

East	West	North	South	Property Transaction Details
SUB PLOT NO - 8	REV. PLOT NO - 2360	REV. PLOT NO - 2359	SUB PLOT NO - 6	SOLD AREA AC. 0.050 DEC, OUT OF AC. 0.200 DEC, SUB PLOT NO - 7, 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