



1306201919131070



GOVERNMENT OF ODISHA

Office of the Tahasildar, Bhubaneswar, Khordha. Miscellaneous Certificate Case No: e-CCP/3618 of 2019

CERTIFIED COPY OF ROR

ଖର୍ଚ୍ଚିୟାନ

ପରିଷ୍ଠ - କ

ମୌଜା : ରୁଦ୍ରପୁର

ତହସିଲ : ଭୁବନେଶ୍ୱର

ଫର୍ମ ନଂ - ୨୨

ଥାନା : ବାଲିଆଡା

ତହସିଲ : 292

ପରିଚ୍ଛେଦ - 402

ଥାନା ନମ୍ବର : 13

ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା

୧) ଖର୍ଚ୍ଚିୟାନର କ୍ରମିକ ନମ୍ବର	୨) ଜମିଦାରଙ୍କ ନାମ ଓ ଖେତ୍ରାଂଶ ବା ଖର୍ଚ୍ଚିୟାନର କ୍ରମିକ ନମ୍ବର	୩) ପ୍ରକାର ନାମ, ପିତାଙ୍କ ନାମ, ଜାତି ଓ ବ୍ୟାପକତା
348	ଡି.ଶ୍ୟା ସରକାର ଖୋର୍ଦ୍ଧା ନମ୍ବର 1	ରଘୁବଳ ପାତ୍ର, ବୃତ୍ତି ବାସ ପାତ୍ର ପି: ବୁଢ଼ା ପାତ୍ର ଜା: ବଣିଆ ବା: ହରିବାସପୁର

ସ୍ଥିତିବଳ	୪) ବେସ					୬) ଦୁନିର୍ଦ୍ଧାରିତ ଖର୍ଚ୍ଚିୟାନ ବିବରଣୀ
	ତହସିଲ	ଖର୍ଚ୍ଚିୟାନ	ବେସ	ନିର୍ଦ୍ଧାରିତ ବେସ ଓ ଅନ୍ୟାନ୍ୟ ବେସ ଉପରେ ଜି.ସି. ଥାଏ	ମୋଟ	
	0.00	10.00	୭.75	0.00	19.75	

୭) ବିଶେଷ ଅନୁସନ୍ଧାନ ଉପରେ କିଛି ଥାଏ

OLR n/s 8 (A) case no - 15170/10 ରୁଦ୍ର ପୁର ଖାତା ନମ୍ବର - 274 ର ବିଷୟ ଉପରେ କରାଯାଇ ଏବଂ ଜମା ସଂଶୋଧନ କରାଯାଇ ନାହିଁ ।

BLANK SPACE FOR STAMPING

ଅଭିନ ପ୍ରକାଶନ ତାରିଖ : 30/07/1980  
 ଉତ୍ପାଦନ ଥାନା ତାରିଖ : 01/04/1981

05/06/2019

RATH ANSUMAN

Digitally signed by RATH ANSUMAN  
 Date: 2019.06.13 18:34:28 +05:30  
 Reason: e-District Odisha Portal  
 Location: Odisha

Ansuman Rath  
 Signature of the Revenue Officer

NOTE : - It is a digitally signed electronically generated certificate and therefore needs no ink-signed signature.  
 - For any query or verification, Agency/Department/Office may visit <http://edistrictodisha.gov.in>.  
 - Tampering of this certificate will attract penal action.





GOVERNMENT OF ODISHA

Office of the Tahasildar, Bhubaneswar, Khordha. Miscellaneous Certificate Case No: e-CCP/3618 of 2019

CERTIFIED COPY OF ROR

ଖଣ୍ଡିଆନର କ୍ରମିକ ନଂ : 348			ମୌଜା : ରୁଦ୍ରପୁର			ବିଭା : ଘୋଷା		
କେ ନମ୍ବର	ତଦନୁସାରେ ମୋଟ ଗୁଡ଼	କେନ୍ଦ୍ରୀୟ ମୋଟ ଗୁଡ଼	ବିଭାଗ ବିଭାଗିତ ବିବରଣୀ ଓ ଚୌକି	ରକବା			ତଦନୁସାରେ ମୋଟ ଗୁଡ଼	ମରବୀ (ମରବୀ ବିବରଣୀ ସହ ଚୌକିର ମୂଲ୍ୟ ବା ବ୍ୟକ୍ତିଗତ ସ୍ୱାଧୀନ ବା ସରକାରୀ ଖାତା ଖାତାରେ ରକ୍ଷିତ ହେବ)
				ଏ	ଡି	ହେକ୍ଟର		
୮	୯	୧୦	୧୧	୧୨	୧୩	୧୪	୧୫	
		274		0	205	0.0830	ଗରବାଇ	
		1plot		0	205	0.0830		

ରାଷ୍ଟ୍ରୀୟ ସୂଚନା ବିଜ୍ଞାନ କେନ୍ଦ୍ର, ଓଡ଼ିଶା

05/06/2019

RATH ANSUMAN

Digitally signed by RATH ANSUMAN  
Date: 2019.06.13 18:34:31 +05:30  
Reason: e-District Office Portal  
Location: Orissa

Ansuman Rath  
Signature of the Revenue Officer

NOTE : - It is a digitally signed electronically generated certificate and therefore needs no ink-signed signature.  
- For any query or verification, Agency/Department/Office may visit <http://edistrictodisha.gov.in>.  
- Tampering of this certificate will attract penal action.



- 8 JUN 2020



ଓଡ଼ିଶା ଆଇशा ODISHA

50AA 505513

Before the Notary Public, Bhubaneswar.

### AFFIDAVIT

I, Shri Ratnakara Patra, aged about 83 years, S/o- Late Kunja Patra, Caste- Potali Bania, Vilage- Haridaspur, P.s-Balianta, Dist- Khordha, Odisha do hereby solemnly affirm as follows.

- 1) That, I am the co-shareholder of a property in Mouza- Rudrapur, bearing Khata no- 348, plot No-274, Admeasuring Area Ac0.410 dec.
- 2) That, my share in the aforesaid property is  $\frac{1}{4}^{\text{th}}$  i.e Ac 0.102  $\frac{1}{2}$  dec from North side as per the amicable mutual partition among the share holders. The other share holders are Sri Ramachandra Patra S/o- Mahani patra (1/2) i.e. Ac 0.205 dec and krutibas patra S/o- kunja patra ( $\frac{1}{4}^{\text{th}}$ ) i.e Ac 0.102  $\frac{1}{2}$  dec.



ରତନକର ପାତ୍ର

10480  
05/06/20

Ratnam Lal

Rudram

*[Handwritten signature]*

*[Handwritten signature]*

DISTRICT TREASURY  
KHURDA, BHUBANESWAR  
30 MAY 2020  
ADDL. TREASURY OFFICER

*[Signature]*  
N.K. SAHOO  
Stamp Vendor  
Bhubaneswar

ଅନୁମତି 15/9090



Jagyneshwar Acharya  
Notary, Govt. Of India  
Odisha, BBSR, Dist Khurda  
Regd No. 7751/2009  
Mch. 9 2019

8600

- 3) That, legal heirs of Ramachandra Patra sold their part of share i.e Ac0.205 dec in favour of Assotech BEBL Infrastructure Pvt. Ltd. vide RSD no 11081124280 Dated 09.09.2011 who subsequently recorded the property in its name under khata no-412/1079, Plot no-274/9190 admeasuring area Ac0.205 dec. I acknowledge the sale deed, mutation ROR and I do not have any objection.
- 4) That, Other co-shareholder Sri Krutibas Patra has executed a registered GPA in favour of Assotech Sun Growth abode LLP vide Regd deed no-11081905088 dated 18.04.2019 for his part of share admeasuring Ac 0.102 ½ dec. I also acknowledge the above deed and do not have any objection for the same.
- 5) That, I have also executed a registered deed of agreement in favour of Assotech Sun Growth abode LLP for my part of share i.e 102.5dec vide Regd deed no 11081913832 dated 12.12.2019 and handed over peaceful possession to them.
- 6) That, I do not have any objection or reservation with any alienation or transaction done by the other share holders pertaining to the aforesaid property. So the purchasers/attorney holder is in peaceful possession in their respective share without any dispute.

The facts stated above are true to the best of my knowledge and belief.

Deponent  
15/9090

IDENTIFIED BY ME  
ADVOCATE, BBSR



Jagyneshwar Acharya  
Notary, Govt. Of India  
Odisha, BBSR, Dist Khurda  
Regd No. 7751/2009



ଖତିୟାନ

ପରିଶିଷ୍ଟ - କ ମୈଜା : ରୁଦ୍ରପୁର  
 ଫର୍ମ ନଂ - ୯୯ ଥାନା : ବାଲିଅନ୍ତା  
 ପରିଚ୍ଛେଦ - ୪୦୨ ଥାନା ନମ୍ବର : 13

ତହସିଲ : ଭୁବନେଶ୍ୱର  
 ତହସିଲ ନମ୍ବର: 292  
 ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା

୧୪୦୩

୧) ଖତିୟାନର କ୍ରମିକ ନମ୍ବର ୨) କମିସନର ନାମ ଓ ଖେତାଟ ବା ଖତିୟାନର ନମ୍ବର ୩) ପ୍ରଜାର ନାମ, ପିତାର ନାମ, ଜାତି ଓ ବାସସ୍ଥାନ  
 412/1079 ଓଡ଼ିଶା ସରକାର ଖେତାଟ ନମ୍ବର 1 ଆସୋକେ ବିଲ ବିଏଲ ଇନ୍‌ସ୍ଟିଚ୍ୟୁଟର ପ୍ରା ଲିମିଟେଡ଼ ଡାଇରେକ୍ଟର, ସରୋଜ କୁମାର ସାହୁ ବା ୨ କନପଥ ବାସୁକୀନଗର ଥା -  
 କ୍ୟାପିଟାଲ ଡି - ଖୋର୍ଦ୍ଧା

୪) ଦେୟ

ଜଳକର	ଖଜଣା	ସେସ୍	ନିୟତ ସେସ୍ ଓ ଅନ୍ୟାନ୍ୟ ସେସ୍ ଯଦି କିଛି ଥାଏ	ମୋଟ
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୫) କ୍ରମବର୍ତ୍ତନଶୀଳ ଖଜଣାର ବିବରଣୀ

୬) ବିଶେଷ ଅନୁସଙ୍ଗ ଯଦି କିଛି ଥାଏ ଦାଖା କେସନଂ 26778/15 ଦୁମୁଖା 348 ତାଲୁ ।

BLANK SPACE FOR STAMPING

ଅନ୍ତିମ ପ୍ରକାଶନ ତାରିଖ :  
 ଖଜଣା ପାର୍ଯ୍ୟ ତାରିଖ :

୨୭/୧୧/୨୦୧୫

ରାଜ୍ୟ ସ୍ୱତନ୍ତ୍ର ବିଜ୍ଞାନ କେନ୍ଦ୍ର, ଓଡ଼ିଶା



କଳିଙ୍ଗର କ୍ରମିକ ନଂ 412/1079

ମୌଜା : ଗୁରୁପୁର

କିଲ୍ଲା : ଖୋର୍ଦ୍ଧା

କଳ ନମ୍ବର	କଳଭୂମି ହୋଇଥିବା ଭୂମି	କଳଭୂମି ହୋଇନଥିବା ଭୂମି	କିସମର ବିସ୍ତାରିତ ବିବରଣ ଓ ଚୌହାଦି	କଳବା		କଳଭୂମି ହୋଇନଥିବା କମିର କିସମ	ମନୁବ୍ୟ (ଅନ୍ୟ ବିବରଣୀ ସହ କୋଟର ସୁଧା ବା ବ୍ୟକ୍ତିଙ୍କର ସ୍ୱାଧୀନ ବା ସ୍ୱତ୍ୱ ଥିଲେ ଗହା ଏଠାରେ ଉଲ୍ଲେଖ ହେବ)	
				ଘ.	ଙ.			
T	୯	୧୦	୧୧	୧୨	୧୩	୧୪	୧୫	
		274/9190		0	205	0.0830	ଉତ୍ତରାରି	
		1 ଭୂମି		0	205	0.0830		

*MW Amin*  
27.11.15  
Amin

*Computer Assistant*  
27.11.15  
BBSR, Tahasil.

*Additional Tahasildar*  
27.11.15  
Bhubaneswar

କଳଭୂମି ସୂଚନା ବିଜ୍ଞାନ କେନ୍ଦ୍ର, ଓଡ଼ିଶା

27/11/2015



11081913872/2019

G-26-3842/2020



↑

ଓଡ଼ିଶା ओडिशा ODISHA

50AA 654971

Read by.....  
 Compared by.....



Certified to be a True Cop.

*[Signature]*  
 R.O.  
 BBSR



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Panda

B.K. PANDA  
STAMP VENDER  
BHUBANESWAR



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भारतीय वैर न्यायिक

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RUPEES

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भारत

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51AA 502419

रत्नाकर पात्रा  
L990t  
Ratnakar Patra.  
No attested  
11.12.19

L990t  
Shashi bhawan mishra  
No attested  
11.12.19

Handwritten signature and initials

Handwritten signature

Assotech Sun Growth Abode LLP

Shashi bhawan mishra

Authorised Signatory

11.12.19

AGREEMENT TO SALE

This deed of agreement is made and executed on this 11<sup>th</sup> day of December, 2019 at Bhubaneswar.

BETWEEN

Sri Ratnakar Patra, aged about 82 years, son of late Kunja Patra, Caste - Potalibania, Profession - Cultivation, Village - Haridaspur, P.S - Baliana, Dist - Khorda (Odisha) (Herein after called as "THE FIRST PARTY" which expression shall, unless repugnant to the context thereof, include its legal heir, successors and permitted assignees)

ADHAR NO - 6171 6094 1371



Digitally signed by SAMAL PABITRA KUMAR  
Date: 2020.06.04 16:07:46 +05:30



Handwritten signature

Handwritten signature



32634

09.12.2019

62 TS

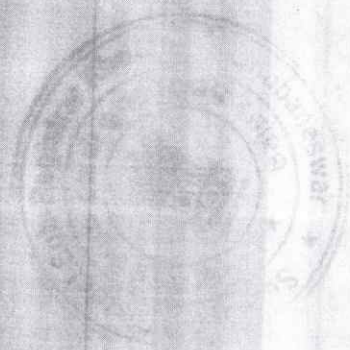
Asst. Comm. Gen. Adm.  
A B Odreddi

BSB

BSB

Shakti Ghoshan Mishra

Jaganmohun Chhabra  
Stamp Vendor  
Ruhaneswar Court



Handwritten signature or initials.



AND

M/s **ASSOTECH SUN GROWTH ABODE LLP.**, a partnership firm registered (CIN No.AAA-8036, PAN -ACBFS867IE) under Limited Liability Partnership Act, 2008 having its corporate office at H-127, Sector-63, Noida-201307, and also City Office located at Flat No-203, Soumya Enclave , F-15, BJB Nagar , Bhubaneswar-751014 ( Herein referred to as the **SECOND PARTY** which expression shall, unless repugnant to the context thereof , be deemed to include its successors and permitted assignees) acting through its designated Authorized Representative, Mr. **SASHI BHUSAN MISHRA**, (Mobile No-9937894045), aged about 38 years. S/o Shri Siba Prasad Mishra duly authorised vide The Board Resolution dated 17<sup>th</sup> November 2018.

Whereas, the property mentioned in the schedule below has been recorded in the name of Sri Ramachandra Patra (1/2), Sri Krutibas patra (1/4<sup>th</sup>) and Sri Ratnakar Patra (1/4<sup>th</sup>) jointly in the record published in the year 1980. As per mutual partition share of the first party falls in the northern side of the property. However the other co-share holders have already alienated their share of property in favour of the second party either through regd. sale deed or through regd. GPA and hence the first party is the absolute owner of the property mentioned in the schedule below of his part of share and is in peaceful possession without any dispute.

Whereas, the first party desired to alienate his part of share of his property mentioned in the schedule below in favour of second party and the second party being a developer expressed his desire to execute sale deed in his favour and both the party agreed and entered into this deed of agreement with the following terms and conditions.

**Now this indenture witnessh as follows:**

1. That the second party agreed to execute registered sale deed of a property under same revenue village admeasuring Ac 0.131 dec with approach road in lieu of the total consideration money of the property mentioned in the schedule below.



Digitally signed by SAMAL PABITRA KUMAR  
Date: 2020.06.04 16:07:47  
+05:30

Shri Siba Prasad Mishra  
e-1/19/12/19

Assotech Sun Growth Abode LLP

Shashi Bhusan Mishra 11-12-19  
Authorized Signatory

W<sub>1</sub> - Samal Pabitra Kumar  
W<sub>2</sub> - Siba Prasad Mishra





### Endorsement of the certificate of admissibility

Admissible under rule 25: duly stamped under the Indian stamp (Grisa Amendment act : of 2008) Act 1899  
Schedule 1-A No. 50 Fees Paid : A(10)-200 , User Charges-125 , Total 325

Date: 11-12-2019

Signature of Registering officer

### Endorsement under section 52

Presented for registration in the office of the Sub-Registrar District Sub-Registrar KHURDA(BDSR) between  
the hours of 10:30 AM and 2:30 PM on the 11-12-2019 by RATNAKAR PATRA , son/daughter/wife of  
LATE KUNJA PATRA , of AT- HARIDASPUR, PO- NAHARAKANTA, PS- BALIANTA, DIST- KHORDHA , by  
caste General , profession ଗ୍ରାହ and finger prints affixed.



Signature of Presenter / Date: 11-12-2019

Signature of Registering officer

### Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb impression	Signature	Date of Admission of Execution
RATNAKAR PATRA		 31351796		11-Dec-2019
SASHI BHUSAN MISHRA AUTHORIZED SIGNATORY OF MS ASSOTECH SUN GROWTH ABODE LLP		 242028121		11-Dec-2019

Identified by SANJAYA KUMAR PATRA Son/Wife of RATNAKAR PATRA of AT- HARIDASPUR, BSR  
DIST- KHORDHA by profession ଗ୍ରାହ

Name	Photo	Thumb impression	Signature	Date of Admission of Execution
SANJAYA KUMAR PATRA		 41159924		11-Dec-2019

Date: 11-12-2019

Signature of Registering officer

### Endorsement of certificate of registration under section 60

Digitally signed by SAMAL PABITRA KUMAR  
Date: 2020.06.04 16:07:47 +05:30



2. That, the first party has accepted the offer with his free will and without any force or compromise.
3. That, the second party paid an amount of Rs. 10,000.00 (Rupees Ten Thousand only) to the first party as advance consideration of agreement. The first party acknowledged the payment through money receipt. And Rest amount paid time of the registration.  
*Total consideration has been agreed as Rs. 18,35,36,250/- (Rupees Thirty five Lakhs, Thirty six thousand and two hundred fifty only)*
4. That, the second party further agreed to execute sale deed a property under the same revenue village admeasuring Ac0.131 decimal in favour of the first party after obtaining due permission from competitive authority towards the balance consideration money.
5. That, the first party handed over peaceful possession of the property mentioned in the schedule below to the second party today on signing of this deed of agreement.
6. That, the first party agreed not to demand any additional amount to the second party towards total consideration. Hence in no case total consideration money will be enhanced.
7. That, the first party agreed and confirmed that neither he has signed any agreement, done any commitment oral/written, received any amount advance/full from anybody else in the past nor will do so in future. If found the same will be treated as null and void and the second party will not be bound to any such commitments either oral, verbal or written by the first party. The second party will be constrained to seize all such documents.
8. That, any disputes arising out of this agreement shall be adjudicated within the jurisdiction of courts in Bhubaneswar only.

In witness whereof both the parties signed this deed of agreement this day, month and year mentioned above in presence of the following witness.

*PP/19/12*  
 Assotech Sun Growth Abode LLP  
*Shashi bhawan Mishra 11.12.19*  
 Authorised Signatory  
  
*W1 - Sanjay Kumar Patra*  
*W2 - Jaideep Sahoo*



Digitally signed by SAMAL PABITRA KUMAR  
 Date: 2020.06.04 16:07:47 +05:30



Print Endorsement

Registered and true copy filed in : Office of the District Sub-Registrar, KHURDA (DSR)

Book Number : 1 | Volume Number : 276

Document Number : 11081913832

For the year : 2019

Seal :

Date: 12-12-2019

Print

  
Signature of Registering officer



Digitally signed by SAMAL  
PABITRA KUMAR  
Date: 2020.06.04 16:07:47  
+05:30



**SCHEDULE OF PROPERTY**

District : Khordha, Tahasil-Bhubaneswar, Dist. Sub Registrar Khordha at Bhubaneswar, P.S - Baliana, P.S No-13, Plot No-274 (Two Hundred Seventy Four) admeasuring area Ac0.102 1/2 ( One Hundred two and half decimals) Decimals out of Ac 0.205 (Two hundred five decimals) decimals out of total area Ac0.410( four hundred ten decimals) decimals, Kisam - Gharabari, Satwa - Stitiban, Annual rent -Rs1/- (one Rupees). MZ - Rudra Pure. Khatra - 348,

**BOUNDED BY:**

- EAST - Revenue plot no -273, Rudrapur
- WEST - Dead Canal (Revenue plot no 268, Rudrapur)
- NORTH - Revenue Plot no-275, Rudrapur
- SOUTH- Part of the same revenue plot

*Handwritten signature*

Signature of the First Party

Witness 1:

*Handwritten witness names:*  
S/o - Ratan Kumar Patra  
Haridas Patra  
Naharankanta, BBSR

Witness 2:

*Handwritten witness names:*  
Pradeep Sahoo  
A/P/PS - Nagpur  
Bhubaneswar  
Khatra

Assotech Sun Growth Abode LLP

*Handwritten signature: Shashi Kumar Mishra*

Authorised Signatory

*Handwritten date: 11.12.19*

Signature of the Second Party



2.

*Handwritten signature*

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Date: 2020.06.04 16:07:48  
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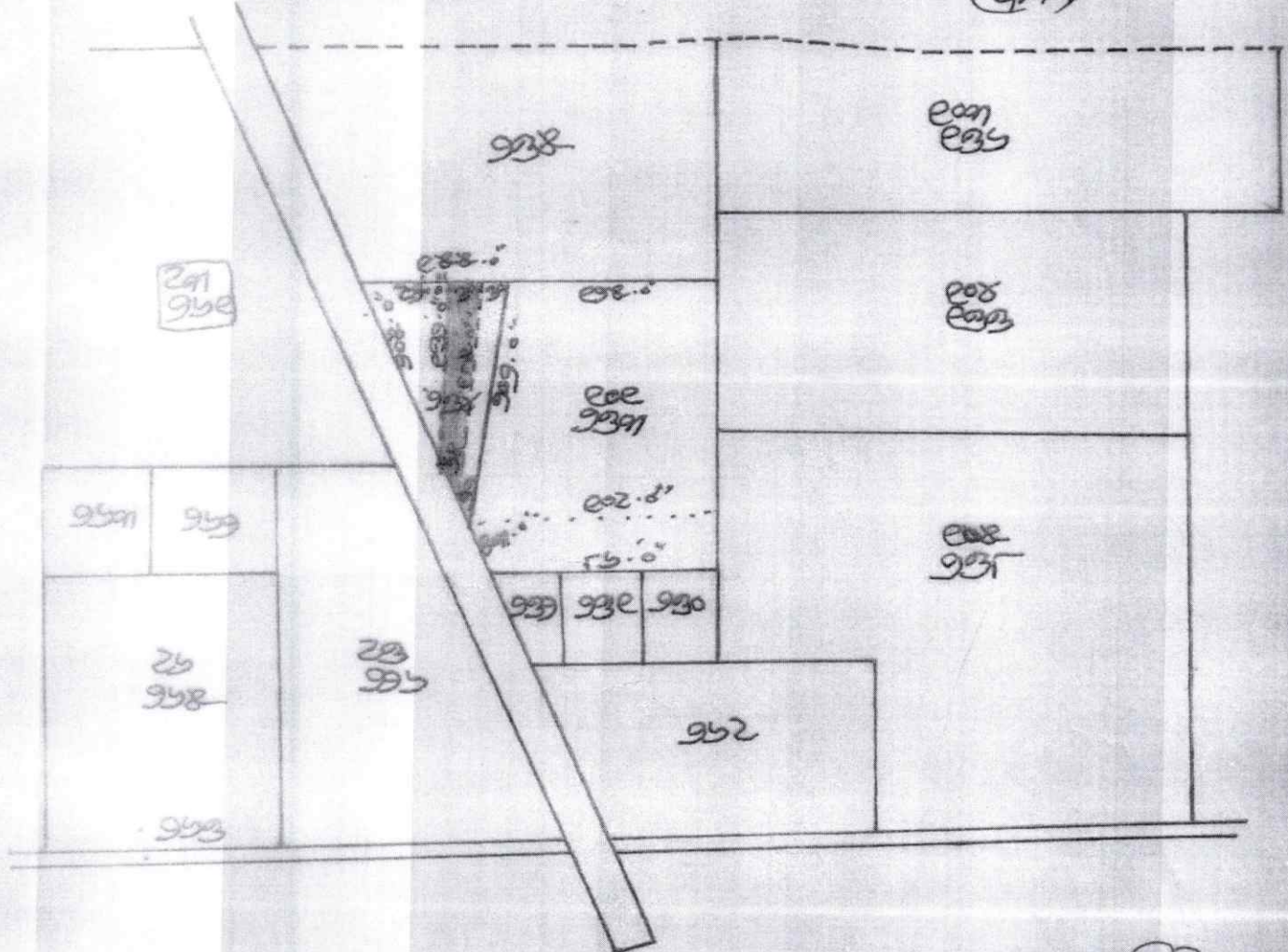
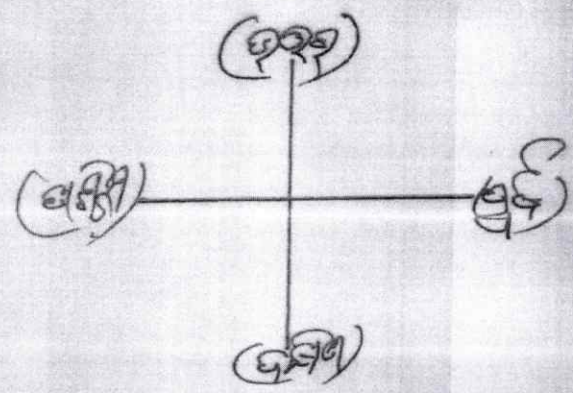
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ଗୋଲା:- ଶୂନ୍ୟ  
 ଥାନା:- ବାଲିଆନି-ନଂ:- ୧୩  
 ଡିସ୍ଟ୍ରିକ୍ଟ:- ଭୁବନେଶ୍ୱର-ନଂ:- ୨୨୨  
 ବିଭାଗ:- ଗୋଲା  
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 YEAR = 1979



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