

llh

LEASE OF LAND FOR RESIDENTIAL BUILDING PURPOSES FOR A PREMIUM AND RENT RESERVED FOR A TERM WITH A RENEWAL CLAUSE

THIS LEASE made on this the day of 19.....
BETWEEN the Governor of Orissa (hereinafter called "the lessor") of the one part AND Shri/Smt.
..... son/daughter/wife of Shri
resident of P-S in the district of
by profession (hereinafter called "the lessee") of the other part.

WHEREAS the lessor owns and is possessor of the parcel of land situated in village
Ghatikia, Bhubaneswar more fully described in the schedule hereto annexed ;

AND WHEREAS the lessor agrees to give and the lessee is willing to take a lease of the
same on payment of a premium of Rupees Twenty nine thousand seven hundred
fifty three and on the terms and conditions herein contained.

NOW THIS INDENTURE WITNESSETH that the lessor does hereby grant unto the lessee a
lease of the said parcel of land together with all rights, easement and privileges attached
thereto on the terms and conditions specified below:—

1. In consideration of the sum of Rs. 29,753/- (Rupees Twenty nine thousand
seven hundred fifty three) paid as premium before the execution of these presents
(the receipt of which the lessor hereby acknowledges) and in consideration of the statement
of the lessee contained in his/her declaration, dated 18.7.92 to the effect that
he/she does not own or possess any site (residential, shop-cum-residential, shop, commercial
sites/ houses/flats) within the jurisdiction of 37 villages coming within the Municipal Area,
Bhubaneswar of the rent hereinafter reserved and of the covenants on the part of the lessee
hereinafter contained the lessor hereby demises to the lessee for the purpose of building a house or
houses and using the same for his/her residential purposes only. All that land described in the
schedule hereto and for greater clearness delineated on the plan annexed hereto and thereon
shown with its boundaries coloured red together with all easements and appurtenances whatever
belonging or in any way appurtenant thereto, TO HOLD the said premises from the 28th
day of July 1992 for the term of ninety years PAYING therefor during
the said term the yearly rent of Rs. 18,60 paise only, on the 8th day of November of
each year at the Office of the Lessor styled as the office of the Tahasildar, Bhubaneswar or at such
other place or places as the lessor may from time to time appoint in this behalf, the first of such
payments to be made on the 8th day of November next.

2. The lessee hereby covenants with the lessor as follows:—

- (i) That the lessee shall pay the cost of infrastructure development of Rs. 55,786/-
(Rupees Fifty five thousand seven hundred eighty six) only in three
equal and annual consecutive instalments at the rate of Rs. 18,596/- each in
the manner prescribed in Para; 1 (3) of the allotment order which shall be payable
on or before the date of first, second and third anniversary of execution of these
presents.
- (ii) That he/she shall during the term hereby granted pay to the lessor the yearly rent
hereby reserved on the days and in the manner hereinbefore appointed, and that he/
she shall arrange to take delivery of possession of the land within one month of
the date of registration of this lease deed in which case the date of execution of the
lease deed by the lessee will be the date for which rent will be payable.
- (iii) That he/she shall during said term pay all rates, taxes and charges of every descrip-
tion now payable or hereafter to become payable in respect of the demised premises
of the buildings to be erected thereupon whether the same be payable by the landlord
or the tenant.

Veron copy attested

llh
29.11.07

Umesh

Deputy Controller
Legal Metrology
Orissa, BSK.

Umesh Kumar Khemka

29.11.07

Wibemul Chitrali
c/o. Aditya Arayan Narayana

- (iv) That he/she shall, at his/her own-expense and with the previous permission in writing of the lessor, erect upon the land leased in a substantial and workman like manner with new and sound materials and to the satisfaction of lessor or his *authorised representative*; a building and use as a residential house with all requisite and proper walls, sewers, drains and other conveniences as shall be approved by the lessor or his *authorised representative* and shall complete the same in all respects fit for occupation within *seventy-two months* from the date hereof or within such further time, if any, as the lessor may allow.
- (v) That he/she shall not build on more than the permissible limits of the leased area as per Building Regulation of the Bhubaneswar Development Authority and shall leave in front of the building required vacant space from the boundary of the building according to the approved plan and there shall be no basement.
- (vi) That he/she shall not erect or build or permit to be erected or built on the demised premises any building other than that specified above nor make an addition to any existing buildings at any time except with the approval of the lessor.
- (vii) That he/she shall conform to all rules, regulations and bye-laws of the Municipality, and Development Authority, Bhubaneswar or such other local authority for the area as may hereafter be constituted (hereinafter called "the local authority") relating to roads and buildings, public health, safety, convenience and sanitation which may for the time being be in force.
- (viii) That he/she shall make all sanitary and conservancy arrangements for the labour employed on the said land and shall pay to the local authority, expenses if any, incurred on this account by the said authority for making such arrangements on his/her behalf.
- (ix) That the building, during construction, shall be open to inspection by the lessor or his *authorised representative*. When any defect is noticed either in the construction or quality of materials used or when there is a change of design without previous approval of the lessor, he/she shall, upon receipt of notice in writing from the lessor, remove the defects within the period specified therein.
- (x) That no act shall be done or caused to be done on the said land or building which is likely to be or become a nuisance or disparagement, annoyance or inconvenience to the lessor or to other lessees in the neighbourhood.
- (xi) That all mines, mineral products, buried treasure, coal, petroleum, oil and quarries whatsoever in, under, or within the said land shall be the property of the lessor.
- (xii) That if the lessor, at any time before the expiry of the lease, desires for any public purpose, to resume the holding or any part thereof, the lessee shall vacate it or the part required within three months from the notice in writing thereof in which case and in case of the determination of this lease under clause 4(j) the lessee shall be entitled to reasonable compensation for any building or other improvements that he may have made with the written consent of the lessor. He/she shall also be entitled to compensation on account of the loss of the use and occupation of the holding which may be fixed at such an amount as may be considered equitable according to the circumstances of the case :

Provided that particularly in case of re-entry for breach or non-observance, of any of the covenants laid down in sub-clauses (vi) and (xv) of clause 2, the lessee shall not be entitled to any compensation for the land or the buildings or other structures erected by him on the land except being at liberty to remove the materials of such buildings or structures as laid down in clause 4(j) hereafter.

- (xiii) That all sums of money due to the lessor on any account under these presents, shall be recoverable by the lessor in addition to any other remedy upon to him as a public demand under the Orissa Public Demands Recovery Act, 1962 (Orissa Act IV of 1963). In the event of the lessee not paying any instalment of the rent on or before the date fixed for such payment, he shall in addition to the arrears pay interest at the rate of six per cent per annum or at such rate as would be fixed by Government from time to time on such arrears.

Xerox copy attached.

28.11.07
Deputy Controller
Legal Metrology
Orissa, BBSR.

Umesh Kumar Khemka.

Umesh Kumar

21.7.92

W. S. Nayak - Ch. Tri Pathy
Off. R. B. Nayak

Original

the lessee shall keep in tact and well defined, the boundaries of the holding and point them out for inspection when required by the lessor to do so, to any officer person duly authorised by him, in writing in that behalf.

That he/she shall not without the consent in writing of the lessor use or permit the use of the said land for any purpose other than that for which it is leased or transfer the same without such consent. Provided that no such consent to transfer the lease hold by way of sale or gift shall be given by the lessor unless the lessee pays such amount as may be decided by the Government from time to time as consent fee.

(xvi) That during the continuance of the lease, the lessee shall maintain the premises and all the buildings thereon in sanitary condition and the buildings shall be kept in good and substantial state of repair to the satisfaction of the lessor or his authorised representative.

(xvii) That in the event of the demised premises being destroyed or substantially destroyed by fire, storm or any other cause to rebuild within such period after such destruction as may be fixed by the lessor in a substantial and workman like manner at his/her own cost and expense on the said land a residential building with necessary out houses if any, boundary walls, sewerage, drains and latrines in accordance with plans, elevations and specifications approved and signed by the lessor and under the inspection and to the satisfaction of the lessor.

(xviii) That not to keep or store any dangerous or inflammable substances or keep for trade or storage any intoxicated liquors on or in the demised premises or keep any cattle or animals or birds for profit thereon or to use the demised premises for any other purpose which in the opinion of the lessor may be a source of nuisance or annoyance to the tenance or the occupiers of the adjoining or neighbouring premises :

Provided that conditional permission to keep limited cattle or animals or birds for the personal use of the lessee may be given by the lessor on receipt of written request from the lessee, if such permission is permissible under the local laws/rules in force or in the opinion of the lessor such permission would not be a source of nuisance or annoyance to the tenance or occupiers of the neighbouring premises or do not considered to be a source of invironmental pollution or health hazards.

3. The lessor hereby covenants with the lessee as follows :—

- (i) That the lessee paying the rent hereby reserved and performing all the covenants herein contained, shall hold and enjoy the demised premises during the said term without any unlawful interruption by the lessor or any other person whatsoever. Provided that the rent hereby reserved shall be subject to revision from time to time and the lessee is liable to pay rent at the revised rate from the date of such revision.
- (ii) That the lessee is entitled to renewal of the lease hereby granted for another term of 90 (ninety) years on the same terms and conditions.

4. PROVIDED ALWAYS AND IT IS HEREBY EXPRESSLY AGREED by and between the parties hereto as follows :—

- (i) That whenever any part of the rent hereby reserved shall be in arrear for six months after the due date or if it is found that the statements made by the lessee in his/her said declaration, dated ... 18.7.92 ... in consideration of which the lease is granted to him/her are false or these shall be a breach of any of the covenants by the lessee herein contained the lessor may re-enter on the demised premises and determine this lease in which case the lessor may, by notice in writing required the ex-lessee to remove, within a reasonable time, any building which may have been commenced and not completed or the materials of which may have been collected on the leased land, and if he/she fails to comply with to such notice the lessor after giving a further notice in writing specifying a time not less than three months from the date of the service of the notice within which such building or materials shall be removed may cause such removal to be effected and recover the cost from him.

Umesh Kumar Kemka
D.F. - 92

W. S. Mr. Ch. Wipathy
a/o. Subinaraayan Narayana

Xerox copy attested

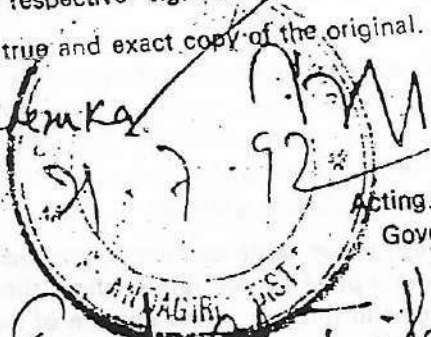
Deputy Controller
Legal Metrology

5. IT IS HEREBY FURTHER AGREED by and between the parties hereto as follows:

- (i) That any demand for payment or notice requiring to be made upon or given to shall be considered to be sufficiently made or given if sent by the lessor or his through the post by registered letter addressed to the lessee at the demised pr (or at his/her known address) and that notice requiring to be given to the lessor sh considered to be sufficiently given if sent by the lessee through the post by regist letter addressed to the Collector, Puri AND that any demand or notice sent by the pu In either case shall be assumed to have been delivered in the usual course of post.
- (ii) That whenever such an interpretation should be necessary in order to give the fullest scope and effect legally possible to any covenant or contract herein contained the expression "the lessor" hereinbefore used shall include his Agent and the owner for the time being of the lessors interest in the demised premises as the case may be, and the expression "the lessee" hereinbefore used shall include his/her heirs, executors, administrators and permitted assigns.

IN WITNESS WHEREOF the parties hereto have hereunder signed this deed on the date mentioned against their respective signatures

Umash Kumar Khemka
Signature of the lessee



19383
Director of Estate & General Administration
Joint Secretary to Govt.
Seal and Signature Dep

Acting in the premises for and on behalf of the Governor of Orissa, in the presence of-

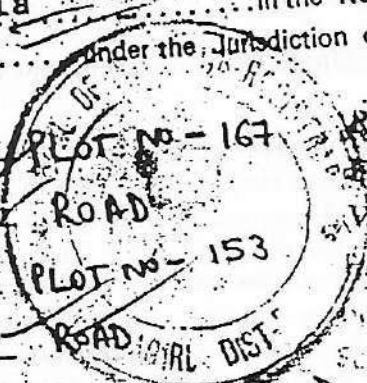
In the presence of

- (1) *[Handwritten Name]*
Advocate, Puri
- (2) *[Handwritten Name]*
DSR Office Puri

- (1) *[Handwritten Name]*
Sr. Asst. G. A. Dept
- (2) *[Handwritten Name]*
Sr. Asst. G. A. Dept

THE SCHEDULE HEREIN REFERRED TO
(Particulars of the Plots hereby demised)

Plot No. 168(C) Area ... 60 feet X 90 feet
in Mouza Chatikia in the New Capital, Bhubaneswar, district Puri, as per drawing No. B/360 under the Jurisdiction of District Sub-Registrar, Bhubaneswar.



Typed by me
B. Rayasingh
(B. Rayasingh)
L-149/DSR Office
Bhubaneswar.

Umash Kumar Khemka
Signature of the lessee

Director of Estate & Ex-Officio
Joint Secretary to Govt.
General Administration Dept

OGP-MP-XI (G. A.) 28-10,000-21-1-1992
Certified that the first seven lines of this printed form have been penned through and the same typed on the stamp papers.
Umash Kumar Khemka

[Vertical handwritten notes on the left margin, including 'Witnesses' and 'Executed']



Handwritten initials 'KND'.

Handwritten notes: 'No. 25 of Assam (Post) Act 1982', 'Act 1982', 'Require...', '14-11-92', and a circled '1'.

Handwritten numbers: '201492', '17', '17', '17'.

Handwritten text: 'Umesh Kumar Kumbka' and '21.7.92'.

LEASE OF LAND FOR RESIDENTIAL BUILDING
PURPOSES FOR A PREMIUM AND RENT RESERVED
FOR A TERM WITH A RENEWAL CLAUSE.

THIS LEASE made on this
the 21st day of July, 1992 (One thousand

contd.....2

Xerox copy attested

Handwritten date: 29.11.07

Deputy Controller
Legal Metrology
Orissa, BBSK.

Handwritten signatures: 'Wigara' and 'Dra. Rabinrayan'.

1817792

1817792 - 1500

Umesh Kumar Khemka

M.B.4, Levington House & Bound
Colony, Bhubaneswar

(Seal)

1817792
S.V

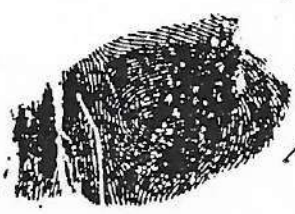
U.K.



Presented for Registration in the office of the Sub-
Registrar KHAM

at
by
S/o
of
by
Date
Umesh Khemka
20/4/93

Umesh Kumar Khemka
20/4/93



2008

Umesh Kumar Khemka
20/4/93

attested by
Umesh Khemka
20/4/93
place
20/4/93
20/4/93
20/4/93

Deepest Ch. in fact
Advocate
Bhubaneswar
20.4.93

Xerox copy
attested
28.11.07
Deputy Controller
Legal Metrology
Orissa, BBSR



Umish Kumar Khemka
21.7.92

- 2 -

nine hundred ninetytwo)
BETWEEN : the Governor of

....3

W. D. Road, Ch. Titikalya
Rabindrapur, Noida

Xerox copy attested

29.11.07

Deputy Controller
Legal Metrology
Orissa, BBSR.

No. 2684

18/7/92 1000

Umesh Tam Khemka.

M.B-4. Lakshmi. Mrs

Umesh

18/7/92
S.V/100

Orissa

Xerox copy attested

No.
29.11.07

Deputy Controller
Legal Metrology
Orissa, BBSK.



Umesh Kumar Khatke
21.7.92

- 3 -

Orissa (hereinafter called
" the Lessor ") of the one
part;

A N D

contd....4

U. S. R. C. Tripathy
S. S. Narayana Murthy

Xerox copy attested

29.11.07

Deputy Controller
Legal Metrology
Orissa, O.B.S.K.

No. 5265

187792 1009

V. N. S. Chandra

M.B-4 Lecturer, BSR

llllh

187792

INDI

[Signature]

Xerox copy attested

29.11.07

Deputy Controller
Legal Metrology
Orissa, BBSR

1000Rs.



Umesh Kumar Khemka
 21.2.92

- 4 -

SHI UMESH KUMAR KHEMKA, aged
 23 years son of Shri Shyamsunder

U. Sood - Ch. Wifally
 Radhinarayan Singh

Xerox copy attested

29.11.07
 Deputy Controller
 Legal Metrology
 Orissa, BBSR.

506

18/7/92 1000

Umesh In Khemka.

M.B. 4. Ladisarn Bagan

18/7/92
S.V

DI

llllh

Om

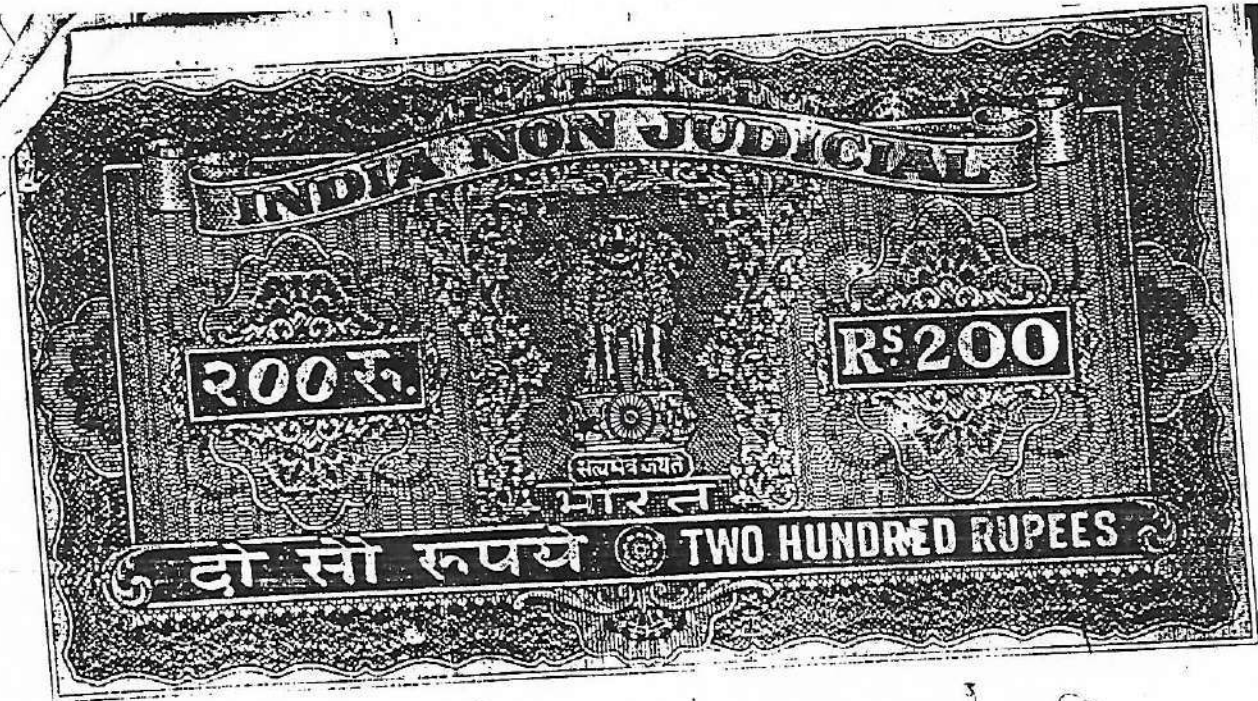
Xerox copy attested

28.11.92

Deputy Controller
Legal Metrology
Orissa, BBSR.

15

01



Umesh Kumar Khemka

11.2.12

- 5 -

Khemka, resident of B-4,
Laxmiserar Housing Colony,

Contd...6

Xerox copy attested

28.11.07
Deputy Controller
Legal Technology
Office BSR.

W. Sagar Ch Tripathy

Off. Rabinarayan Narah

No
5687

18/7/92 2004

Umesh for Khemka

M.B.U. Vadivelu for

18/7/92
S.V.

Umesh

Xerox copy attested

nc
29.11.07

Deputy Controller
Legal Metrology
Oressa, BBSK.



- 6 -

P.S. Laxmisagar, Rhubaneswar
in the district of Puri at

.....?

Umash Kumar Klemits

D. Barad Ch. Tripathy

S. Rameshwar Nayak

Xerox copy attested

29.11.21

Deputy Controller
Legal Metrology
Orissa, Bhubaneswar

3895

18/11/07

C'mesh for Chemka.

M-B-4. Lakshmi

202

2. 1000

N. H. S. 18/11/07

CV

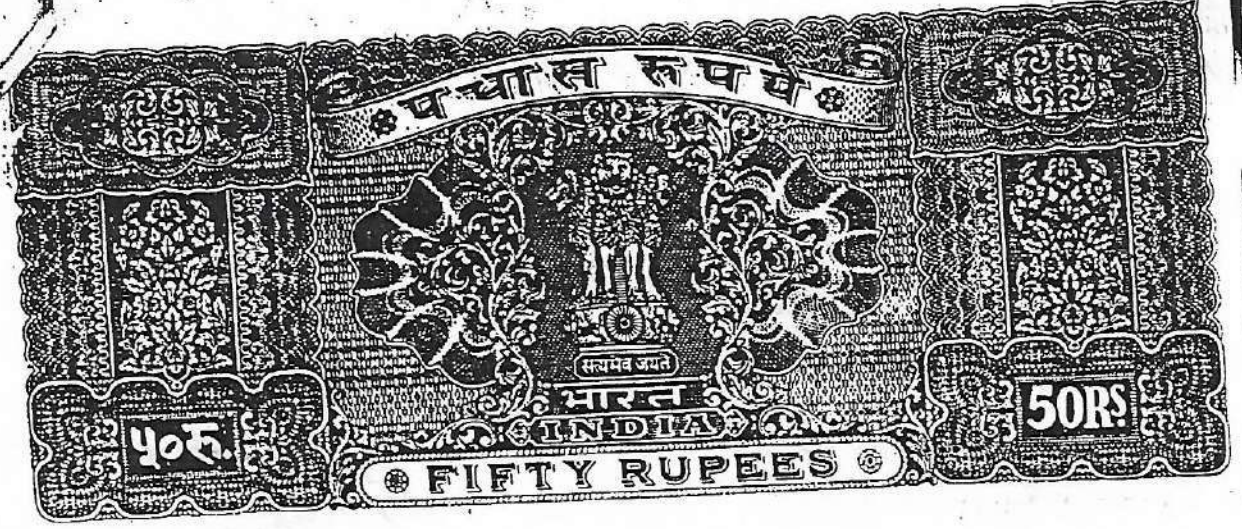
[Signature]

Scanned copy attested

28.11.07

Deputy Controller
Legal Metrology
Orissa, BBSR

50RS.



Umesh Kumar Khanna

21.11.23

- 2 -

present Jagannath Electronics,
229, Panaji Nagar, Near Water Tank

Contd...

Dr. Saral Ch. Tripathy

Dr. Radhinarayan Nanda

Xerox copy attested

12
29.11.23

Deputy Controller
Legal Metrology
Orissa, BBSR

No
52689

18/11/92

Jamesh Mr Khemka

M.B-4, Ladriagaon

liber.

18/11/92
S.L. 101

W/200

Seven cogs attested

12
28.11.07

Deputy Controller
Legal Metrology
Orissa, BBSR.



Umesh Kumar Khanna

21.2.07

18 -

Shubanswar-9, by profession Business
(hereinafter called the " Lessee ")
of the other part;

Contd...Printed form

W. S. Ch. Tripathy

B. Ratinarayan Ahir

Ratinarayan Ahir

Xerox copy attested

28.11.07

Deputy Controller
Legal Metrology
Gurgaon, GBSR.

No
22690

187792 — 401

Omesh Jan Khermca
M.B. 4. Kachraen

M. 187792

M. 187792
M. 187792

llll

M. 187792

xerox copy attested

12
28.11.07

Deputy Controller
Legal Metrology
Orissa, BSR.

CERTIFIED COPY NO **CC1132023004864** OF YEAR- 2023

COPY APPLICATION NO **2023113027370** OF YEAR- 2023

CERTIFIED COPY OF : DOCUMENT NO 4985/2008/1 OF YEAR-2008

Details of fees paid towards certified copy

1. Searching Fee : Rs. 51
2. Inspection Fee : Rs. 21
3. Copying Fee : Rs. 73
4. User Fee : Rs. 250

Total Fees : Rs. 395 (THREE HUNDRED AND NINETY FIVE RUPEES ONLY)

Certified that a sum of Rs.100 (ONE HUNDRED RUPEES ONLY) being the proper stamp duty has been paid by Sri. SHREE SAIGOPINATH CONSTRUCTION Son of SHREE SAIGOPINATH CONSTRUCTION

**Signature of the proper officer,
Registering Officer,
KHANDAGIRI**

Certified to be a true copy ✓

Digitally signed by MANOJ
KUMAR SENAPATI
Date: 2023.07.31 16:26:29
+05:30

5051

163

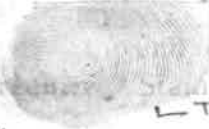
Original

4985

180



उड़ीसा ORISSA



Admissible under the Stamp (Orissa Amendment) Act, 1957, Module I - A No. 23, and the provisions of the Orissa Stamp Act, 1957 and O. D. A. Act, 1957. Does not require stamp duty. **STAMP DUTY PAID**

ACI 298/ ✓
 A1967 36/ ✓
 A1968 41/ ✓
 9(3) 21/ ✓
 349/ ✓

322895

16-5-08
 Registering Office: **KMANDAGIR**
 Attested by *[Signature]*

CONVEYANCE DEED

(For conversion of G.A Department leasehold lands to freehold in Bhubaneswar Municipal Corporation Limits)

This conveyance made on this 2nd day of May 2008 between the Governor of Orissa, hereinafter called "The Vendor" (Which expression shall unless excluded by or repugnant to the context be deemed to include his successors in office and assigns) of the one part, A N D

SRI UMESH KUMAR KHEMKA, aged about 39 years, Son of Sri Shyamsunder Khemka, resident of MB- 4,

Umesh Kumar Khemka

X Umesh Kumar Khemka

1 Shyamsunder Khemka
 2 Umesh Kumar Khemka

Certified to be a true copy ✓

Digitally signed by MANOJ KUMAR SENAPATI
 Date: 2023.07.31 16:26:30 +05:30

10836

3/4/18

U. R. Khemka
165, B. P. Singh

(Handwritten mark)

5732

U. R. Khemka

C.R. Prusty
STAMP VENDOR
B. BHUBANESWAR

Umesh Kumar Khemka
16.05.18

S. P. No 9865-

Umesh Kumar Khemka
16.05.18

S. P. No. 9866

Kanchhalaya Devi Khemka
16.5.18

10:470 2:30
16th May 2018
Umesh Kumar Khemka
Shyamsundar Khemka
16.5.18
Kanchhalaya
Khemka

R. C. Prusty
16.05.18

Umesh Ch. Khemka

Execution of St. Secy
C.R.

This is exempt from personal and
is proved to be real and signature

R. C. Prusty

Registration
* HAND *

IDENTITY
Kanchhalaya Devi Khemka
S/o
of the same
Cultivator

R. C. Prusty



उड़ीसा ORISSA

322896

-2-

Laxmisagar Housing Colony, P.S.-Laxmisagar. Bhubaneswar, in the Dist.of Khurda, hereinafter Called " The Purchaser " through General Administration Department Regd.Lease Deed No- 4493,dt-20.4.1993, (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, administrators, representative and permitted assignees)of the other part.

WHEREAS by a Lease Deed Dated- 21st day of July. 1992, made between the Governor or his assignee on

Umesh Kumar Khemka

Umesh Kumar Khemka

Manoj Kumar Khemka

Manoj Kumar Khemka

Certified to be a true copy ✓

Digitally signed by MANOJ KUMAR SENAPATI Date: 2023.07.31 16:26:31 +05:30

10837
2/4/18

U.K. Khemka

105, Boryunge nagar

Manoj

STAMPED
JURY
AG

→ Omesh Kumar Khemka

Prusty
VENDOR
SWAR



उड़ीसा ORISSA

310183

-3-

the one part and above "purchaser" on the other part and registered on 20th day of April.1993 in the office of the Sub Registrar, Khandagiri, Bhubaneswar, bearing Serial No- 1912, Regd No- 4493, in Book No-I, Volume No-142 at page-219 to 234 (hereinafter referred to as the said Conveyance Deed) Plot No-168(C), Under Revenue Khata No-443 (Anabadi) situated in the Mz-Ghatikia, Bhubaneswar, District Khurda, was demised and assured unto the said purchaser herein subject to the limitation, terms and conditions mentioned therein.

AND WHEREAS representing that the said lease is still valid and subsisting the said purchaser has applied to the vendor to

Umesh Kumar Khemka

Umesh Kumar Khemka

Syam Sunder Khemka
Hanuj Kumar Khemka

Certified to be a true copy ✓

Digitally signed by MANOJ
KUMAR SENAPATI
Date: 2023.07.31 16:26:33
+05:30

10838
31/4/23

U.K. Chandra
165, Bapatnagar
Bhubaneswar

10838
TREASURY
Bhubaneswar
27 MAR 2023
OFFICE

S. Vinay Kumar Khemka

108
C.R. Prusty
STAMP VENDOR
B. S.R. BHUBANESWAR



उड़ीसा ORISSA

310184

-4-

purchase reversionary interest of the vendor in the said demised property leased out to him under the said lease deed to the extent of its permanent, transferable and heritable rights and the vendor has agreed to sell such interest / right of the said demised property subject to the terms and conditions appearing hereinafter. NOW THIS INDENTURE WITNESS THAT in Consideration of the sum of Rs.14,876.00 (Rupees Fourteen thousand eight hundred seventy six) only Paid as conversion fees, before the execution here of (the receipt where of the Vendor hereby admits and acknowledges)the aforesaid representation and subject to the limitation mentioned hereinafter the Vendor both hereby grants, conveys, sells, releases and transfers, assigns and assures unto the aforesaid

X Umesh Kumar Khemka

Shyam Sundar Khemka

Hanoj Kumar Khemka

Umesh Kumar Khemka

Certified to be a true copy ✓

Digitally signed by MANOJ KUMAR SENAPATI
Date: 2023.07.31 16:26:34 +05:30

10829
31/4/23

U.R. Khemke
165, Bantwari

102

DISTRICT TREASURY
KHURDA, BHUBANESWAR
27 MAR 2023
TREASURY OFFICER

2

Omish Kumar Khemke

C.R. Prusty
STAMP VENDOR
BHUBANESWAR



उड़ीसा ORISSA

310185

-5-

purchaser(s) the permanent, transferable and heritable rights in respect of the demised land situated in Plot No-168 (C), in Vill-Ghatikia, Unit- ,of Thasil- Bhubaneswar, Dist. Khurda, (hereinafter referred to as the said property) more fully described in the Schedule hereunder TO HAVE AND TO HOLD the same unto the purchaser with permanent heritable and transferable rights, SUBJECT to the to the exceptions, reservations, covenants and conditions hereafter contained , that is to say , as follows:-

- 1.The purchaser will have only the exclusive surface rights over the said Property.
2. The Vendor excepts and reserves unto himself all mines and minerals of whatever nature lying in or under the said property together with full liberty at all times for the vendor its

Umesh Kumar Khemka

Shyam Sunder Khemka

Manoj Kumar Khembo

Umesh Kumar Khemka

Certified to be a true copy ✓

Digitally signed by MANOJ KUMAR SENAPATI
Date: 2023.07.31 16:26:36 +05:30

10840
3/4/08

U.K. Khemka

IBS, Bhubaneswar

[Handwritten signature]

[Handwritten mark]

Umesh Kumar Khemka

[Handwritten signature]
C.R. Prusty
STAMP VENDOR
S.R. BHUBANESWAR

GOVT TREASURY
S.R. BHUBANESWAR
17 MAR 2008
[Handwritten signature]
TREASURY OFFICER

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

उड़ीसा ORISSA

310186

-6-

agents and workmen, to enter upon all or any part of the property to search for, win, make merchantable, and carry away the said mines and minerals under or upon the said property or any adjoining lands of the Vendor and to lay down the surface of all or any part of the said property and any building under or hereafter to be erected thereon making fair compensation to the purchaser for damage down unto him thereby subject to the payment of land revenue or other imposition payable or which may become lawfully payable in respect of said property and to all public rights or easement affecting the same.

3. That notwithstanding execution of this deed, use of the property in contravention of the provisions of Master

X Umesh Kumar Khemka

Shyam Sunder Khemka

Hanoj Kumar Khemka

Umesh Kumar Khemka

Certified to be a true copy ✓

Digitally signed by MANOJ
KUMAR SENAPATI
Date: 2023.07.31 16:26:37
+05:30

10847
2/4/08

C.R. Khanna
105 B... ..

72

2

102

Umesh Kumar Khanna

C.R. Prusty
STAMP VENDOR
D.S.R. BHUBANESWAR

DISTRICT TREASURY
BHUWANA, BHUBANESWAR
17 MAR 2008
TREASURY OFFICER

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

उड़ीसा ORISSA

091177

-7-

plan / zonal development plan / lay out plan shall not be deemed to have been condoned in any manner and the Town Planning / Local Urban authorities shall be entitled to take appropriate action for contravention of relevant provisions in this regard or any other law for the time being in force.

4. The purchaser shall comply with the building, drainage and other bye laws of the appropriate Municipal or other authorities for the time being in force.
5. If it is discovered at any stage that this deed has been obtained by suppressions of any facts or by any mis-statement, mis-representation or fraud, then this deed shall become void at the option of the Vendor, who shall have the right to cancel this deed and forfeit the

Umesh Kumar Khemka

Shyam Sunder Khemka

Hanuj Kumar Khemka

Umesh Kumar Khemka

Certified to be a true copy ✓

Digitally signed by MANOJ
KUMAR SENAPATI
Date: 2023.07.31 16:26:39
+05:30

10842
3/4/08

U.R. Khemka
165, Bhubaneswar
22

DISTRICT TREASURY
BUDA, BHUBANESWAR

27 MAR 2009

TREASURY OFFICER

Umesh Kumar Khemka

C.R. Prusty
TAMP VENDOR
BHUBANESWAR

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

उड़ीसा ORISSA

091178

-8-

consideration paid by the purchaser.

The decision of the Vendor in this regard shall be final and binding upon the purchaser and shall not be called in question in any proceedings.

6. The purchaser shall not commit any act of waste on the said property so as to render it unfit for the purpose of being used as a house site.
7. Besides the conversion fees of **Rs.14,876.00** as mentioned above the purchaser will be required to pay a sum of **Rs. 37.20** as annual rent for the said property,(besides payment of cess as per Rules).
8. The rent is liable for revision during survey and settlement operations or at the end of each of 15th year, as the case

Umesh Kumar Khemka

Shyam Sunder Khemka

Manoj Kumar Khemka

Umesh Kumar Khemka

Certified to be a true copy ✓

Digitally signed by MANOJ KUMAR SENAPATI
Date: 2023.07.31 16:26:41 +05:30

10849
3/7/18

U.K. Khanna
105, Poojary nagar
M -
SR

TREASURY
BHUBANESWAR
17 MAR 2018
OFFICER

Umesh Kumar Khanna

C.R. Prusty
STAMP VENDOR
D.S.R. BHUBANESWAR

भारतीय गैर न्यायिक

पचास
रुपये
रु. 50



FIFTY
RUPEES
Rs. 50

INDIA NON JUDICIAL

उड़ीसा ORISSA

091179

-9-

may be subject to a maximum limit of 50 (fifty) percent over the rate of rent in force in the previous year or the rates applicable at the time to similar lands in the vicinity.

9. It is further declared that as a result of this Conveyance Deed, Present purchaser from the date mentioned hereafter will become owner of the said property with permanent, transferable and heritable rights and the conveyance deed for lease of the land earlier executed with the purchaser on behalf of the Vendor doth hereby releases the purchaser from all liability in respect of the covenants and conditions contained in the said lease deed required to be observed by the purchaser of the said demised property.

1. Umesh Kumar Khemka.

2. Shyam Sunder Khemka.

2. Manoj Kumar Khemka.

Umesh Kumar Khemka

Certified to be a true copy ✓

Digitally signed by MANOJ KUMAR SENAPATI Date: 2023.07.31 16:26:42 +05:30

899
4158

U.K. Khemka
165, Banpur, Nuz

[Handwritten signature]

Umesh Kumar Khemka.

[Handwritten signature]
C.R. Prusty
STAMP VENDOR
ERUBANESWAR

TREASURY
ERUBANESWAR
17 MAR 2008
[Handwritten signature]
OFFICER

189

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

उड़ीसा ORISSA

091180

-10-

- 10. The stamp duty and registration charges ,upon this instrument shall be borne by the purchaser .
- 11. This transfer shall be deemed to have come in to force with effect from the date of registration of this deed. In witness where of Shri. P. K. Mohanty , Joint. Secretary to Government and Ex-officio, Director of Estates , General Administration Deptt. for and on behalf of and by the Order and direction of the vendor has here unto set his hand and Sri Umesh Kumar Khemka, the purchaser, has here unto set his hand, day and year first above written.

S Umesh Kumar Khemka

Shyam Sunder Khemka

Manoj Kumar Khemka

Umesh Kumar Khemka

Certified to be a true copy ✓

Digitally signed by MANOJ KUMAR SENAPATI Date: 2023.07.31 16:26:44 +05:30

10845-
3/4/08

U. R. Khanna
165, Bhanu Singh

GOVT TREASURY
D.S.R. BHUBANESWAR
7 MAR 2008
OFFICER

[Handwritten signature]

[Handwritten signature]
Umesh Kumar Khanna

[Handwritten signature]
C. R. Prusty
STAMP VENDOR
D.S.R. BHUBANESWAR



ଓଡ଼ିଶା ସାହିତ୍ୟ ORISSA

01AA 195091

-11-

THE SCHEDULE ABOVE REFERRED TO

Dist - Khurda , Thasil-Bhubaneswar ,
 Village- GHATIKIA, Unit -
 Plot No- 168 (C) Ac.0.124 dec.
 Extent (Dimension and area) - 60' X 90'
 As per Drawing No - B/360
 Corresponding to Revenue Plot No- 51 (Pt.)
 Under Revenue Khata No - 443 (Anabadi)
 Mouza - GHATIKIA, Bhubaneswar .
 Under the Jurisdiction of Sub Regst. Khandagiri ,
 Bhubaneswar.

BOUNDED BY

North - Plot No- 167 South - Road
 East- Plot No-153 West- Road

X Omesh Kumar Khemka.

Shyam Sunder Khemka.

Hanuj Kumar Khemka.

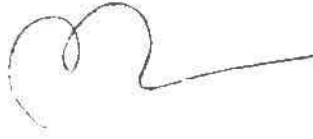
Omesh Kumar Khemka

Certified to be a true copy ✓

10846
2/4/28

C. R. Khemka

165 10/4/28



202

DISTRICT TREASURY
BHURDA, BHUBANESWAR
17 APR 2009
OFFICE

Amesh Kumar Khemka


C. R. Prusty
STAMP VENDOR
BHUBANESWAR

भारतीय गैर न्यायिक

191

बीस रुपये
रु. 20

भारत

INDIA

Rs.20

TWENTY RUPEES



INDIA NON JUDICIAL

ORISSA

01AA 195092

-12-

Signed by Sri. P.K. Mohanty, Joint. Secretary to Government & Ex-Officio Director of Estates, General Administration Department and on behalf of and by the order and direction of the Governor of Orissa (Vendor).

In the presence of witness (Name and address in full)

- Shri Laxmidhar Muzumdar Joint Secy. to Govt. G. A. Deppt
- Shri Kishor Kumar Bhattacharya Ex-Officio Director of Estates, G. A. Deppt

In presence of witness (Name and address in full)

- Shri Shyam Sunder Khemka PURCHASER
M-4, Laxmidhargas Housing Colony, Bhubaneswar-6.
- Shri Hanuj Kumar Khemka
165, Bapuji Nagar, Bhubaneswar-9.

Umesh Kumar Khemka

Copy prepared by me

Certified that this is the true copy and exact reproduction of original document

Umesh Kumar Khemka

Umesh Kumar Khemka

Joint Secy. to Govt. & Ex-Officio Director of Estates, G. A. Deppt

Certified to be a true copy

Digitally signed by MANOJ KUMAR SENAPATI Date: 2023.07.31 16:26:47 +05:30

10

10847
3/1/08

L.R. Khemke
FBS, D. G. Prusty

02-

02

Umish Kumar Khemke.

C.R. Prusty
STAMP VENDOR
BANESWAR

EASUR
BANESWAR
OFFICER

REGISTERED & TRUE COPY
FILED IN

Book No. 1
Volume No. 163
Pages 180 - 191
Page No. 4985
Year 2008

Registered Officer
CHANDAGIR

Foot written by A. Sankar & copy No. 6-5-08
& no address
Copied by M. Prusty
Compd by

Certified to be a true copy

16.15.08
Dr.

Digitally signed by MANOJ
KUMAR SENAPATI
Date: 2023.07.31 16:26:48
+05:30