

Raigarh Railway Station.

About the Location: -

Balbhadrapur, Sapnai, Sikosimol and Sarbahaal are Villages in Raigarh District in the Indian state of Chhattisgarh.

LAND AREA: -

As per Sale Deeds, the Plot area is as below and considered for the purpose of Valuation.

Sr. No.	Document No.	Date	Village	Khasra No.	Area in Hectare	Area in Acres
1	6160	February 25, 2011	Bhalbhadrapur	2/1	0.032	0.079
2			Bhalbhadrapur	3	0.178	0.440
3			Bhalbhadrapur	4	0.308	0.761
4			Bhalbhadrapur	5	0.154	0.381
5			Bhalbhadrapur	6	0.336	0.830
6			Bhalbhadrapur	47/1	0.041	0.101
7			Bhalbhadrapur	48	0.709	1.752
8			Bhalbhadrapur	53	0.603	1.490
9			Bhalbhadrapur	54	0.68	1.680
10			Bhalbhadrapur	1/99	0.523	1.292
11			Bhalbhadrapur	1/116	0.304	0.751
12			Bhalbhadrapur	101/175/1/A	0.202	0.499
13			Bhalbhadrapur	89/180	0.243	0.600
14			Bhalbhadrapur	11/2	0.04	0.099
15			Bhalbhadrapur	12/2	0.656	1.621
16			Bhalbhadrapur	14/2	0.206	0.509
17			Bhalbhadrapur	16/2	0.086	0.213
18			Bhalbhadrapur	12/5	0.607	1.500
19			Bhalbhadrapur	22/3	0.028	0.069
20			Bhalbhadrapur	23/3	0.028	0.069
21			Bhalbhadrapur	24/3	0.134	0.331
22			Bhalbhadrapur	45/2	0.061	0.151
23			Bhalbhadrapur	51/3	0.19	0.469
24			Bhalbhadrapur	11/119/2	0.396	0.979
25			Bhalbhadrapur	22/167/4	0.04	0.099
26			Bhalbhadrapur	203/6	0.089	0.220
27			Bhalbhadrapur	203/2	0.312	0.771
28			Bhalbhadrapur	203/8	0.138	0.341
29			Bhalbhadrapur	29/7	0.024	0.059
30			Bhalbhadrapur	33/3	1.133	2.800
31			Bhalbhadrapur	204/5	0.787	1.945
32			Bhalbhadrapur	11/6	0.065	0.161
33			Bhalbhadrapur	12/204/12	0.445	1.100



34			Bhalbhadrapur	15/203/9	0.065	0.161
35			Bhalbhadrapur	15/203/10	0.368	0.909
36			Bhalbhadrapur	16/5	0.113	0.279
37			Bhalbhadrapur	22/7	0.026	0.064
38			Bhalbhadrapur	24/4	0.134	0.331
39			Bhalbhadrapur	15/203/11	0.7	1.730
40			Bhalbhadrapur	29/8	0.065	0.161
41			Bhalbhadrapur	29/9	0.032	0.079
42			Bhalbhadrapur	45/5	0.04	0.099
43			Bhalbhadrapur	29/2	0.016	0.040
44			Bhalbhadrapur	51/6	0.121	0.299
45	6177	February 25, 2011	Bhalbhadrapur	67/187/2	0.236	0.583
46			Bhalbhadrapur	76/172/2	1.652	4.082
47			Bhalbhadrapur	67/187/3	0.237	0.586
48			Bhalbhadrapur	76/172/3	1.652	4.082
49			Bhalbhadrapur	121/2	2.023	4.999
50			Bhalbhadrapur	67/187/1	0.236	0.583
51			Bhalbhadrapur	76/172/1	1.652	4.082
52			Bhalbhadrapur	29/5	0.028	0.069
53			Bhalbhadrapur	29/6	0.036	0.089
54			Bhalbhadrapur	30/4	0.02	0.049
55			Bhalbhadrapur	33/2	0.138	0.341
56			Bhalbhadrapur	124/4	0.121	0.299
57			Bhalbhadrapur	203/4	0.206	0.509
58			Bhalbhadrapur	204/4	0.121	0.299
59			Bhalbhadrapur	204/7	0.105	0.259
60			Bhalbhadrapur	204/11	0.119	0.294
61			Bhalbhadrapur	204/10	0.267	0.660
62			Bhalbhadrapur	205/4	0.324	0.801
63	3882	October 1, 2010	Bhalbhadrapur	13/205/17	0.595	1.470
64			Bhalbhadrapur	15/203/20	0.926	2.288
65			Bhalbhadrapur	24/1	1.315	3.249
66			Bhalbhadrapur	22/124/8	0.097	0.240
67			Bhalbhadrapur	18/5	0.129	0.319
68			Bhalbhadrapur	12/6	0.105	0.259
69			Bhalbhadrapur	12/204/13	0.182	0.450
70			Bhalbhadrapur	12/204/14	0.396	0.979
71	3504	September 15, 2010	Bhalbhadrapur	11/8	0.097	0.240
72			Bhalbhadrapur	12/10	0.45	1.112
73			Bhalbhadrapur	14/5	0.053	0.131
74			Bhalbhadrapur	16/6	0.093	0.230
75			Bhalbhadrapur	18/6	0.231	0.571



76	Bhalbhadrapur	22/8	0.231	0.571
77	Bhalbhadrapur	45/7	0.02	0.049
78	Bhalbhadrapur.	51/7	0.093	0.230
79	Bhalbhadrapur	11/119/5	0.105	0.259
80	Bhalbhadrapur	22/124/6	0.065	0.161
81	Bhalbhadrapur	22/167/7	0.057	0.141
82	Bhalbhadrapur	15/203/18	0.615	1.520
83	Bhalbhadrapur	33/6	0.066	0.163
84	Bhalbhadrapur	30/6	0.036	0.089
85	Bhalbhadrapur	11/4	0.04	0.099
86	Bhalbhadrapur	12/3	0.121	0.299
87	Bhalbhadrapur	16/4	0.049	0.121
88	Bhalbhadrapur	14/4	0.061	0.151
89	Bhalbhadrapur	18/4	0.012	0.030
90	Bhalbhadrapur	22/5	0.049	0.121
91	Bhalbhadrapur	45/1	0.02	0.049
92	Bhalbhadrapur	24/2	0.061	0.151
93	Bhalbhadrapur	11/119/4	0.077	0.190
94	Bhalbhadrapur	229/3	1.74	4.300
95	Bhalbhadrapur	11/10	0.142	0.351
96	Bhalbhadrapur	12/12	0.599	1.480
97	Bhalbhadrapur	14/7	0.085	0.210
98	Bhalbhadrapur	16/8	0.146	0.361
99	Bhalbhadrapur	18/8	0.032	0.079
100	Bhalbhadrapur	22/10	0.36	0.890
101	Bhalbhadrapur	51/9	0.138	0.341
102	Bhalbhadrapur	11/119/17	0.154	0.381
103	Bhalbhadrapur	22/167/9	0.028	0.069
104	Bhalbhadrapur	12/204/19	0.348	0.860
105	Bhalbhadrapur	33/8	0.113	0.279
106	Bhalbhadrapur	30/8	0.049	0.121
107	Bhalbhadrapur	28/3	1.275	3.151
108	Bhalbhadrapur	28/4	0.057	0.141
109	Bhalbhadrapur	28/7	0.065	0.161
110	Bhalbhadrapur	28/5	0.081	0.200
111	Bhalbhadrapur	43/7	0.121	0.299
112	Bhalbhadrapur	28/6	0.205	0.507
113	Bhalbhadrapur	67/2	0.259	0.640
114	Bhalbhadrapur	57/128	0.522	1.290
115	Bhalbhadrapur	111/2	0.044	0.109
116	Bhalbhadrapur	181/2	0.02	0.049
117	Bhalbhadrapur	100/135	0.105	0.259

118			Bhalbhadrapur	127/2	0.044	0.109
119			Bhalbhadrapur	28/1	1.1	2.718
120			Bhalbhadrapur	43/5	0.121	0.299
121			Bhalbhadrapur	50	0.526	1.300
122			Bhalbhadrapur	50/127/1	0.231	0.571
123			Bhalbhadrapur	59/147	0.158	0.390
124			Bhalbhadrapur	59/148	1.7	4.201
125			Bhalbhadrapur	59/149	1.214	3.000
126			Bhalbhadrapur	59/150	4.452	11.001
127			Bhalbhadrapur	59/169	0.324	0.801
128			Bhalbhadrapur	59/146	0.971	2.399
129			Bhalbhadrapur	11/9	0.049	0.121
130			Bhalbhadrapur	12/11	0.231	0.571
131			Bhalbhadrapur	14/6	0.028	0.069
132			Bhalbhadrapur	16/7	0.053	0.131
133			Bhalbhadrapur	18/7	0.016	0.040
134			Bhalbhadrapur	22/9	0.117	0.289
135			Bhalbhadrapur	45/8	0.012	0.030
136			Bhalbhadrapur	51/8	0.049	0.121
137			Bhalbhadrapur	11/119/6	0.053	0.131
138			Bhalbhadrapur	22/7	0.026	0.064
139			Bhalbhadrapur	22/167/8	0.008	0.020
140			Bhalbhadrapur	15/203/19	0.308	0.761
141			Bhalbhadrapur	12/204/18	0.113	0.279
142			Bhalbhadrapur	33/7	0.036	0.089
143			Bhalbhadrapur	30/7	0.016	0.040
144			Bhalbhadrapur	22/1	0.324	0.801
145			Bhalbhadrapur	96	0.509	1.258
146			Bhalbhadrapur	97	2.938	7.260
147			Bhalbhadrapur	96/191	3.707	9.160
148	3237	September 3, 2010	Bhalbhadrapur	28/02	4.573	11.300
149			Bhalbhadrapur	43/01	1.056	2.609
150			Bhalbhadrapur	67/01	2.331	5.760
151			Bhalbhadrapur	111/01	0.368	0.909
152			Bhalbhadrapur	50/127/3	0.559	1.381
153			Bhalbhadrapur	92/1	0.065	0.161
154			Bhalbhadrapur	89/181	0.951	2.350
155			Bhalbhadrapur	65/188	0.462	1.142
156			Bhalbhadrapur	49/131	2.233	5.518
157	3233	September 3, 2010	Sarbahaal	6	0.866	2.140
158			Sarbahaal	7	0.632	1.562
159			Sarbahaal	9	0.376	0.929



160			Sarbahaal	10	2.181	5.389
161			Sarbahaal	11	0.607	1.500
162			Sarbahaal	15	0.227	0.561
163			Sarbahaal	16	5.475	13.529
164			Sarbahaal	21/1	0.073	0.180
165			Sarbahaal	29/2	0.117	0.289
166			Sarbahaal	32/2	0.356	0.880
167	6159	February 25, 2011	Sarbahaal	18	3.917	9.679
168			Sarbahaal	31	0.162	0.400
169			Sarbahaal	37	4.973	12.288
170	3236	September 3, 2010	Sikosimaa	36/2	3.561	8.799
171			Sikosimaa	23/6	1.619	4.001
172			Sikosimaa	26/1	1.775	4.386
173			Sikosimaa	26/17	0.405	1.001
174			Sapnai	19	0.117	0.289
175			Sapnai	26	0.482	1.191
176			Sapnai	27	0.049	0.121
177			Sapnai	30/2	1.619	4.001
178			Sapnai	31	1.291	3.190
179			Sapnai	32	0.737	1.821
180			Sapnai	36	0.757	1.871
181			Sapnai	58	0.352	0.870
182			Sapnai	115/2	0.032	0.079
183			Sapnai	115/4	0.606	1.497
184			Sapnai	122/2	0.648	1.601
185			Sapnai	126/2	0.429	1.060
186			Sapnai	175	0.809	1.999
187	3235	September 3, 2010	Sapnai	72	0.809	1.999
188			Sapnai	10	0.809	1.999
189			Sapnai	4	0.809	1.999
190			Sapnai	178	0.809	1.999
191			Sapnai	168	0.809	1.999
TOTAL					259.685	

Hence, for the valuation purpose we have taken land area as 259.685 Acres as per Sale deed.

Note: S no. 12, survey No. as mentioned in document is 101/175/1/C whereas in mail is 101/175/1/A. S no. 25, survey No. as mentioned in document is 22/164/4 whereas in mail is 22/167/4. S no. 148-155, as per documents, the said land parcels are in Bhalbhadrapur, but as mentioned in mail it is in Sarbahaal. As per Title search report, land is duly diverted vide 14/A-2/2010-2011 order dated 23-12-2010. S no.170, as per Title search report, land is duly diverted vide 13/A-2/2010-2011 order dated 23-12-2010. S no. 187-191, as per Title search report, land is duly diverted vide 15/A-2/2010-2011 order dated 23-12-2010 from court of S.D.O (R.) Raigarh.

Structures –



