

2626 154

ANT

Belpur
NAL

2390

1000Rs.

5520
20705520
2070
10760

Admissible U.R.-25 duly stamped
under the I. S. (O. A.) Act, 2001 and
Orissa Act, 1 of 2003, Schedule I-A.
No. 23 / Fee not required
stamp duty under I. S. Act, 1899
Fee Paid.

Signature
20/8/07
Registering Officer
BHARUGUDA



1403620
L. T. 9. 8
Saraswati padhan
29/8/07

AF(1) 1380-00
AF(2) 72-00
AF(6) 6500
9 2500
195800

Name and address of the Vendors:-

1. Mst. Saraswati Padhan, aged about 75 years, W/O. Late Subnath Padhan,
by caste - Kulita, by occupation - House wife & Cultivation,
2. Sri Hrudananda Padhan, aged about 55 years, S/O. Late Subnath Padhan,
3. Sri Ramnath Padhan, aged about 77 years,
4. Sri Suru Padhan, aged about 74 years,
5. Sri Bihari Padhan, aged about 65 years, No.3 to 5 all sons of Late
Sankirtan Padhan, all by caste - Kulita, No.2 to 5 by occupation - Cultivation, all
resident of Village - Chingiriuda, P.O. R. Kudopali, P.S. Brajrannagar, Tahasil
and District - Jharsuguda, Orissa, (hereinafter referred to as "the vendors" which

Witnesses:

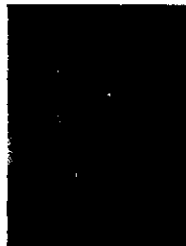
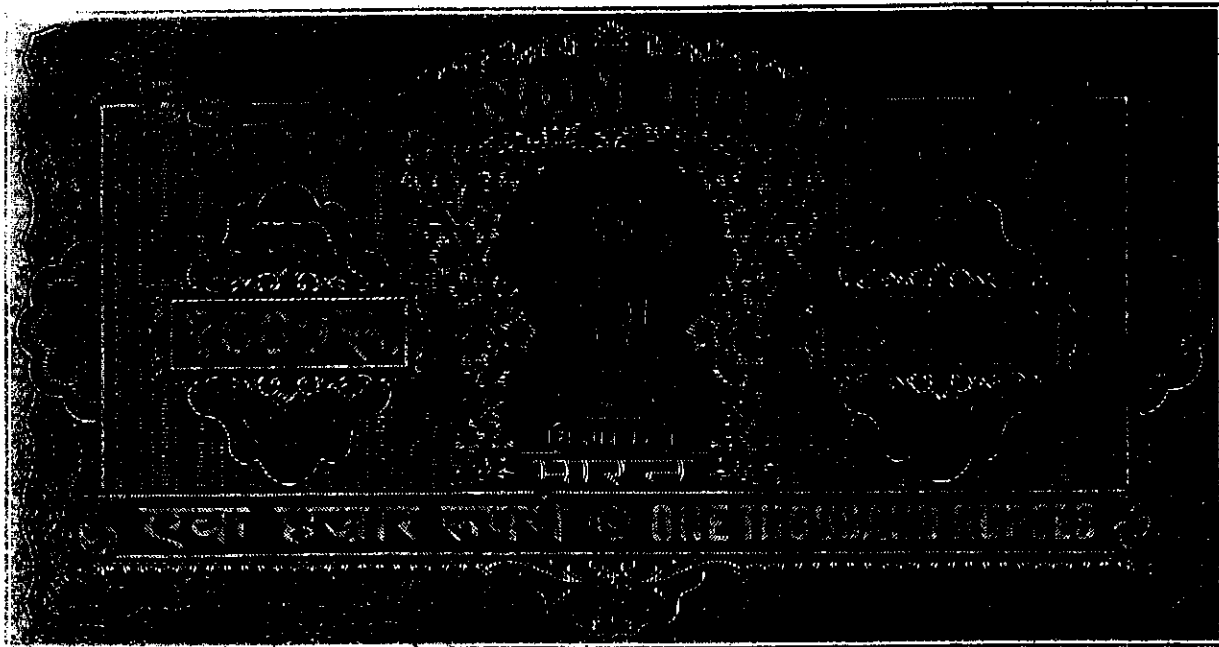
1. Chandra padhan 29/8/07
2. Nepal padhan 29/8/07

L. T. 9. 8
Hrudananda
padhan
29/8/07

L. T. 9. 8
Saraswati padhan
29/8/07

Ran nath padhan
29/8/07

L. T. 9. 8
Suru padhan
29/8/07



L. T. 9. 8
Hrudananda
padhan
G.S. 29/8/07

term shall mean and include their heir or heirs, legal representatives wherever the context so admits or requires).

Name and address of the Purchaser:-

ARYAN COAL BENEFICATION PRIVATE LIMITED, having its registered office at 18, Vasant Enclave, Rao Tula Marg, New Delhi - 110057 and Branch Office at College Road, Rangadhipa, Sundargarh, P.O./P.S./ Tahasil and District - Sundargarh, represented through its General Manager Sri Suresh Kumar Saxena, aged about 63 years, S/O. Late Bala Sahai Saxena, by occupation - Service, resident of College Road, Rangadhipa, Sundargarh, P.O./P.S./Tahasil and District - Sundargarh, Orissa, (hereinafter referred to as "the Purchaser" which

Witnesses:

1. Chin Pradhan

2. Nepal Pradhan

L. T. 9. 8
Hrudananda
padhan
G.S. 29/8/07



L. T. 9. 8
Saraswati padhan
G.S. 29/8/07

Ram Nath Padhan
G.S. 29/8/07
L. T. 9. 8
Suresh padhan
G.S. 29/8/07





Ram Nath Padhan



term shall mean and include its successor-in-office, legal representatives wherever the context so admits or requires).

Nature of Deed: - "SALE DEED"

Consideration Amount:-Rs.69,000/- (Rupees Sixty nine thousand) only.

Description of the landed property sold:-

(That is schedule of land conveyed by way of sale unto the Purchaser).

All the piece and parcel of vacant land situated in Mouza - Chingiriuda, P.S. Brajrajnagar, Tahasil and District - Jharsuguda, Orissa, within Jharsuguda District Sub-Registry bearing M.S. Khata No.65 (Sixty five) M.S. Plot No.149 (p) (One hundred forty nine part) comprising an area of Ac.0.22.dec. (Twenty two decimals) Kisam - Aa. Sa.

Witnesses:

1. Chandra Padhan

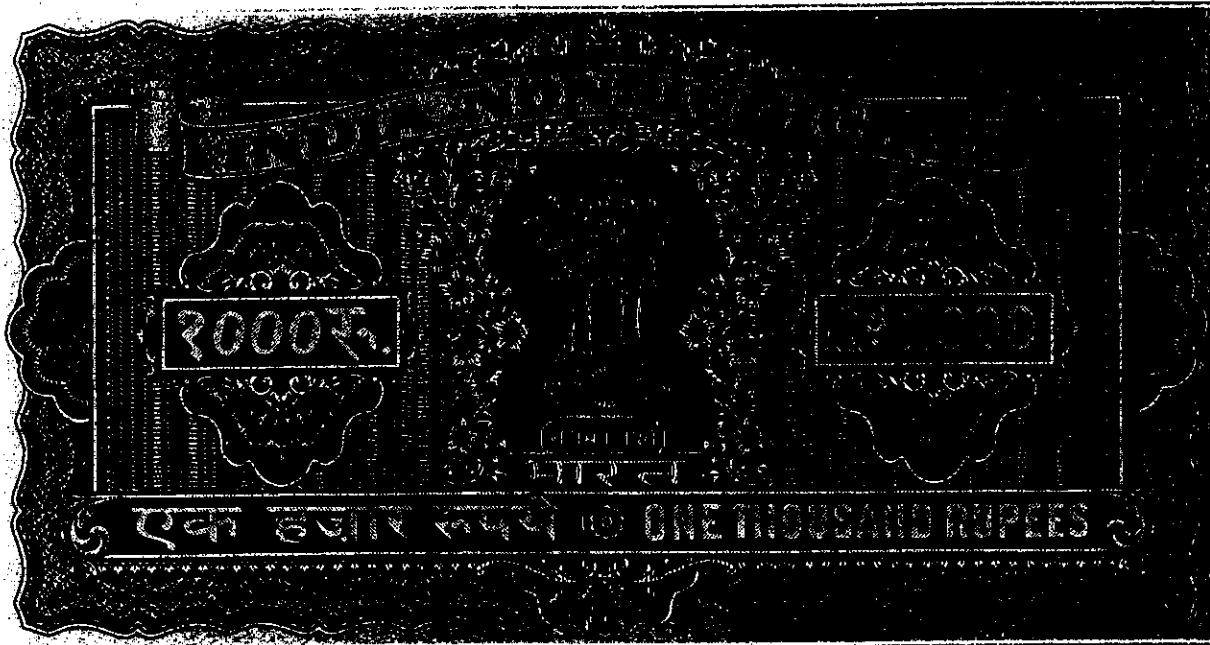
2. Nepal Padhan

L. T. 1. 1. 1. 1.
Houdnanda
padhan
29/8/07



L. T. 1. 1. 1. 1.
Suraswati padhan
29/8/07

Ram Nath Padhan
29/8/07
L. T. 1. 1. 1. 1.
Suraswati padhan
29/8/07



L. T. 2. 85
Bun padhan
G.S.D.
29/8/07

And Plot No.151 (One hundred fifty one) comprising an area of Ac.0.29.dec. (Twenty nine decimals) Kisam - Aa. Sa.

And Plot No.137 (One hundred thirty seven) comprising an area of Ac.0.18.dec. (Eighteen decimals) Kisam - Be. Sa/2. Total Khata 1 (One) Total plot 3 (Three) Total area Ac.0.69.dec. (Sixty nine decimals) land together with all right, title and interest, liberties, easements of the vendors along with stone, trees, water etc. into or upon the land hereby conveyed by way of sale unto the purchaser.

Witnesses:

1. Chander pradhan

2. Nepal pradhan

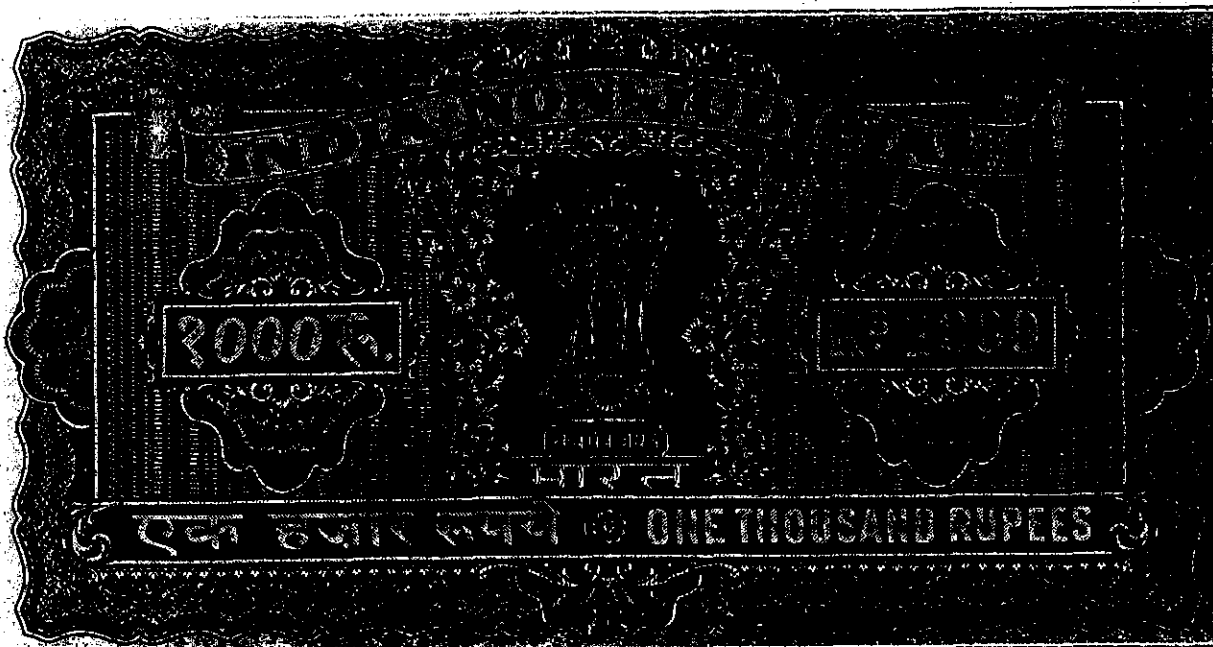
L. T. 2. 85
Hansananda
padhan
G.S.D.
29/8/07

R. am nath padhan
G.S.D.
29/8/07

L. T. 2. 85
Saraswati padhan
G.S.D.
29/8/07

L. T. 2. 85
Surya padhan
G.S.D.
29/8/07

1000Rs.



सहायक पट्टा



The boundary of plot No.149 is as follows:-

North - Plot No.150. South - Part of plot No.149.
East - Plot No.157. West - Plot No.148.

The boundary of plot No.137 is as follows:-

North - Plot No.1153. South - Plot No.1234.
East - Plot No.156. West - Plot No.136.

The boundary of plot No.151 is as follows:-

North - Plot No.150 & 152. South - Plot No.148.
East - Plot No.150. West - Plot No.1154 & 1155.
Annual rent - Rs.3.50.paisa. P.S. No.11. Tahasil No.143

Witnesses:

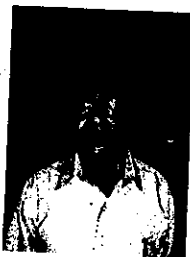
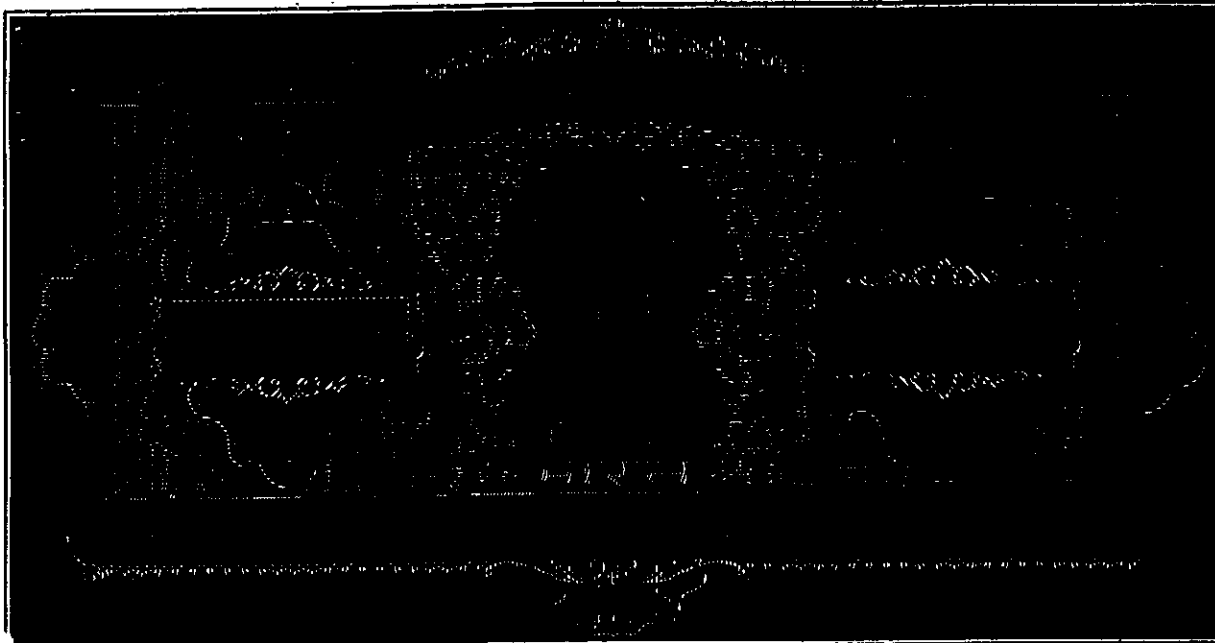
1. Chandra Pradhan
2. Nepal Pradhan

L.T. 1. 1. of
Saraswati Pradhan
29/8/07

Ranajit Pradhan
सहायक पट्टा

L.T. 1. 1. of
Himel Pradhan
29/8/07

L.T. 1. 1. of
Surya Pradhan
29/8/07



[Signature]
 GENERAL MANAGER
 of Coal Beneficiations (P) Ltd,
 L...giriura & Gopalpur Washeries

The area of land conveyed by way of sale is marked in red colour of the attached trace map which forms part of this deed of sale.

DESCRIPTION OF THE DEED

WHEREAS the vendors are seized and possessed of the landed property mentioned in column five above in their own right, title and interest as owners thereof and paying malguzari and all rents, taxes in respect of the said land to the Government regularly;

WHEREAS the aforesaid land described in column five above stands recorded in the name of Late Sankirtan Padhan deceased father of the vendor No.3,4 & 5 and father-in-law of vendor No.1 and grand father of vendor No.2;

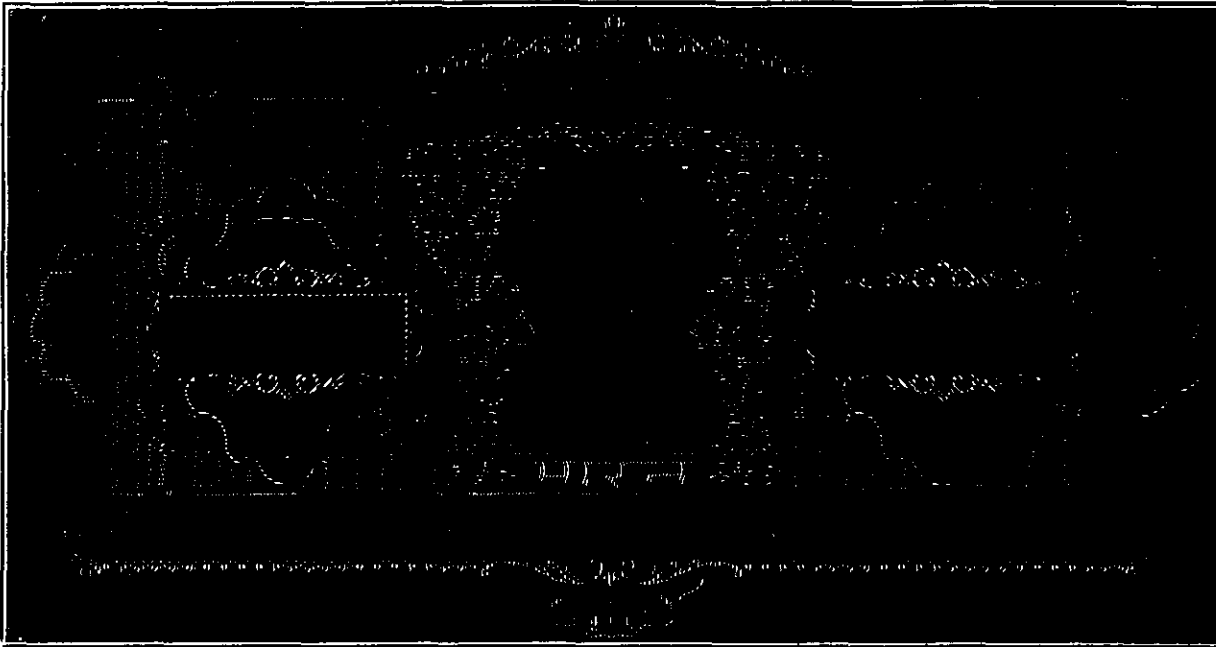
Witnesses:

1. *Chandrapadma*
2. *Nepal Padma*

[Signature]
 L. T. 30
 Saraswati Padhan
[Signature]
 29/8/07

[Signature]
 L. T. 30
 Hanuman Padhan
[Signature]
 29/8/07

[Signature]
 L. T. 30
 Supriya Padhan
[Signature]
 29/8/07



WHEREAS after the death of Sankirtan Padhan, the vendors are succeeded and inherited the landed property mentioned in column five above being the legal heirs and successors in interest of Late Sankirtan Padhan and possessing the same with their rights, title and interest as absolute owners thereof;

WHEREAS the land described in column five above is free from all encumbrances, lien and charges and the vendors are legally competent to deal with the above mentioned land in any way they liked including to mortgage, sell the same;

WHEREAS the vendors desired to sell the aforesaid land at a consideration amount of Rs.69,000/- (Rupees Sixty nine thousand) only being the prevalent market price for repay the loan and to meet all other legal necessity.

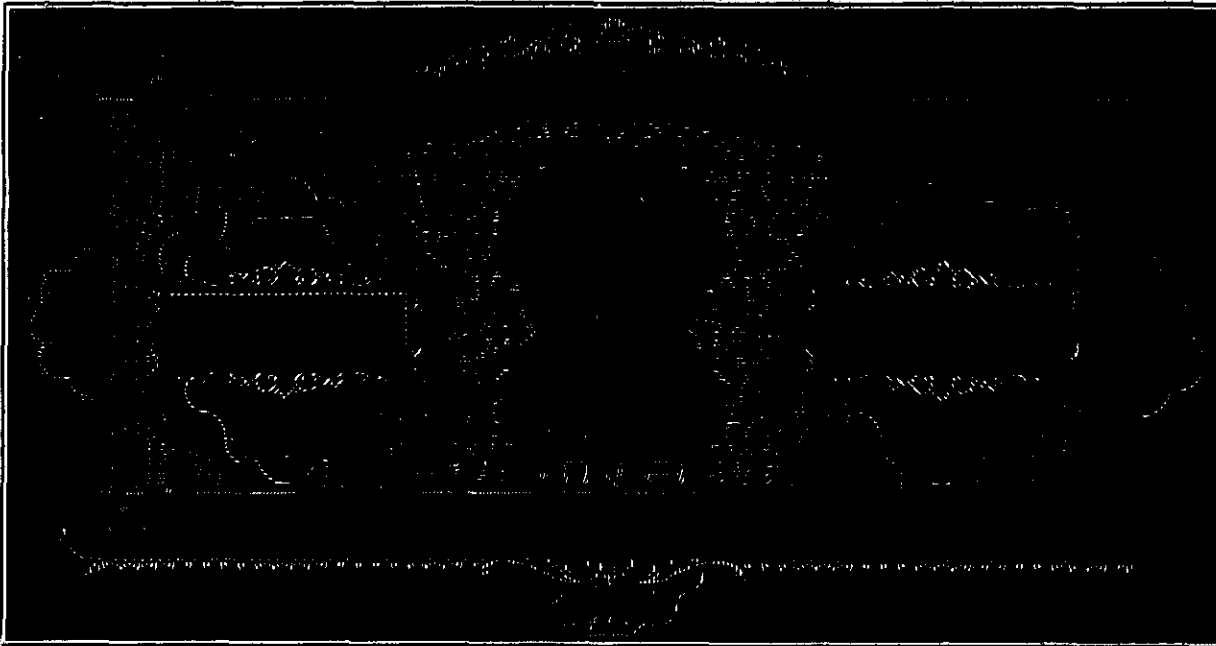
AND WHEREAS the Purchaser agreed to purchase the said land described in column five above at the stipulated price of Rs.69,000/- (Rupees Sixty nine thousand) only upon terms and conditions mutually agreed upon and set forth herein below;

Witnesses:

1. Chandra pradhan
2. Nitya Padhan

L. T. S. or
Saraswati Padhan
29/8/07

R. Ananta Padhan
29/8/07
L. T. S. or
Hrudaman Padhan
29/8/07
L. T. S. or
Surya Padhan
29/8/07



NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

That in pursuance of the said agreement and in consideration of a sum of Rs.69,000/- (Rupees Sixty nine thousand) only paid by the purchaser to the vendors by way of cash in presence of the witnesses (the receipt of which the vendors hereby admits and acknowledges), the vendors doth hereby grant, convey, transfer and assigns by way of sale unto the purchaser the schedule land i.e. all the piece and parcel of land more fully described in the schedule above together with all right, title, interest, soil, stone, water, easement, liberties and appurtenances of the vendors in or to the schedule land **TO HAVE AND TO HOLD** the same and every part thereof, absolutely and forever.

The vendors further assures the purchaser and Covenants:

That, the schedule land is free from all encumbrances, charges and attachment.

That, the malguzari of the schedule land has been paid up-to-date.

Witnesses:

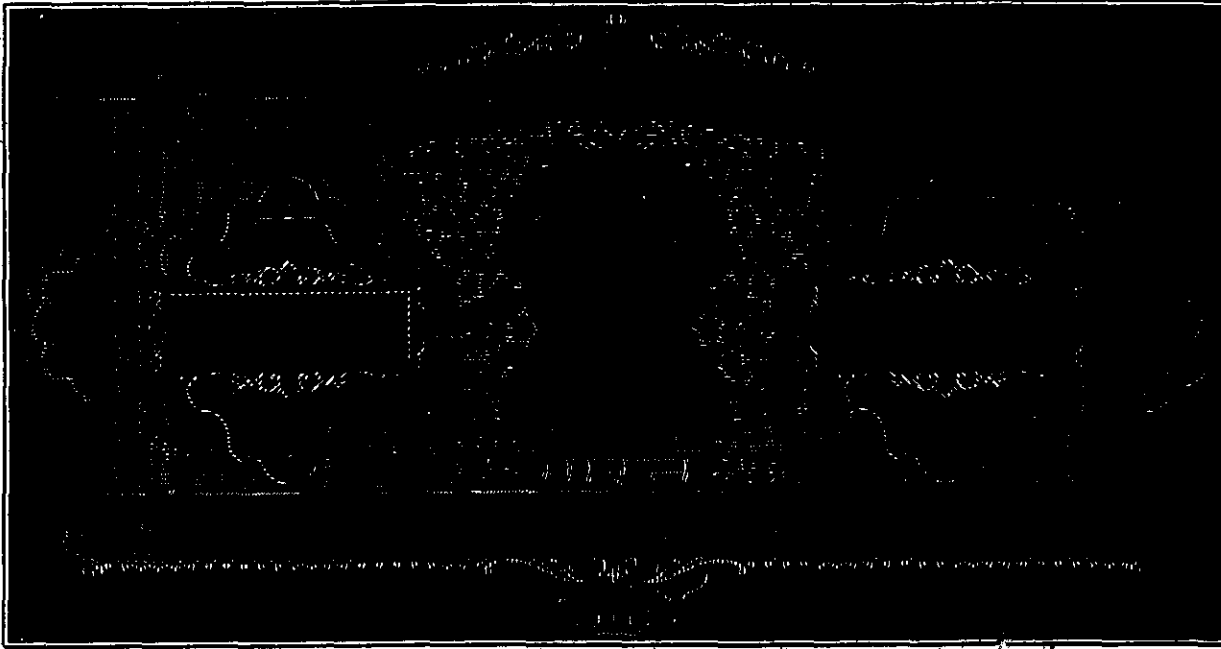
1. *Chandra Prasad*
2. *Nepal Prasad*

L. T. 3. 11
Saraswati Pachhan
29/8/07

Ram Nath Pachhan
29/8/07

L. T. 3. 11
Hindumant
Pachhan
29/8/07

L. T. 3. 11
Surya Pachhan
29/8/07



That, the vendors have delivered physical possession of the schedule land to the purchaser.

That the purchaser shall have the quiet enjoyment of the schedule land without any interference and/or disturbance by the vendors.

That the vendors further have delivered to the purchaser all the relevant deeds, documents and papers relating to the title of the vendors and all persons claiming there under do hereby agree with the purchaser and his successor-in-office to do all such lawful acts, things and deed for further and more perfectly conveying and assuring the said property or any part thereof to the purchaser and its successor-in-office and save harmless and to keep him indemnified against all losses, damages, costs, and expenses which the purchaser or his successor-in-office may sustain by reason of any claim being made by anybody to the said landed property described in column five above or any part thereof. In case the purchaser/company shall be deprived of the possession of the said landed property or any part thereof by virtue of any act of the vendors, their heirs or assigns or successors in interest or by any person claiming title thereto, the vendors and their

Witnesses:

1. *Chandra Prasad*

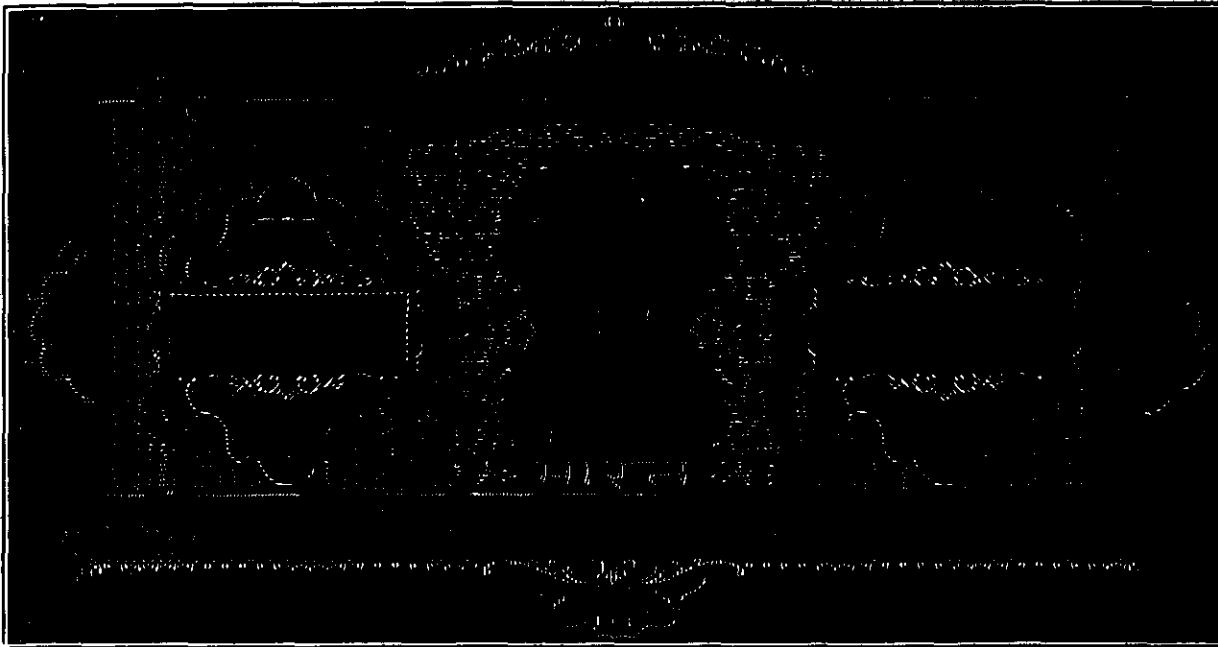
2. *Nepal Pradha*

*L.T. 2. 15
Sera Saveri padhan
29/8/07*

R. am math padhan

*L.T. 2. 15
Hrudaynada
padhan
29/8/07*

*L.T. 2. 15
Sera Saveri padhan
29/8/07*



estate shall be bound to compensate the purchaser for such loss or damages arising from such act and shall be liable to refund the consideration money along with improvement cost with interest at the Government rate from the date of deprivation of possession and/or accrual of such loss.

That the vendors further declare:

We the Vendors hereby declare that we will be held entirely responsible to be prosecuted both civilly and criminally for any misrepresentation, suppression, distortion of facts with regard to ownership, right, title and interest, possession, valuation/consideration and the right to convey/transfer etc. of the above mentioned land described in column five above.

That the vendors or any other member of their family does not own or possess land beyond ceiling limit of ten standard acres as prescribed under the O.L.R. Act, 1973.

Witnesses:

1. Chandra Pradhan
2. Nepal Pradhan

L. T. 3. of
Saraswati Pradhan
01/08/07
29/8/07

Ram Nath Pradhan

L. T. 3. of
Hrudamandya Pradhan
01/08/07
29/8/07

L. T. 3. of
Suresh Pradhan
01/08/07
29/8/07



That the vendors and the purchaser do not belong to schedule caste or schedule tribe community.

That, the schedule land mentioned in column five above has not been leased out to the vendors by the Government of Orissa during the last ten years. It is own private land of the vendors with rayati status.

The property transferred in this deed does not belong to or given or endowed for the purpose of any public religious institutions. Thzat the land transferred in this deed has not been obtained from Bhudan.

That the above mentioned land is not under consolidation operation.

That the above mentioned land is vacant land.

The vendors further declare that they will be held entirely responsible if they have committed any misrepresentation, suppression or distortion of facts or have deceived/ defrauded the purchaser/company in any manner.

Witnesses:

1. *Chandras Prasad*

2. *Nepal Pradha*

L. T. S. S. R.
Hondaganda
padhan
29/8/07

L. T. S. S. R.
Saraswati padhan
29/8/07

R. an. nath Padhan
29/8/07

L. T. S. S. R.
Saraswati padhan
29/8/07

Witnesses:-

L.H. 3.00 L. T. 1.00
Saxophone Supply
Pacheco Pacheco
Garcia Garcia
2/18/07 2/18/07

Remnant Patha

6
L. T. 91/112
Suryapadman
29/8/07
Signature of the Vendor

2. 1) Thiruvonda,

Signature of the Vendors.

29/5/07

Mr. An. Coal Beneficiations (P) Ltd
Chingiriura & Gopalpur Washeries

Signature of the Purchaser.

Drafted, typed, read over and explained the contents of this deed to the parties and they have admitted the same to be correct and signed in my presence.

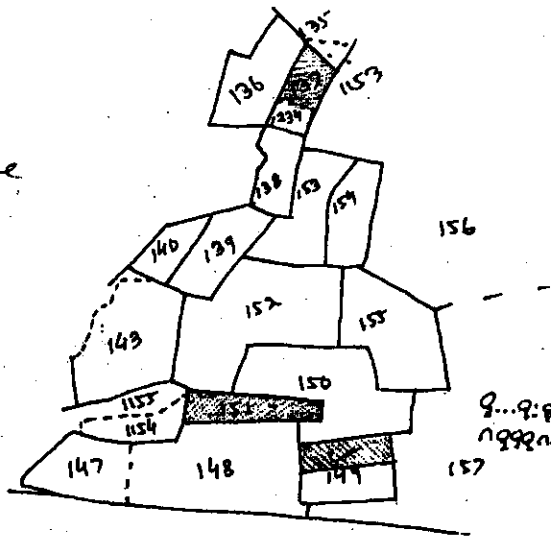
Gobardhan Subh
29/8/07

Deedwite
Sambalpur and
Thansingh
alt L. No 56/99

2918107

Red dots shown of the
major settlement map.

major settlement	Plot No	Area	Assam	Rent
65	137	0.18	Bela/2	
.	149 (P)	0.22	Aasa	
"	151	0.29	"	
	3	Ac 0.69		Rs 350



To
Dad
(4/10)
25th
29/10/07

L. 7.7.85
Sargamati
padhan
Gisap
29/8/07

Kan nall

बिहार राज्य

L. T. 2. 8
Hondanamb
padhan
CT 2
29/5/6

L.T. 2. 85
Surya
padman
case
29/8/07

GENERAL MANAGER

[illegible]

154-1-27
23910-7

CONFIDENTIAL