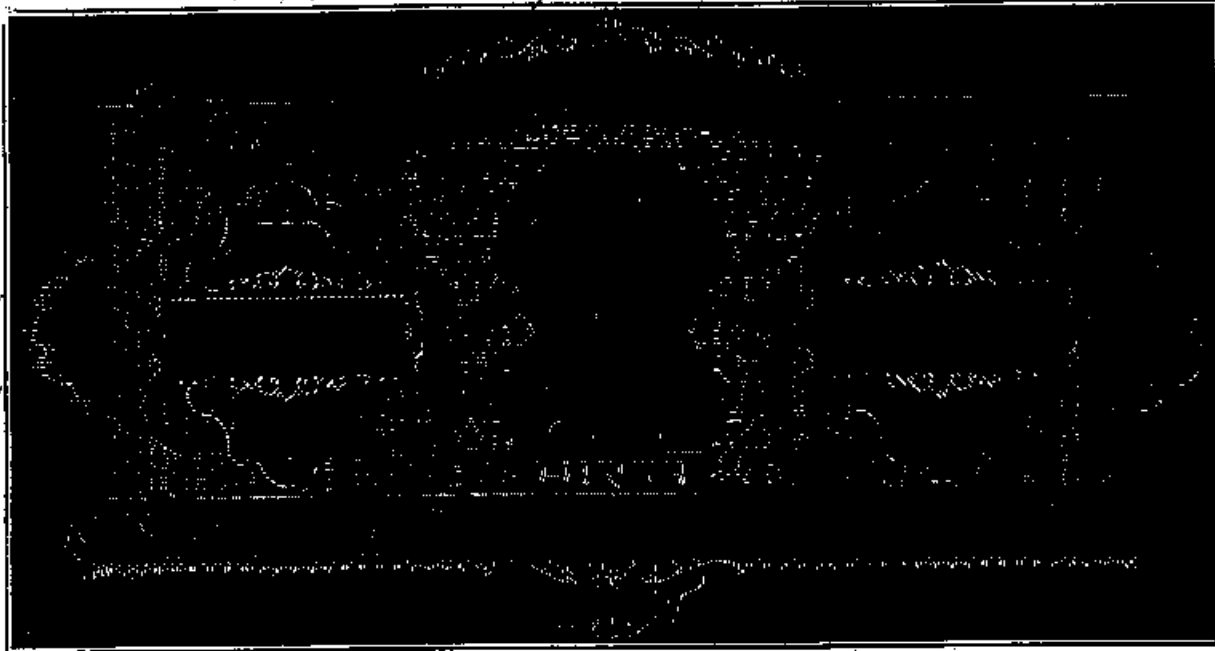


2627 154 BNS
25/11/66 CH - Deshpande
N/A

2991

500Rs.



Admissible U.R.-75 duty stamped
under the I. S. (G. A.) Act, 2001 and
Orissa Act. 1 of 2003, Schedule 1-A.
No. 23 Does not require
stamp duty under I. S. Act. 1899.
Fee Paid.

Registering Office
Bhubaneswar



L.T. 9.06
Harishankar
Pradhan
mark
29.8.07
S.H.
11/06/00
10232-10
28/10/07

Name and address of the Vendors:-

1. Harishankar Pradhan, aged about 84 years, S/O. Late Hrushikesh Pradhan,
2. Sri Pabitra Pradhan, aged about 37 years, S/O. Late Rajendra Pradhan,
3. Sri Jayamani Pradhan, aged about 53 years,
4. Sri Jadhistir Pradhan, aged about 60 years, No.3 & 4 sons of Late
Hrushikesh Pradhan, all by caste - Kulita, by occupation - Cultivation, resident of
Village - Chingiriuda, P.O. R. Kudopali, P.S. Brajrajnagar, Tahasil and District -
Jharsuguda, Orissa, (hereinafter referred to as "the vendors" which term shall
mean and include their heir or heirs, legal representatives wherever the context so
admits or requires).

Witnesses:

1. Nepal Pradhan 29.8.07
 2. Chand Pradhan 29.8.07
- L.T. 9.06
Harishankar
Pradhan
mark
29.8.07
S.H.
11/06/00
10232-10
28/10/07



Pabitra Pradhan



Name and address of the Purchaser:-

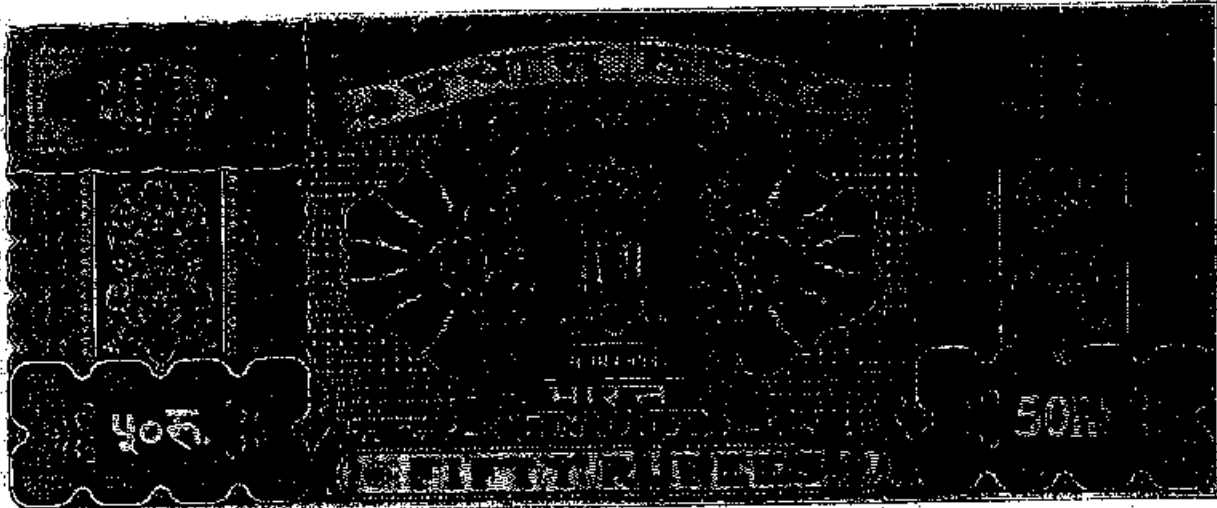
ARYAN COAL BENEFICATION PRIVATE LIMITED, having its registered office at 18, Vasant Enclave, Rao Tula Marg, New Delhi - 110057 and Branch Office at College Road, Rangadhipa, Sundargarh, P.O./P.S./Tahasil and District - Sundargarh, represented through its General Manager Sri Suresh Kumar Saxena, aged 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 term shall mean and include its successor-in-office, legal representatives wherever the context so admits or requires).

Witnesses:

1. *Nepal Pradhan* 29.8.07
2. *Chandra Pradhan* 29.8.07

L.T.S. of
Harishankar
Pradhan
29.8.07
29.8.07
Pabitra Pradhan
29.8.07
29.8.07
29.8.07

50 Rs.



बिक्री/प्राप्ति पत्र

Nature of Deed: - "SALE DEED"

Consideration Amount:-Rs.8,000/- (Rupees Eight thousand) only.

Description of the landed property sold:-

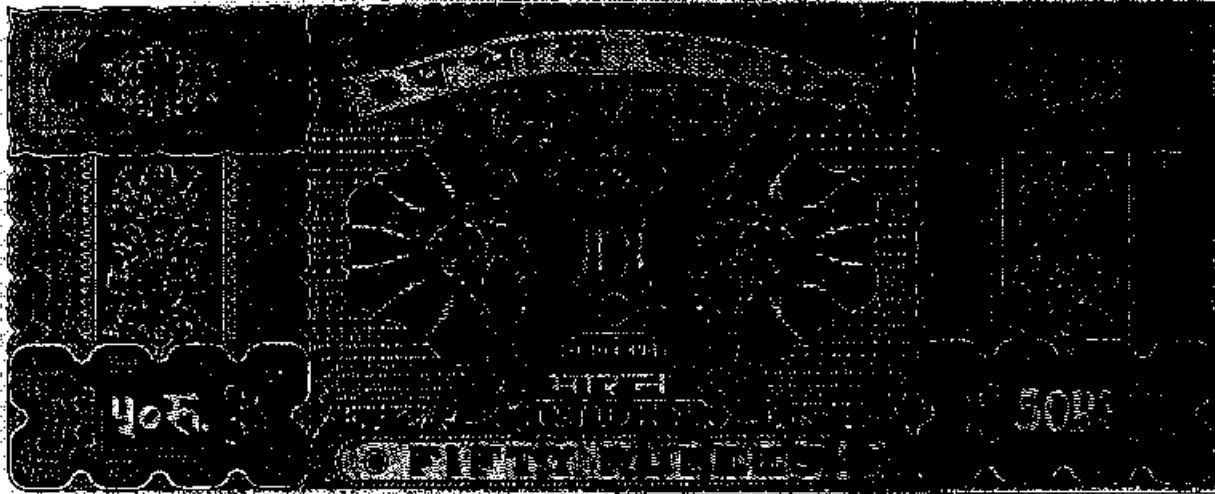
(That is schedule of land conveyed by way of sale unto the Purchaser).

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.73 (Seventy three) M.S. Plot
No.137/1234 (One hundred thirty seven by one thousand two hundred thirty four)
comprising an area of Ac.0.08.dec. (Eight decimals) Kisam - Be. Sa. land

Witnesses:

1. NEPAL Pradhan 29-8-07
2. Chandru Pradhan 29-8-07

L. T. J. S.
Harishankar
Pradhan
Khatkh
29-8-07
Paibina Pradhan
29-8-07
बिक्री/प्राप्ति पत्र
सुपरीक्षण
29-8-07



महेश्वर बाबा



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.

The boundary of the land is as follows:-

North - Plot No.137. South - Plot No.138.
East - Plot No.156. West - Plot No.136.
Annual rent - Rs.0.50.paisa. P.S. No.11. Tahasil No.

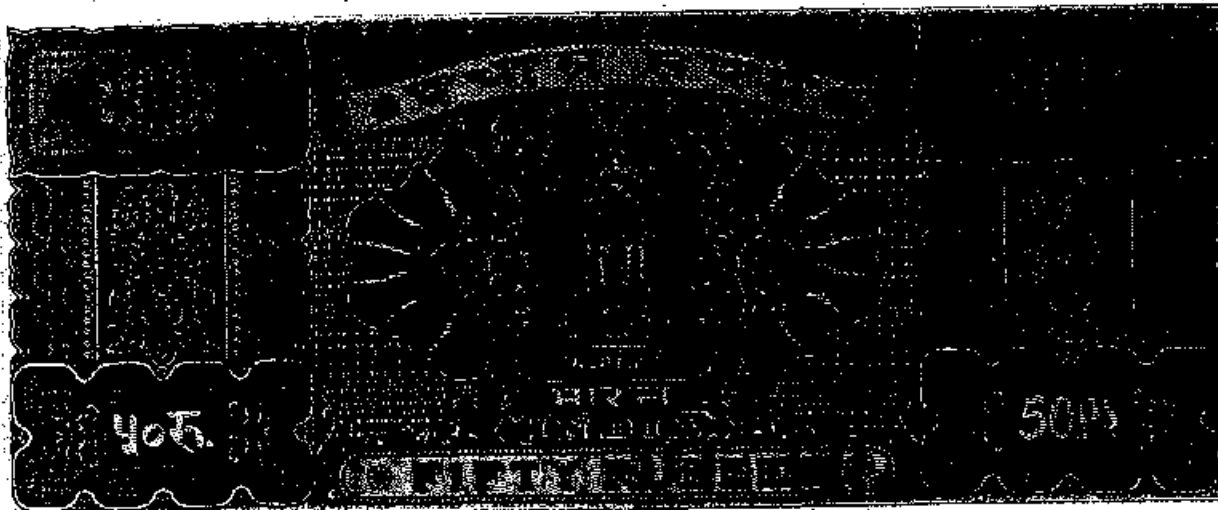
The area of land conveyed by way of sale is marked in red-colour of the attached trace map which forms part of this deed of sale.

Witnesses:

1. NEPAL Pradhar 29-8-07
2. Chudh Pradhar 29-8-07



L.T.G. dr
Harishankar
Pradhar
Khat
29-8-07
Rabindra Pradhar
29-8-07
महेश्वर बाबा 29-8-07



[Signature]
 GENERAL MANAGER
 Ayer Celi Benefactions (P) Ltd.
 Chinglura & Gopalpur Maheswara

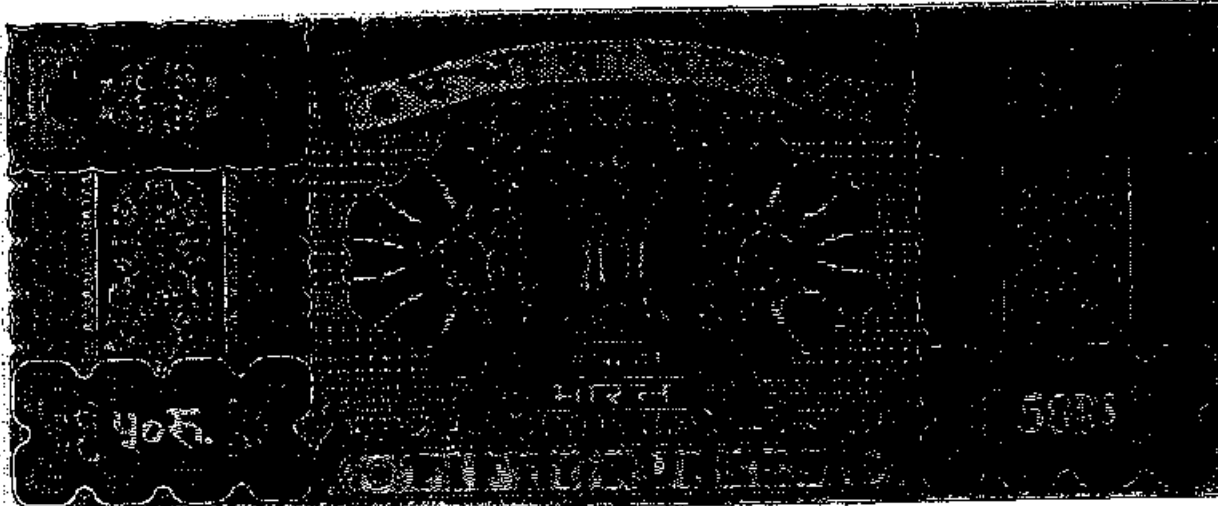
DESCRIPTION OF THE DEED

WHEREAS the vendors are seized and possessed the land mentioned in column five above stands recorded in the name of Hrushikesh Pradhan and others jointly. That all the lands of M.S. Khata No. 73 have already been orally amicably family settlement/partitioned amongst the vendors and all other brothers/co-sharers. That by virtue of the said partition the land mentioned in column five above along with other lands fallen to the share of the vendors. As such the vendors are absolute owners and in peaceful physical possession of the schedule land with their rights, title and interest as downers thereof.

Witnesses:

1. *Nepal Pradhan* 29.8.07
2. *Chand Pradhan* 29.8.07

L.T.S. - Mr.
Hrushikesh Pradhan
29.8.07
29.8.07
29.8.07
29.8.07



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.8,000/- (Rupees Eight thousand hundred) 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.8,000/- (Rupees Eight thousand hundred) only upon terms and conditions mutually agreed upon and set forth herein below;

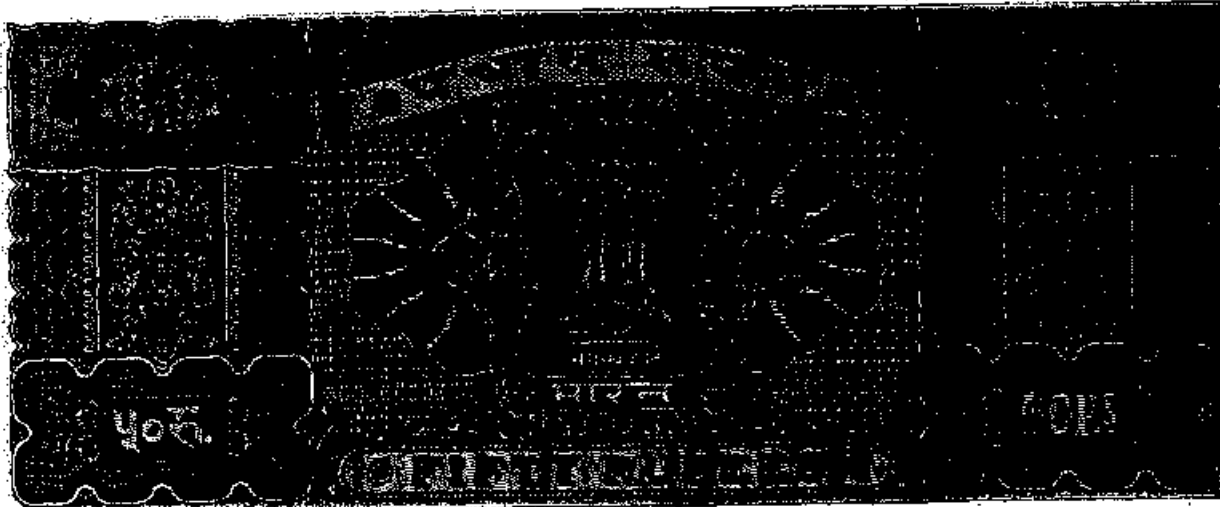
NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

That in pursuance of the said agreement and in consideration of a sum of Rs.8,000/- (Rupees Eight thousand hundred) only paid by the purchaser to the vendors by way of cash in presence of the witnesses (the receipt of which the

Witnesses:

1. Nepal Pradhan 29.8.07
2. Chandra Pradhan 29.8.07

L.T.O. dr
Hanshankar
Pradhan
29.8.07
B.N.
Pabitra Pradhan
29.8.07
गोपु ११७ ८५१०
29.8.07
महेश्वर दाहा
29.8.07



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 assure 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.

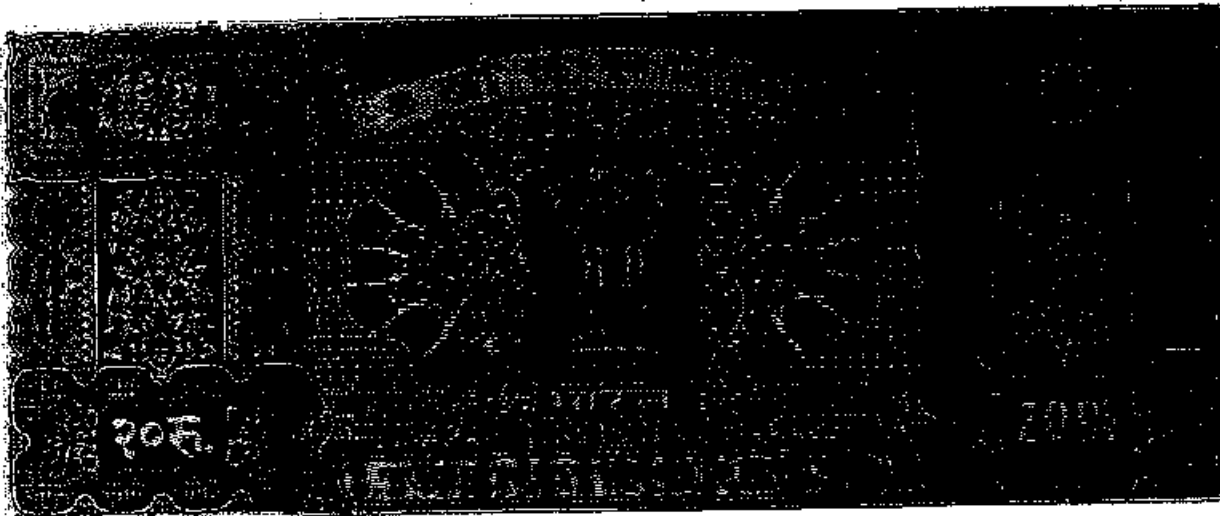
That, the vendors have delivered physical possession of the schedule land to the purchaser.

Witnesses:

1. *NEPAL Pradham* 29.8.07
2. *Chandra Pradham* 29.8.07

L.T.O. dr
Hanshaakar
Pradham
Kash
29.8.07

Pradham Pradham 29.8.07
29.8.07
29.8.07
29.8.07



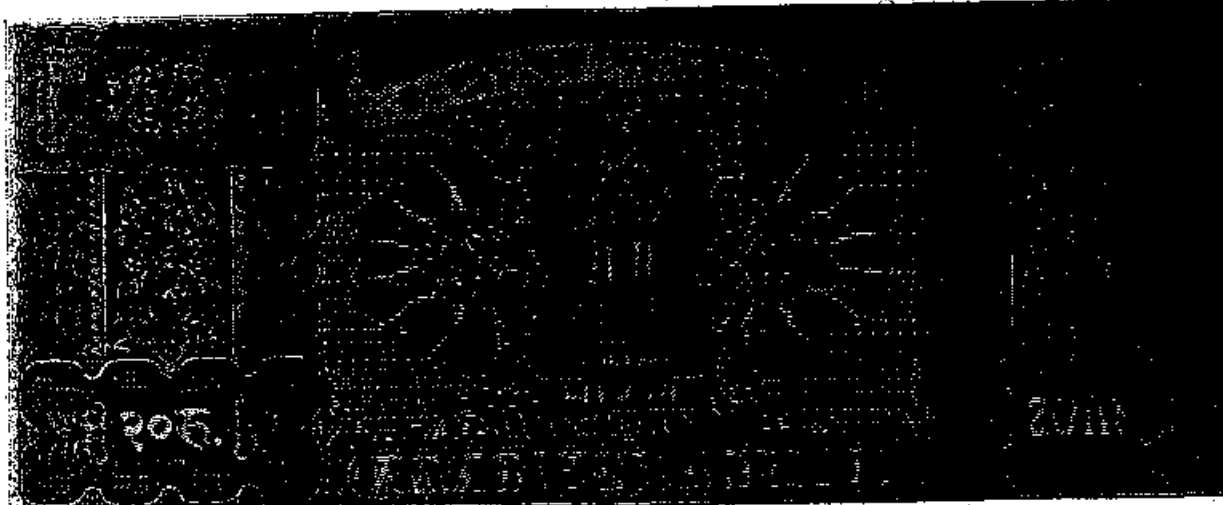
That the purchaser shall have the quiet enjoyment of the schedule land without any interference and/or disturbance by the vendors.

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 its 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-office or by any person claiming title thereto, the vendors and their 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

Witnesses:

1. *Nepal Pradhan* 29.8.07
2. *Chandra Pradhan* 29.8.07

L.T. 2.06
Hanshankar
Pradhan
29.8.07
Pabitra Pradhan
29.8.07
ନିର୍ଦ୍ଦେଶକ
29.8.07
ସ୍ୱାକ୍ଷର
29.8.07



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.

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

Witnesses:

1. Nepal Pradhan 29.8.07
2. Chandra Pradhan 29.8.07

L.T.G. of
Hanshankar
Pradhan
Khatu
29.8.07
D.H.
Rabindra Pradhan
29.8.07
G.C.H. P. P. P. P.
29.8.07
Rajendra Pradhan
29.8.07



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. That 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.

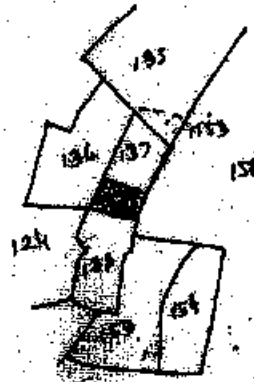
The vendors further declare that they will be held entirely responsible if they have committed any misrepresentation, suppression or distortion of facts or have deceived/ defrauded the purchaser/company in any manner.

Witnesses:

1. Nepal Pradhan 29.8.07
2. Chandu Pradhan 29.8.07

L.T. 9.06
 Hanishankar
 Pradhan
 29.8.07
 9.06
 Prabir Pradhan 29.8.07
 ନିର୍ଦ୍ଦେଶକ ପ୍ରଧାନ 29.8.07
 ଅଧ୍ୟକ୍ଷ 29.8.07

Name: Chingizova
 Thana: Boragray Nagar No-11
 Dist: Tharshuguda
 Scale 16" = 1 Mile



Red colors shown of the major settlement map

Mis: No	Plot No	Area	Assessm	Rent
73	137	Ac 0.08	Rs 0.50	
	1234			

Boundary
 N. plot No 137
 S. plot No 138
 E. plot No 156
 W. plot No 136



T. P. S.
 Gopal
 29/8/07

29/8/07
 Sub-Registrar
 Tharshuguda

L. T. S. R.
 Hamshankar
 Prashant
 29.8.07
 29.8.07
 29.8.07
 29.8.07

Accompanied in Book-1
 Vol. 154 Page 25 to 46
 Deed No 2391 for 200...