

2021

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Admission of the stamp  
under the provisions of the  
Stamp Act, 1899, is hereby  
declared to be valid and  
the stamp is hereby  
admitted to be used for  
the purpose of the  
Stamp Act, 1899.

Registering Officer  
Banspur



11/10/21  
P. 25/10/21  
Dolamani Pradhan

#### Name and address of the Vendors:-

1. Sri Dolamani Pradhan, aged about 55 years,
2. Sri Gunamani Pradhan, aged about 52 years,
3. Sri Chandan Pradhan, aged about 48 years, all sons of Sri Harishankar Pradhan, by caste - Kulita, by occupation - Cultivation, all 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. Thabirna Pradhan  
29.6.07
2. Chakrannan Sahu  
29.6.07

11/10/21  
P. 25/10/21  
Dolamani Pradhan  
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Dolamani Pradhan  
29.6.07  
Chakrannan Pradhan  
29.6.07  
Chakrannan Pradhan  
29.6.07



*Lyman 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 his heir or heirs, legal representatives wherever the context so admits or requires).

Witnesses:

1. *Thakur Pradhan* 29.6.07
2. *Chakrnan Saha* 29.6.07

*Dola mani Pradhan*  
29.6.07  
*Lyman pradhan*  
29.6.07  
*Chakrnan pradhan*  
29.6.07



*Chandras Pradhan*



**Nature of Deed: - "SALE DEED"**

**Consideration Amount: - Rs. 97,000/- (Rupees Ninety seven 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. 74/112 (Seventy four by one  
 hundred twelve) M.S. Plot No. 153 (One hundred fifty three) comprising an area  
 of Ac. 0.55 dec. (Fifty five decimals) Kisam - Aa. Sa.

**Witnesses:**

1. *Trabina Pradhan*  
29.6.07
2. *Chakranan Sahu*  
29.6.07

*Dola mani Pradhan*  
29.6.07  
*Prana mani pradhan*  
29.6.07  
*Chandras Pradhan*  
29.6.07



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.83,000/- (Rupees Eighty three thousand) only being the prevalent market price for repay the loan and to meet all other legal necessity.

Witnesses:

1. Thakur Pradham  
29.6.07
2. Chakraborty Sahu  
29.6.07

Datamain Pradham  
29.6.07  
Lynn mini pradhan  
29.6.07  
Chandru pradhan  
29.6.07



AND WHEREAS the Purchaser agreed to purchase the said land described in column five above at the stipulated price of Rs.83,000/- (Rupees Eighty three thousand) only upon terms and conditions mutually agreed upon and set forth herein below;

**NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-**

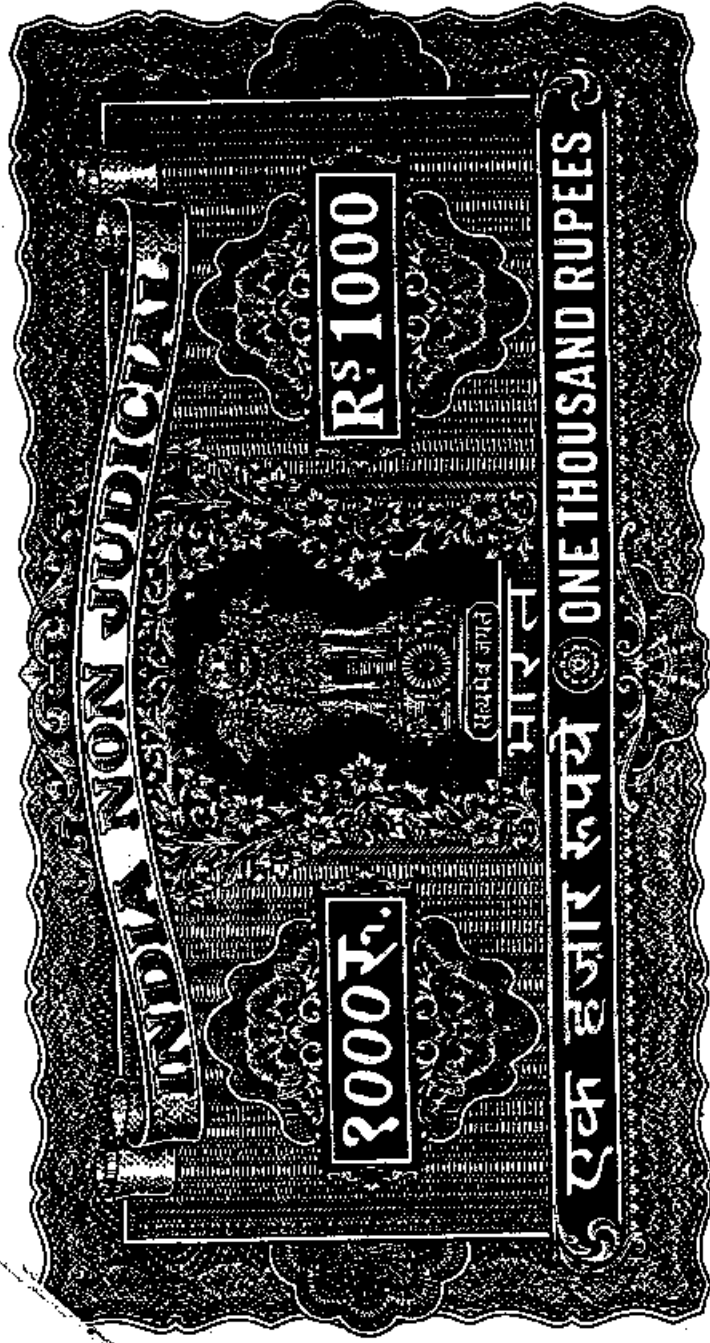
That in pursuance of the said agreement and in consideration of a sum of Rs.83,000/- (Rupees Eighty three thousand) only paid by the purchaser to the vendors by way of cash in presence of the witnesses (the receipt of which the vendors hereby admits and acknowledges), the vendors doth hereby grant, convey, transfer and assigns by way of sale unto the purchaser the schedule land

Witnesses:

1. Thabirza Pradhan 29.6.07
2. Chakrnan Sahu 29.6.07

Chakrmani Pradhan  
Gouri Pradhan  
Chandru Pradhan  
29.6.07

1000Rs.



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. Thabira Buddhan  
29.6.07
2. Chakravarthy Sahay  
29.6.07

Dobaria Pradhan  
29.6.07  
Guru Prasad Pradhan  
29.6.07  
Chandran Pradhan  
29.6.07



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-interest 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

Witnesses:

1. Thakirakhadkar 29.6.07
2. Chakraborty 29.6.07

Dola mani Pradhan 29.6.07  
 Dola mani Pradhan 29.6.07  
 Ch. J. Pradhan 29.6.07



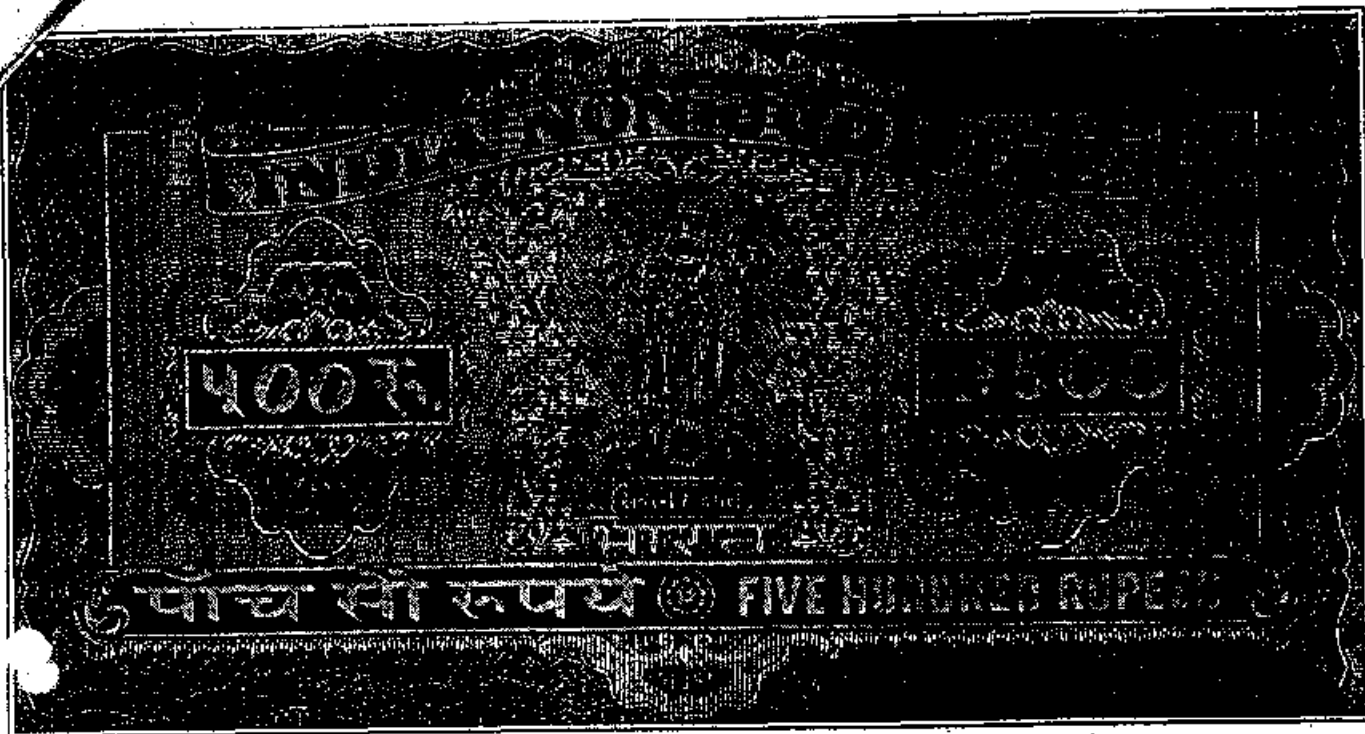
and his heirs and save harmless and to keep him indemnified against all losses, damages, costs, and expenses which the purchaser or his successor-in-interest may sustain by reason of any claim being made by anybody to the said landed property described in column five above or any part thereof. In case the purchaser 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 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.

Witnesses:

1. Thubirna Bradlow  
29.6.07
2. Chakur nan Sahar  
29.6.07

Dotamanipraton  
29.6.07  
Guna mani pradhan  
29.6.07  
Chand pradhan  
29.6.07





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. Thabirra Pradhan 29.6.07
  2. Chakra ram Sahy. 29.6.07
- Dobamani Pradhan 29.6.07  
Bina mani pradhan 29.6.07  
Chandra Pradhan 29.6.07



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.

Witnesses:

1. Thakur Pradham  
24.6.07
2. Chakraborty Sanku  
24.6.07

Dolamani Pradhan  
24.6.07  
Laxmi Pradhan  
27.6.07  
Chandni Pradhan  
24.6.07

50 Rs.



That the above mentioned land is not under consolidation operation.

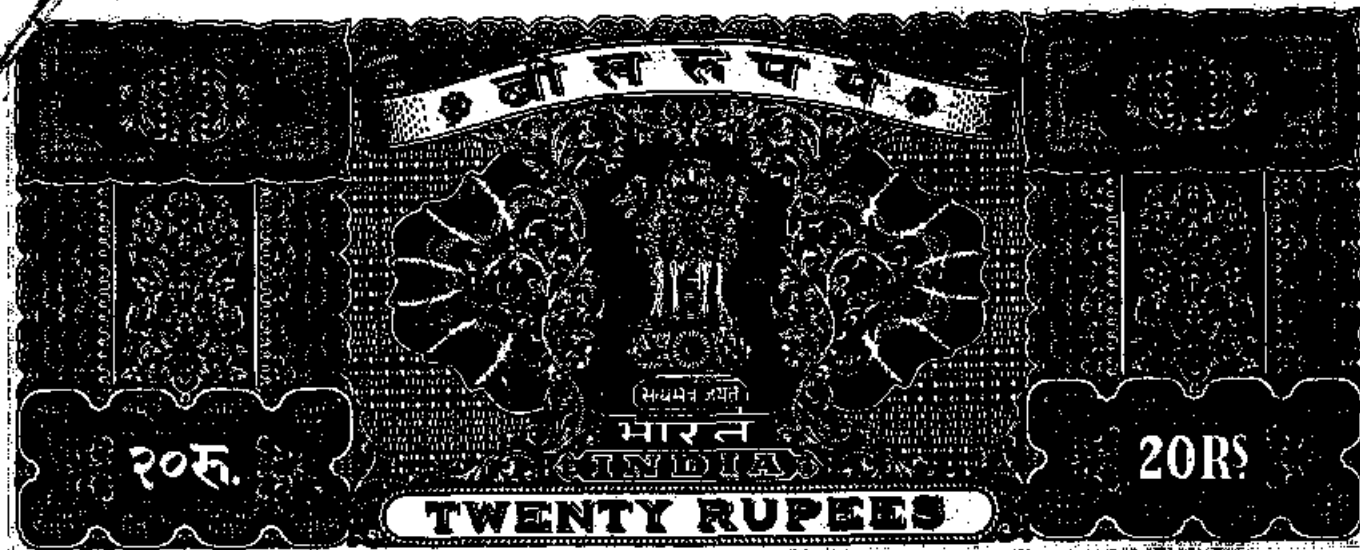
That the above mentioned land is vacant land.

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. Thakura Pradham 29.6.07  
Pradham Pradham 29.6.07
2. Chakraborty Saha 29.6.07  
Chandru Pradham 29.6.07

20 Rs.



IN WITNESS WHEREOF the vendors have executed and delivered this deed of sale today the 29<sup>th</sup> day of June, 2007 at Jharsuguda in presence of the witnesses.

Witnesses:-

1. Thakura Pradham  
S/O Harnankar Pradham  
A.J. Chharguda  
P.O. R. Kulo Pati  
Dist. Jharsuguda
2. Chakuman Sahu  
S/O. P. Sastama Sahu  
At/PO. Nilasoma  
P.S. Sahan  
Dist. Sambalpur.

Signature of the Vendors.  
Thakura Pradham  
29.6.07  
Chakuman Sahu  
29.6.07

Signature of the Vendors.

Signature of the Purchaser - NAGAN  
Nagan Coal Beneficiaries (P) Ltd.  
Chinglure & Gopalpur Washery

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.

KISHOR NAIK  
Deed Writer, Jharsuguda  
Dist. L. No. 989



*[Signature]*  
 GENERAL MANAGER  
 Arya Coal Beneficiaries (P) Ltd.  
 Chughpura & Gopalpur Washeries



And Plot No.154 (One hundred fifty four) comprising an area of Ac.0.42.dec. (Forty two decimals) Kisam - Aa. Sa. Total Khata 1 (One) Total plot 2 (Two) Total area Ac.0.97.dec. (Ninety seven 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.

The boundary of the land is as follows:-

North - Forest land.

South - Plot No.152 & 153.

East - Forest land.

West - Plot No.139 & 138.

Witnesses:

1. Thakura Pradhar 29.6.07
2. Chakranan Sahni 29.6.07

*[Signature]*  
 29.6.07  
*[Signature]*  
 29.6.07  
*[Signature]*  
 29.6.07



Annual rent – Rs.4.00.paisa.

P.S. No.11

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 the land mentioned in column five above with their rights, title and interest as owners thereof and is recorded in the name of the vendors.

#### Witnesses:

1. Thabira Pradhan 29-6-07
2. Chakraborty Sahu 29-6-07

Chakraborty Pradhan  
29-6-07  
Chakraborty Pradhan  
29-6-07  
Chakraborty Pradhan  
29-6-07

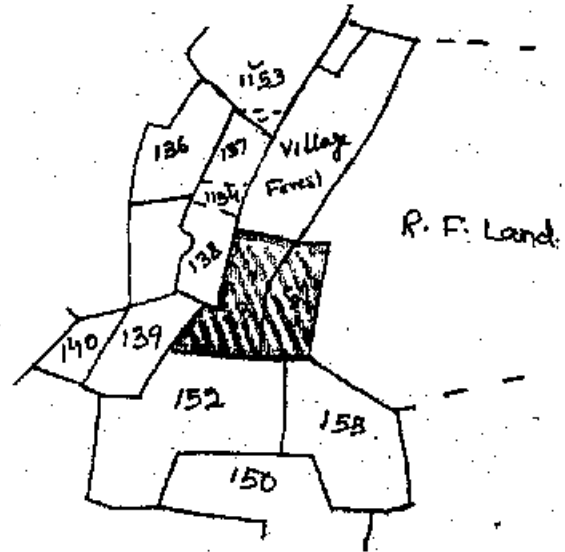
Cousa Chingsiura  
 Thana Bhojraj Nagar No  
 Tahasil Tharseguda No  
 Dist. Tharseguda

Scale 1/4" = 1 Mile

Red colour shown of the major  
 Settlement Map.

Mile No	Plot No	Area	William
74	153	Ac 0.55	Aasa
112	154	0.42	"

1: 2: Ac 0.97 Rent Rs 400



Boundary

North: Forest Land.  
 South: plot No 152, 155  
 East: Forest Land  
 West: plot No 138, 139

*[Signature]*

GENERAL MANAGER

Byan (or) Beneficiaries (P) and  
 Minor and Unpaid Wastages

Dola mani Braham 29.6.07  
 Guna man Braham 29.6.07  
 Chendy Braham 29.6.07

Accompanied in Book-1  
 Vol. 113 Page 1 to 28.  
 Deed No. 1226 for 600.

*[Signature]*

T. H.  
 Deed  
 No.  
 1247