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g.s. stamp Rs. 3150/- holdage
R.A stamp Rs. 5000/-
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श्री देवी जी

THIS DEED OF SALE made this the Fourteenth day of April One thousand Nine hundred Eighty of the Christian Era BETWEEN Shrimati Ginni Devi Jain, Wife of Late Bhagchand Jain by Caste Jain, by occupation Land-Lady, resident of Upper Bazar, Ranchi Police Station Kotwali, Ranchi District Ranchi hereinafter called the VENDOR (which term unless repugnant to the context shall mean and include her heirs, successors, legal representatives, executors and assigns) of the ONE PART

AND

M/S. Hindustan Aluminium Corporation Limited, a Company incorporated under the Indian Companies Act, 1956 having

No 577 - dh - 28/4/80

No Stamps worth Rs 850/- (1000x8 + 50) from Davida's treasury sold to Hindustan Aluminium

[Signature]
28/4/80

गिनी देवी जेठ
१४-४-२०

१४-४-२० ६ (१९८०)

गिनी देवी जेठ
गोठ मागचंय उं
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राम?

नाम
के निषेध

[Signature]

विषय: गिनी देवी जेठ, २८/४/८०

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गिनी देवी जेठ

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d. P. G. no. 82
Vol. 5 पर 80.





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Mirzapur U.P. and Mines Office at Village Kharcha Police Station Kisko, District Ranchi, Bihar hereinafter called the PURCHASER (which term unless repugnant to the context shall mean and include their successors, Representatives and assigns) of the OTHER PART

WHEREAS the lands bearing Plot Nos. 278, 280, 281 and 282 under Khata No.150 measuring an area of 1.67 Acres of Village Nadia Police Station Lohardaga, Thana No.195 District Ranchi are recorded in the Revisional Survey Record of Right in the name of one Chandmull Sarawagi Son of Ratan Lal Sarawagi having Chhparbandi right.

AND WHEREAS Plot Nos.274, 275 and 276 under Khata No.49 measuring an area of 0.08 Acres of Village Nadia, Police Station Lohardaga Thana No.195 District Ranchi are recorded in the R.S. Record of Right in the name of one Tula Ram Son of Prit Ram by Caste Kahar having Chhparbandi right.

AND WHEREAS after the death of aforesaid Tula Ram his widow Mosammat Achraj Kuwar and Daughter Biresh Kuwar by virtue of a registered deed of sale dated 11.12.40 sold the said Plot Nos. 274, 275 and 276 under Khata No.49 measuring an area

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Chandmull Marwari alias Chandmull Sarawagi vide Deed No.1501, Book No.1 Volume 9 at Pages 494 to 496 of the year 1940 of the Office of District Sub-Registrar, Lohardaga, and put the said Chandmull Marwari alias Chandmull Sarawagi in possession of the land. ✓

AND WHEREAS after the death of said Chandmull Marwari alias ✓ Chandmull Sarawagi, the Ranchi Zamindari Limited transferred their Chhaparbandi right to Smt. Gulabi Devi wife of Babu Chandmull by a registered deed executed on 29.10.51 and registered on 6.12.51 at the Office of District Sub-Registrar Ranchi vide Deed No.7274, Book No.1 Volume 49 at Pages 187 to 190 of the year 1951. ✓

AND WHEREAS the said Gulabi Devi became the absolute Owner of R.S. Plot No.278, 280, 282, 281, 274, 275 and 276 measuring an area of 1.75 Acres and also C.S. Plot No.1065, under Khata No.232 measuring an area of 0.03 Acres of Village Nadia, Police Station Lohardaga, District Ranchi with Chhaperbandi right. ✓

AND WHEREAS the said Gulabi Devi constructed several Structures

१५ - ४ - २०
रिजीस्ट्री ऑफ



: 4 :

AND WHEREAS the said Gulabi Devi died on 24.7.73 leaving behind her only Son, Shri Bhagchand Jain.

AND WHEREAS on the death of Gulabi Devi the said Bhagchand Jain became the absolute and sole owner of the aforesaid Plots and property

AND WHEREAS the said Bhagchand Jain died on 25.10.76 leaving behind his widow Ginni Devi Jain - VENDOR as his sole legal heir ~~her~~ without any issue.

AND WHEREAS the VENDOR is the absolute Owner of the aforesaid property in her exclusive own right.

AND WHEREAS the PURCHASER is at present in possession of a major portion of the said property as Tenant under the VENDOR offered to purchase the aforesaid Plots together with all structures standing thereon for a consideration of Rs.1,00,000/- (Rupees One Lac Only).

AND WHEREAS the VENDOR being a widow unable to manage the said property accepted the said offer and agreed to sell the said property being R.S. Plot Nos. 274, 275 and 276 under Khata No.49 and R.S. Plot Nos. 278, 280, 281 and 282 under Khata No.150 and C.S. Plot No. 1065 under Khata

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corresponding to Municipal Holding Nos. 172, 173, 174 and 175 of Ward No.1 of Lohardaga Municipality together with all structures, Buildings, Hutments, Boundary Wall, Trees standing thereon, Well with the Purchaser for a consideration of Rs.1,00,000/- (Rupees One Lac only) free from all encumbrances, charges, liens, demands whatsoever in respect of the said property.

NOW THIS DEED OF SALE WITNESSETH that in pursuance of the said Agreement and in consideration of the sum of Rs.1,00,000/- (Rupees One Lac only) paid by the PURCHASER to the VENDOR by Bank Draft No.TL/AA 996164 Dated 12.4.80 in favour of the VENDOR payable at State Bank of India, Ranchi before the District Sub-Registrar, Lohardaga, Ranchi at the time of registration of this document the receipt of the entire consideration money the VENDOR doth hereby ~~ack~~ acknowledges and admits and from the same and every part thereof for ever acquit, release and discharge the PURCHASER by these presents, the VENDOR doth hereby sale, convey, transfer and assign absolutely and for ever to the PURCHASER free from all encumbrances the said lands

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: 6 :

Plot No.1065 y under Khata No. 232 of Village Nadia Police Station Lohardaga, Thana No.195 District Ranchi fully described in the Schedule below and shown in the red wash in the Annexed Map together with all structure, Buildings, Hutments, Well, Boundary Wall, Trees and all manner of right, ways, Drains, easements, privileges, appandages and appertenances whatsoever, belonging or any wise appertaining to the said lands and every part thereof or which with the same now or at any time or times heretofore were or was or held as parcel thereof or appertenant thereto and all the rights, title, interest, claim and demand whatsoever of the VENDOR unto and upon the property hereby transferred and assigned absolutely and for ever and every part thereof TO HAVE AND TO HOLD the said property hereby granted, conveyed, transferred, sold, assigned and intended or expressed so to be unto and to the use of the PURCHASER absolutely and for ever and the VENDOR doth hereby covenants with the PURCHASER as follows:-

1. That the VENDOR has got full right, power and authority to convey the property hereby sold and expressed so to be unto and to the use of the PURCHASER in the manner

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दिनांक



: 7 :

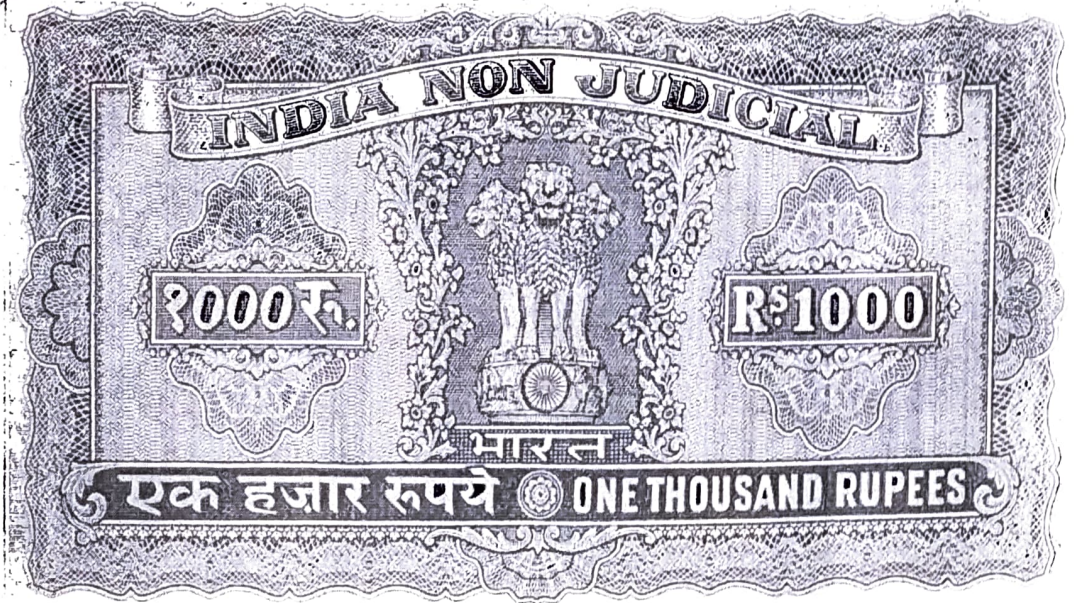
2. That the VENDOR delivers the possession of all the property herein demised unto the PURCHASER and covenant that the PURCHASER shall and may at all times hereafter peaceably and quietly possess and enjoy the said land together with all buildings, structures and hereditaments and premises whatsoever thereof in any manner they like without any lawful eviction, interruption, claim or demand whatsoever from or by the VENDOR or any person lawfully or acquitably claiming through VENDOR or in trust of the VENDOR.

3. That the property is free from all encumbrances, charges, liens and demands.

4. That the VENDOR shall at the request of the PURCHASER do or cause to be done or executed all such acts, deeds and things for further assuring the rights, title and interest of the PURCHASER of the land and premises hereby demised.

5. That the PURCHASER shall remain in possession of the said property as absolute owner thereof and shall have full power to sell, transfer or otherwise encumber or alienate

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the Office of Lohardaga Municipality and in the Office of the State of Bihar and shall pay rent and taxes for the above purchased property.

7. That the Purchaser shall enter into and exercise all acts of ownership over the said land and buildings, hutments and shall have full right to erect building, structures and sinking well, plant garden or doing any other acts or things which may be necessary or convenient for proper and better enjoyment, of the property hereby demised.

SHOULD any defect be discovered in the title of the VENDOR hereafter by reasons whereof the PURCHASER may be dispossessed or in any way sustain any loss from the property demised or any portion thereof the VENDOR against ~~all such losses, damages, inconveniences~~

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do hereby agree to compensate and indemnify the PURCHASER against all such losses, damages, inconveniences caused to the PURCHASER .

SCHEDULE OF THE PROPERTY REFERRED TO ABOVE :

All that piece and parcel of the land having chhaparbandi rights together with Buildings, hutments, boundaries, Well, Garden and the trees measuring an area of 1.78 Acres of Village Nadia, Police Station ¹⁹⁵ ~~159~~ Lehardaga Thana No. ¹⁹⁵ District Ranchi.

<u>KHATA NO.</u>	<u>PLOT NO.</u>	<u>AREA IN ACRES :</u>
150	R.S. 278	1.03
150	R.S. 280	0.34
150	R.S. 281	0.10
150	R.S. 282	0.20
49	R.S. 274	0.05
49	R.S. 275	0.02
49	R.S. 276	0.01
		<u>1.75 Acres</u>
C.S. 232	C.S. 1065	<u>0.03 Acres</u>
	TOTAL AREA :-	<u>1.78 Acres :</u>

Corresponding to Municipal Holding No. 172, 173, 174 and 175 of Ward

Contd..... Page 10

१५-४-२०
५ दिनांक के



: 10 :

No.1 of Lohardaga Municipality and shown in Red wash in the annexed Map.

Butted and Bounded as follows:-

NORTH - Public Road (R.S. Plot No.1071)

South - R.S. Plot No, 271

East - R.S. Plot Nos. 277, 259, 279, 272.

West - R.S. Plot Nos. 283, 285, 286 and 287

Annual Chhaparbandi Rent Rs.14/- (Rupees Fourteen only) per Annum.

IN WITNESSES WHEREOF THE VENDOR has set and subscribe her respective hand on the day, month and year written above.

Witnesses:-

एक लाल रंग का ज़ाफ़ फाफ़

VENDOR

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गिनी देवी जेठ
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श्यामलेश्वर शर्मा
१४/४/२० (लिखी)

In para No. 4 line no 8 the word 'heir' has been omitted

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11/19/88

THIS DEED of absolute Sale made this the Eleven day of October, One thousand Nine hundred Eightysight of the Christian Era

BETWEEN

Shri Biria Oraon alias Biria Bhagat S/O. Late Tokeya Oraon by Caste Oraon a member of schedule tribe by occupation Cultivator resident of Village Nadia P.S. Lohardaga District Lohardaga hereinafter called the VENDOR (which term unless expressly excluded by or repugnant to the subject or context shall mean and include his heirs, successors, legal representative, executors, assigns) of the ONE PART.

AND

Messrs. Hindustan Aluminium Corporation Limited a Public Limited Company incorporated under the Indian Companies Act 1956 having its registered Office at Century Ehowan, Dr. Annie Besant Road, Bombay-25 Works at Renukoot P.O. Buxar District, Bihar (Uttar Pradesh) and Mines Office at Village

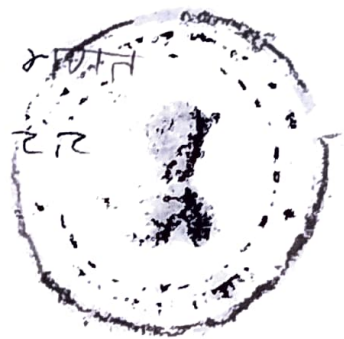
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Khampana ...
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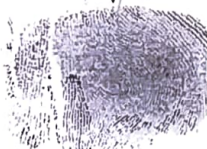
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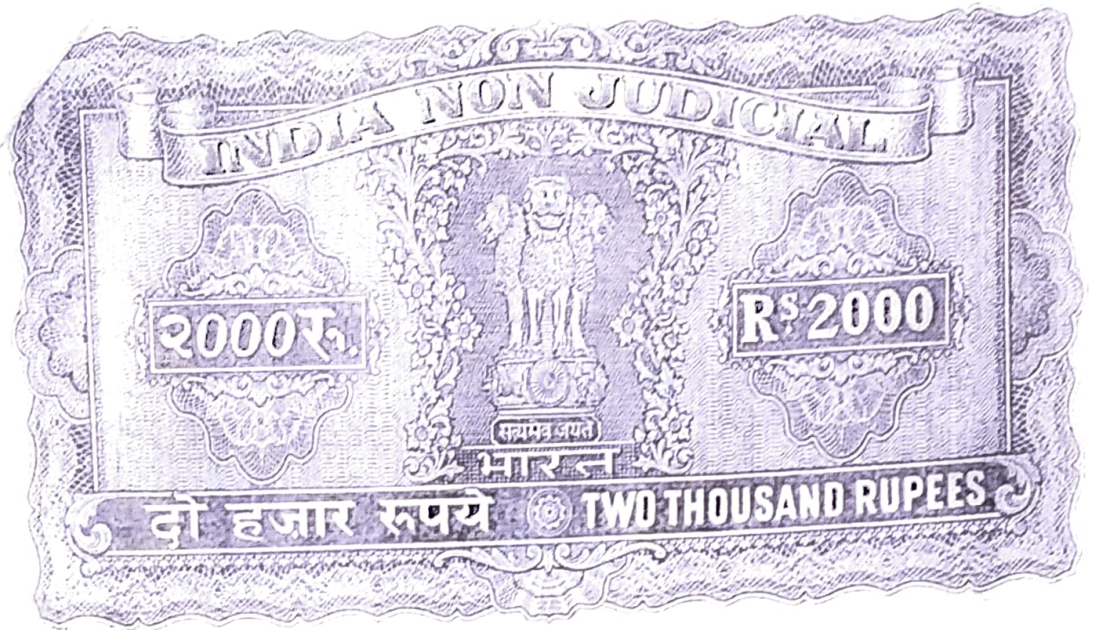
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: 2 :

to the subject or context shall mean and include their successors, representatives, executors, assigns) of the OTHER PART.

AND WHEREAS the lands of Khata No 78 of Village Nadia P.S. Lohardaga District Lohardaga have been recorded in the Revisional Survey Record of Rights in the name of 1) Bhowa Oraon S/O. Dibru Oraon 2) Tokeya Oraon S/O. Jitu Oraon 3) Baijnath Oraon S/O. Lothe Oraon 4) Lachhu Oraon S/O. Magrawa Oraon 5) Mosammat Hobo W/O. Budhwa Oraon 6) Thuma Oraon S/O. Manbodh Oraon.

AND WHEREAS at the time of revisional survey operation all the recorded tenants were in separate cultivating possession of the lands of Khata No.78 of Village Nadia and the lands being R.S. Plot No. 272, 273, and ~~279~~ under Khata No.78 of Village Nadia P.S. Lohardaga Thana No.195 District Lohardaga were in exclusive possession of Tokeya Oraon and his name appears in Revision Survey record of rights.

AND WHEREAS the said Tokeya Oraon died leaving behind his two sons namely 1) Biriya Oraon alias Biriya Bhagat the VENDOR and 2) Tulsi, Bhagat, and the lands being R.S. Plot No. 272 (P) 273, 279 (P) measuring an area of 0.15 Acre 0.08 Acres and 0.33 Acres respectively - Total Area 0.56 Acres under Khata No. 78 of Village Nadia P.S. Lohardaga Thana No.195 District Lohardaga came in possession of VENDOR Biriya Oraon alias Biriya Bhagat S/O. Tokeya Oraon after local division of estate between both brothers that is Biriya

22-06-66

BIRIYA BHAGAT



: 3 :
 possessed of the lands being R.S. Plot No. 272(P), 273 and 279(P) measuring
 in area 0.15 Acres, 0.08 Acres, and 0.33 Acres respectively total area 0.56
 Acres under Khata No. 78 of Village Nadia P.S. Lohardaga Thana No. 195
 District Lohardaga morefully described in the schedule below and shown in
 RED WASH in the Map annexed hereto.

AND WHEREAS the VENDOR has expressed his willingness to sell the lands out
 of his own free will and without any co-ercion undue influence and has
 negotiated with the PURCHASER and on the approach made by the VENDOR to the
 PURCHASER the PURCHASER has agreed to purchase the said lands being R.S.
 Plot No. 272(P), 273, 279(P) measuring in area 0.15 Acres, 0.08 Acres and
 0.33 Acres respectively Total Area 0.56 Acres under Khata No. 78 of Village
 Nadia P.S. Lohardaga Thana No. 195 District Lohardaga morefully described
 in the Schedule below and shown in RED WASH in the Map annexed hereto and the
 price of the aforesaid lands which has been fixed by the Deputy Commissioner,
 Lohardaga by his order dated 20.8.88 in permission case No. 52 of 1986-87
 is Rs. 56,000/- (Rupees Fiftysix thousand only) for 0.56 Acres of land which
 is fair, adequate and reasonable price.

AND WHEREAS the PURCHASER is doing mining operations in different lease areas
 granted by Government of Bihar and requires the aforesaid lands being R.S.
 Plot No. 272 (P), 273, 279(P) measuring in area 0.15 Acres, 0.08 Acres,
 and 0.33 Acres respectively Total area 0.56 Acres under Khata No. 78 of
 Village Nadia P.S. Lohardaga Thana No. 195 District Lohardaga for storage of
 minerals and/or for constructions incidental to and necessary for mining
 purposes etc.

272-06-66

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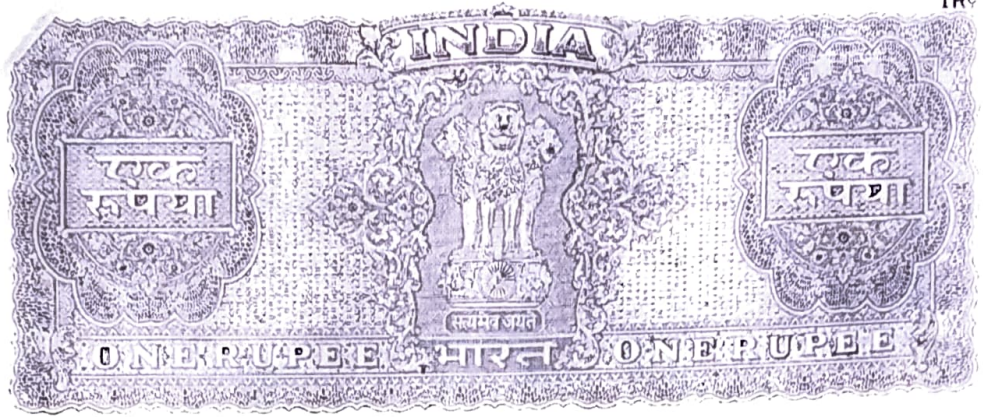
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AND WHEREAS the VENDOR had applied to the Deputy Commissioner, Lohardaga for permission to sell the said lands with the PURCHASER under Section 49 of CHHOTANAGPUR TENANCY ACT 1908 and the Deputy Commissioner, Lohardaga by his order dated 20.8.88 in Permission Case No.52 of 1986-87 has granted the permission to TRANSFER the aforesaid lands under Section 49 of the Chhotanagi Tenancy Act, 1908.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs.56,000/- (Rupees Fiftysix thousand only) out of which ~~Rs.5,050/-~~ (Rupees Five thousand Fifty only) have already been paid to the VENDOR by the PURCHASER through Cheque No.758953 dated 12.10.87 for ~~Rs.2,000/-~~ (Rupees Two thousand only) and Cheque No.947244 dated 5.7.88 for Rs.1,000/- (Rupees One thousand only) and Rs.2,050 (Rupees Two thousand Fifty only) by Cash (Total Rs.5050/- (Rupees Five thousand Fifty only) and have been deposited in VENDOR'S Savings Bank A/C No.6747 in the State Bank of India, Lohardaga Branch and balance amount of Rs.50,950/- (Rupees Fifty thousand Nine hundred Fifty only) paid to the VENDOR by the Purchaser through

Account Payee Cheque No. 121801 dated 8.10.88 before Registering Authority at the time of registration of these presents, the receipt of entire consideration money amounting to Rs.56,000/- (Rupees Fiftysix thousand only) the VENDOR doth hereby acknowledge and admit and from the same and every part thereof for ever acquits, release and discharge to the PURCHASER the VENDOR doth hereby sale, convey, transfer and assign absolutely and for ever to the PURCHASER free from all encumbrances the said lands being R.3, Plot No. 272 (P), 273, 279 (P) measuring in area 0.15 Acres, 0.08 Acres, 0.55 Acres respectively Total Area 0.56 Acres under Khasra No. 79

99-90-22
BID 21/2/88



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below and shown in RED WASH in the annexed Map and all rights, title, interest of the VENDOR unto and upon the said property hereby conveyed transferred and assigned absolutely and for ever and every part thereof to HAVE AND TO HOLD the said property granted, conveyed sold so to be unto and to the use of the PURCHASER absolutely and for ever and VENDOR doth hereby covenant with the PURCHASER and declare as follows:-

TEAT the VENDOR has good title to convey the said property and the property hereinafter demised is free from all encumbrances. That the VENDOR delivers the possession of the property to the PURCHASER and the PURCHASER shall hereafter peaceably hold, use and enjoy the same without any let or hindrances from any person claiming through or in trust of the VENDOR

TEAT the VENDOR shall at the request and cost of the PURCHASER do or cause to be done or execute all such acts, deeds and things whatsoever for further assuring the PURCHASER of the demised land that the PURCHASER shall remain in possession of the said lands absolute owner thereof and shall use the lands for storage of minerals and/or for any construction incidental to and necessary that is for construction of Staff Quarters, Laboratory, etc. for mining purposes. That the PURCHASER will get his name mutated in the Sherista of Bihar State and shall pay rent and taxes which he may be liable hereafter for the above purchased property.

AND the VENDOR doth hereby agree to save harmless and keep indemnify the PURCHASER against all losses, damages, cost or expenses which they may sustain or incur by reason of any claim being made by any person the property hereby demised

99-90-22

19/12/11 2707A

SCHEDULE OF THE PROPERTY REFERRED TO ABOVE:

The lands situated in Village Nadia P.S. Lohardaga Thana No.195
District Lohardaga. out of Municipal Lohardaga

<u>Mhata No.</u>	<u>Khewat No.</u>	<u>R.S. Plot No.</u>	<u>Full Area of Plot</u>	<u>Area to be transferred</u>
76	2	272 (P)	0.63 Acres	0.15 Acres
		273	0.03 Acres	0.08 Acres
		279 (P)	0.42 Acres	0.35 Acres
			1.13 Acres	Total: 0.56 Acres

Also shown in RED WASH in the annexed Map and butted and bounded as follows:

BOUNDARY OF R.S. PLOT NO. 272(P)

	<u>North</u>	<u>South</u>	<u>East</u>	<u>West</u>	
R.S. Plot No.	273 (& 276	271(P)	259	279	of Village Nadia P.S. Lohardaga Thana No.195 District Lohardaga

BOUNDARY OF R.S. PLOT NO.273:

	<u>North</u>	<u>South</u>	<u>East</u>	<u>West</u>	
R.S. Plot No.	274	272 (P)	259	272	of Village Nadia P.S. Lohardaga Thana No.195 District Lohardaga

BOUNDARY OF R.S. PLOT NO. 279(P)

	<u>North</u>	<u>South</u>	<u>East</u>	<u>West</u>	
R.S. Plot No.	278	279 (P)	276 272	280	of Village Nadia, P.S.Lohardaga Thana No.195 District Lohardaga

RENT Rs. 0.85 Per Annum.

IN WITNESSETH WHEREOF the VENDOR above named has put his left hand thumb
impression/Signature on the day month and year written above first.

WITNESSES:

SIGNATURE/LEFT HAND THUMB IMPRESSION OF THE VENDOR

श्री. अनन्त उराड
गच्छिया नो 99-90-22
किसु शिवा
नदिम, 99.90.22
Certificate:

किरीया मगत
99-90-22

The contents of this deed have been read over and explained to the VENDOR
in Hindi by me and the Vendor after fully understanding the same put his left
hand thumb impression in my presence.

Typed By :

M. S. Pandey
Attrocate
11/11/88

22-06-66
पुस्तक नं. 117/812