



7

22-06-66

22-06-66

Handwritten notes and signatures in the left margin, including the date '11/10/87' and various scribbles.

See Paid.  
 1622.25  
 18.00  
 1640.25  
 2.80  
 0.94  
 3.44  
 1643.69

This Deed of absolute sale made this the Eleven day of October One thousand Nine hundred eithtyeight of the Christian Era.

BETWEEN

1) Charo Oraon 2) Panche Oraon both Sons of Late Dhundha Oraon by Caste Oraon a member of scheduled Tribe by occupation cultivators, residents of Village Nadia P.S. Lohardaga District Lohardaga hereinafter called the VENDORS (which term unless expressly excluded by or repugnant to the subject or context shall mean and include their respective heirs, successors, legal representatives, 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

Contd...2

110 1301 CH 5/X/88

M) Stamp 1000/- Rs 7554/- Smt. S. Kondus  
Aluminium Corp Ltd.

27/7/88



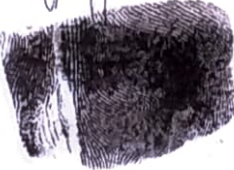
क्रमांक ११-१०-२२  
ये चिह्न तथा चिन्ना एवम् लिखित कार्यालय के  
सेवादायी का सेवादायी (कच्चा सेवादायी)  
सेवादायी के रूप में प्रस्तुत है।  
निर्दिष्ट सेवादायी चारों ओर उदाहरण  
एवम् लिखित  
नाम/पतेका: धुंदा उदाहरण  
पता / नं. सेवा गणिया या अस्पताल चारों ओर उदाहरण  
निर्दिष्ट सेवा  
पतेका: सेवा  
निर्दिष्ट सेवा के लिए है।



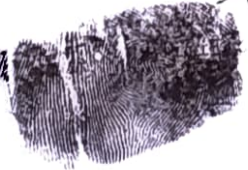
११-१०-२२  
चारा उदाहरण  
नया उदाहरण  
११-१०-२२  
११-१०-२२

उदाहरण के  
उदाहरण के  
उदाहरण के  
उदाहरण के

319  
27/7/88

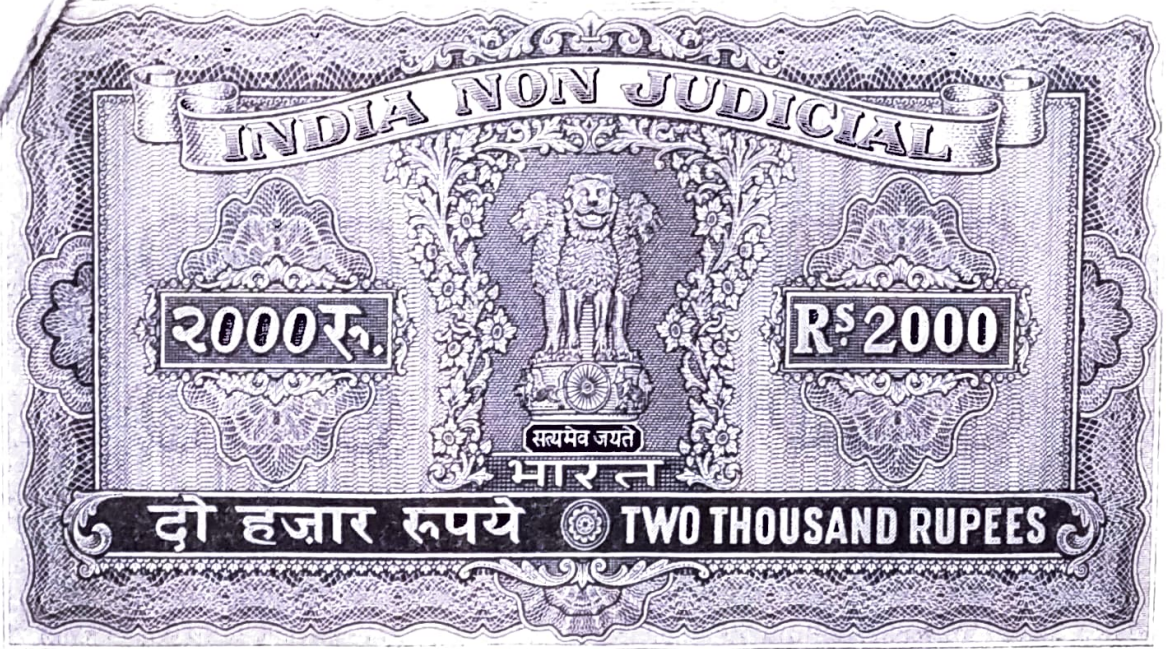


320  
27/7/88



चारा उदाहरण

पंचे उदाहरण



: 2 :

Office at Century Bnawan, Dr. Annie Besant Road, Bombay-25 Works at Renukoot P.O. Renukoot District Mirzapur (Uttar Pradesh) and Mines Office at Village Kharcha Police Station Kisko District Lohardaga in the State of Bihar hereinafter called the PURCHASER (which term unless expressly excluded by or repugnant to the subject or context shall mean and include their successors, representatives, executors, assigns) of the OTHER PART.

WHEREAS the lands of Khata No.34 of Village Nadia P.S. Lohardaga Thana No.195 District Lohardaga have been recorded in the revisional Survey Record of rights in the name of 1) Charwa Oraon and 2) Mohana Oraon both Sons of Chhotka Somra Oraon.

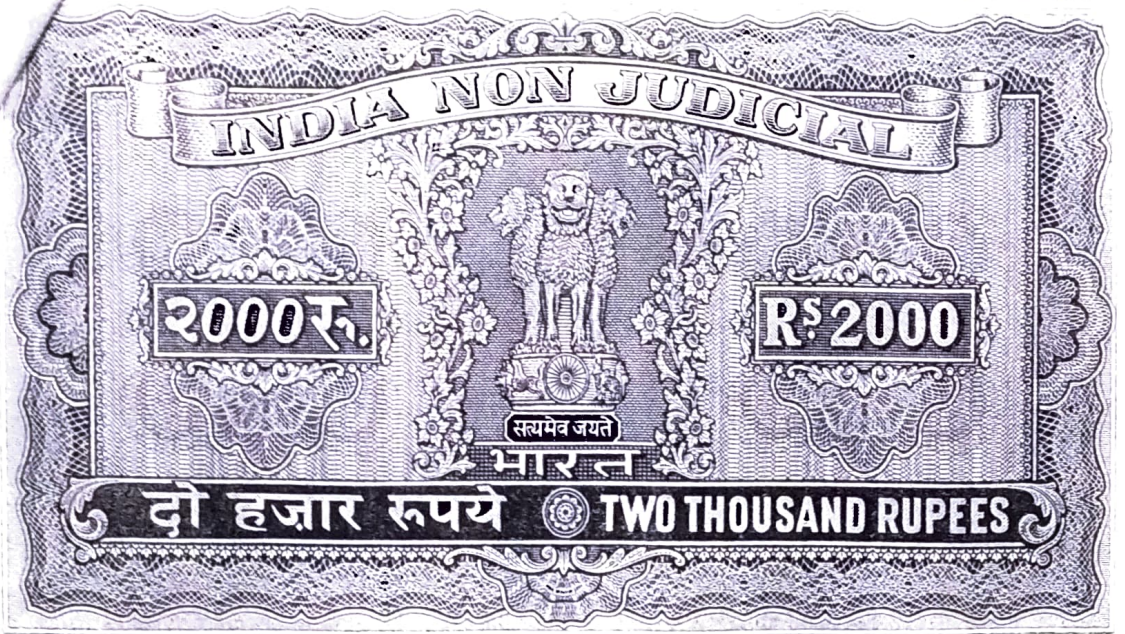
AND WHEREAS the aforesaid recorded Tenant Charwa Oraon died leaving behind his only Son Dhundha Oraon, and Dhundha Oraon also died leaving behind his two Sons 1) Charo Oraon and 2) Panche Oraon the VENDORS No.1 and 2 respectively.

AND WHEREAS the recorded tenant No.2 Mohana Oraon died issue less and without any heirs.

Contd...3

22-90-22  
पं. 3 रॉव

99-90-22  
पं. 3 रॉव



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AND WHEREAS the VENDORS above named are absolute owners and are seized and possessed of the lands being R.S. Plot No. 258 (P) measuring in Area 0.77 Acres under Khata No. 34 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 aforesaid lands being R.S. Plots No. 258 (P) measuring in area 0.77 Acres under Khata No.34 of Village Nadia P.S. Lohardaga District Lohardaga is a Tand Land and always remains fallow due to lack of irrigation facility hence are uneconomical and unfit for cultivation purposes.

AND WHEREAS the VENDORS above named negotiated with the PURCHASER to sell lands being R.S. Plot No. 258(P) measuring in area 0.77 Acres of Khata No.3 of Village Nadia P.S. Lohardaga Thana No.195 District Lohardaga.

AND WHEREAS the PURCHASER is doing Mining operation of Bauxite Ore in different mining lease areas granted by Government of Bihar in Lohardaga District.

AND WHEREAS the VENDORS have expressed their willingness to sell the lands out of their own free will and without any co-ercion undue influence and have negotiated with the PURCHASER and on the approach made by the VENDORS

99-90-66-66  
22-06-66  
उत्तरी 3 रॉट

99-90-66  
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: 4 :

79-90-22  
 21/10/88

to the PURCHASER the PURCHASER has agreed to purchase the said lands being R.S. Plot No.258 (P) measuring in area 0.77 Acres under Khata No.34 of Village Nadia P.S. Lohardaga District Lohardaga morefully described in the Schedule below and shown in RED WASH in the Map annexed hereto and the price of land which has been fixed by the Deputy Commissioner, Lohardaga by his order dated 17.8.88 in permission case No.49 of 1986-87 is Rs.77,000/- (Rupees Seventyseven thousand only) for the aforesaid 0.77 Acres of lands which is fair, adequate and reasonable price.

79-90-22  
 21/10/88

AND WHEREAS the PURCHASER required the aforesaid lands being R.S. Plot No.258(P) measuring in area 0.77 Acres (Full area of R.S. Plot No.258 of Khata No.34 of Village Nadia is 2.10 Acres) under Khata No.34 of Village Nadia P.S. Lohardaga Thana No.195 District Lohardaga for storage of minerals and /or for any construction incidental to and necessary for mining purposes, etc.

AND WHEREAS the VENDORS 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 17.3.88 in Permission Case No.49 of 1986-87 has granted permission to TRANSFER the aforesaid land under Section 49 of the Chhotanagpu Tenancy Act 1908 .



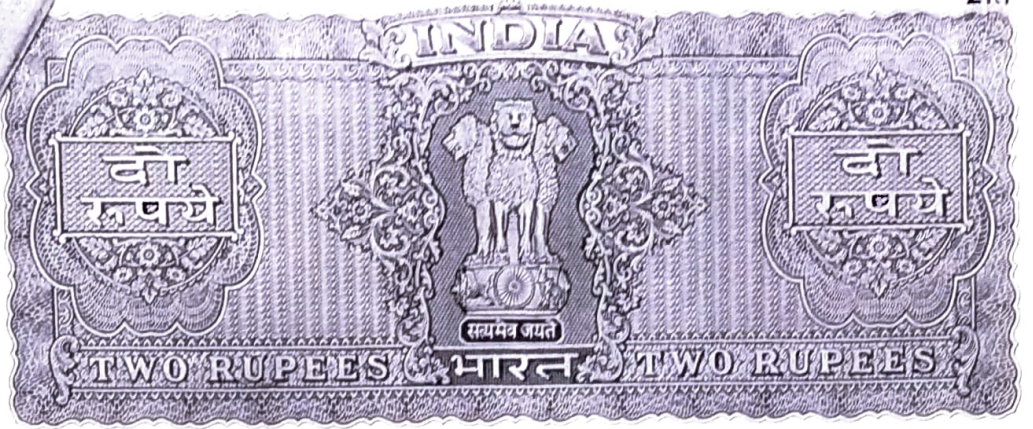
: 5 :

22-06-66  
नारी 3 रॉटा

99-90-22  
नारी 3 रॉटा

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs.77,000/- (Rupees Seventy thousand only) out of which Rs.10,300/- (Rupees Ten thousand Three hundred only) have already been paid to the VENDORS by the PURCHASER through Cheque No.758956 and 758957 both dated 12.10.87 for Rs.2,000/- each i.e., Rs.4,000/- and Cheque No. 947240 and 947241 dated 5.7.88 for Rs.1,000/- each i.e., Rs.2,000/- and by Cash Rs.4,300/- (Total Rs.10,300/-) and have been deposited in VENDORS respective Savings Bank Account Nos. 6748 and 6745 in the State Bank of India, Lohardaga Branch and balance amount of Rs.66,700/- (Rupees Sixtysix thousand Seven hundred only) paid to the VENDORS through Account Payee Cheque Nos. 121797 dt. 8.10.88 for Rs.33,350/- and Cheque No. 121798 dt. 8.10.88 for Rs.33,350/- Total Rs.66,700/- (Rupees Sixtysix thousand Seven hundred only) by the PURCHASER before the registering Authority at the time of Registration of these presents, the receipt of entire consideration money amounting to Rs.77,000/- (Rupees Seven thousand only) the VENDORS doth hereby acknowledge and admit and from the same and every part thereof for ever acquite, release and discharge the PURCHASER the VENDORS doth hereby sale, convey, transfer and assign absolute and for ever to the PURCHASER free from all encumbrances the said lands being R.S. Plot No. 258(P) measuring in area 0.77 Acres under Khata No.34 of Village Nadia P.S. Lohardaga Thana No.195 District Lohardaga morefully described in the schedule below and shown in RED WASH in the annexed Map and all rights, title, interest of the VENDORS 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

Contd..6



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so to be unto and to the use of the PURCHASER absolutely and for ever and VENDORS do hereby covenant with the PURCHASER and declare as follows:-  
 THAT the VENDORS have good title to convey the said property and the property hereinafter demised is free from all encumbrances.

THAT the VENDORS deliver the possession of the property to the PURCHASER and the PURCHASER shall hereafter peaceably hold, use and enjoy the same without any let or hindrance from any person claiming through or in trust of the VENDORS.

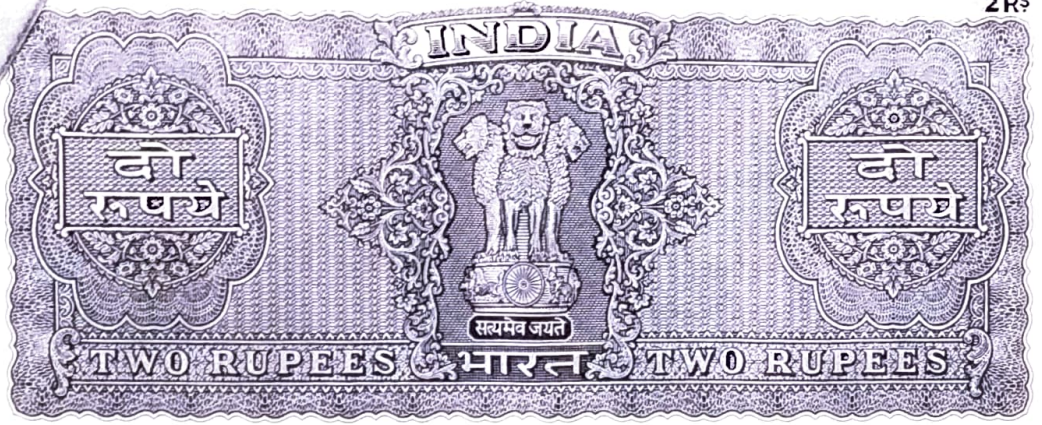
THAT the VENDORS shall at the request and cost of the PURCHASER do or cause to be done or execute all such acts, deeds and things whatsoever for further assuring the PURCHASER of the demised land THAT the PURCHASER shall remain in possession of the said land absolute owner thereof and shall use the land 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 VENDORS do hereby agree to save harmless and keep indemnify the PURCHASER against all losses, damages cost or expenses which he may sustain or incur by reason of any claim being made by any person the property hereby demised.

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79-90-66  
 22-90-22  
 7-प्राची  
 3 रॉय

99-90-22  
 4-प्राची  
 3 रॉय



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SCHEDULE OF THE PROPERTY REFERRED TO ABOVE:

The land situated in Village Nadia P.S. Lohardaga Thana No.195  
District Lohardaga

<u>KhATA NO.</u>	<u>KHEWAT NO.</u>	<u>R.S. PLOT NO.</u>	<u>Full Area of Plot.</u>	<u>Area to be transferred</u>
34	2	258 (P)	2.10 Acres	0.77 Acres
Total:-				0.77 Acres

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

BOUNDARY OF PLOT NO. 258 (P)

	<u>North</u>	<u>South</u>	<u>East</u>	<u>West</u>	
R.S. Plot No.	256	259, 260	258 (P)	277	of Village Nadia, P.S. Lohardaga, Thana No. 195 District Lohardaga

Contd... 8

22-06-66  
211/3  
रुपये

22-06-66  
211/3  
रुपये



Rent Rs. 0.25 per Annum.

IN WITNESS WHEREOF the VENDOR have put their respective Signatures/Left hand thumb Impression on the day month and year written first above.

WITNESSES:

SIGNATURE/Left HAND THUMB IMPRESSION OF THE VENDORS.

22-06-66  
पारो उराव

श्री ०-वसुधा उराव पारो उराव  
माता अशिका ११-१०-२२  
१००१-१०-२२ पंच उराव  
विशुषाव ११-१०-२२  
११.१०.२२

CERTIFICATE

The contents of this deed have been read over and explained to the VENDORS above named in HINDI by me and the VENDORS after fully understanding the same put their respective Signatures/ Left Hand Thumb Impression in my presence.

११-१०-२२  
पारो उराव

Typed by:

*[Signature]*

*[Signature]*  
11/11/88

Plot No  
239

1670

Sub 49000/0h-1E3k 1627 2000Rs

6



10

1988  
23 with the...  
for 26-87 dt 20-8-88

- fee paid -  
Am - 1034.25  
Apr - 18.00  
1052.25  
Saler - 2.50  
0 fee - 0.94  
3.44  
1055.69

Handwritten notes in Hindi/English, including a date '09.00.22' and a signature.



11-10-88

This deed of absolute sale made this the 11 Oct 1988 day of October one thousand nine hundred eighty eight of the Christian Era.

BETWEEN

Bandhana Oraon S/o Late Tezua Oraon by caste Oraon by caste Oraon a member of Scheduled 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 the registered office at...



; 2 ;

Bombay-25, Works at Renukoot, P.O. Renukoot, District Mirzapur (Uttar Pradesh) and Mines Office at Village Kharcha Police Station Kisko District Lohardaga District in the State of Bihar hereinafter called the PURCHASER (which term unless expressly excluded by or repugnant to the subject or context shall mean and include their successors, representatives, executors, assigns) of the OTHER PART.

99.90.22  
 श्री जेम्स डब्ल्यू डब्ल्यू  
 श्री जेम्स डब्ल्यू डब्ल्यू

AND WHEREAS the lands of Khata No.112 of Village Nadia P.S. Lohardaga Thana No.195 District Lohardaga have been recorded in the revisional Survey record of rights in the name of  
 1) Chhateya Oraon S/o Bandhana Oraon 2) Temba Oraon S/o Sawna Oraon 3) Mosammat Cheno W/o Jura Oraon.

WHEREAS the lands being R.S. Plot No.259 under Khata No.112 of village Nadia P.S. Lohardaga Thana No.195 District Lohardaga were inherited by Temba Oraon the recorded Tenant No.2 by local division of estate.

AND WHEREAS the aforesaid Temba Oraon died leaving behind his four sons viz 1) Budhua Oraon 2) Tezua Oraon 3) Birsa Oraon 4) Sukra Oraon.

AND WHEREAS the lands being R.S. Plot No.259 (P) measuring in area 0.49 Acres (full area of plot No.259 is 1.97 Acres)

under Khata No.112 of village Nadia P.S. Lohardaga Thana No.195

Cont'd...3.



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District Lohardaga morefully described in the schedule below and shown in RED WASH in Map annexed hereto were inherited by Tezua Oraon the second son of aforesaid Temba Oraon the recorded Tenant No.2 by local division of estate.

AND WHEREAS the said Tezua Oraon also died leaving behind his two sons namely 1) Bandhana Oraon the VENDOR and 2) Sania Oraon.

AND WHEREAS the second son of Tezua Oraon namely Sania Oraon also died on 5.7.1988, heirless and without any male issue.

AND WHEREAS the VENDOR Bandhana Oraon is absolute owner and is seized and possessed of the land under Khata No.112 R.S. Plot No.259(P) measuring in area 0.49 Acres of village Nadia P.S. Lohardaga Thana No.195 District Lohardaga morefully described in schedule below and shown in RED WASH in the Map annexed hereto.

AND WHEREAS the aforesaid lands being R.S. Plot No.259 under Khata No.112 of village Nadia P.S. Lohardaga Thana No.195 District Lohardaga is Tand land and always remains fallow due to lack of irrigation facilities, hence is uneconomical and unfit for cultivation purposes.

AND WHEREAS the VENDOR has expressed his willingness to sell the aforesaid lands out of his own free will and without any

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श्री बंधना ओरण  
 विक्रेता  
 99-90-22



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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.259 (P) measuring in area 0.49 Acres under Khata No.112 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 aforesaid land of 0.49 Acres which has been fixed by the Deputy Commissioner, Lohardaga by his order dated 20.8.88 in permission case No.50 of 1986-87 is Rs.49,000/- (Rupees forty-nine thousand only), which is fair, adequate and reasonable price.

AND WHEREAS the PURCHASER required the aforesaid lands being R.S. Plot No.259(P) measuring in area 0.49 Acres under Khata No.112 of village Nadia P.S. Lohardaga Thana No.195 District Lohardaga for storage of mineral and/or for any construction incidental to and necessary for mining purposes etc.

AND WHEREAS the VENDOR had applied to the Deputy Commissioner, Lohardaga for permission to sell the said lands with the PURCHASER under Section 49 C.N.T. Act 1908. And the Deputy Commissioner, Lohardaga by his aforesaid order dated 20.8.88 in permission Case No.50/1986-87 has sanctioned the TRANSFER

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Handwritten signature and date: 99.90.22



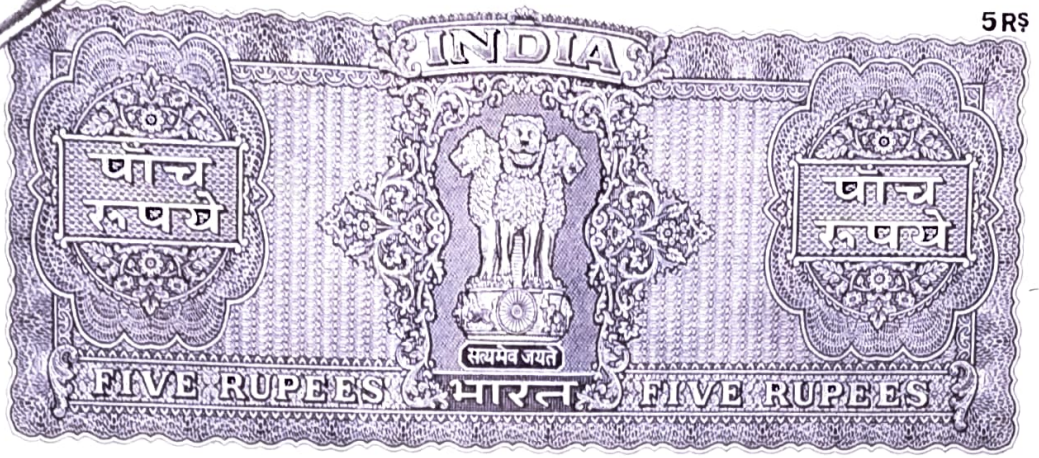
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of the said land under Section 49 of the Chhotanagpur Tenancy Act, 1908.

AND THIS DEED OF ABSOLUTE SALE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs.49,000/- (Rupees forty-nine thousand only) out of which a sum of Rs.4,900/- (Rupees four thousand nine hundred only) has already been paid to the VENDOR through Cheque No.758955 dated 12.10.87 for Rs.2,000/- (Rupees two thousand only) and Cheque No.947242 dated 5.7.88 for Rs.1,000/- (Rupees one thousand only) and Rs.1,900/- (Rupees one thousand nine hundred only) by cash (Total Rs.4,900/-) and have been deposited in the VENDOR'S Savings Bank Account No.6749 in State Bank of India, Lohardaga Branch AND balance amount of Rs.44,100/- (Rupees forty four thousand one hundred only) paid to the VENDOR by the PURCHASER through Account Payee Cheque No.121800 dated 8.10.88 before Registering Authority at the time of Registration of these presents, the receipt of entire consideration money amounting to Rs.49,000/- (Rupees forty-nine thousand only), the VENDOR doth hereby acknowledge and admit and from the same and every part thereof for ever acquit, release and discharge 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.S. Plot No.259 (P) measuring in area 0.49 Acres under Khata No.112 of village Nadia, P.S. Lohardaga Thana No.195 of District Lohardaga more fully describe

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99.90.22  
 श्री चण्डिका देवी  
 श्री गणेशाय नमः



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in the schedule 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 :

THAT 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.

THAT the VENDOR will 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 land absolute owner thereof and shall use the land for storage of mineral 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 their name mutated in the Sherista of Bihar State and shall pay rent and taxes which they may be liable hereafter for the

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Handwritten signature and date: 99.90.22



: 7 :

above purchased property.

AND the VENDOR does hereby agree to save harmless 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.

SCHEDULE OF THE PROPERTY REFERRED TO ABOVE :

The land situated in village Nadia P.S. Lohardaga Thana No.195 District Lohardaga, *Outat Municipal Lohardaga*

<u>Khata No.</u>	<u>Khewat No.</u>	<u>R.S. Plot No.</u>	<u>Full Area of the Plot</u>	<u>Area to be Transferred</u>
112	2	259 (P)	1.97	0.49 Acres
Total :				0.49 Acres

Also shown in RED WASH in the annexed Map and Butted and Bounded as follows :

BOUNDRY OF R.S. PLOT NO. 259 (P)

	<u>NORTH</u>	<u>SOUTH</u>	<u>EAST</u>	<u>WEST</u>
R.S. Plot No.	259 (P)	259 (P)	260	272 & 273 of village Nadia P.S. Lohardaga Thana No.195 District Lohardaga
Rent	Rs. <u>0.75</u> per annum.			

22.06.62  
 29.90.22  
 श्री जगन्नाथ झा  
 एल.ओ.ओ.  
 एल.ओ.ओ.

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Cont'd....4.



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

WITNESSES

SIGNATURE/LEFT HAND THUMB IMPRESSION OF THE VENDOR

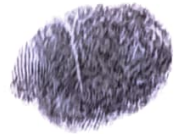
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श्री ० बन्धन उराण  
सुदाम उराण  
११.१०.२२

पतिव्या - ०/०

११-१०-२२

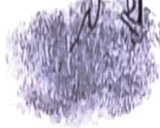
बिस्वामल मलिक  
११.१०.२२



CERTIFICATE

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

श्री ० बन्धन उराण  
सुदाम उराण  
११.१०.२२



Shree  
Typed by:

M. S. Pandey  
Advocate  
11/10/22