



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Chhattisgarh

e-Stamp

Certificate No.

: IN-CG23993122015982T

Certificate Issued Date

: 16-Sep-2021 04:24 PM

Account Reference

: IMPACC (SV)/ cg6020404/ RAIGARH/ CG-RG

Unique Doc. Reference

: SUBIN-CGCG602040436090941408484T

Purchased by

: S K BEHRA

Description of Document

: Article 5 Agreement or Memorandum of an agreement

Property Description

: VILLAGE-CHAKRADHARPUR P.C.NO.33 RAIGARH C.G.

Consideration Price (Rs.)

: 11,90,17,161-
(Eleven Crore Ninety Lakh Seventeen Thousand One Hundred And Sixty One only)

First Party

: HIMALAYA HERBALS PRO IPS BHATHIA

Second Party

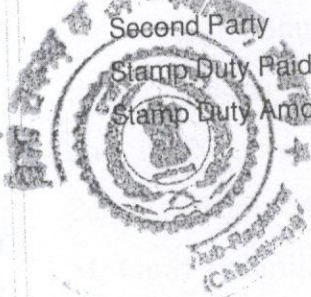
: MAHARASTRA STATE POWER GENERATION COMPANY LTD

Stamp Duty Paid By

: MAHARASTRA STATE POWER GENERATION COMPANY LTD

Stamp Duty Amount(Rs.)

: 100
(One Hundred only)



Please write or type below this line

[Signature]

[Signature]

LB0013384308

✓ (0)

AGREEMENT OF LAND PURCHASE

THIS AGREEMENT FOR SALE made at Raigarh, Chhattisgarh on this 23rd day of September, 2021

BETWEEN

M/s. Himalaya Herbal a sole proprietorship of Mr. Indrapal Singh Bhatia, having registered office at Jagatpur, Raigarh Distt. Raigarh (C.G.) represented by the Proprietor Mr. Indrapal Singh Bhatia herein after called "the Vendor" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of One part;

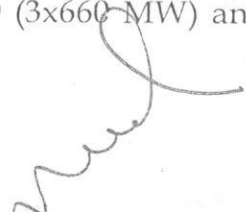
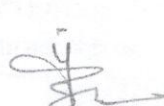

AND

Maharashtra State Power Generation company Limited, a company governed by the provisions of the companies Act, 2013 having CIN U40100MH2005SGC153648 and its Registered Office at "Prakashgad" Plot No G-9, Anant Kanekar Marg, Bandra (East), Mumbai 400051, Maharashtra, India, through its authorized person Mr Pankaj Manikrao Nagdeote S/o Manikrao nagdeote (Adhaar No. 8721 1527 2474) hereinafter referred to as the "MAHAGENCO" or the "PURCHASER" (which expression shall, unless repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of Other Part;

WHEREAS:

(A) Pursuant to the Allotment Order dated 31.08.2015, Ministry of Coal (MoC), Government of India has allocated Gare Palma Sector-II Coal Mine to MAHAGENCO for its End Use Projects (EUP) viz Chandrapur Unit 8 & 9 (2x500 MW), Koradi Unit 8, 9 & 10 (3x660 MW) and Parli Unit 8 (1x250 MW).

1





पंजीयन एवं मुद्रांक विभाग
छत्तीसगढ़
पंजीयन हेतु प्रस्तुतिकरण

जिला- रायगढ़ उप पंजीयक कार्यालय- रायगढ़ SR के कार्यालय में दिनांक- 23/09/2021 को समय- 06:15:33 PM प्रस्तुत किया।

टोकन नं.- 28
प्रस्तुतकर्ता का नाम इन्द्रपाल सिंह भाटिया
प्रस्तुतकर्ता पिता का नाम - हरबंश सिंह भाटिया
प्रस्तुतकर्ता का पता रायगढ़ के द्वारा प्रस्तुत किया गया

राजेश बेहरा, उप पंजीयक
उप पंजीयक कार्यालय, - रायगढ़ SR

ई पंजीयन की पावती

निष्पादक का नाम इन्द्रपाल सिंह भाटिया
प्रथम पक्षकार/ निष्पादक को हस्तिलेख स्वतः (साक्षियों द्वारा शिनाख्त)

जिला- रायगढ़ उप पंजीयक कार्यालय- रायगढ़ SR के कार्यालय में दिनांक- 23/09/2021 को समय- 06:15:33 PM में ई स्टॉम्प. द्वारा संलग्न निष्पादित विलेख को ई-पंजीयन हेतु प्रस्तुत की गई

ई-स्टाम्प पृष्ठों की संख्या 1
ई-स्टाम्प पृष्ठों का मूल्य IN-CG23993122015982T / Rs. 100
कुल मुद्रांक 100

ई स्टाम्प की SHCIL द्वारा उपलब्ध कराया गया विवरणी

ई-पंजीयन आई-डी नं	CG6208623092021028	कुल प्रस्तुत पृष्ठों	33
विलेख में अंकित मूल्य	119017161	प्रतिफल की राशि	59508581
प्राप्त राशि	59508581		

राजेश बेहरा, उप पंजीयक
उप पंजीयक कार्यालय, - रायगढ़ SR



- (b) The land area of the Gare Palma Sector II coal block is 2583.487 Hectare and comprise of 2077.618 Hectares of Private Land, 291.009 Hectares of Government Land and 214.869 Hectares of Forest Land.
- (c) As the PURCHASER intends to use 214.869 Hectares of Forest Land for coal mining, they require clearance from the Forest department which may be granted subject to MAHAGENCO providing compensatory afforestation land. MAHAGENCO appointed M/s Learn Nature Consultants (hereinafter referred to as "CONSULTANT") inter alia for identifying and acquiring such land.
- (d) On 14.06.2021, the CONSULTANT invited Expression of Interest (EOI) on behalf of MAHAGENCO at CONSULTANT'S website and local newspapers of Chhattisgarh for acquiring such land preferably in Raigarh or adjoining Raigarh District, in Chhattisgarh State.
- (e) After evaluation of proposals received in response to EOI, MAHAGENCO {PURCHASER} accepted proposal of the Vendor herein and, pursuant thereto issued Letter of Intent (LOI) dated 15/09/2021 to the Vendor for sale of 36.299 Hectare of encroachment free land to the PURCHASER. The acceptance to LOI was submitted by the Vendor to the PURCHASER on 20/09/2021.
- (f) The Vendor is seized and possessed of and is otherwise well and sufficiently entitled to the said land as more particularly described in the Annexure-A hereunder written and delineated on the plan thereto annexed as Annexure-A, hereinafter referred to as the said land.
- (g) The Vendor has acquired the said land as per details mentioned in the Annexure-B.
- (h) The vendor has agreed to sale and the purchaser has agreed to purchase the said land for the price of Rs.11,90,17,161.20/- (Rupees Eleven Crore Ninety Lac Seventeen Thousand One Hundred Sixty One and Paise Twenty Only), free from all encumbrances and upon the terms and subject to the conditions herein after appearing.



पंजीयन एवं मुद्रांक विभाग
छत्तीसगढ़
जाँच परचा सह घोषणा प्रपत्र

जिला: रायगढ़ उप पंजीयक कार्यालय: रायगढ़_SR
टोकन नं.- 28 टोकन दिनांक/समय : 2021-09-23/08:38:06

प्रस्तुतकर्ता	इन्दुपाल सिंह भाटिया		
प्रस्तुतकर्ता का पता	रायगढ़		
निष्पादक की हैसियत	स्वतः (साक्षियों द्वारा शिनाख्त)		
विलेख प्रारूप	विक्रय इकरार (कब्जा रहित)	विलेख का प्रकार	विक्रय इकरार (कब्जा रहित)
विलेख का अंकित मूल्य	119017161		
देय मुद्रांक	50	संलग्न मुद्रांक	100
प्रतिफल की राशि	59508581	प्राप्त राशि	59508581
कुल पृष्ठों की संख्या	44		
ई-पंजीयन आई.डी.नं.	CG6208623092021028		
ई-स्टाम्प नं.	IN-CG23993122015982T		
विशेष विलेख प्रकार			

सम्पत्ति का विवरण :

जनपद: रायगढ़/तहसील : रायगढ़/रा.नी.मंडल -रायगढ़ 1

वार्ड/हल्का	मोहल्ला का नाम	वार्ड का नाम/ गाँव का नाम	खाता न.	प्लॉट नं.	खसरा/शीट नं.	चौहद्दी	भूमि की स्थिति	शामिल खसरा	सौदा किया गया रकबा	खसरे का कुल रकबा
33	चक्रधरपुर	चक्रधरपुर	-	-	18/3	उत्तर -रसकिरत इंटरप्राइजेस की भूमि,दक्षिण -छोटा नाला,पूरुब -छोटा नाला,पश्चिम - ग्रामीण सड़क	असिंचित	-	1.104 हेक्टर	1.104 हेक्टर
33	चक्रधरपुर	चक्रधरपुर	-	-	30	उत्तर -रसकिरत इंटरप्राइजेस की भूमि,दक्षिण -छोटा नाला,पूरुब -छोटा नाला,पश्चिम - ग्रामीण सड़क	असिंचित	-	0.611 हेक्टर	0.611 हेक्टर
33	चक्रधरपुर	चक्रधरपुर	-	-	35	उत्तर -रसकिरत इंटरप्राइजेस की भूमि,दक्षिण -छोटा नाला,पूरुब -छोटा नाला,पश्चिम - ग्रामीण सड़क	असिंचित	-	0.656 हेक्टर	0.656 हेक्टर
33	चक्रधरपुर	चक्रधरपुर	-	-	37	उत्तर -रसकिरत इंटरप्राइजेस की भूमि,दक्षिण -छोटा नाला,पूरुब -छोटा	असिंचित	-	0.559 हेक्टर	0.559 हेक्टर



CG6208623092021028

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED
BY AND BETWEEN THE PARTIES HERETO AS UNDER:

1. The Vendor shall sell and the purchaser shall purchase the said land i.e all that piece and parcel of land situated at Chakardharpur, Distt. Raigarh (C.G.) bearing

<u>Khasra No.</u>	<u>Admeasuring Rakba in hectare</u>
8	1.501
8/74kh	0.400
17	1.420
18,/ 1	0.486
18,/ 2	0.441
18,/ 3	1.104
18,/ 4	1.096
18,/ 5	1.096
18,/ 6	1.096
20	1.384
21	1.898
22	0.291
23	0.684
24	0.510
29	1.096
30	0.611
34/4	3.151
35	0.656
36,/1/g	0.880
37	0.559
38/2	0.117
38/3	1.214
38,/ 4	0.409
38/5	0.809
39	2.991
43,/ 8	0.584
48,/ 77	0.777
49	0.267
50	0.995
51,	2.497
53,/ 1	0.527
53,/ 2	0.822
53,/3	0.295
54,/1	0.093
54,/2	0.344
54,/3	0.251

<u>Khasra No.</u>	<u>Admeasuring Rakba in hectare</u>
63,/1	0.365
63,/2	0.793
63,/3	0.429
64,/87	1.360
Total	36.299

and more particularly described in the Annexure-A hereunder written with their appurtenances, free from all encumbrances.

2. In consideration of the Vendor having agreed to sell the said land to the purchaser, the consideration amount being the price of the said land a sum of Rs.11,90,17,161.20/- (Rupees Eleven Crore Ninety Lakh Seventeen Thousand One Hundred Sixty One and Paise Twenty Only) which amount shall be paid by the Vendor in the manner following:

- (a) Rs.5,95,08,581/- (Rupees Five Crore Ninety Five Lakhs Eight Thousand Five Hundred Eighty One only) via DD no. 636970 Bank SBI, INDL FIN BRANCH, MUMBAI as deposit on or before the execution of these presents (the payment and receipt whereof the vendor doth hereby admit and acknowledge) . The said amount shall be appropriated towards the consideration at the time of completion of the sale as hereinafter provided;
- (b) Rs.5,95,08,580.20/- (Rupees Five Crore Ninety Five Lakhs Eight Thousand Five Hundred Eighty and Paise two only) being the balance of the sale price shall be paid to the VENDOR at the time of completion of the sale which will be after receipt of Forest Stage -1 Clearance from Forest Department, Government of Chhattisgarh as hereinafter provided;
- (c) The purchaser shall be entitled to deduct tax at source (TDS) payable on the consideration amount at the applicable rate as per the provisions of the Income Tax Act, 1961 only if applicable and furnish to the vendor TDS certificate thereof.

3. (i) The area of the said land is 36.299 Hectare as per the documents of title and

वार्ड/हल्का	मोहल्ला का नाम	वार्ड का नाम/ गाँव का नाम	खाता नं.	प्लॉट नं.	खसरा/ शीट नं.	चौहद्दी	भूमि की स्थिति	शामिल खसरा	सौदा किया गया रकबा	खसरे का कुल रकबा
						भूमि, दक्षिण - छोटा नाला पूरब - छोटा नाला, पश्चिम - ग्रामीण सड़क उत्तर - रसकिरत इंटरप्राइजेस की भूमि, दक्षिण - छोटा नाला पूरब - छोटा नाला, पश्चिम - ग्रामीण सड़क				
33	चक्रधरपुर	चक्रधरपुर	-	-	8	भूमि, दक्षिण - छोटा नाला पूरब - छोटा नाला, पश्चिम - ग्रामीण सड़क उत्तर - रसकिरत इंटरप्राइजेस की	असिंचित	-	1.501 हेक्टर	1.501 हेक्टर
33	चक्रधरपुर	चक्रधरपुर	-	-	24	भूमि, दक्षिण - छोटे नाला पूरब - छोटे नाला, पश्चिम - ग्रामीण सड़क उत्तर - रसकिरत इंटरप्राइजेस की	असिंचित	-	0.510 हेक्टर	0.510 हेक्टर
33	चक्रधरपुर	चक्रधरपुर	-	-	29	भूमि, दक्षिण - छोटा नाला पूरब - छोटा नाला, पश्चिम - ग्रामीण सड़क उत्तर - रसकिरत इंटरप्राइजेस की	असिंचित	-	1.096 हेक्टर	1.096 हेक्टर
33	चक्रधरपुर	चक्रधरपुर	-	-	17	भूमि, दक्षिण - छोटा नाला पूरब - छोटा नाला, पश्चिम - ग्रामीण सड़क उत्तर - रसकिरत इंटरप्राइजेस की	असिंचित	-	1.420 हेक्टर	1.420 हेक्टर
33	चक्रधरपुर	चक्रधरपुर	-	-	34/4	भूमि, दक्षिण - छोटे नाला पूरब - छोटे नाला, पश्चिम - छोटे नाला	असिंचित	-	3.151 हेक्टर	3.151 हेक्टर
33	चक्रधरपुर	चक्रधरपुर	-	-	53/2	भूमि, दक्षिण - छोटे नाला पूरब - छोटे नाला, पश्चिम - ग्रामीण सड़क उत्तर - रसकिरत इंटरप्राइजेस की	असिंचित	-	0.822 हेक्टर	0.822 हेक्टर
33	चक्रधरपुर	चक्रधरपुर	-	-	54/2	भूमि, दक्षिण - छोटे नाला पूरब - छोटे नाला, पश्चिम - छोटे नाला	असिंचित	-	0.344 हेक्टर	0.344 हेक्टर
33	चक्रधरपुर	चक्रधरपुर	-	-	21	भूमि, दक्षिण - छोटे नाला पूरब - छोटे नाला, पश्चिम - छोटे नाला	असिंचित	-	1.898 हेक्टर	1.898 हेक्टर
33	चक्रधरपुर	चक्रधरपुर	-	-	53/1	भूमि, दक्षिण - छोटे नाला पूरब - छोटे नाला, पश्चिम - छोटे नाला	असिंचित	-	0.527 हेक्टर	0.527 हेक्टर



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or government records and the same shall be accepted by the parties hereto.

- (ii) The purchaser shall be entitled to investigate the vendors title to the said land by taking relevant searches in all the relevant Government records. The purchaser is also entitled to publish public notices in newspapers inviting claims and objections in respect to the said land.
- (iii) The vendor shall **at the time of the execution of the agreement**, handover to the purchaser all original documents of title relating to the said land to enable the purchaser to investigate the Vendor title to the said land.
- (iv) Upon verification of the title by the purchaser the vendor shall forthwith issue the possession letter of the said land in favour of the Purchaser.
- (v) Subject to the Forest Stage-1 Clearance from Forest Department, Government of Chhattisgarh for compensatory afforestation in respect of the said land, the sale will be completed after receipt of Forest Stage -1 Clearance, in the following manner;
 - a. The purchaser shall make payment of the balance consideration amount to the vender as provided in clause 2(b) above
 - b. The Vendor shall, against receipt of the balance consideration amount, execute and deliver to the purchaser or their nominee/s conveyance/ sale deed and such other document as may be required for effecting transfer of their said land to the name of the purchaser or their nominee/ s in the Government and other records and in that event the purchaser shall join in execution of such document as confirming parties thereto.
 - c. The Vendor shall deliver vacant and peaceful possession of the Land to the Purchasers as Owners thereof
 - d. The Vendor shall deliver to the Purchasers all the Original title deeds documents and papers exclusively relating to the said Land in their

वार्ड/हल्का	मोहल्ला का नाम	वार्ड का नाम/ गाँव का नाम	खाता न.	प्लॉट नं.	खसरा/ शीट नं.	चौहद्दी	भूमि की स्थिति	शामिल खसरा	सौदा किया गया रकबा	खसरे का कुल रकबा
33	चक्रधरपुर	चक्रधरपुर	-	-	51	उत्तर - रशकिरत इंटरप्राइजेस की भूमि, दक्षिण - छोटे नाला पूरब - छोटे नाला, पश्चिम - छोटे नाला	असिंचित	-	2.497 हेक्टर	2.497 हेक्टर
33	चक्रधरपुर	चक्रधरपुर	-	-	53/3	उत्तर - रशकिरत इंटरप्राइजेस की भूमि, दक्षिण - छोटे नाला पूरब - छोटे नाला, पश्चिम - छोटे नाला	असिंचित	-	0.295 हेक्टर	0.295 हेक्टर
33	चक्रधरपुर	चक्रधरपुर	-	-	54/1	उत्तर - रशकिरत इंटरप्राइजेस की भूमि, दक्षिण - छोटे नाला पूरब - छोटे नाला, पश्चिम - छोटे नाला	असिंचित	-	0.093 हेक्टर	0.093 हेक्टर
33	चक्रधरपुर	चक्रधरपुर	-	-	54/3	उत्तर - रशकिरत इंटरप्राइजेस की भूमि, दक्षिण - छोटे नाला पूरब - छोटे नाला, पश्चिम - छोटे नाला	असिंचित	-	0.251 हेक्टर	0.251 हेक्टर
33	चक्रधरपुर	चक्रधरपुर	-	-	63/1	उत्तर - रशकिरत इंटरप्राइजेस की भूमि, दक्षिण - छोटे नाला पूरब - छोटे नाला, पश्चिम - छोटे नाला	असिंचित	-	0.365 हेक्टर	0.365 हेक्टर
33	चक्रधरपुर	चक्रधरपुर	-	-	63/3	उत्तर - रशकिरत इंटरप्राइजेस की भूमि, दक्षिण - छोटे नाला पूरब - छोटे नाला, पश्चिम - छोटे नाला	असिंचित	-	0.429 हेक्टर	0.429 हेक्टर
33	चक्रधरपुर	चक्रधरपुर	-	-	64/87	उत्तर - रशकिरत इंटरप्राइजेस की भूमि, दक्षिण - छोटे नाला पूरब - छोटे नाला, पश्चिम - छोटे नाला	असिंचित	-	1.360 हेक्टर	1.360 हेक्टर
33	चक्रधरपुर	चक्रधरपुर	-	-	18/4	उत्तर - रशकिरत इंटरप्राइजेस की भूमि, दक्षिण - छोटे नाला पूरब - छोटे नाला, पश्चिम - छोटे नाला	असिंचित	-	1.096 हेक्टर	1.096 हेक्टर
33	चक्रधरपुर	चक्रधरपुर	-	-	18/5	उत्तर - रशकिरत इंटरप्राइजेस की भूमि, दक्षिण - छोटे नाला पूरब - छोटे नाला, पश्चिम - छोटे नाला	असिंचित	-	1.096 हेक्टर	1.096 हेक्टर
33	चक्रधरपुर	चक्रधरपुर	-	-	18/6	उत्तर - रशकिरत इंटरप्राइजेस की भूमि, दक्षिण - छोटे नाला पूरब - छोटे नाला	असिंचित	-	1.096 हेक्टर	1.096 हेक्टर



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possession and as listed in Annexure "B" hereto;

- e. The Vendor shall also execute a suitable and General Power of Attorney in favour of the Purchasers and/or their nominees authorizing them to deal with the said Land.

4. The Vendor hereby declares, confirms and covenants with the purchaser as under:

- (i) That the Vendor is otherwise well and sufficiently entitled to the said land described in the Schedule hereunder written. The title to the said Land is clear, free and marketable. The Vendor is in possession of the original title deeds in respect of the said Land as per the list mentioned in Annexure "B" hereto. There are no other original title deeds or documents in possession or control of the Vendor in respect of the said Land.
- (ii) That the Vendor, prior to the completion of sale, shall make out a marketable title to the said Land free from all encumbrances, doubts and claims and shall, at his own costs and expenses, clear all defects in the title, encumbrances and claims by way of sale, exchange, mortgage, gift, trust, inheritance, possession, lease, lien, easement or otherwise.
- (iii) That no other person except the Vendor has any right, claim or demand in respect of the said Land or any part thereto.
- (iv) That the Vendor has not created any sale, gift, mortgage, charge, lien, lease or any other adverse right or any other encumbrance whatsoever or howsoever on the said Land and the said Land is not subject to any claim, demand, encumbrance, attachment or to any process issued by any Court or Authority and the Vendor hereby declares that it shall not hereafter directly and/or indirectly create any third party rights of whatsoever nature upon the said Land
- (v) That the Vendor has paid all the due taxes, rates, cess and all other Outgoings in respect of the said Land and if any amount is found to be in arrears or outstanding, the Vendor shall pay the same in full before the completion of the sale.

वार्ड/हल्का	मोहल्ला का नाम	वार्ड का नाम/ गाँव का नाम	खाता न.	प्लॉट नं.	खसरा/ शीट नं.	चौहद्दी	भूमि की स्थिति	शामिल खसरा	सौदा किया गया रकबा	खसरे का कुल रकबा
						नाला, पश्चिम - छोटे नाला				
33	चक्रधरपुर	चक्रधरपुर	-	-	39	उत्तर - रशकिरत इंटरप्राइजेस की भूमि, दक्षिण - छोटे नाला, पूरब - छोटे नाला, पश्चिम - छोटे नाला	असिंचित	-	2.991 हेक्टर	2.991 हेक्टर
33	चक्रधरपुर	चक्रधरपुर	-	-	36/1/ग	उत्तर - रशकिरत इंटरप्राइजेस की भूमि, दक्षिण - छोटे नाला, पूरब - छोटे नाला, पश्चिम - छोटे नाला	असिंचित	-	0.880 हेक्टर	0.880 हेक्टर
33	चक्रधरपुर	चक्रधरपुर	-	-	38/4	उत्तर - रशकिरत इंटरप्राइजेस की भूमि, दक्षिण - छोटे नाला, पूरब - छोटे नाला, पश्चिम - छोटे नाला	असिंचित	-	0.409 हेक्टर	0.409 हेक्टर
33	चक्रधरपुर	चक्रधरपुर	-	-	43/8	उत्तर - रशकिरत इंटरप्राइजेस की भूमि, दक्षिण - छोटे नाला, पूरब - छोटे नाला, पश्चिम - छोटे नाला	असिंचित	-	0.584 हेक्टर	0.584 हेक्टर
33	चक्रधरपुर	चक्रधरपुर	-	-	8/74/ख	उत्तर - रशकिरत इंटरप्राइजेस की भूमि, दक्षिण - छोटे नाला, पूरब - छोटे नाला, पश्चिम - छोटे नाला	असिंचित	-	0.400 हेक्टर	0.400 हेक्टर
33	चक्रधरपुर	चक्रधरपुर	-	-	18/1	उत्तर - रशकिरत इंटरप्राइजेस की भूमि, दक्षिण - छोटे नाला, पूरब - छोटे नाला, पश्चिम - छोटे नाला	असिंचित	-	0.486 हेक्टर	0.486 हेक्टर
33	चक्रधरपुर	चक्रधरपुर	-	-	18/2	उत्तर - रशकिरत इंटरप्राइजेस की भूमि, दक्षिण - छोटे नाला, पूरब - छोटे नाला, पश्चिम - ग्रामीण सड़क	असिंचित	-	0.441 हेक्टर	0.441 हेक्टर

भूमि विन्यास - कृषि भूमि

भूमि की उपयोगिता - अन्य

पक्ष का विवरण

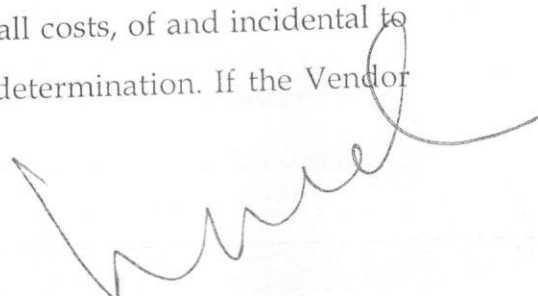
पक्षकार का प्रकार	पक्षकार का नाम	पिता/पति/माता/अभिभावक का नाम	पेशा	लिंग	जाति/उपजाति	पैन/60	पहचान संलग्न कागजात की विवरणी	पता
विक्रेता	हिमालया हर्बल्स प्रा. इन्.ड.पाल सिंह भाटिया	पिता-हरबंस सिंह भाटिया	व्यवसाय	पुरुष	सामान्य/सामान्य	ADB PB3 241N	आधार कार्ड 9772963 76485	जगतपुर, रायगढ़
क्रेता	महाराष्ट्र स्टेट पावर जेनरेशन कम्पनी लि की	पिता-मानिकराव नागदेवते	व्यवसाय	पुरुष	सामान्य/सामान्य	AAECM 2935R	आधार कार्ड 8721152 72477	रायगढ़



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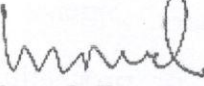
- (vi) That the Vendor has not entered into any agreement or arrangement, oral or written with regard to the sale of the said Land to any other party;
- (vii) That there are no proceedings instituted by or against the Vendor in respect of the said Land and/or pending in any Court of Law or before any authority. No lis pendens notices are existing in respect of the said Land.
- (viii) That the Vendor is not directly and/or indirectly refrained, prevented and/or prohibited by any Court of Law or authorities including taxation authorities or otherwise from entering into the present Agreement for Sale of the said Land with the Purchasers.
- (ix) That there are no insolvency notices or petitions or proceedings pending against the Vendor.


5. The Vendor further declares that no notices including any notice for acquisition, requisition or set back by the Government Central or State or any other local, or public body or authority in respect of the said Land have been issued to, served upon or received by the Vendor or his agent or any person on his behalf and that all previous notices and requisitions have been duly complied with by the vendor. If before the completion of the sale herein any such notices other than a notice for acquisition, requisition or set back is hereafter issued to or served upon or received by the Vendor or any person on his behalf in respect of the said Land, the Vendor shall forthwith give notice thereof to the Purchasers and shall comply with the same at his own costs and expense. If before the completion of the sale herein any notice for acquisition, requisition or set-back is issued to the Vendor received by or served upon the Vendor, it shall be at the option of the Purchasers to determine this Agreement and upon such determination this Agreement the Vendor shall forthwith return to the Purchasers all the amounts received by the Vendor from the Purchasers under this Agreement and each party shall bear and pay all costs, of and incidental to the sale incurred by them up to the date at such determination. If the Vendor



पक्षकार का प्रकार	पक्षकार का नाम	पिता/पति/माता/अभिभावक का नाम	पेशा	लिंग	जाति/उपजाति	पैन/60	पहचान संलग्न कागजात की विवरणी	पता
	ओर से पंकज मानिकराव नागदेवते							
गवाह-1	अशोक कुमार पाण्डेय	पिता-कन्हैया पाण्डेय	सेवा निवृत्त	पुरुष	सामान्य/सामान्य		आधार कार्ड 510068679899	पैलेस रोड, रायगढ़
गवाह-2	सन्देश मधुकर मोरे	पिता-मधुकर मोरे	नौकरी	पुरुष	सामान्य/सामान्य		आधार कार्ड 369950066202	उल्हासनगर महाराष्ट्र

मैं/हम इस संलग्नक विलेख के सभी पृष्ठों के एवं सारांशित उपर्युक्त निर्भूल प्रतियों को, विलेख के ई-पंजीयन आई.डी. CG6208623092021028 तथा ई-स्टाम्प कोड IN-CG23993122015982T सहित, एतद् द्वारा अभिलेखित एवं पुष्टि करते हैं, तथा मेरे/अपने निम्नांकित हस्ताक्षरों से इस विलेख को निष्पादित करते हैं।


निष्पादको की हस्ताक्षर


दावेदारों की हस्ताक्षर

shall have willfully Concealed any such notice issued, served or received by him as aforesaid, the Purchasers will be entitled to all costs, charges and expenses of and incidental to the Agreement for sale incurred by them up to the date of such determination. If before the completion of sale herein, any notice is issued, published or served by the Government or any other local or public authority for acquisition of the said Land or any part thereof in that event, this Agreement shall, at the option of the Purchasers to be exercised within 30 days of the knowledge of such notice, be treated as null and void and in that event also Vendor shall forthwith return to the Purchasers the earnest money and all other moneys received hereunder and each party will bear and pay their own costs, charges and expenses.

6. The Vendor has represented and assured to the Purchasers that its title to the said Land is free from all encumbrances and claims and reasonable doubts of whatsoever nature. In the event it is found that Vendor's title to the said Land is defective or any claim is made on the said Land or Purchasers have suffered any loss or damages by the statements, declarations, representations, and assurances made by the Vendor as herein or any claim whether directly and/or indirectly is made on the said Land, in that case the Vendor agrees to indemnify the Purchasers and/or their nominees against all losses, damages, cost and expenses which may be suffered by them on said account. The Vendor shall at the time of completion of sale execute proper Indemnity in terms of above in favour of the Purchasers.
7. The vendor shall pay all assessments, rates, taxes and out goings Government dues in respect of the said Land previous to the day of the completion of the sale and handing over possession and the same if necessary, shall be apportioned between the Vendor and the Purchasers. Thereafter, from the date of completion of sale, the same shall be borne and paid by the Purchasers.
8. The Vendor shall at its own costs and expenses secure all the permissions and

पंजीयन एवं मुद्रांक विभाग
छत्तीसगढ़
पंजीयन हेतु स्वीकृति एवं शिनाख्ती

निष्पादक	दावेदार
1. हिमालया हर्बल्स प्रो इन्दुपाल सिंह भाटिया पिता का नाम हरबंस सिंह भाटिया जाति सामान्य निवास स्थान जगतपुर, रायगढ़	1. महाराष्ट्र स्टेट पावर जेनरेशन कम्पनी लि की ओर से पंकज मानिकराव नागदेवते पिता का नाम मानिकराव नागदेवते जाति सामान्य निवास स्थान नागपुर

स्वीकार करते हैं कि तथाकथित विक्रय इकरार (कब्जा रहित) विलेख का निष्पादन किया गया था तथा प्रतिफल के पूरे रु 59508581 प्राप्त हो गए हैं

गवाह

1.	सन्देश मधुकर मोरे पिता का नाम मधुकर मोरे जाति सामान्य निवास स्थान जल्हासनगर महाराष्ट्र जिला रायगढ़
2.	अशोक कुमार पाण्डेय पिता का नाम कन्हैया पाण्डेय जाति सामान्य निवास स्थान पैलेस रोड, रायगढ़ जिला रायगढ़

की जाँच पूर्वोक्त निष्पादक/दावेदार की शिनाख्ती के विषय में की गई है।

आज दिनांक

23/09/2021

राजेश बेहरा ,उप पंजीयक
उप पंजीयक कार्यालय , -रायगढ़_SR



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approvals, if any required for sale and transfer of the said land to the purchaser as provided in this agreement.

9. It is specifically agreed between the parties that in the event of the Forest Department denied to issue Forest Clearance Stage-I of the land to which suitability certificate issued for compensatory afforestation in respect of the said land on any ground whatsoever, the purchaser shall be entitled to terminate this agreement by serving a notice in writing upon the Vendor. Upon termination of this agreement, the Vendor shall forthwith return to the purchaser the amount paid/ deposited by the Purchaser with the vendor. In the event of the Vendor failing to return the said amount within 45 days of the notice served by the Purchaser, the vendor shall be liable to pay interest thereon @ 18% per annum from the date of termination of the Agreement till payment.
10. As the Purchaser has deposited Rs.5,95,08,580.60/- (Rupees Five Crore Ninety Five Lac Eight Thousand Five Hundred Eighty and Paise Sixty only) with the Vendor towards part consideration pending verification of title and the Vendor is required to refund the amount deposited by the Purchaser in the event of the Forest Department denied to issue Forest Clearance Stage-I of the land to which suitability certificate issued for compensatory afforestation in respect of the said land on any ground whatsoever, the Vendor has agreed to hand over possession of the said land to the Purchaser along with the title deeds to be deposited within one week from the date hereof to secure the said amount.
11. The stamp duty, registration charges and all other out of pocket expenses (including other state taxes and levies such as Service Tax, Value Added Tax Local Body Tax, if applicable) payable on this Agreement and on the Deed of Conveyance to be executed in pursuance hereof, shall be borne and paid by the Purchasers alone. Each party shall bear and pay their own expenses including professional fees of their respective Advocates. It is agreed that on payment of the balance consideration in respect of the said land, the Parties shall execute and register a formal instrument being the Sale Deed/Conveyance, which shall be the



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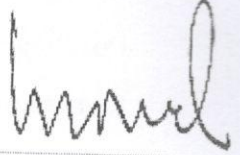









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पंजीयन एवं मुद्रांक विभाग

छत्तीसगढ़

पंजीयन अधिनियम 1908 की धारा 32 (क) के तहत निष्पादकों/दावेदारों एवं गवाहों का फोटो एवं अंगुष्ठ का छाप

टोकन नं.- 28 दिनांक - 23/09/2021 विलेख का प्रकार - विक्रय इकरार (कब्जा रहित)

निष्पादकों/दावेदारों/गवाहों का विवरणी	इलेक्ट्रॉनिक फोटो	अंगुष्ठ का निशान	हस्ताक्षर
नाम - हिमालया हर्वल्स प्रो इन्दुपाल सिंह भाटिया (विक्रेता) पिता का नाम - हरवंस सिंह भाटिया पता - जगतापुर, रायगढ़			
नाम - महाराष्ट्र स्टेट पावर जेनरेशन कम्पनी लि की ओर से पंकज मानिकराव नागदेवते (क्रेता) पिता का नाम - मानिकराव नागदेवते पता - नागापुर			
नाम - अशोक कुमार पाण्डेय (गवाह-1) पिता का नाम - कन्हैया पाण्डेय पता - पैलेस रोड, रायगढ़			
नाम - सन्देश मधुकर मोरे (गवाह-2) पिता का नाम - मधुकर मोरे पता - उल्हासनगर महाराष्ट्र			

पूर्वोक्त निष्पादक/दावेदार/सहमतिदाता/गवाह के अंगुष्ठ छाप/हस्ताक्षर मेरे समक्ष लिये गये

राजेश बेहरा, उप पंजीयक
उप पंजीयक कार्यालय, - रायगढ़_SR



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principal instrument. Hence, this Agreement is stamped with Rs. 100/- only.

12. (i) In the event of the sale not being completed due to any willful default on the part of the Vendor, the Purchaser shall have the right to require specific performance of this Agreement by the Vendor.
- (ii) In the event of the sale not being completed due to any willful default on the part of the Purchaser, the Vendor shall have the right to require specific performance of this Agreement by the Purchaser.
13. If any term, covenant, condition or provision of this Agreement is rendered invalid or unenforceable, the remaining provisions of this Agreement thereby shall not be affected and such remaining terms, covenant, conditions and provisions shall remain valid, subsisting and binding on the parties hereto and liable to be performed to the extent permitted by law.
14. Failure or delay by either Party to insist upon the strict performance of any term or provision of this Agreement or to exercise any right available to a Party upon a breach or default, shall not constitute a waiver of such breach or default or any subsequent breach of such term or provision. No waiver of any breach shall affect or alter this Agreement and but each and every term of this Agreement shall continue to be in full force and in effect with respect to other terms.
15. All communications required to be given under this Agreement shall be in writing and may be delivered and shall be deemed to have been received if sent through post, fax, e-mail, courier or any other acceptable means of communication. The address for service of the same shall be as under:
 1. Address of the VENDOR (As Mentioned Above)
 2. Address of the Purchaser (As Mentioned Above)
16. The Parties shall do and cause to be done all such acts, deeds, matters and things and shall execute and deliver all such documents and instruments as may be reasonably necessary to enable the parties to perform their respective obligations and to give effect to the completion of the transaction

contemplated under this Agreement.

17. This Agreement (including the Schedules and Annexure) constitute the entire Agreement between the Parties hereto and shall supersede all prior Agreements, letters of intent and understandings, both written or oral arrived at between the parties with respect to the subject matter hereof.
18. This Agreement shall not be amended or modified except by way of an instrument in writing signed and executed by both the parties hereto.
19. The aforestated recitals shall form an integral part of this Agreement.
20. (i) This Agreement as also its formation, execution, validity, interpretation and implementation shall be governed by and construed in accordance with the laws of India.
(ii) Any disputes and/or differences arising out of the said Agreement or from the interpretation of the terms and conditions, or non-compliance or non-payment, the same shall be resolved mutually and amicably by both the parties. If it cannot be resolved mutually and amicably, the same shall be referred to Arbitration under the provisions of the Arbitration and Conciliation Act, 1996 or any other relevant Arbitral law for the time being in force. The Arbitration shall be held in English language in the City of Mumbai.
(iii) The Courts at Mumbai shall have exclusive jurisdiction to try and entertain all the dispute arising between the parties.

THE SCHEDULE ABOVE REFERRED TO

Annexure-A

S. no	Location	Kha sra No	Rakba/ Area	Date of Docume nt	Document No.
1	Chakradh arpur	24	0.510	13/02/2004	Book No. Adl , Granth No. 2835, Page No. 22 to27, Document No.2900
2	Chakradh arpur	53,/ 2	0.822	13/02/2004	Book No. Adl , Granth No. 2835, Page No. 22 to27, Document No.2900
3	Chakradh	54/,	0.344	13/02/2	Book No. Adl , Granth No. 2835, Page No. 22

S. no	Location	Khasra No	Rakba/ Area	Date of Document	Document No.
	arpur	2		004	to27, Document No.2900
4	Chakradh arpur	21	1.898	13/02/2004	Book No. Adl , Granth No. 2835, Page No. 22 to27, Document No.2900
5	Chakradh arpur	53,/ 1	0.527	13/02/2004	Book No. Adl , Granth No. 2835, Page No. 34 to39, Document No.2902
6	Chakradh arpur	51,	2.497	13/02/2004	Book No. Adl , Granth No. 2835, Page No. 34 to39, Document No.2902
7	Chakradh arpur	53,/ 3	0.295	13/02/2004	Book No. Adl , Granth No. 2835, Page No. 34 to39, Document No.2902
8	Chakradh arpur	54,/ 1	0.093	13/02/2004	Book No. Adl , Granth No. 2835, Page No. 34 to39, Document No.2902
9	Chakradh arpur	54,/ 3	0.251	13/02/2004	Book No. Adl , Granth No. 2835, Page No. 34 to39, Document No.2902
10	Chakradh arpur	63,/ 1	0.365	13/02/2004	Book No. Adl , Granth No. 2835, Page No. 34 to39, Document No.2902
11	Chakradh arpur	63,/ 3	0.429	13/02/2004	Book No. Adl , Granth No. 2835, Page No. 34 to39, Document No.2902
12	Chakradh arpur	64,/ 87	1.360	13/02/2004	Book No. Adl , Granth No. 2835, Page No. 34 to39, Document No.2902
13	Chakradh arpur	18,/ 4	1.096	13/02/2004	Book No. Adl , Granth No. 2835, Page No. 16 to 21, Document No.2899
14	Chakradh arpur	18,/ 5	1.096	13/02/2004	Book No. Adl , Granth No. 2835, Page No. 16 to 21, Document No.2899
15	Chakradh arpur	18,/ 6	1.096	13/02/2004	Book No. Adl , Granth No. 2835, Page No. 16 to 21, Document No.2899
16	Chakradh arpur	39	2.991	13/02/2004	Book No. Adl , Granth No. 2835, Page No. 16 to 21, Document No.2899
17	Chakradh arpur	36,/ 1 /G	0.880	30/04/2004	Book No. Adl , Granth No. 2868, Page No. 73 to78, Document No.309
18	Chakradh arpur	38,/ 4	0.409	30/04/2004	Book No. Adl , Granth No. 2868, Page No. 73 to78, Document No.309
19	Chakradh arpur	43,/ 8	0.584	30/04/2004	Book No. Adl , Granth No. 2868, Page No. 73 to78, Document No.309
20	Chakradh arpur	8 ,/ 74 / kh	0.400	30/04/2004	Book No. Adl , Granth No. 2868, Page No. 73 to78, Document No.309
21	Chakradh arpur	18,/ 1	0.486	12/03/2004	Book No. Adl , Granth No. 2835, Page No. 46 to51, Document No.2904
22	Chakradh arpur	18,/ 2	0.441	12/03/2004	Book No. Adl , Granth No. 2835, Page No. 46 to51, Document No.2904
23	Chakradh arpur	18,/ 3	1.104	12/03/2004	Book No. Adl , Granth No. 2835, Page No. 46 to51, Document No.2904
24	Chakradh arpur	30	0.611	12/03/2004	Book No. Adl , Granth No. 2835, Page No. 46 to51, Document No.2904
25	Chakradh arpur	35	0.656	12/03/2004	Book No. Adl , Granth No. 2835, Page No. 46 to51, Document No.2904
26	Chakradh arpur	37	0.559	12/03/2004	Book No. Adl , Granth No. 2835, Page No. 46 to51, Document No.2904
27	Chakradh	49	0.267	12/03/2004	Book No. Adl , Granth No. 2868, Page No. 52

S. no	Location	Khasra No	Rakba/ Area	Date of Document	Document No.
	arpur			004	to57, Document No.2905
28	Chakradh arpur	50	0.995	12/03/2004	Book No. Adl , Granth No. 2868, Page No. 52 to57, Document No.2905
29	Chakradh arpur	48,/ 77	0.777	12/03/2004	Book No. Adl , Granth No. 2868, Page No. 52 to57, Document No.2905
30	Chakradh arpur	20	1.384	13/02/2004	Book No. Adl , Granth No. 2835, Page No. 28 to 33, Document No.2901
31	Chakradh arpur	22	0.291	13/02/2004	Book No. Adl , Granth No. 2835, Page No. 28 to 33, Document No.2901
32	Chakradh arpur	23	0.684	13/02/2004	Book No. Adl , Granth No. 2835, Page No. 28 to 33, Document No.2901
33	Chakradh arpur	38/ 3,	1.214	30/04/2004	Book No. Adl , Granth No. 2868, Page No. 85 to 90, Document No.311
34	Chakradh arpur	38/, 5	0.809	30/04/2004	Book No. Adl , Granth No. 2868, Page No. 85 to 90, Document No.311
35	Chakradh arpur	63,/ 2	0.793	30/04/2004	Book No. Adl , Granth No. 2868, Page No. 79 to 84, Document No.310
36	Chakradh arpur	29,	1.096	29/05/2004	Book No. Adl , Granth No. 2889, Page No. 1 to 16, Document No.686
37	Chakradh arpur	38,/ 2	0.117	29/05/2004	Book No. Adl , Granth No. 2889, Page No. 1 to 16, Document No.686
38	Chakradh arpur	8	1.501	13/02/2004	Book No. Adl , Granth No. 2835, Page No. 40 to 45, Document No.2903
39	Chakradh arpur	17	1.420	13/02/2004	Book No. Adl , Granth No. 2835, Page No. 40 to 45, Document No.2903
40	Chakradh arpur	34/ 4	3.151	13/02/2004	Book No. Adl , Granth No. 2835, Page No. 40 to 45, Document No.2903
		Total	36.299		

Annexure-B

S.no	Khasra No	Area	Purchase From	Purchase Date
1	24	0.510	Kishan Agrawal	13-2-2004
2	53,/2	0.822	Kishan Agrawal	13-2-2004
3	54/, 2	0.344	Kishan Agrawal	13-2-2004
4	21	1.898	Kishan Agrawal	13-2-2004
5	53,/ 1	0.527	Smt. Ushadevi Agrawal	13/02/2004
6	51,	2.497	Smt. Ushadevi Agrawal	13/02/2004
7	53,/3	0.295	Smt. Ushadevi Agrawal	13/02/2004
8	54,/1	0.093	Smt. Ushadevi Agrawal	13/02/2004
9	54,/3	0.251	Smt. Ushadevi Agrawal	13/02/2004

S.no	Khasra No	Area	Purchase From	Purchase Date
10	63,/1	0.365	Smt. Ushadevi Agrawal	13/02/2004
11	63,/3	0.429	Smt. Ushadevi Agrawal	13/02/2004
12	64,/87	1.360	Smt. Ushadevi Agrawal	13/02/2004
13	18,/ 4	1.096	Purshottam Agrawal	13/02/2004
14	18,/ 5	1.096	Purshottam Agrawal	13/02/2004
15	18,/ 6	1.096	Purshottam Agrawal	13/02/2004
16	39	2.991	Purshottam Agrawal	13/02/2004
17	36,/ 1 /G	0.880	Amita Agrawal	30/04/2004
18	38,/ 4	0.409	Amita Agrawal	30/04/2004
19	43,/ 8	0.584	Amita Agrawal	30/04/2004
20	8,/ 74 /kh	0.400	Amita Agrawal	30/04/2004
21	18,/ 1	0.486	Amita Agrawal	12/03/2004
22	18,/ 2	0.441	Amita Agrawal	12/03/2004
23	18,/ 3	1.104	Amita Agrawal	12/03/2004
24	30	0.611	Amita Agrawal	12/03/2004
25	35	0.656	Amita Agrawal	12/03/2004
26	37	0.559	Amita Agrawal	12/03/2004
27	49	0.267	Smt. Nirmala Agrawal	12/03/2004
28	50	0.995	Smt. Nirmala Agrawal	12/03/2004
29	48,/ 77	0.777	Smt. Nirmala Agrawal	12/03/2004
30	20	1.384	Vishnu Agrawal	13/02/2004
31	22	0.291	Vishnu Agrawal	13/02/2004
32	23	0.684	Vishnu Agrawal	13/02/2004
33	38/3,	1.214	Smt. Nirmala Agrawal	30/04/2004
34	38,/5	0.809	Smt. Nirmala Agrawal	30/04/2004
35	63,/ 2	0.793	Kishan Agrawal	30/04/2004
36	29,	1.096	Vishnu Agrawal	29/05/2004
37	38,/ 2	0.117	Vishnu Agrawal	29/05/2004
38	8	1.501	Manish Agrawal	13-2-2004
39	17	1.420	Manish Agrawal	13-2-2004

Mobile No: 9301010144

Amosch

02. Ashok Kumar Pandey S/o. Kanhaiya Lal Pandey
Palace Road Raigarh.
Adhaar No. 5100 6867 9899
Mobile No: 9425252030

03. Sandesh Madhukar More S/o. Mahukar More
Thane, Ulhash Nagar-4 Maharastra
Adhaar No. 3699 5006 6206
Mobile No: 8879770704

@

Drafted by me
Sabiha Jamal
SABIHA JAMAL
(ADVOCATE)




Amosch

Ref:- Dir(M)/Authorization/1871

Date: 21.09.2021

To whomsoever it may concern

This is to certify that Shri. Pankaj Manikrao Nagdeote, Chief Engineer (Coal), MAHAGENCO, Head Office, Prakashgad, Mumbai is hereby authorized to sign the Land Purchase Agreement of Compensatory Afforestation Land on behalf of MAHAGENCO.


21/9/21
Director (Mining)
MAHAGENCO.





भारत सरकार
GOVERNMENT OF INDIA



इन्द्रपाल सिंह भाटिया
Indrapal Singh Bhatia
जन्म तारीख/DOB: 18/05/1959
पुरुष Male

9772 9637 6485



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

आन्मज हरबंस सिंह
भाटिया, हाउस नं.-227/2
जगतपुर, रायगढ़, रायगढ़,
रायगढ़
छत्तीसगढ़, 496001

Address:

S/O: Harbans Singh Bhatia,
House No.-227/2 Jagatpur,
Raigarh, Raigarh, Raigarh
Chhattisgarh, 496001



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1800 300 1947

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www.uidai.gov.in P.O. Box No.1947,
Bengaluru-560 001



भारत सरकार
GOVERNMENT OF INDIA



इन्द्रपाल सिंह भाटिया
Indrapal Singh Bhatia
जन्म तारीख/DOB 18/05/1959
पुरुष Male

9772 9637 6485



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

आत्मज: हरबंस सिंह
भाटिया, हाउस नं.-227/2
जगतपुर, रायगढ़, रायगढ़,
रायगढ़
छत्तीसगढ़, 496001

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House No.-227/2 Jagatpur,
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Chhattisgarh, 496001



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भारत सरकार
GOVERNMENT OF INDIA

पंकज माणीकाव नागदेवने
Pankaj Manikrao Nagdeole

जन्म वर्ष / Year of Birth - 1973
पुरुष / Male

8721 1527 2474

आधार - सामान्य माणसाचा अधिकार

भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता S/O. माणीकाव नागदेवने, प्लॉट नं. Address: S/O: Manikrao
1286, डॉ. अंबेडकर माईन गार्डन, वैशाली Nagdeole, Plot No 1286, Near Dr.
नगर, बिनाकी लेआउट, डॉ. अंबेडकर मार्ग, Ambedkar Garden, Vaishali
नागपूर, डॉ. अंबेडकर मार्ग, महाराष्ट्र, Nagar, Binaki Layout,
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440017

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भारत सरकार
GOVERNMENT OF INDIA



सुरेश कुमार बेहरा
Suresh Kumar Behra
जन्म तिथि/DOB: 08/03/1954
पुरुष/ MALE

9041 2596 5377

मेरा आधार, मेरी पहचान

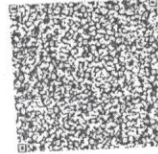


भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Download Date: 19/07/2018

पता:
S/O मंघर बेहरा, हाउस नं.-39/2400, केलो विहार
कालोनी, रायगढ़, रायगढ़,
छत्तीसगढ़ - 496001

Address :
S/O Mandhar Behra, House No.-39/2400,
Kelo Vihar Colony, Raigarh, Raigarh,
Chhattisgarh - 496001



Generation Date: 10/03/2018

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P.O. Box No. 1947,
Bengaluru-560 901



भारत सरकार
GOVERNMENT OF INDIA



अशोक कुमार पाण्डेय
Ashok Kumar Pandey
जन्म तिथि/ DOB: 20/09/1948
पुरुष / MALE

5100 6867 9899



आधार-आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

Address:

आन्मज: के. एल. पाण्डेय,
पेलेम रोड, रायगढ़, रायगढ़,
छत्तीसगढ़ - 496001

S/O: K. L. Pandey, Palace Road,
Raigarh, Raigarh,
Chhattisgarh - 496001

5100 6867 9899

Aadhaar-Aam Admi ka Adhikar





भारत सरकार

Unique Identification Authority of India

Government of India

संदर्भित क्रमांक / Enrollment No. 1218/61557/52844

संदर्भित मोरे

Sandesh Machukar More

S.O. Machukar R. More

101, DEV KUTIR, Block No. A/158/316

Near Gurunanak High School, Katta Chitra

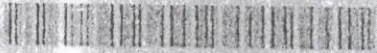
Uhasnagar

Uhasnagar-H Uhasnagar Thane

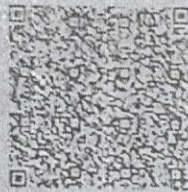
Maharashtra 421004

9422491965

Ref: 191/23G/880869/381045/P



SHC65796067FT



आपला आधार क्रमांक / Your Aadhaar No. :

3699 5006 6202

आधार - सामान्य माणसाचा अधिकार



भारत सरकार

Government of India



संदर्भित मोरे

Sandesh Machukar More

जन्म वर्ष / Year of Birth : 1975

पुरुष / Male



3699 5006 6202

आधार - सामान्य माणसाचा अधिकार

उपसंग्रह

6

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ADBPB3241N

नाम / Name

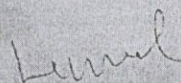
INDRAPAL SINGH BHATIA

पिता का नाम / Father's Name

HARBANS SINGH BHATIA

जन्म की तारीख / Date of Birth

18/05/1959


हस्ताक्षर / Signature



18022017

आयकर विभाग
TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MAHARASHTRA STATE POWER
GENERATION COMPANY LIMITED



उपकरण

Instrument Number

MAEDW2935R

08-10-2010

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एर्षोर्नं श्री-। किरातबंदी खलौनी। आसानीबंद

11-0107 AD

ପୃଷ୍ଠା ସଂଖ୍ୟା: 1 / 4

~~GR.~~

4

दिनेश कुमार शर्मा ईत
पटवारी इ.नं.-33 (चक्रधरपुर)
रा.नि.मं.-रायगढ़-1
राहसील गो जिला रायगढ़ (छ.ग.)

फॉर्म बी-1। किरातबंदी खर्चोंनी। (आसामोकार)

Page : 00033

21012 : 21012

34: 2016-17

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Page : 00033

रा.प्र. : रायगढ़-१

21012 : 21012

Part : Two

34: 2016-17

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Wm. L. G. L.



सौमं वी-। किरतवटी कर्तनी (आसानिवा)

54: 2016-17

[illegible]

कॉमन बि-1। किरतबंदी करनी (आसानोबार)

2016-17

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25-Apr-2017 10:42:52

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पृष्ठ सं-२०५१४-

दिनेश कुमार खन्ना
पटवारी ह.मं.३३ (प्रकाशपुर) बलरदा आगे
हड़कील कंधावन

ॐ नमो भगवते वासुदेवाय

[Signature]

Shirley

महाभारत



फॉर्म पी-१।
(खसरा)

पुस्तक : 00033

सहयोगीतः : राजा

DATE : 12/07/2012

पृ. 2016-17

पुस्तक : 00033

सूचि : पृष्ठ १२

सहयोगीतः : राजा

DATE : 12/07/2012

पृ. 2016-17

[illegible]

पृष्ठ संख्या: 1 / 3

44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040 1041 1042 1043 1044 1045 1046 1047 1048 1049 1050 1051 1052 1053 1054 1055 1056 1057 1058 1059 1060 1061 1062 1063 1064 1

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पृष्ठ सं. : ५३१२

प्राप्त : २०१३.१२.१२

21.4.12 : 12.57

2016-17

प्रा. १॥

(२५५)

THEORY

Page : 00033

पृष्ठ सं. : ५३१२

प्राप्त : २०१३.१२.१२

21.4.12 : 12.57

2016-17

[illegible][illegible]

* किसी भी प्रकार की वास्तविकता या किसी भी प्रकार की वास्तविकता के उपपत्ति के लिए वास्तविकता का वास्तविकता का वास्तविकता और उपपत्ति पर दिया गया भाग का क्षेत्रफल

पिपरा

гус. уаііпс 2 / 3



फॉर्म ची-१।
(उत्तर)

श्रीमान् : दत्तव्यासपुर

फ़ाइल : 09033

रा नि : राखराङ-१

संज्ञा : राजा

शिक्षा : गणित

2016-17

उत्तरा ५ अ ११ अ २ अर्थ पञ्च एतन्मन्त्रेण न

[illegible]

- किसी व्यक्ति द्वारा या किसी मॉडेली कारककार के उपस्थितियों का ज्ञान, चिन्ता का ज्ञान, भावना या चर्चा की रचना और उपस्थिति पर दिया गया भाग का क्षेत्रफल.

प्रतिनिधि प्रदानकर्ता :- 25-Apr-2017 10:43:32

1912

दिनेश कुमार शर्मा
पटवारी ह.नं.-33 (चक्रधरपुर)
रा.नि.मं.-राणाद-1
ता.रसील पो.जिला राणाद (सि.)
रा.नि.मं.-राणाद-1

संस्कृत-भाषा-विभाग, दिल्ली विश्वविद्यालय

पुस्तकालय
तहसीलदार

महाराष्ट्र कायदा प्रतिष्ठान, मुंबई का प्रमुख, महाराष्ट्र कायदा प्रतिष्ठान, मुंबई

नजरी नम्बरा

नरवरपुर चक्रधरपुर (महासाहसी ग्राम)
पट्टे नं० - 33, 34 राबनि नं० रायगढ़
तहसील जिला - रायगढ़ (छत्तागढ़)

दस्तावेज नम्बर
= 33/34

निष्ठागाने नम्बर
= 33/34

== 1 == 2 == 3 == 4 == 5 == 6 == 7 == 8 == 9 == 10 == 11 == 12 == 13 == 14 == 15 == 16 == 17 == 18 == 19 == 20 == 21 == 22 == 23 == 24 == 25 == 26 == 27 == 28 == 29 == 30 == 31 == 32 == 33 == 34 == 35 == 36 == 37 == 38 == 39 == 40 == 41 == 42 == 43 == 44 == 45 == 46 == 47 == 48 == 49 == 50 == 51 == 52 == 53 == 54 == 55 == 56 == 57 == 58 == 59 == 60 == 61 == 62 == 63 == 64 == 65 == 66 == 67 == 68 == 69 == 70 == 71 == 72 == 73 == 74 == 75 == 76 == 77 == 78 == 79 == 80 == 81 == 82 == 83 == 84 == 85 == 86 == 87 == 88 == 89 == 90 == 91 == 92 == 93 == 94 == 95 == 96 == 97 == 98 == 99 == 100 ==

हिमाचल प्रदेश राजगढ़
रानं - 8, 8/74/ख, 17, 18/1, 18/2, 18/3, 18/4, 18/5, 18/6, 20, 21, 22, 23, 24, 29, 30
34/4, 35, 36/ख, 37, 38/2, 38/3, 38/4, 38/5, 39, 43/8, 48/77, 49, 50, 51,
53/1, 53/2, 53/3, 54/1, 54/2, 54/3, 63/1, 63/2, 63/3, 64/87
राना नम्बर: 1.501 रे०, 0.400, 1.420, 0.486, 0.441, 1.107, 1.096, 1.096
1.096, 1.384, 1.898, 0.291, 0.684, 0.510, 1.096, 0.611, 3.151, 0.656
0.880, 0.559, 0.117, 1.214, 0.469, 0.809, 2.971, 0.584, 0.777, 0.267, 0.935, 2.497, 0.527, 0.822, 0.295

8, 8/74/ख, 17, 18/1, 18/2, 54/3
18/3, 18/4, 18/5, 18/6, 63/1, 63/2,
20, 21, 22, 23, 24, 29, 30
34/4, 35, 36/ख, 37, 38/2
38/3, 38/4, 38/5, 39, 43/8
48/77, 49, 50, 51, 53/1
53/2, 53/3, 54/1, 54/2

होना नाका

चक्रधरपुर तहसील

हमीरपुर डीओर

→ रायगढ़ डीओर

चौहट्टी - उत्तर - रायगढ़ इन्टरनेशनल एरपोर्ट
दक्षिण - द्याय - नाका

दिनेश कुमार खोसला
रानं - 33 (चक्रधरपुर)

S.no	Khasra No	Area	Purchase From	Purchase Date
40	34/4	3.151	Manish Agrawal	13-2-2004
	Total	36.299		

IN WITNESS WHEREOF the parties hereto have signed and executed these presents the day and year first herein above written.

WITHIN NAMED VENDOR

SIGNED AND DELIVERED BY THE

Mr. Indrapal Singh Bhatia

S/o Late harbans Singh Bhatia

Adhaar No. 9772 9637 6485

Mobile No: 9300000039

THROUGH ITS CONSTITUTED ATTORNEY PURSUANT

TO THE POWER OF ATTORNEY

WITHIN NAMED PURCHASER

SIGNED AND DELIVERED BY THE

Mr Pankaj Manikrao Nagdeote

s/o Manikrao nagdeote

(Adhaar No. 8721 1527 2474)

Mobile No: 9422802751

THROUGH ITS AUTHORISED OFFICER PURSUANT

TO THE AUTHORIZATION LETTER DATED

WITNESS

01. Suresh Kumar Behra S/o M. Behra
H.N. 39/2400, Kelo Vihar Colony, Raigarh.
Adhaar No. 9041 2596 5377



पंजीयन एवं मुद्रांक विभाग
छत्तीसगढ़
शुल्क रसीद

टोकन नं. 28
ई-पंजीयन आई-डी नं. CG6208623092021028
निष्पादक का नाम - इन्दपाल सिंह भाटिया
जिला रायगढ़
उप पंजीयक कार्यालय रायगढ़_SR
दिनांक 23/09/2021

मुद्रांक शुल्क विवरणी

मुद्रांक शुल्क	50.00
जनपद/न.नि./न.पा./न.पं./ शुल्क	0.00
उपकर	0.00
अतिरिक्त मुद्रांक शुल्क	50.00
कुल मुद्रांक	100.00

पंजीयन शुल्क विवरणी

पंजीयन शुल्क	952,140.00
सेवा प्रभार शुल्क	2,640.00
अतिरिक्त शुल्क	0.00
दीगर तहसील शुल्क	0.00
कुल शुल्क	954,780.00

विलेख क्रमांक - 1910

राजेश बेहरा ,उप पंजीयक
उप पंजीयक कार्यालय , -रायगढ़_SR

पंजीयन प्रमाणपत्र
(अधिनियम की धारा 60)

आज तारीख 24/09/2021 मास September सन् 2021 समय 02:21:13 को

पुस्तक क्रमांक 1 ग्रन्थ क्रमांक 8089 में पृष्ठ 1 से 44 पर विलेख क्रमांक 1910 देकर पंजीयित किया गया।



राजेश बेहरा ,उप पंजीयक
उप पंजीयक कार्यालय , -रायगढ़_SR



CG6208623092021028