

1794

1578

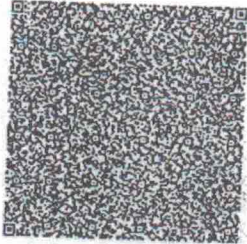


सत्यमेव जयते

INDIA NON JUDICIAL  
Government of Jharkhand

e-Stamp

|                           |  |
|---------------------------|--|
| Certificate No.           | : IN-JH00310008571297M   |
| Certificate Issued Date   | : 04-Jul-2014 05:27 PM   |
| Account Reference         | : NONACC (BK)/ jhcanbk02/ RANCHI/ JH-RNC                       |
| Unique Doc. Reference     | : SUBIN-JHJHCANBK0200392578024561M                             |
| Purchased by              | : RISHABH KUMAR PRASAD   |
| Description of Document   | : Article 23 Conveyance  |
| Property Description      | : SALE DEED  |
| Consideration Price (Rs.) | : 33,00,500<br>(Thirty Three Lakh Five Hundred only)           |
| First Party               | : SUBODH KUMAR PRASAD  |
| Second Party              | : RISHABH KUMAR PRASAD   |
| Stamp Duty Paid By        | : RISHABH KUMAR PRASAD   |
| Stamp Duty Amount(Rs.)    | : 1,32,500<br>(One Lakh Thirty Two Thousand Five Hundred only) |



Please Write or type below this line.

निबंधन नियम 21 के अधीन तथा छोटानापुर  
टेनेन्सी एक्ट 1908 को धारा ..... के अधीन  
भारतीय स्टाम्प अधिनियम 1899 के अनुसूची  
1 या 1 का सं. 23 के अधीन यथावत स्टाम्प  
(स्टाम्प शुल्क से विमुक्त या स्टाम्प शुल्क  
आपेक्षित नहीं)

निबंधन पदाधिकारी  
शहरी क्षेत्र-3, कांके, राँची  
10-7-2014

Subodh Kumar Prasad  
10/7/2014

0000679908

## Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at [www.shonestamp.com](http://www.shonestamp.com). Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

PAWANSUT BUILD CON INDIA PVT. LTD.

Kumar  
DIRECTOR

1794

1578



Subodh Kumar Prasad  
10/7/2014

लगा-मिकरारी  
Sale

₹ 33,01,000/-

₹ 1,32,500/-

MR. Res

177445 x 15.5 dec

मोरा अफिसर जे 2

मिलान किरा

A  
1017

**SALE DEED**

This Deed of Absolute Sale is made on this the <sup>10<sup>th</sup></sup> day of July 2014 by the Christian Era

**BETWEEN**

**SHRI KRISHNA KUMAR HETAMSARIA** S/o Shri Kunj Bihari Hetamsaria, by faith- Hindu, by caste- Marwari, by occupation- business, resident of Jhalda, P.S. Jhalda, District Purulia, W.B. and at Premises No. 188A/23 Maniktala Road, Parvati Residency, Flat NO.1101, 11th Floor; Police Station- Phoolbagan I Kolkata-700054, West Bengal through Power of Attorney Holder **SHRI SUBODH KUMAR PRASAD**, S/o Late Ram Gobind Prasad, by faith- Hindu, by caste- Teli, by occupation- business, Nationality- Indian, residing at Prasad Mansion, Ratu Road, Ranchi, under Police Station Sukhdeo Nagar, District Ranchi in the State of Jharkhand (India) vide Power No. 235 entered in Book-IV Vol.-7, Pages 481 to 500, Deed. No. 2122/235 dt. 30.9.2013 registered In the office of District Sub

Registrar, by Registration Officer, Urban Area-3, Kanke, Ranchi (hereinafter called for the Sake of brevity as Vendor) of the One Part;

PAN No. of Vendor - AATPH6111L

PAN No. of Power of Attorney Holder- ADBPP8947R

AND

RISHABH KUMAR PRASAD, son of Shri Subodh Kumar Prasad, by faith- Hindu, by caste- Teli, by occupation- business, resident of Geetanjali House, Indrapati Marg-1, Ratu Road, P.S. Sukhdeo Nagar, District Ranchi in the state of Jharkhand, Indian Citizen (hereinafter called for the sake of brevity as Vendee) of the Other Part;

PAN No. AQTPP4099D

The terms and expression Vendor and Vendee unless excluded by or repugnant to the subject or context shall mean and include their respective heirs, successors, assigns, legal representatives, executors and administrators.

Whereas, the landed property situated at village Pandra, P.S. Sukhdeo Nagar, Ranchi, P.S. No. 149, District Ranchi has been recorded in R.S. Record of Right under Khata No. 32, Plot No. 259, area - 52 Dec and Plot No. 258 area 61 dec. in the name of Doman Sahu son of Gurucharan Sahu and Sheikh Suku Hussain S/o Sheikh Hussain and the nature of the land is Kaimi.

Whereas the recorded tenant Suku Hussain and the Daughter of Doman Sahu namely Chutni Devi W/o Sitalal Sahu, Lutni Devi W/o Janki Prasad, Chotni Devi wife of Jagdish Lal Sahu, Sulochana Devi wife of Ram Chandra Sahu, transferred the land to one Ginni Devi Hetamsaria wife of Nand Kishore Hetamsaria

Page 2 of 9

PAWANSUT BUILDCON INDIA PVT. LTD.

 Kema  
DIRECTOR

*C. I. N. Kumar Prasad.*

And whereas the First Deed executed by Recorded Tenant Suku Hussain and the heirs and Daughter of Doman Sahu in favour of Ginni Devi Hetamsaria, by virtue of Registered Deed of Sale on 15.02.1962, under Khata No. 32, Plot No.258, area 61 dec, vide Deed No. 1026, Book No.I, Vol. II, Page No.493 to 499 which has been registered in the office of District Sub Registrar, Ranchi.

And whereas second deed executed by the recorded tenant Suku Hussain and the heir and daughter<sup>5</sup><sub>4</sub> of Doman Sahu in favour of said Ginni Devi Hetamsaria with respect to Khata No. 32, Plot No. 259, Area 15.5 dec. out of 52 dec. on 13.10.1962 vide Deed No. 6211 which has been registered in the office of District Sub Registrar Office, Ranchi in Book NO.I, Vol. 3, Pages 472 to 479 in the year 1962.

And whereas after purchasing the above non-agricultural land measuring area 76½ dec. the said Ginni Devi Hetamsari came in peaceful possession over the same, mutated the land in her own name and paid rent till the date of transfer to the State through Anchal Adhikari

And whereas the said Ginni Devi Hetamsaria again transferred the said land by virtue of registered deed of sale vide Deed No. 2105 dt. 25.02.1994 in favour of Krishna Kumar Hetamsaria, s/o Kunj Bihari Hetamsaria under Khata no.32, khewat no. 3, Plot no. 258, area 23 dec. out of 61 dec and plot no. 259 area 15.5 dec. total area 38½ dec. which has been registered in the Office of District Sub. Registrar, Ranchi entered in Book No. I, Vol. 336, Pages 531 to 541 in the year 1994.

Further that the said Ginni Devi Hetamsari again transferred the land under Khata No. 32, Plot No. 258 Sub plot No. 258/C, area 38 decimal to one Keerti Devi Hetamsaria, wife of Kunj Bihari Hetamsaria, by virtue of Registered Deed of Sale vide Deed No. 2104, dt. 25.02.1994 which has been registered in the office of District Sub Registrar, Ranchi.

And whereas the said Keerti Devi Hetamsaria and Krishna Kumar Hetamsaria came in peaceful possession over the land with right title and interest and mutated the land in their name respectively.

The mutation case of Krishna Kumar Hetamsaria is 133 R 27/94-95 measuring area 38.5 dec. dated 29.07.1994 and the mutation case of Keerti Devi Hetamsaria is 134 R 27 of 94-95 dt 29.07.1994 and rent is being paid continuously.

Whereas in Register-II of Town Anchal, Ranchi the name of Keerti Devi Hetamsaria inserted as Raiyat in 196/V and Town Anchal issued rent receipt on 25.07.2013 vide JB/41 5119324 and the name of Krishna Kumar Hetmsaria has been inserted as Raiyat in Town Anchal Ranchi as a Raiyat in 195/V and rent receipt issued in the name of Krishan Kumar Hetamsaria vide Rent receipt No. JB/41 5118325.

And whereas the mother of the Vendor Keerti Devi Hetamsaria died hence the land devolved automatically in the name of the Vendor Krishna Kumar Hetamsaria and the said Krishna Kurnar Hetansaria became the absolute owner of the particular land as legal heir and successor of his mother Keerti Devi Hetamsaria, since deceased.

Remand  
C I 10 K.

And whereas the Vendor being in urgent need of money for legal necessity approached to the intending purchaser. purchased the non-agricultural landed property under Khata No.32, Plot No. 259 area 15.5 dec., along with well and outhouse with other facilities, situated at village Pandra, P.S. No. 149, Present P.S. Sukhdeonagar, District Ranchi morefully described in the schedule below and shown in RED WASH in the Trace Map attached with this Sale Deed for a total consideration amount of Rs 33,01,000/- (Rupees thirty three lakhs and one thousand only) prevalent to the present market rate and the Purchaser also agreed to purchase the said land property on the aforesaid full and final consideration amount as the price fixed by Vendor is just proper and genuine.

**NOW THIS DEED OF ABSOLUTE SALE WITNESSES AS FOLLOWS :-**

1. That in pursuance of the aforesaid agreement and a total consideration amount of Rs.33,01,000/- only paid by the Purchaser the Vendor, the receipt of which sum the Vendor do hereby admit and acknowledge and hereby convey, transfer, sell and assign voluntarily end with free will all that piece and parcel of land morefully described in the Schedule hereinbelow and shown in Red Wash the sketch map attached herewith this deed of sale as part of it, free from all encumbrances, charges and lien whatsoever together with his all right title interest liberties privileges, advantages, right of easement, user of road and all other appearances whatsoever both in law and equity arising out of and in connection with the said piece and parcel of land having permanent heritable and transferable right to the Purchaser to have and hold the same forever and absolutely.
2. That the Vendor hereby assure and covenant to the Purchaser that the piece and parcel of land hereby sold, transferred and demised by the Vendor to the Purchaser is free from all encumbrances, charges and lien whatsoever

7. That the Vendor further covenants with the Purchaser that the Purchaser shall be entitled to get his name mutated in the office of the State or wherever necessary and pay rent and taxes in his name.

### SCHEDULE OF THE PROPERTY

All that piece and parcel of the landed property as it is available, situated at village Pandra, P.S. Sukhdeo Nagar, Ranchi, P S. No. 149, District Ranchi under Khata No. 32, Khewat No. 3, Plot No. 259, Sub Plot No. 259/B, Area 15.5 dec. attached with trace map shown in red wash attached herewith is the part and parcel of the property butted and bounded as follows :-

North :- Lohardaga Daltonganj Road  
South :- Plot No. 257  
East :- Plot No. 258  
West :- By Lane

### Memo of Consideration

Paid by the Purchaser to the Vendor vide following :

- (1) Cheque No. 174452 dt. 30.09.2013 of full amount on HDFC Bank, Ranchi Branch (RTGS).  
Total Amount Rs. 33,01,000/- (Rupees thirty three lakhs one thousand only)

In witness whereof the Vendor has put his signature on this day month and year mentioned above after understanding full facts and the contents in this deed.

Witnesses :-

- Md. Nasim Ahmed*  
1. *S/o late A. Shakoor*  
*Hiral Piri, Ranchi*
2. *Anant Bhaskar Deb*  
*S/o Late Gaur Chandra Deb*  
*3, Westend Park, P.O. Hehal,*  
*Kaju Bagan, Ranchi - 834005*

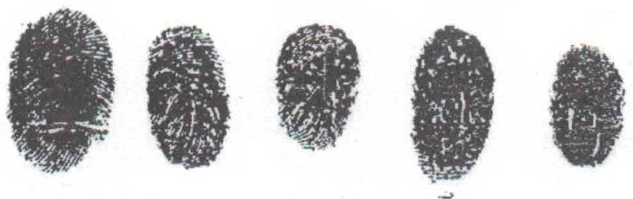
*Susodh Kumar Prasad*  
VENDOR 10-07-2014

Page 7 of 9



*Prabhat Kumar Prasad*  
10-07-2014

Signature Photo Five Finger impression  
of the Purchaser



Certified that the land above mentioned does not belong to member of ST/SC not acquired by the government for military and civil works and the said land is not connected with temple, math, girja, pahnai hargari etc and free from land scam & fodder scam etc

*[Handwritten signature]*  
10/7

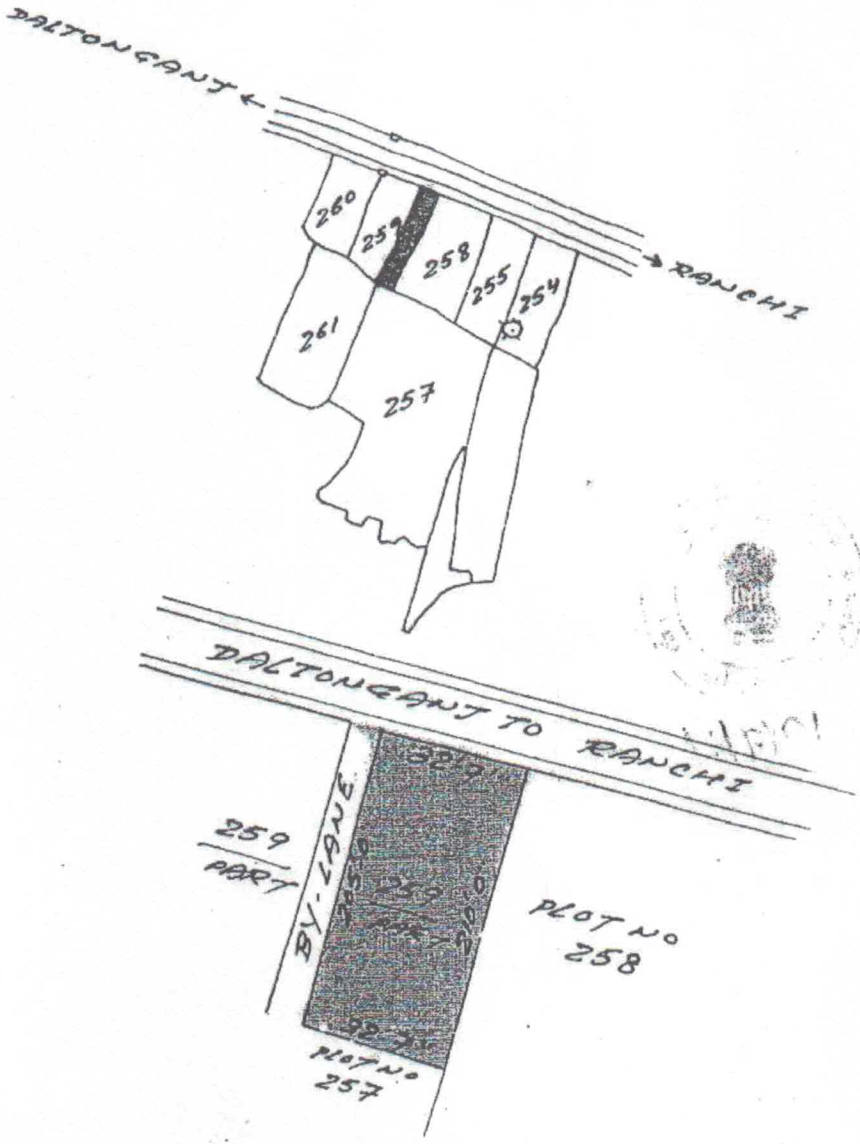
Certified that the signature, five finger impression of the parties has been obtained by me and in my presence

*[Handwritten signature]*  
10/7

Drafted by :-  
*[Handwritten signature]*  
CENNO. 1542/02

VILLAGE - PANDRA  
THANA - SUKHMDEONAGAR  
THANA NO - 149  
DIST - RANCHI  
KHATA NO - 32  
R. S. PLOT NO - 259  
SUB PLOT NO - 259/PART  
SHOWN IN RED WITH

AREA  
A - DEC  
0 - 15.5



ভারতের নির্বাচন কমিশন  
ELECTION COMMISSION OF INDIA  
DXG2731669

পরিচয় পত্র  
IDENTITY CARD



নির্বাচকের নাম কৃষন কুমার হেতামসারিয়া  
Elector's Name Krisan Kumar Hetamsaria  
পিতার নাম কুঞ্জ বিহারী  
Father's Name Kunja Bihari

লিঙ্গ পুং  
Sex M  
১.১.২০০৭ এ বয়স ২০  
Age as on 1.1.2007 20

ঠিকানা:

মেইন রোড নং-৪ ওয়ার্ড নং-৪ জালদা পুরুলিয়া ৭২০

Address:

Main Road Ward No-4 Ward No Jhalda Purulia

নির্বাচক নিবন্ধন অধিকারিক  
Facsimile Signature  
Electoral Registration Officer

বিধানসভা নির্বাচন কেন্দ্র : ২৩১-জালদা  
Assembly Constituency: 237-Jhalda

জেলা: পুরুলিয়া District: Purulia  
তারিখ: ০৯.০৩.২০০৭ Date: 09.03.2007



Individual



भारतीय विश्वविद्यालय प्रौद्योगिकी प्राधिकरण  
**भारत सरकार**  
 Unique Identification Authority of India

नमोद्वय संख्या / Enrollment No 1207/04270/18009

1. **संबोध कुमार प्रसाद**  
 Subodh Kumar Prasad  
 S/O Ramgovind Prasad  
 Prasad Mansion  
 Ratu Road  
 Ratu Road  
 Ranchi G.P.O  
 Ranchi G.P.O Ranchi Ranch  
 Jharkhand 834001

Ref: 697 230 467112 467693 P



SH324666159DF



आपका आधार क्रमांक / Your Aadhaar No. :

**3358 2549 1502**

आधार - आम आदमी का अधिकार



भारत सरकार  
 GOVERNMENT OF INDIA



**संबोध कुमार प्रसाद**  
 Subodh Kumar Prasad  
 जन्म वर्ष / Year of Birth 1956  
 लिंग / Male




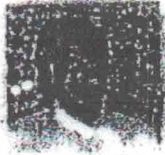


3358 2549 1502


आधार - आम आदमी का अधिकार

*Subodh Kumar Prasad*

PAWANSUT BUILD CON INDIA PVT. LTD.

*Subodh Kumar*  
 DIRECTOR

|   |   |   |
|---|---|---|
| धरमि लेका संख्या / PERMANENT ACCOUNT NUMBER                                       | ADBPP8947R  |  |
|  | नाम / NAME<br>SUBODH KUMAR PRASAD   |   |
|   | पिता का नाम / FATHER'S NAME<br>RAMGOBIND PRASAD                                   |   |
|   | जनम तिथि / DATE OF BIRTH<br>16-06-1958  |   |
| हस्ताक्षर / SIGNATURE   |  | आयकर अधिकारी, रांची<br>COMMISSIONER OF INCOME-TAX, RANCHI                           |

  
Subodh Kumar Prasad

PAWANSUT BUILDING INDIA PVT. LTD.

  
Anil Kumar  
DIRECTOR



Rishabh

PAWANSUT BUILDCON INDIA PVT. LTD.

Anil Kumar  
DIRECTOR



सरकार  
GOVERNMENT OF INDIA



रिषभ कुमार प्रसाद  
Rishabh Kumar Prasad  
जन्म वर्ष Year of Birth 1986  
लिंग Male



5438 3810 3702

आधार – आम आदमी का अधिकार



भारतीय पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O. सुबोध कुमार प्रसाद, प्रसाद  
मैसन, रातु रोड, रांची नगर, रांची  
जि.पि.ओ., रांची, रांची जी पी ओ,  
झारखण्ड, 834001

Address: S/O: Subhodh Kumar  
Prasad, Prasad Mansion, Ratu  
Road, Ratu Road, Ranchi G.P.O.,  
Ranchi, Ranchi G.P.O.,  
Jharkhand, 834001

1947  
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,  
Bangalore-560 001

भारत सरकार  
GOVERNMENT OF INDIA

अनंत भास्कर देव  
Anant Bhaskar Deb

जन्म वर्ष / Year of Birth 1959  
पुरुष / Male

3659 3132 0415

आधार - आम आदमी का अधिकार

*Anant Bhaskar Deb*

भारतीय विश्वविद्यालय प्रमाणिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता S/O पारुल कुमारी देवी, निवा :  
डीएवी नर्सरी स्कूल, रातु रोड - 3 बंगलूर  
पार्क, काजू बगान, हेहाल, हेहाल - रांची  
झारखण्ड, 834005

Address S/O Parul Kumari Devi,  
Near DAV Nursery School, Ratu  
Road, 3 Westend Park, Kaju  
Bagan, Hehal, Hehal, Ranchi,  
Jharkhand, 834005

1947  
1600 180 1947

www.uidai.gov.in

F.O. Box No. 1947,  
Bengaluru 560 001

भारत सरकार  
GOVT. OF INDIA

अनंत भास्कर देव  
ANANT BHASKAR DEB

गणेश चन्द्रा देव  
GANESH CHANDRA DEB

07/12/1959

ANMB06771G

*Anant Bhaskar Deb*

*Anant Bhaskar Deb*

यदि कोई व्यक्ति का कोई क्रेडिट कार्ड खो जाय तो उसे तुरंत अपने बैंक से सूचना देनी चाहिए। अन्यथा इस कार्ड का उपयोग करके बैंक से धन निकाला जा सकता है।

If any card is lost / someone's lost card is found, please inform / return to:

Income Tax PAN Services Unit, NSDL,  
302, 3rd Floor, Trade World, A Wing,  
Kamala Mills Compound,  
S. B. Marg, Lower Patel, Mumbai - 400 013

PAWANSUT BUILDCON INDIA PVT. LTD.

DIRECTOR

निबंधन विभाग, झारखंड  
रांची शहरी क्षेत्र 3  
जांच पर्चा-सह घोषणा पत्र (नियम 114)

Token No 12

Token Date/Time: 10/07/2014 15:19:36

|                            |   |                    |                          |
|----------------------------|---|--------------------|--------------------------|
| Document Type              | Sale Deed                                     | Present            | Subodh Kumar Prasad      |
| Presenter Name & Address   | Prasad Mansion Ratu Road Sukhdeo Nagar Ranchi | DOE                | Date of Entry 10/07/2014 |
| Stampable Doc Value        | 3301000                                       | Stamp Value 132500 | Total Pages 24           |
| Document/Transaction Value | 3301000                                       | Serial No          | Book 1                   |
| Special Type               |   | Old Serial No /    | CNO/PNO                  |
| Remarks / Other Details    | Sp-259/B                                      | App ID             |                          |
| Property Details           |   | e-Stamp Cert No    | IN-JH00310098571297M     |

| Anchal       | Th.No. | Wrd/Hik | Mauza  | Kh. No. | Plot No | Plot Type | H No | Category | Area         | Min. Value |
|--------------|--------|---------|--------|---------|---------|-----------|------|----------|--------------|------------|
| Ranchi Shahr | 149    | 34      | Pandra | 32      | 259     | RSP       |      | U_RES_MR | 15.5 Decimal | 3300477    |

## Other Property Details:

| Property Type | Th. No. | Wrd | Mauza | Location | Area | Rate | Amount |
|---------------|---------|-----|-------|----------|------|------|--------|
|               |         |     |       |          |      |      |        |

## Party Details:

| SN | P Type       | Party Name                    | Father/Husband         | Occup.   | Caste   | PAN/F 60   | UID          | Address   |
|----|--------------|-------------------------------|------------------------|----------|---------|------------|--------------|---|
| 1  | VENDOR       | Krishna Kumar Hetamsaris Thro | Kunj Bihar Hetamsaria  | Buisness | General | Aatph61111 |              | 188a/23 Maniktala Road Parvati Residency Flat No.1101,11th Floor Police Station Phoobagan Kolkata (W.B) |
| 2  | Power Holder | Subodh Kumar Prasad           | Late Ram Gobind Prasad | Buisness | General | Adbpp8947r | 335825491502 | Prasad mansion ratu road sukhdeo nagar ranchi   |
| 3  | VENDEE       | Rishabh Kumar Prasad          | Subodh Kumar Prasad    | Business | General | Aqtp4099d  | 543838103702 | geetanjali house indrapuri marg .1 ratu road sukhdeo nagar ranchi                                       |
| 4  | Identifier   | Anant Bhaskar Deb             | Gaur Chandra Deb       | Business | General | Not Req    | 365931320415 | near D.A.V. nursery school ratu road no 3 kaju bagan hehal ranchi                                       |

## Fee Details:

| SN    | Description | Amount    |
|-------|-------------|-----------|
| 1     | LL          |           |
| 2     | PR          | 2.50      |
| 3     | A1          | 0.94      |
| 4     | SP          | 99.030.00 |
| Total |             | 360.00    |
|       |             | 99,393.44 |

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

निबंधन एवं सारांश में इंफॉर्मेशन के अनुरूप डाटा इंट्रि की गई है।

उपर्युक्त  
स्वीकार किया  
जिसकी  
पहचान  
निवासी

Subodh Kumar Prasad

Anant Bhaskar Deb

आतु अलग

Subodh Kumar Prasad

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंट्रि ऑफिस का हस्ताक्षर

ने इस दस्तावेज के निष्पादन का मेरे समक्ष

श्री चंद्र देव

आपका

निबंधन पदाधिकारी का हस्ताक्षर

Subodh Kumar Prasad

Anant Bhaskar Deb

<http://172.16.20.229/jars/reg/prndetails.aspx?deedid=329019>

7/10/20

PAWANSUT BUILDCON INDIA PVT. LTD.

Kumar  
DIRECTOR

निबंधन विभाग, झारखंड  
रांची शहरी क्षेत्र 3

Token No.12 Token Date: 10/07/2014 15:19:36

Serial/Deed No./Year : 1794/1578/2014

Deed Type: Sale Deed

| S | Party Details   | Photo | Finger |
|---|---|-------|--------|
| 1 | <b>Krishna Kumar Hetamsaris Thro</b><br>Father/Husband Name:Kunj Bihari Hetamsaria<br>(VENDOR)<br>188a/23 Maniktala Road Parvati Residency Flat<br>No.1101,11th Floor Police Station Phoobagan<br>Kolkata (W.B) |       |        |
| 2 | <b>Subodh Kumar Prasad</b><br>Father/Husband Name:Late Ram Gobind Prasad<br>(Power Holder)<br>Prasad mansion ratu road sukhdeo nagar ranchi   |       |        |
| 3 | <b>Rishabh Kumar Prasad</b><br>Father/Husband Name:Subodh Kumar Prasad<br>(VENDEE)<br>gectanjali house indrapuri marg .1 ratu road<br>sukhdeo nagar ranchi  |       |        |
| 4 | <b>Anant Bhaskar Deb</b><br>Father/Husband Name:Gaur Chandra Deb<br>(Identifier)<br>near D.A.V. nursery school ratu road no.3 kaju<br>bagan behal ranchi  |       |        |

Book No. 1  
Volume 88  
Page 1 To 24  
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