



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Jharkhand

e-Stamp

Certificate No.	: IN-JH00246551840824P
Certificate Issued Date	: 23-Jun-2017 11:20:11AM
Account Reference	: NONACC (BK/Jharkhand/02/ RANCHI/ JH-RNC
Unique Doc. Reference	: SUBIN-JH/JH-CANB/K0208962956347386P
Purchased by	: MR RISHABH KUMAR PRASAD
Description of Document	: Article 23 Conveyance
Property Description	: SALE DEED
Consideration Price (Rs.)	: 90,00,000 (Ninety Lakh only)
First Party	: MR KUNJ BIHARI HETAMSARIA
Second Party	: MR RISHABH KUMAR PRASAD
Stamp Duty Paid By	: MR RISHABH KUMAR PRASAD
Stamp Duty Amount (Rs.)	: 3,59,000 (Three Lakh Fifty Nine Thousand only)



Please write or type below this line

सदस्य नियम 21 के अधीन तहसील जोरानापुर  
 जिला (केड) का घ-रा 46 का बंधी  
 भारतीय स्टाम्प अधिनियम 1899 के अनुसूची  
 1 या 1 का सं-23 के अधीन बंधी का  
 स्टाम्प शुल्क से विमुक्त या स्टाम्प शुल्क  
 वापस करवाया गया है।

निबंधन प्रमाणित  
 जारी तिथि: 23/06/2017  
 29-06-2017

LTP 0000514154

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.indianstampsonline.com". Any discrepancy in the details on this Certificate will be notified on the website within 4 weeks.
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.



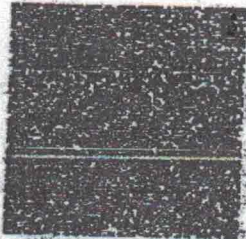
सत्यमेव जयते

# INDIA NON JUDICIAL

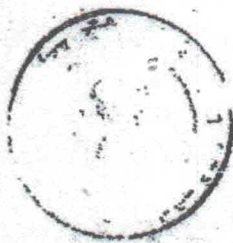
## Government of Jharkhand

### e-Stamp

Base Certificate No.	: IN-JH06246551940924P
Certificate No.	: IN-JH06295700246441P
Certificate Issued Date	: 28-Jun-2017 02:34 PM.
Account Reference	: SHCIL (FI) jhshcil01/ RANCHI/ JH-RNC
Unique Doc. Reference	: SUBIN-JHJHSHCIL0109035869173509P
Purchased by	: MR RISHABH KUMAR PRASAD
Description of Document	: Article 29 Conveyance
Property Description	: SALE DEED
Consideration Price (Rs.)	: 90,00,000 (Ninety Lakh only)
First Party	: MR KUNJ BIHARI HETAMSARIA
Second Party	: MR RISHABH KUMAR PRASAD
Stamp Duty Paid By	: MR RISHABH KUMAR PRASAD
Stamp Duty Amount(Rs.)	: 1,000 (One Thousand only).



Please write or type below this line



27-06-17

5-7-17

UP 0000513032

#### Cautionary Alerts:

1. The authenticity of this Stamp Certificate should be verified at [www.shcstamp.com](http://www.shcstamp.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.

*Amal Kumar*  
DIRECTOR

जाति - माड़वाड़ी

Sale

₹ 90,00,000/-

मु० 3,60,000/-

Re.

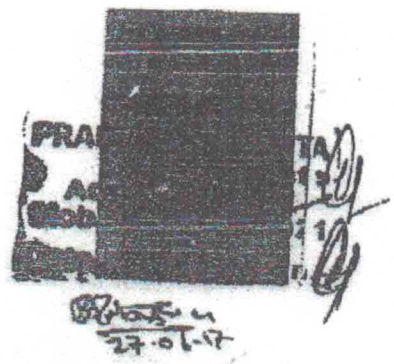
236180 x 38 dec

मोग दरिका पंजी के मिला किमा

डात प्रतिबंधित खेती के खाना 50  
320 कनीर, गदी मिला

27-6

SALE DEED



A

This Deed of Absolute Sale is made on this the \_\_\_\_\_ day of June 2017  
by the Christian era

BETWEEN

Kunj Bihari Hetamsaria, S/o Late Babu Lal Hetamsaria, by caste -  
Marwari, by faith - Hindu, by occupation - businessman, resident of Jhalda,  
P.S. Jhalda, Dist. Purulia, West Bengal and at present Parvati Residency, 188A,  
23 Satin Sen Sarani, Kankurgachi, Maniktala Main Rd., Kolkata, West Bengal -  
700054, Aadhar Card No. 7512 7430 4300, PAN Card No. AAQPH2836K,  
Citizen of India, Hereinafter called the VENDOR of the First part,  
P. No. - 9930197737

AND

s/o Sri Subodh Kumar Prasad

Rishabh Kumar Prasad, by caste - Tel, by faith - Hindu, by occupation  
businessman, resident of Prasad Mansion, Ratu Road, P.S. Sukhdeo Nagar, Dist.  
Ranchi - 834001, Jharkhand, Citizen of India, Aadhar Card No. 5438 3810 3702,  
PAN Card No. AQTPP4099D. Hereinafter called the VENDEE of other part.  
P. No. - 8051502055

5190 TE  
5-9-2017  
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PAWANSUT BUILD CON INDIA PVT. LTD.  
DIRECTOR

The terms and expressions **VENDOR** and **VENDEE** unless excluded by or repugnant to the subject context shall mean and include their respective heirs, successors, assigns legal representative, executors and administrators.

Whereas landed property situated at Village - Pandra, P.S. Pandra O.P., P.O. - Kamre, Dist. Ranchi - 835222, P.S. No. 149, has been recorded in R.S. record of Right under Khata No. 32, Plot No. 258, Area - 52 Decimals and Plot No. 258, Area - 61 Decimals, in the name of Doman Sahu, S/o Gurucharan Sahu and Sheikh Sukku Hussain, S/o Sheikh Hussain, nature of the land is Kaimi.

Where as the recorded tenant Sheikh Sukku Hussain and the daughter of Doman Sahu namely Chutai Devi, W/o Sitalal Sahu, Lutni Devi, W/o Janki Prasad, Chutai Devi, W/o Jagdish Lal Sahu, Sulachna Devi, W/o Ram Chandra Sahu, transferred the Land to one Ginni Devi Hetamsaria, W/o Nand Kishore Hetamsaria.

And whereas the First Deed executed by recorded Tenant Sheikh Sukku Hussain and the Heir, and the Daughter of Doman Sahu in favor of Ginni Devi Hetamsaria by virtue of Registered Deed of Sale on 15.02.1962 under Khata No. 32, Plot No. 258, Area - 61 Decimals 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 after purchasing the above Land, Ginni Devi Hetamsaria came in peaceful possession over the Land in question and applied for mutation in her name before Anchal Officer, town Ranchi that has been allowed and she paid Rent to the State till her death.

And whereas the said Ginni Devi Hetamsaria again transferred the land under Khata No. 32, Plot No. 258, Sub-plot No. 258/C, Area - 38 Decimals to one Kirti Devi Hetamsaria, W/o Kunj Bihari Hetamsaria by virtue of Registered Deed of Sale vide Deed No. 2104 dated 25.02.1994 which has been registered in

1902  
27017

the office of District Sub Registrar, Ranchi, the Land situated at Village - Pandra, P.S. - Pandra O.P., P.S. No. 149, Dist. - Ranchi.

And whereas the said Kirti Devi Hetamsaria applied an application for mutation before Town Anchal, Sadar, Ranchi, vide Mutation Case No. 134 R27/94-95, Mutation Case allowed and rent paid by Kirti Devi Hetamsaria till her death.

And whereas unfortunately Kirti Devi Hetamsaria died on 29.06.2012 at Parvati Residency, Kolkata as such Kolkata Municipal Corporation has issued Death Certificate No. 0232622 on 29.06.2012 Vide Registration No. HG 013/2012/000898 (Old Reg. No. 6186).

And whereas the rent receipt issued in favor of Kirti Devi Hetamsaria on 11.08.2016 (for revenue year 2015-16, 2016-17), vide Receipt No. 1470919073 and one manual Rent Receipt issued by Anchal Adhikari, Town Anchal, Ranchi on 04.01.2016 for the year 2014-15, 2015-16 vide Receipt No. JH/01A161160 and in Panji-II V/196 inserted.

And whereas after the death of Kirti Devi Hetamsaria her husband Kunj Bhari Hetamsaria became the absolute owner of the particular land as Legal Heir and successor of Kirti Devi Hetamsaria since deceased.

And whereas the VENDOR being in urgent need of money for legal necessity approached to the intending purchaser who became ready to purchase the non-agricultural landed property under Khata No. 32, Plot No. 258 and Sub-plot No. 258/Part, Area - 38 Decimals, situated at village Pandra, P.S. No. 149, at present P.S. Pandra O.P., Dist. - Ranchi, more fully described in the schedule below and shows in RED WASH in the Trace Map attached with this Sale Deed for a total consideration amount of Ra. 90,00,000/- (Rupees Ninety Lakhs only) prevalent to the present market rate and the VENDOR purchased the said landed property on the aforesaid full and final consideration amount as the price fixed by the VENDOR is proper and genuine.

4  
PAWANSUT BUILDCON INDIA PVT. LTD.  
Anil Kumar  
DIRECTOR

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

1. That in pursuance of the aforesaid agreement and a total consideration amount of Rs. 90,00,000/- (Rupees Ninety Lakhs only) paid by the Purchaser, the Receipt of which sum the VENDOR do hereby admit and acknowledge and hereby convey, transfer, sell and assign voluntarily and with free will all that piece and parcel of land more fully described in the schedule herein below and shown in RED WASH in the Trace Map attached here with 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 quality sing out of and in commotion with the said piece and parcel of land having permanent heir table and transferable right to the Purchaser to aver and hold the same forever and absolutely.

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2. That the VENDOR hereby assures 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 and the VENDOR has done nothing where by and here under the said piece of land and the right title and interest therein may in any member be charged with the payment or any money and the VENDOR has good valid subsisting right to make this transfer in the manner hereby done.

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3. That the VENDOR hereby further covenant and agree that he shall at the request and cost of the Purchaser do perform and cause to be done, performed and executed any further lawful acts, deeds or things as many be necessary in future for further or more fully perfectly assuring the title of the Purchaser to and in respect to the piece of property hereby sold and transferred to him.

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4. That the VENDOR hereby agrees to keep the Purchaser harmless and indemnified from all losses, expenses and costs incurred or suffered by

27067

the Purchaser arising out of any defect in title of the VENDOR over property more fully described in the schedule herein below.

5. That the VENDOR has on this day put the Purchaser in actual physical possession over all that piece and parcel of land which has been hereby sold to and demised into the Purchaser under this Deed of Sale forever and absolutely.
6. That the Purchaser at all times hereinafter peacefully and actually enjoy the property more fully and particularly described in the schedule herein below and shall enjoy without any let, hindrance or objection whatsoever from or by the VENDOR or any person or persons claiming through from or in trust of him. The Purchaser shall have all right and liberty to enjoy use, sale, transfer and mortgage the said landed property in any manner and as he likes.
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 and situated at village Pandra, P.S. Pandra O.P., Ranchi, P.S. No. 149, Dist. - Ranchi at Ward No. 34, under Khata No. 32, Khewat No. 3, Plot No. 258/Part, Area - 38 Decimals attached with Trace Map shown in RED WASH attached herewith is the part and parcel of the property located and bounded as follows: -

NORTH - Part RS Plot No. 258

SOUTH - Plot No. 257

EAST - Plot No. 255

WEST - Plot No. 259

27.06.17

**RENT**

Rent payable to the State through Hehal Aunchal, Ranchi of Rs. 10/- (Rupees Ten only) per annum.

**MEMO OF CONSIDERATION**

Paid by the PURCHASER to the VENDOR vide following: -

1. A/c Payee Cheque No. 334753, Bank: SBI, Branch: Indrapuri, dated 30.09.2013 of amount Rs. 5,00,000/- (Rupees five Lakhs only)
2. A sum of Rs. 5,00,000/- (Rupees Five Lakhs only) in cash on different dates.
3. A/c Payee Cheque No. 8717790, Bank: SBI, Branch: Indrapuri, dated 15.08.2017 of amount Rs. 9,10,000/- (Rupees Nine Lakhs Ten Thousand only).
4. A/c Payee Cheque No. 8717791, Bank: SBI, Branch: Indrapuri, dated 15.10.2017 of amount Rs. 10,00,000/- (Rupees Ten Lakhs only)
5. A/c Payee Cheque No. 8717792, Bank: SBI, Branch: Indrapuri, dated 15.12.2017 of amount Rs. 10,00,000/- (Rupees Ten Lakhs only)
6. A/c Payee Cheque No. 8717793, Bank: SBI, Branch: Indrapuri, dated 15.02.2018 of amount Rs. 10,00,000/- (Rupees Ten Lakhs only)
7. A/c Payee Cheque No. 8717794, Bank: SBI, Branch: Indrapuri, dated 15.04.2018 of amount Rs. 10,00,000/- (Rupees Ten Lakhs only)
8. A/c Payee Cheque No. 8717795, Bank: SBI, Branch: Indrapuri, dated 15.06.2018 of amount Rs. 10,00,000/- (Rupees Ten Lakhs only)
9. A/c Payee Cheque No. 000007, HDFC Bank, Branch: Anantpur, dated 15.08.2018 of amount Rs. 10,00,000/- (Rupees Ten Lakhs only)
10. A/c Payee Cheque No. 000008, HDFC Bank, Branch: Anantpur, dated 15.10.2018 of amount Rs. 10,00,000/- (Rupees Ten Lakhs only)

**TOTAL Rs. 90,00,000/- (Rupees Ninety Lakhs only)**

(Inclusive of TDS@1% of Consideration amount paid via E-payment bearing E-Tax Acknowledgement Number AE1928065)

(NOTE: - The land does not belong to any member of ST/SC or under CNT Act, not acquired by the Government for any Military or Civil purpose, the said land

11-06-17  
27-06-17

is not connected with any Temple, Matth, Girija, Pahnai, Hargari, etc. and is free from any Land Scam & Fodder etc.)

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. For the purpose of Registration the document is valued at Rs. 3,59,000/- (Rupees Three Lakhs Fifty Nine Thousand only) and Consideration amount of Rs. 90,00,000/- (Rupees Ninety Lakhs only).

Witnesses:

Witness 1:

Subodh Kumar Prasad  
27.6.17.

(Subodh Kumar Prasad),  
S/o Lt. Ramgobind Prasad,  
R/o Ratu Road, P.S. Sukhdeo Nagar,  
Ranchi-834001  
Phone - 9431129455

TRADEEP  
Adv. C  
Mob. No  
Date 29/6/17

Signature/Thumb impression  
of the VENDOR

PAWANSUT BUILDSON INDIA PVT. LTD.  
Kamal  
DIRECTOR

Witness 2 cum Identifier:

*Krishan*  
27.06.2017

(Krishan Kumar Hetamsaria),  
S/o Shri Kunj Bihari Hetamsaria,  
R/o Parvati Residency, 188A, 23  
Satia Sen Sarani, Kakurgachi,  
Maniktala Main Rd.,  
Kolkata-700054 (W.B.)

A.No. 9830893688



PRADEEP KR. G.  
Adv. Cc  
Mob.No.-9-01  
Date 27/6/17  
Signature/Thumb impression  
of the VENDEE

*P. K. G.*  
27/6/2017

Certified that the signature, five-  
Finger impression of the parties  
has obtained by me in my  
presence



Drafted by:  
Typed by:

*J. K. Gupta / Adv. Anand*  
Adv. Code N. 2081  
CIT Court Canal  
9801253021

PRADEEP  
Adv.  
Mob.No. 9801253021  
Date 27/6/17

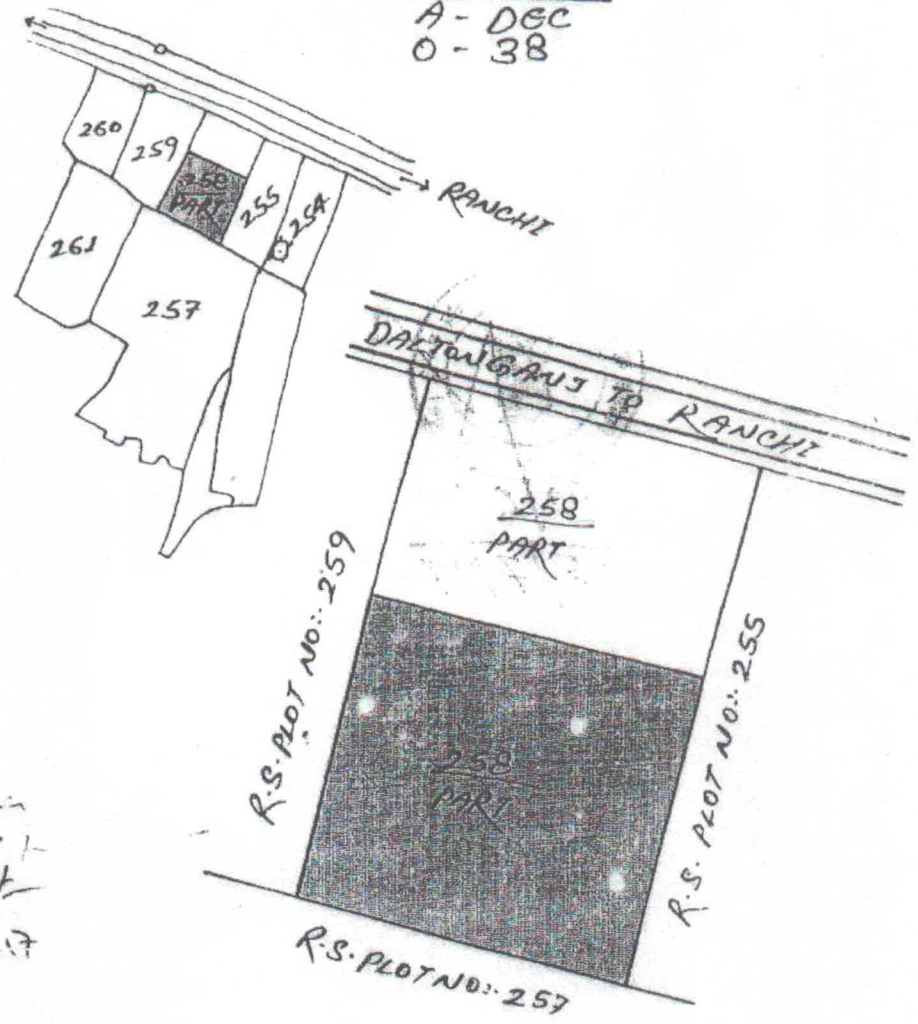
*[Signature]*  
27/6/17



DALTON GANJ

VILLAGE: PANDRA  
THANA: SUKHDEONAGAR  
THANA NO.: 149  
DIST. RANCHI  
KHATA NO.: 32  
R.S. PLOT NO.: 258  
SUB PLOT NO.: 258/PART  
AREA SHOWN IN RED WASH

AREA  
 A - DEC  
 O - 38



Mansari  
 22.06.17  
 AIT

Prakash  
 27.06.17

The City  
Survey  
Dept.

PAWANSUT BUILDCON INDIA PVT. LTD.

Pril Kumar  
 DIRECTOR



निबंधन विभाग, झारखंड  
RNCURB3

जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token No. 4

Token Date/Time: 05/07/2017 10:55:43.

Document Type	Sale Deed	Presenter	Kunj Bihari Hetamsaria	Date of Entry	05/07/2017
Presenter Name & Address	Parvati Residency 188a 23 Satin Sen Sarani Kankurgachi Maniktala Main Road Kolkata West Bengal	DOE		Total Pages	108
Stampable Doc. Value	9000000	Stamp Value	360000	Book	1
Document/Transaction Value	9000000	Serial /Deed No. /		CNO/PNO	
Special Type		Old Serial No. /		e-Stamp Cert. No.	IN- JH06246551940924P;II JH06295700245441P
Remarks / Other Details	Sub Plot No -258/ Part	App. ID	0		

Ar :hal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	Boundary North	Boundary South	Boundary East	Boundary West	H No	Category	Area	Min. Value
Hehal	149	34	Pandra	32	258	RSP	Part Of R S Plot No 258	Plot No 257	Plot No 255	Plot No 259		U_RES	36.00 Decimal	8974840

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	ULB	Area	Rate	Amount
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Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Relation	Caste	Gender	PAN/IF 60	UID	Mobile	Pres. Address	Perm. Address
1	VENDOR	Kunj Bihari Hetamsaria	Late Babu Lal Hetamsaria	Business	पुत्र	माडवाडी	Male	AAQPH2836K	xxxxxxxx4300	xxxxxxxx37	Parvati Residency 188a 23 Satin Sen Sarani Kankurgachi Maniktala Main Road Kolkata West Bengal	Jhaldapuria west bengal
2	VENDEE	Rishabh Kumar Prasad	Subodh Kumar Prasad	Business	पुत्र	तेली	Male	AQTTP4098D	xxxxxxxx3702	xxxxxxxx37	Prasad Mansion Ratu Road Sukhdeo Nagar Ranchi	Prasad Mansion Ratu Road Sukhdeo Nagar Ranchi
3	Identifier	Krishan Kumar Hetamsaria	Kunj Bihari Hetamsaria	Business	पुत्र	माडवाडी	Male	NOT REQ	xxxxxxxx5927	xxxxxxxx88	Parvati Residency 188a 23 Satin Sen Sarani Kankurgachi Maniktala Main Road Kolkata West Bengal	Parvati Residency 188a 23 Satin Sen Sarani Kankurgachi Maniktala Main Road Kolkata West Bengal

Fee Details:

SN	Description	Amount	CHC	Net Amount
1	SP	1,620.00	16.20	1,636.20
2	A1	270,000.00	2,700.00	272,700.00
3	PR	0.94	0.00	0.94
4	LL	2.50	0.00	2.50
Total		271,623.44	2,716.20	274,339.64

PAWANSUT BUILDCON INDIA PVT. LTD.

*Ami Kumar*  
DIRECTOR

उपर्युक्तद्वारा दस्तावेज में अंकित तथ्यों के अनुरूप है।

दस्तावेज लेखक का हस्ताक्षर

प्रस्तुतकर्ता का हस्ताक्षर

निबंधन पूर्व सारांश में इंप्यूट फार्म के अनुरूप डाटा इंट्री की गई है।

डाटा इंट्री ऑपरेटर का हस्ताक्षर

उपर्युक्त


*Ami Kumar*  
निबंधन विभाग हेतु

ने इस दस्तावेज के निष्पादन को भेरे समझ






<http://172.16.20.229/jarspalamu/reg/prndetails.aspx?deedid=40091>

PAWANSUT BUILDCON INDIA PVT. LTD.

*Ami Kumar*  
DIRECTOR

  
**निबंधन विभाग, झारखंड**  
**रांची शहरी क्षेत्र 3**

Token No.4 Token Date: 2017-07-05  
 Serial/Deed No./Year :1028/911/2017  
 Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	<b>Kunj Bihari Hetamsaria</b> Father/Husband Name:Late Babu Lal Hetamsaria (VENDOR) Parvati Residency 188a 23 Satin Sen Sarani Kankurgachi Maniktala Main Road Kolkata West Bengal		
2	<b>Rishabh Kumar Prasad</b> Father/Husband Name:Subodh Kumar Prasad (VENDEE) Prasad Mansion Ratu Road Sukhdeo Nagar Ranchi		
3	<b>Krishan Kumar Hetamsaria</b> Father/Husband Name:Kunj Bihari Hetamsaria (Identifier) Parvati Residency 188a 23 Satin Sen Sarani Kankurgachi Maniktala Main Road Kolkata West Bengal		

Book No. ..... 1 .....  
 Volume ..... 99 .....  
 Page ..... 151 ..... To ..... 258 .....  
 Deed No ..... 1028/911 .....  
 Year ..... 2017 .....  
 Date ..... 2017-07-05 .....

Registering Officer

*AS/17/17*

Signature of Operator

*5/7/17*

PAWANSUT BUILDCON INDIA PVT. LTD.

*Rail Kumar*  
DIRECTOR