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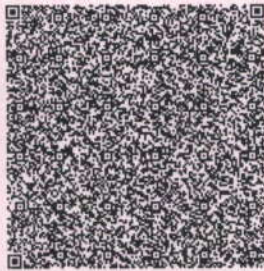


सत्यमेव जयते

INDIA NON JUDICIAL Government of Jharkhand

e-Stamp

Certificate No. : IN-JH13126831286221Q
 Certificate Issued Date : 10-Dec-2018 11:16 AM
 Account Reference : SHCIL (FI)/ jhshcil01/ RANCHI/ JH-RNC
 Unique Doc. Reference : SUBIN-JHJHSHCIL0117358098833497Q
 Purchased by : ROHIT CHOUDHARY
 Description of Document : Article 23 Conveyance
 Property Description : SALE DEED
 Consideration Price (Rs.) : 14,00,000
 (Fourteen Lakh only)
 First Party : RAHUL INFRAPROMOTERS LLP
 Second Party : BAIJNATH SAHU AND OTHERS
 Stamp Duty Paid By : RAHUL INFRAPROMOTERS LLP
 Stamp Duty Amount(Rs.) : 56,000
 (Fifty Six Thousand only)



-----Please write or type below this line-----

अथवा निम्नलिखित सूची में से किसी एक को चुनकर
 अपनी महर 19018 को धारा 46(1)(A) के तहत
 अपने नाम के साथ ही: भारत सरकार के अधीन
 स्थित किसी भी न्यायालय में या न्यायाधीश के
 समक्ष प्रस्तुत करके प्रमाणित करवायें।
 न्यायालय के द्वारा प्रमाणित करवायें।

हरीश चंद्रा
 10/12/18

10/12/18

TQ 0008455893

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.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.



हसिब अंसारी
10/12/18

सम्पत्ति का मूल्य
14,00,000/-

स्टाम्प.....56,000/-.....रुपये



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Handwritten signature and date 10/12/18

THIS DEED OF ABSOLUTE SALE is made on the 10th day of December, 2018 at Ranchi ;

BETWEEN

(1) **SRI BAIJNATH SAHU (PAN No. CYIPS4916B) (Aadhar No. 7286 6618 8102)**, son of Late Harakhnath Sahu, by faith Hindu, by occupation Business, by caste Teli,

(2) **SRI MANINATH SAHU (PAN No. ASGPS7738F) (Aadhar No. 6911 6500 8134)**, son of Late Harakhnath Sahu, by faith Hindu, by occupation Business, by caste Teli,

(3) **SRI SHIV RATAN SAHU (PAN No. ARRPS1722M) (Aadhar No. 2394 2628 9065)**, son of Late Harakhnath Sahu, by faith Hindu, by occupation Cultivation, by caste Teli, all resident of Village Nagri, P.O. & P.S. Kanke, District Ranchi, Jharkhand, Indian Citizen represented through their power of attorney holder **MD. HASIB ANSARI (Aadhar No. 9312 4864 7553) (Mobile No. 99311-13927)**, son of Late Rafige Ansari, by caste Momin, by faith Muslim, by occupation Business, resident of Near Angal Bari Centre, Nagri, P.S. Kanke, District Ranchi, Jharkhand, Indian Citizen who has been empowered by virtue of a registered power of attorney deed being Deed No. IV-1131 dated 08.12.2018, entered in book no. IV, volume no.87, at pages 379 to 420, for the year 2018 of the office of DSR, Ranchi (hereinafter jointly called the "VENDORS") of the **FIRST PART**;

नाम दाशका पत्नी से मिलान किया
जमीन का दर/डी० 22/255/-
कायदा मकान का दर/वर्ग फीट
पक्का मकान का दर/वर्ग फीट
फ्लैट का दर/वर्ग फीट
10/12/18

शुद्ध पशुपालन की भूमि घोटास
एवं खाशमहल लीज की भूमि में
बर्णित प्लॉट दर्ज नहीं है
2
10/12

दस्तावेज में संलग्न दस्तावेजों

AND

RAHUL INFRAPROMOTERS LLP (PAN No. AAXFR1256Q), a LLP registered under company act, having its registered office at Room No. 306, 85, Netaji Subhas Road, West Bangal-700001, represented through its Partner **SRI SIDDHARTH JAIN (Aadhar No. 9985 8693 8541) (Mobile No. 88099-10000)**, son of Sri Goutam Jain, by caste Jain, by occupation Business, by faith-Jain, resident of Poddar Bagan, Harmu Road, District Ranchi, Jharkhand, Indian Citizen (hereinafter called the **"PURCHASER"**) of the **SECOND PART**;

The terms the **"VENDORS"** and the **"PURCHASER"** unless repugnant to the subject or context or especially excluded by means and include their respective legal heirs, successors, executors, administrators, legal representatives and assigns;

AND WHEREAS, the Land having an area 26 Decimal out of R.S. Plot No. 815, area 61 Decimal out of R.S. Plot No. 839 and area 48 Decimal out of R.S. Plot No. 1100 alongwith other plots under Khata No. 9 of Village Nagri, Thana Kanke, Thana no. 53, District Ranchi was recorded in the records of rights in the name of Induwa Oraon as Kaimi Right;

AND WHEREAS, the said Raiyat surrendered the said land on 10.05.1942 to the then landlord Jamindar Maharaja Pratap Uday Nath Shahdeo and put him in possession over the same;

AND WHEREAS, the said Landlord Jamindar Pratap Uday Nath Shahdeo settled the said Land having an area 26 Decimal out of R.S. Plot No. 815, area 61 Decimal out of R.S. Plot No. 839 and area 48 Decimal out of R.S. Plot No. 1100 alongwith other plot under Khata No. 9 of Village Nagri, Thana Kanke, Thana no. 53, District Ranchi to Fagu Sonar by virtue of a Hukumnama dated 12.11.1943 and put him in possession over the same;

AND WHEREAS, the aforesaid Fagu Sonar also sold and transferred the said land having an area 26 Decimal out of R.S. Plot No. 815, area 61 Decimal out of R.S. Plot No. 839, area 48 Decimal out of R.S. Plot No. 1100 alongwith other plot under Khata No. 9 of Village Nagri, Thana Kanke, Thana no. 53, District Ranchi to Sekh Moinuddin son of Suleman by virtue of a registered deed of sale being deed no. 2036, entered in book no.1, volume no. 26, at pages 221 to 223, for the year 1947 of the office of DSR, Ranchi and put him in possession over the same;

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AND WHEREAS, after vesting of Jamindari, the said Sekh Moinuddin got his name mutated before the Circle Officer, Kanke Anchal, Ranchi with regard of aforesaid land;

AND WHEREAS, the aforesaid Sekh Moinuddin also sold and transferred the said Land having an area 26 Decimal out of R.S. Plot No. 815, area 61 Decimal out of R.S. Plot No. 839 and area 48 Decimal out of R.S. Plot No. 1100, under Khata No. 9 of Village Nagri, Thana Kanke, Thana no. 53, District Ranchi to Kamla Devi Sudami wife of Sagarmal Sudami by virtue of a registered deed of sale being deed no. 8580, entered in book no.1, volume no. 50, at pages 522 to 528, for the year 1966 of the office of DSR, Ranchi and put her in possession over the same;

AND WHEREAS, the aforesaid Kamla Devi Sudami also sold and transferred the said Land having total area 1.35 Acre (area 26 Decimal out of R.S. Plot No. 815, area 61 Decimal out of R.S. Plot No. 839 and area 48 Decimal out of R.S. Plot No. 1100), under Khata No. 9 of Village Nagri, Thana Kanke, Thana no. 53, District Ranchi to Harakhnath Sahu and Govind Sahu by virtue of a registered deed of sale being deed no. 13086, entered in book no.1, volume no. 65, at pages 137 to 139, for the year 1973 of the office of DSR, Ranchi and put them in possession over the same;

AND WHEREAS, the said Harakhnath Sahu and Govind Sahu got their names mutated in the office of Circle Officer, Kanke Anchal, Kanke Ranchi with regard of aforesaid land and was paying rent in their own names;

AND WHEREAS, the aforesaid Harakhnath Sahu died leaving behind his three sons namely Baijnath Sahu (the VENDOR No.1 hereto), Maninath Sahu (the VENDOR No.2 hereto) and Shiv Ratan Sahu (the VENDOR No.3 hereto) as his legal heirs and successors and after death of the said Harakhnath Sahu, they came in possession over his share of land as absolute owners;

AND WHEREAS, the aforesaid Govind Sahu also died leaving behind his three sons namely Vishnu Ram, Manu Ram and Shiv Shankar Sahu as his legal heirs and successors and after death of the said Govind Sahu, they came in possession over his share of land as absolute owners;

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AND WHEREAS, an amicable family partition took place between all legal heirs of Harakhnath Sahu and Govind Sahu, in the said partition, the schedule property along with other land came in the share of Baijnath Sahu, Maninath Sahu and Shiv Ratan Sahu and they came in peaceful possession over the same as absolute owners;

AND WHEREAS, the PURCHASER who is desirous of purchasing of land having an area 61 Decimal out of R.S. Plot No. 839, under Khata No. 9, of Village Nagri, Thana Ranchi now Kanke, Thana no. 53, District Ranchi and negotiated with the VENDORS and on negotiation, the VENDORS have agreed to sale to the PURCHASER, the aforesaid land having an area 61 Decimal being R.S. Plot No. 839, under Khata No. 9, of Village Nagri, Thana Ranchi now Kanke, Thana no.53, District Ranchi and beneficial use and all easements and inheritance thereto more fully and particularly described in the "Schedule" below at and for a total consideration of Rs. 14,00,000/- (Rupees Fourteen Lac) only free from all encumbrances charges, liens and demands whatsoever and forever and that PURCHASER has agreed to purchase the same at the said price.

NOW THEREFORE THIS DEED OF ABSOLUTE SALE WITNESSES that in pursuance of the agreement and in consideration of Rs. 14,00,000/- (Rupees Fourteen Lac) only paid by the PURCHASER to the VENDORS, the receipt whereof the VENDORS do hereby admit and acknowledge and of and from the same and every part thereof forever acquit, release, absolve and discharge the PURCHASER from all claims in this regard hereto and every part thereof, the VENDORS do hereby transfer, convey, grant, sale and assign absolutely and forever TO AND UNTO the PURCHASER free from all encumbrances all rights, title and interest of the VENDORS on and over the property i.e. land having an area 61 Decimal being portion of R.S. Plot No. 839, under Khata No. 9, of Village Nagri, Thana Ranchi now Kanke, Thana no.53, District Ranchi more fully and particularly mentioned and described in the "SCHEDULE" below and all annexures, tenements, hereditaments, privileges, appendages, appurtenances, whatsoever, belonging to or anywise appertaining to the said property and every part thereof or which with the same at any time or

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times hereto before held as parcel thereof and appurtenant thereto and all rights, title, interest, demand and claims and all rights of easements of the VENDORS IN TO AND UPON the said property, fully described in "SCHEDULE" hereby sold, granted, conveyed, transferred and assigned UNTO and TO the PURCHASER absolutely and forever, free from all encumbrances, charges, claims, demands, liens, let, attachment whatsoever and the PURCHASER shall at all times hereinafter be entitled to hold, possess and enjoy the same in permanent heritable and transferable chhaparbandi right in the manner as desired by them as absolute owner thereof.

The VENDORS covenant with the PURCHASER AS FOLLOWS:-

1. That the VENDORS have put the PURCHASER in possession of the property more fully described in the "SCHEDULE" hereby sold, transferred and conveyed to them and the PURCHASER shall and may at all times hereafter peaceably and quietly enter into, upon and hold, possess and enjoy the same without any lawful eviction, interruption, claim or demand, whatsoever, from or by the VENDORS.
2. That the PURCHASER shall further get their name mutated before the office of Circle Officer, Kanke Anchal, Ranchi in all public records and the PURCHASER henceforth shall pay all rent to the State directly in their own name.
3. That the VENDORS have not done any act, deed or things whereby the property hereby sold, transferred and conveyed expressed or intended so to be has been encumbered or whereby the VENDORS are hindered from selling, transferring or conveying the said property UNTO the PURCHASER in the manner aforesaid.
4. That the VENDORS have good, perfect and subsisting title to the said property and the VENDORS are otherwise well and sufficiently entitled and empowered and have authority to sale, transfer, grant, convey and assign the "SCHEDULE" property unto and to the PURCHASER.
5. That the PURCHASER shall have and enjoy the absolute proprietary right on the said "SCHEDULE" property.

24/01/2018
10/12/18

6. That the PURCHASER shall be entitled to sale, mortgage and lease or otherwise alienate their right in the "SCHEDULE" property to any person.

SCHEDULE PROPERTY

ALL THAT PIECE AND PARCEL of land having an area 61 Decimal out of R.S. Plot No. 839, under Khata No. 9 situated at Village Nagri, Thana Ranchi now Kanke, Thana no.53, District Ranchi, butted and bounded of is as follows:-

North :- R.S. Plot No. 838

South :- R.S. Plot No. 840

East :- Village Road

West :- R.S. Plot No. 843 (property belongs to the PURCHASER hereto).

Land Lord:- Jharkhand Govt. through the Circle Officer, Kanke Anchal, Ranchi, Rent Rs. 10/- p.a.

VALUATION

Value of land (61 Decimal) :-Rs. 14,00,000/-

(Rupees Fourteen Lac) only.

Details of Payment

<u>RTGS/Cheque No.</u>	<u>Date</u>	<u>Amount(Rs.)</u>	<u>In Favour of</u>	<u>Drawn on</u>
RTGS	19.11.18	3,50,000.00	Vendor No.1	
RTGS	19.11.18	3,50,000.00	Vendor No.2
RTGS	19.11.18	3,50,000.00	Vendor No.3
043291	08.12.18	1,16,666.00	Vendor No.3	Indian Overseas Bank
043294	10.12.18	1,16,667.00	Vendor No.1	Indian Overseas Bank
043295	10.12.18	1,16,667.00	Vendor No.2	Indian Overseas Bank

Total Rs. 14,00,000.00

CERTIFICATE

This is to certify that the land is subject matter of this present and mentioned in the schedule is not the Govt. land. The same was neither acquired by the government for civil or military purposes nor it is bhoodan land .The land is outside from forest area limit and it does not belong to C.C.L., B.C.C.L or E.C.C.L. It is further certified that the land does not belong to Adivasi nor connected with any member of scheduled Tribe and land is free from ceiling. It

रजि. नं. 10/12/18

is not the land of any Temple, Math, Church or Mosque. It is also not the Khas Mahal, Khuntkatti, Sarna, Mansa, Hargarhi, Fodder Scam, Land Scam.

IN WITNESS WHEREOF the VENDORS through their constituted power of attorney holder Hasib Ansari has put his signatures in this Deed of absolute Sale on the day, month and year written first above at Ranchi.

SIGNED AND DELIVERED by the VENDORS through their constituted power of attorney holder at Ranchi in Presence of the

WITNESSES:-

1. *Hasib Ansari*
Hasib Ansari
10/12/18

Hasib Ansari
VENDORS 10/12/18

(Power of Attorney Holder)

2. *Anand Kumar*
Anand Kumar
S/O Late Bita Lal
Ratan Road Ranchi

Siddhant Jain

PURCHASER



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को दस्तावेज़ 1988 को धारा 48 (d) के
 अंतर्गत जारी किया गया है। यह दस्तावेज़ भारतीय न्यायिक प्रणाली
 के अंतर्गत जारी किया गया है।
 जारी करने की तिथि: 8/12/2018
 जारी करने का स्थान: झारखण्ड

[Handwritten signature]

8/12/18

श्रीमान् श्री शिवराम सेन
 8/12/2018
 श्रीमान् श्री शिवराम सेन
 8/12/18

Handwritten signature and date 8/12



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Bhairav Anand Sharma
Advocate
En No. 431/2015



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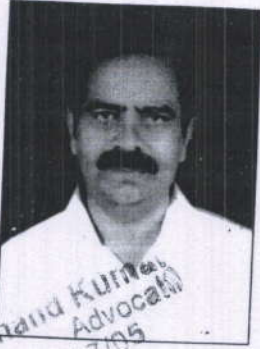
No money transaction or possession has been given by this Power of Attorney.

GENERAL POWER OF ATTORNEY

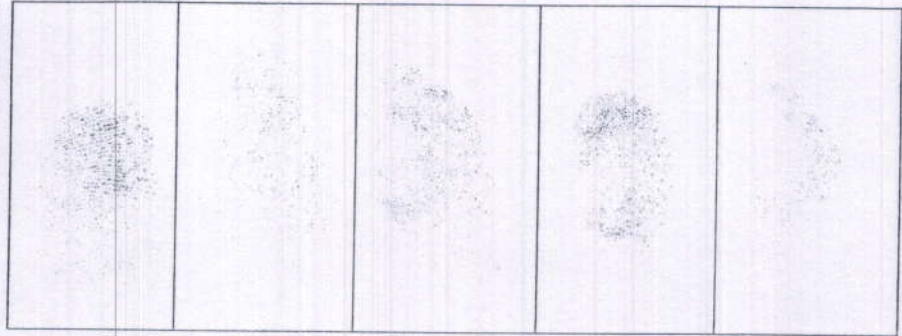
BE KNOWN ALL MEN BY THESE PRESENTS that We,

- (1) SRI BAIJNATH SAHU (PAN No. CYIPS4916B) (Aadhar No. 7286 6618 8102),** son of Late Harakhnath Sahu, by occupation Business, by caste Teli,
- (2) SRI MANINATH SAHU (PAN No. ASGPS7738F) (Aadhar No. 6911 6500 8134),** son of Late Harakhnath Sahu, by occupation Business, by caste Teli,
- (3) SRI SHIV RATAN SAHU (PAN No. ARRPS1722M) (Aadhar No. 2394 2628 9065),** son of Late Harakhnath Sahu, all by faith Hindu, by occupation Cultivation, by caste Teli, all resident of Village Nagri, P.O. & P.S. Kanke, District Ranchi, Jharkhand, Indian Citizen, do hereby appoint, constitute, nominate and empower to **MD. HASIB ANSARI (Aadhar No. 9312 4864 7553) (Mobile No. 99311-13927),** son of Late Rafige Ansari, by caste Momin, by faith Muslim, by occupation Business, resident of Near Angal Bari Centre, Nagri, P.S. Kanke, District Ranchi, Jharkhand, Indian Citizen as our lawful Power of Attorney Holder for us and in our names and on our behalf to do the following acts, deeds and things i.e. to say.

Handwritten notes:
Shivratnam Sahu
8/12/2018
MD. HASIB ANSARI
8/12/18



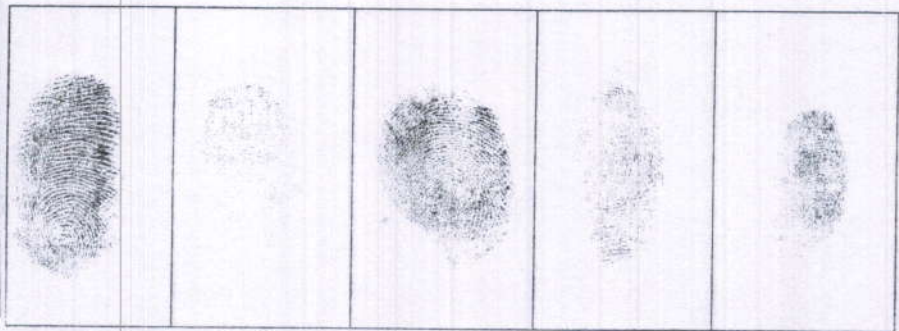
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 Bhaiya Anand Kumar
 Advocate
 En No.-437705



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Handwritten signature
 Bhaiya Anand Kumar
 Advocate
 En No.-431705



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 Shrikumar Sahel
 8/12/2018

WHEREAS we are owner and in peaceful possession of land measuring an area 61 Decimal out of portion of R.S. Plot No. 839 and area 6.50 Decimal out of R.S. Plot No. 815, under Khata No. 9 situated at Village Nagri, Thana Kanke, Thana no. 53, District Ranchi;

AND WHEREAS we do hereby nominate, constitute and appoint to **MD. HASIB ANSARI**, son of Late Rafige Ansari, resident of Near Angal Bari Centre, Nagri, P.S. Kanke, District Ranchi as our lawful Power of Attorney Holder for us and in our names and on our behalf to do the following acts, deeds and things with regard of our property as mentioned in the "Schedule Property" below:-

1. To look after manage our Schedule Property and to take steps towards unauthorized occupant, encroachment and/or misuse of the same in proper and effective manner.
2. To negotiate terms for and to agree for sale of "Schedule Property" mentioned in below with any intending purchaser(s) on such terms and conditions as our said attorney in his absolute discretion may think just and proper to agree

Boundary of R.S. Plot No. 839 is as follows:-

North :- R.S. Plot No. 838

South :- R.S. Plot No. 840

East :- Village Road

West :- R.S. Plot No. 843

Boundary of R.S. Plot No. 815 is as follows:-

North :- R.S. Plot No. 812

South :- R.S. Plot No. 817

East :- Village Road

West :- R.S. Plot No. 815/part

CERTIFICATE

This is to certify that the land, which is subject matter of these presents and mentioned in the Schedule, is not the Government land. The same was neither acquired by the Government for civil or military purposes nor it is Bhoodan Land. The land is outside from forest area limit and it does not belong to C.C.L., B.C.C.L OR E.C.L. It is further certified that the land does not belong to Adivasi Khata nor connected with any member of Scheduled Tribe and this land is free from Ceiling. It is also not the Khas Mahal, Khuntkatti, Sarna, Masna, Hargarhi, Fodder scam, Land scam.

IN WITNESS WHEREOF We, Baijnath Sahu, Maninath Sahu and Shiv Ratan Sahu, do hereby put our respective signatures and execute these present attesting this Power of Attorney on this the 08.12.2018 in presence of

WITNESSES:-

1. राजेश मिश्रा पिता म-सा मिश्रा।
सुजीव पा. कुमारे काना रातु
यौवा
8/12/18
2. अशोक कुमार
20 अशोक कुमार श्रीवासन
कांके रोड
8/12/18

1. बीजनथ साहु
8/12/18
2. मनिनाथ साहु
8/12/18
3. Shiv Ratan Sahu
8/12/18

SIGNATURE OF PRINCIPALS



Bhaiya Anand Kuma.
Advocate
En No.-4317/05

हरीश चंसेरा
8/12/18

हरीश चंसेरा
8/12/18

SIGNATURE OF POWER HOLDER



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Drafted by

Bhaiya Anand Kuma.
Advocate
En No.-4317/05

Certified that the finger print of left hand of each person whose photograph are affixed in this document has been obtained before me

Bhaiya Anand Kuma.
Advocate
En No.-4317/05
8/12/18

हरीश चंसेरा
8/12/2018



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी II प्रति

December 8, 2018

भाग वर्तमान	1	पृष्ठ संख्या	177										
जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	कॉक	हलका का नाम	हल्का-06	इस्टेट का नाम	झारखण्ड				
मौजा का नाम	नगड़ी	होलिग संख्या	9/177	तौजी संख्या	0	थाना नम्बर	53	खाता का प्रकार	सिकमी				
हरखनाथ साहु , गोविन्द साहु , पिता-रघुनाथ साहु, जाति- ---													
खाता नम्बर	प्लोट संख्या	रकबा			परिवर्तन के लिए प्राधिकार				लगान	सेस			
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832		0 ए 61 डि 0 हे											
कुल परिमाण		1 ए 35 डि 0 हे											
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल
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07-18-2016	1468835755	2014-2015	2016-2017	3	1.5	0.76	0.38	1.5	0.75	1.5	0.75	0.6	0.3

List Of Mutation Cases on the above transaction in Register-II

Mutation Cases Not Found !!

List Of Case Status Details

No Data Found

मौला देखें

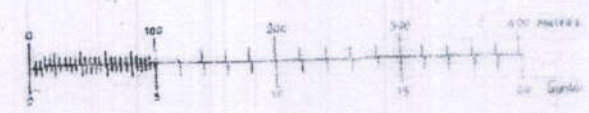


BACK

यह एक कम्प्यूटर जनित प्रति
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है
इसका उपयोग किसी भी न्यायलय में साक्ष्य के रूप में नहीं किया जा सकता है
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करे
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें



Conversion Scale



R. F. I. 5960

Nagri

नाममौजा नगड़ी सीट नम्बर १

नाम चाना रौची

चाना नम्बर ५३

जिला राँची

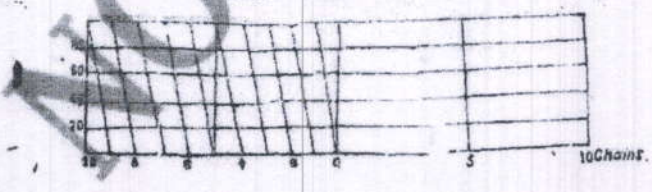
मैला एक माहल नम्बर ५६ कुला
सन १८३२ - ३३ पर्यंत

कोकटोभीरा

Index to sheets.



Scale 1/6 inches = 1 Mile



संयुक्त कर्माध्यक्ष महानगरपालिकाको कार्यालय, काठमाडौं
चौमाली विभागीय कार्यालय, काठमाडौं-१९८६ मा ३
संयोजित हुने भूमा स्वतन्त्रताको लागि कृपया



चौमाली नं. ५५

NOT

विहार सर्वेक्षण कार्यालय, पटना-७ में मुद्रित

Map and published under the authority of Government.

Scale

Scale of Feet
1000 900 800 700 600 500 400 300 200 100 0

ST. JOHN'S

CHURCH

NOT



NOT CLEAR



Scale 1:1000



झारखण्ड सरकार

झारखण्ड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

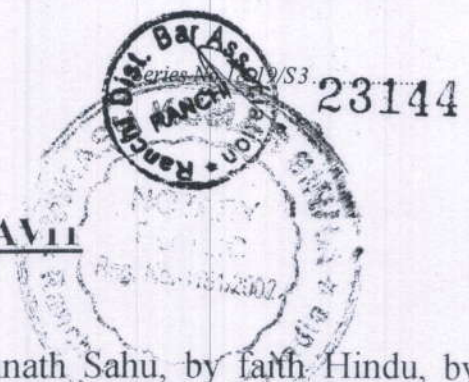
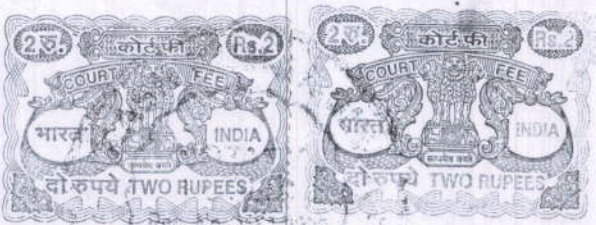
जमीनदार नाम	रैयत का नाम, अभिभावक का नाम, रिश्ता
महाराजा प्रताप उदयनाथ साहदेव	इन्दुआ उरांव, वल्द-मांगा उरांव, जाति-उरांव, निवासी-साकिन देह मोताबिक मो. न. 171 सन् 1935-36 हसव दफा 85 माल मोकरर हुआ मै लगान शामील खाता नम्बर 131 वनाम सम्वत् 1993 साल से अमल में आवेगा तारिख 26.9.35 द. हाकिम

जिला का रँची नाम	अंचल का नाम	कँके नाम	हलका का नाम	हल्का-06 मौजा का नाम	नगड़ी नाम	खाता सिकमी का प्रकार
खेवट नम्बर 1	खाता नम्बर 9		थाना का नाम	रँची	थाना नम्बर 53	

खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त	
(1)	(2)	(3)	कियारी संख्या (5)	ऐ	डिस	(8)	(9)	रौ (10)	आ (11)	पै (12)	(13)
9	2024	परती गड़हा नीज नदी जुमार	परती गड़हा 1	0	99	करंज/2 कुलहक वकबजे रैयत 1 हीशा वो एड़मा उरांव वल्द किशुन उरांव 1 हीसा वो सोमरा उरांव वो मांगा उरांव वो चमरा उराव पेशरान दुंमडु उरांव 1 हीसा वहीसे वरावर कौम उरांव साकिन देह		0	0	0	कायमी
	2065	टांड शोमरा उरांव वोगैरह दोन शोमरा उरांव वोगैरह	टांड दो 1	0	12			0	0	0	कायमी
	1290	टांड शाहड़ी उरांव वोगैरह रास्ता	टांड दो 1	0	16			0	0	0	कायमी
	1996	परती गड़हा वहीरा उराव परती कदीम मंगरा उरांव	परती गड़हा 1	0	50			0	0	0	कायमी

2067	टांड चुचु उरांव वोगैरह दोन शोमरा उरांव वोगैरह	टांड दो 1	0	9		0	0	0	कायमी
2082	दोन नीज दोन वकास्त नीज	मोटा आर 1	0	3		0	0	0	कायमी
2016	टांड मंगरा उरांव टांड नीज	टांड दो 1	0	8		0	0	0	कायमी
2096	दोन वकास्त शोमरा उरांव वोगैरह शडक	परती कदीम 1	0	9		0	0	0	कायमी
542	मकान मरटु उरांव वोगैरह रास्ता	टांड एक 1	0	2		0	0	0	कायमी
656	टुनु मकान धुवा उरांव वोगैरह मकान महादेव उरांव	मकान/1, सहन/1 0	0	6		0	0	0	कायमी
2200	दोन बुचु उरांव वोगैरह परती कदीम नीज	दोन दो 3	0	62		0	0	0	कायमी
2203	दोन नीज परती गडहा वीरसा उरांव वोगैरह	परती कदीम 1	0	13		0	0	0	कायमी
659	रास्ता टांड महादेव उरांव	टांड एक 1	0	6	इमली/1 कुलहक वकबजे रैयत	0	0	0	कायमी
815	टांड चुचु उरांव टांड मादी उरांव वोगैरह	टांड दो 1	0	26		0	0	0	कायमी
2255	टांड वकास्त नन्दुआ उरांव नदी जुमार	दोन तीन 1	0	33		0	0	0	कायमी
839	टांड वकास्त पतरा उरांव वोगैरह टांड चुचु उरांव वोगैरह	टांड दो 1	0	61		0	0	0	कायमी
1063	दोन वकास्त मरटु उरांव वोगैरह दोन शोमरा उरांव वोगैरह	दोन दो 7	1	11	वेआइनी वकबजे मुशमात छुडी जौजे चन्दा उरांव कौम उरांव साकिन देह वजरीय जवानी जरपेसगी वीलएवज मोवलीग 90 नवे रुपैया सन1928	0	0	0	कायमी

Authorized under Notaries Act-1952
& Rules 1955
GOVT. OF

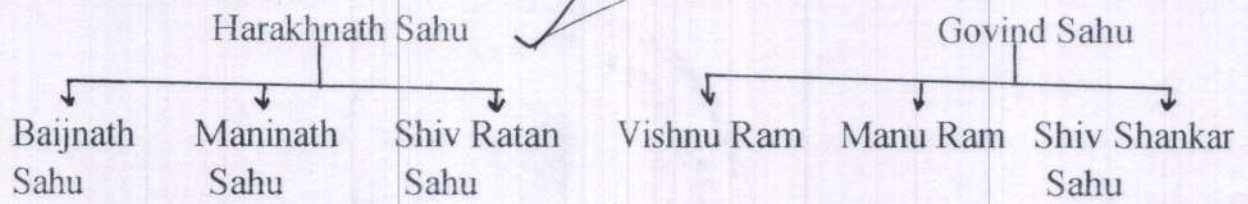


AFFIDAVIT

Before,
The Notary Public, Ranchi.

I, **SRI BAIJNATH SAHU**, son of Late Harakhnath Sahu, by faith Hindu, by occupation Business, by caste Teli, resident of Village Nagri, P.O. & P.S. Kanke, District Ranchi, Jharkhand, Indian Citizen, do hereby solemnly affirm and declare as follows:-

- 1) That the Land having an area 26 Decimal out of R.S. Plot No. 815, 61 Decimal out of R.S. Plot No. 839 and 48 Decimal out of R.S. Plot No. 1100, under Khata No. 9 of Village Nagri, Thana Kanke, Thana no. 53, District Ranchi acquired by Harakhnath Sahu and Govind Sahu.
- 2) That the aforesaid Harakhnath Sahu died leaving behind his three sons namely Baijnath Sahu, Maninath Sahu and Shiv Ratan Sahu as his legal heirs and successors.
- 3) That the aforesaid Govind Sahu also died leaving behind his three sons namely Vishnu Ram, Manu Ram and Shiv Shankar Sahu as his legal heirs and successors.
- 4) That genealogical table of Harakhnath Sahu and Govind Sahu are as follows:-



5) That the statements made herein above are true and correct to the best of my knowledge and belief.

Sworn and signed this affidavit on this the 08th day of ~~November~~ ^{December}, 2018 at Ranchi.

The Deponent who has been Identified by Sri B. A. Kumar, Advocate, Ranchi on Oath that the statements made above are true to the best of his knowledge and belief.

[Signature]
Deponent

[Signature]
[Signature]
Shiv Ratan Sahu
[Signature]



Identified by
[Signature]
Advocate, Ranchi
Signature Affixed on Identification of Lawyer

990 08 DEC 2018



निबंधन विभाग, झारखंड
Ranchi

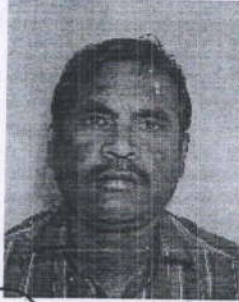
Token No.106Token Date: 08/12/2018

Party Name: congress prasad

Father/Husband Name:late jagdish prasad
(Identifier)

ratu road ranchi

Deed Type: Power of Attorney

Party Details	
Name :	Congress Prasad
Gender :	M
DOB :	20-12-1968
C/o :	S/O Jagdish Prasad
District :	Ranchi
House/Building No. :	
Locality :	C/o- Krishndeo Prasad,Aryapuri Road No- 3
Pincode :	834005
Post Office :	
State :	Jharkhand
Village/Town/City :	Ratu Road
Aadhaar No :	xxxxxxxx4209
Photo :	

Registering Officer

Party Signature


Operator's Signature



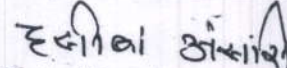
निबंधन विभाग, झारखंड
Ranchi

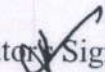
Token No.106Token Date: 08/12/2018
Party Name: hasib ansari
Father/Husband Name:late rafige ansari
(Attorney)
near angal bari centre nagri kanke ranchi

Deed Type: Power of Attorney

Party Details	
Name :	Hasib Ansari
Gender :	M
DOB :	06-03-1976
C/o :	S/O Late Rafige Ansari
District :	Ranchi
House/Building No. :	
Locality :	Nagri Po-Bukru Ps-Kanke
Pincode :	834006
Post Office :	
State :	Jharkhand
Village/Town/City :	Nagri
Aadhaar No :	xxxxxxx7553
Photo :	


Registering Officer


Party Signature



Operator Signature



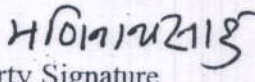
निबंधन विभाग, झारखंड
Ranchi

Token No.106Token Date: 08/12/2018
Party Name: maninath sahu
Father/Husband Name:late harakhnath sahu
(Principle)
nagri kanke ranchi

Deed Type: Power of Attorney

Party Details	
Name :	Mani Nath Sahu
Gender :	M
DOB :	06-03-1963
C/o :	S/O: Harakh Nath Sahu
District :	Ranchi
House/Building No. :	41
Locality :	argora basti kathal road ranchi
Pincode :	834002
Post Office :	
State :	Jharkhand
Village/Town/City :	Doranda
Aadhaar No :	xxxxxxxx8134
Photo :	


Registering Officer


Party Signature



Operator's Signature



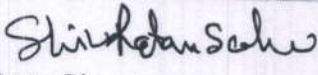
निबंधन विभाग, झारखंड
Ranchi

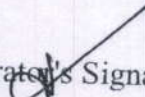
Token No.106Token Date: 08/12/2018
Party Name: shiv ratan sahu
Father/Husband Name:late harakhnath sahu
(Principle)
nagri kanke ranchi

Deed Type: Power of Attorney

Party Details	
Name :	Shivratan Sahu
Gender :	M
DOB :	07-02-1971
C/o :	S/O Harkh Nath Sahu
District :	Ranchi
House/Building No. :	Kathal More
Locality :	
Pincode :	834002
Post Office :	
State :	Jharkhand
Village/Town/City :	Doranda
Aadhaar No :	xxxxxxxx9065
Photo :	


Registering Officer


Party Signature


Operator's Signature




निबंधन विभाग, झारखंड
Ranchi

Token No.106Token Date: 08/12/2018

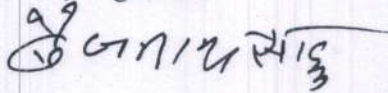
Party Name: baijnath sahu
Father/Husband Name:late harakhnath sahu
(Principle)
nagri kanke ranchi

Deed Type: Power of Attorney

Party Details	
Name :	Baijnath Sahu
Gender :	M
DOB :	01-01-1959
C/o :	S/O Late Harakh Nath Sahu
District :	Ranchi
House/Building No. :	
Locality :	Argora Basti
Pincode :	834002
Post Office :	
State :	Jharkhand
Village/Town/City :	ARGORA
Aadhaar No :	xxxxxxxx8102
Photo :	

Registering Officer

Party Signature



Operator's Signature





निबंधन विभाग, झारखंड

Ranchi

जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token No: 106

Token Date/Time: 08/12/2018 13:49:21.

Document Type	Power of Attorney	Presenter	bajnath sahu	Date of Entry	08/12/2018
Presenter Name & Address	nagri kanke ranchi Jharkhand	DOE		Total Pages	42
Stampable Doc. Value	0	Stamp Value	500	Book	IV
Document/Transaction Value	0	Serial /Deed No. /		CNO/PNO	NOT REQ
Special Type		Old Serial No. /			
Remarks / Other Details	power to the area 61 decimal of rs plot no. 839 & area 6.50 decimal of Rs plot no. 815, khata no. 9 nagri kanke ranchi				

Property Details:

App. ID

286934

e-Stamp Cert. No.

Anchal	Th. No.	Wrd/Hlk	Mauza	Kh. No.	Plot No.	Regll Vol	Regll Pno	Plot Type	Boundary North	Boundary South	Boundary East	Boundary West	H No.	ULB	Category	Area	Min. Value
Kanke	53	6	Nagri	9	839	1	177	RSP	rs plot no. 838	rs plot no. 840	village road	rs plot no. 843			C_RES	61.00 Decimal	1357555
Kanke	53	6	Nagri	9	815	1	177	RSP	rs plot no. 812	rs plot no. 817	village road	rs plot no. 815part			C_RES	6.50 Decimal	144657.5

Other Property Details:

Party Details:

Party Type	Party Name	Father/Husband	Occup.	Relation	Caste	Gender	PAN/F 60	Mobile	Aadhar	Pres.Address	Perm. Address	PAN Verified
Principle	bajnath sahu	late harakhnath sahu	business	पिता	तेली	Male	CYIPS4916B	xxxxxxx27	xxxxxxxx8102	nagri kanke ranchi	nagri kanke ranchi	<input checked="" type="checkbox"/>
Principle	maninath sahu	late harakhnath sahu	business	पिता	तेली	Male	ASGPS7738F	xxxxxxx27	xxxxxxxx8134	nagri kanke ranchi	nagri kanke ranchi	<input checked="" type="checkbox"/>
Principle	shiv ratan sahu	late harakhnath sahu	cultivation	पिता	तेली	Male	ARRPS1722M	xxxxxxx27	xxxxxxxx9065	nagri kanke ranchi	nagri kanke ranchi	<input checked="" type="checkbox"/>
Attorney	hasib ansari	late rafige ansari	business	पिता	मोमीन	Male		xxxxxxx27	xxxxxxxx7553	near angal bari centre nagri kanke ranchi	near angal bari centre nagri kanke ranchi	
Identifier	congress prasad	late jagdish prasad	business	पिता		Male		xxxxxxx67	xxxxxxxx4209	ratu road ranchi	ratu road ranchi	

Fee Details:

SN.	Fee Name	Net Amount
1	SP	630.00
2	E(III)	10000.00
	Total	10630.00

बैजनाथ साहू

Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same. And the information provided by me are true to itself. The details of property's holding number has been verified by me at the time of entry through alert generated by the system. I am satisfied with the verification and hence proceeding further for registration after seeing the alert.

हस्ताक्षर
Signature's of Executant & Claimant

उपर्युक्तटियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

दस्तावेज लेखक का हस्ताक्षर

प्रस्तुतकर्ता का हस्ताक्षर डाटा इंद्रि ऑपरेटर का हस्ताक्षर

निबंधन पूर्व सारांश में इंपुट फार्म के अनुरूप डाटा इंद्रि की गई है।

① Bajnath Sahu ② Maninath Sahu

उपर्युक्त ③ Shiv Ratan Sahu ने इस दस्तावेज के निष्पादन को मेरे

समक्ष स्वीकार किया

जिसकी पहचान Congress Prasad पिता Lt Jagdish Prasad

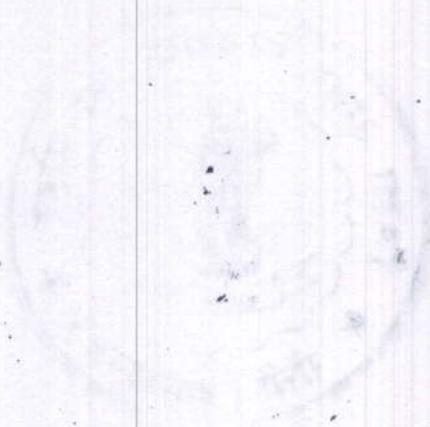
निवासी Ratu Road पेशा ने की।

निबंधम पदाधिकरी का हस्ताक्षर
08/12/18

देवनागि सङ्ग महिमानसङ्ग

Shirabanshi
8/12/2018

श्री श्री ५७१४





निबंधन विभाग, झारखंड
रांची

Token No.106 Token Date: 08/12/2018
Serial/Deed No./Year :11114/1131/2018
Deed Type: Power of Attorney

SN.	Party Details	Photo	Thumb
1	baijnath sahu Father/Husband Name:late harakhnath sahu (Principle) nagri kanke ranchi		
2	maninath sahu Father/Husband Name:late harakhnath sahu (Principle) nagri kanke ranchi		
3	shiv ratan sahu Father/Husband Name:late harakhnath sahu (Principle) nagri kanke ranchi		
4	hasib ansari Father/Husband Name:late rafige ansari (Attorny) near angal bari centre nagri kankè ranchi		
5	congress prasad Father/Husband Name:late jagdish prasad (Identifier) ratu road ranchi		

Book No. IV
Volume 87
Page 379 To 420
Deed No 11114 / 1131
Year 2018
Date 08/12/2018

Registering Officer

Signature of Operator



निबंधन विभाग, झारखंड
Ranchi

Token No.61Token Date: 10/12/2018
Party Name: congress prasad
Father/Husband Name:late jagdish prasad
(Identifier)
ratu road ranchi

Deed Type: Sale Deed

Party Details

Name :	Congress Prasad
Gender :	M
DOB :	20-12-1968
C/o :	S/O Jagdish Prasad
District :	Ranchi
House/Building No. :	
Locality :	C/o- Krishndeo Prasad,Aryapuri Road No- 3
Pincode :	834005
Post Office :	
State :	Jharkhand
Village/Town/City :	Ratu Road
Aadhaar No :	xxxxxxxx4209

Photo :



Registering Officer

Party Signature


Operator's Signature

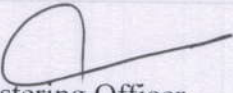


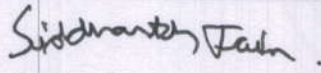
निबंधन विभाग, झारखंड
Ranchi

Token No.61 Token Date: 10/12/2018
Party Name: rahul infrapromoters llp thro its partner siddharth jain
Father/Husband Name:goutam jain
(VENDEE)
poddar bagan harmu road ranchi

Deed Type: Sale Deed

Party Details	
Name :	Siddharth Jain
Gender :	M
DOB :	06-12-1994
C/o :	S/O: Gautam Jain
District :	Ranchi
House/Building No. :	
Locality :	ranchi
Pincode :	834001
Post Office :	
State :	Jharkhand
Village/Town/City :	Ranchi G.P.O.
Aadhaar No :	xxxxxxxx8541
Photo :	


Registering Officer


Party Signature



Operator's Signature

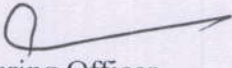


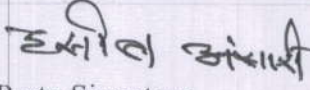
निबंधन विभाग, झारखंड
Ranchi


Token No.61 Token Date: 10/12/2018
Party Name: Md Hasib Ansari
Father/Husband Name:Late Rafige Ansari
(Power Holder)
Near Angal Bari Centre , Nagri Kanke Ranchi

Deed Type: Sale Deed

Party Details	
Name :	Hasib Ansari
Gender :	M
DOB :	06-03-1976
C/o :	S/O Late Rafige Ansari
District :	Ranchi
House/Building No. :	
Locality :	Nagri Po-Bukru Ps-Kanke
Pincode :	834006
Post Office :	
State :	Jharkhand
Village/Town/City :	Nagri
Aadhaar No :	xxxxxxxx7553
Photo :	


Registering Officer


Party Signature


Operator Signature



निबंधन विभाग, झारखंड

IN-JH13126831286221Q:

Stamp Details For Verification. Please click issue after verification

CertificateNo: **IN-JH13126831286221Q**
CertificateIssuedDate: **10-Dec-2018 11:16 AM**
AccountReference: **SHCIL (FI)/ jhshcil01/ RANCHI/ JH-RNC**
UniqueDocReference: **SUBIN-JHJHSHCIL0117358098833497Q**
Purchasedby: **ROHIT CHOUDHARY**
DescriptionofDocument: **Article 23 Conveyance**
PropertyDescription: **SALE DEED**
ConsiderationPriceRs: **14,00,000**
FirstParty: **RAHUL INFRAPROMOTERS LLP**
SecondParty: **BAIJNATH SAHU AND OTHERS**
StampDutyPaidBy: **RAHUL INFRAPROMOTERS LLP**
StampDutyAmountRs: **56,000**



निबंधन विभाग, झारखंड
Ranchi

जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token No: 61

Token Date/Time: 10/12/2018 13:47:46.

Document Type	Sale Deed	Presenter	Md Hasib Ansari
Presenter Name & Address	Near Angal Bari Centre , Nagri kanke ranchi	Date of Entry	10/12/2018
Stampable Doc. Value	1400000	DOE	Total Pages 70
Document/Transaction Value	1400000	Stamp Value	56000
Special Type		Serial /Deed No.	/
Remarks / Other Details		Old Serial No.	/
Property Details:	App. ID	277280	e-Stamp Cert. No. IN-JH13126831286221Q

Anchal	Th. No.	Wrld/Hlk	Mauza	Kh. No.	Plot No.	Regll Vol	Regll Pno	Plot Type	Boundary North	Boundary South	Boundary East	Boundary West	H No.	ULB	Category	Area	Min. Value
Kanke	53	6	Nagri	9	839	1	177	RSP	rs plot no. 838	rs plot no. 840	village road	rs plot no. 843			C_RES	61.00 Decimal	1357555

Other Property Details:

Party Details:

Party Type	Party Name	Father/Husband	Occup.	Relation	Caste	Gender	PAN/F 60	Mobile	Aadhar	Pres.Address	Perm. Address	PAN Verified
VENDOR	bajnath sahu Thro	late harakhnath sahu	business	पिता	तेली	Male	CYIPS4916B	xxxxxxxx88	xxxxxxxx8102	nagri kanke ranchi	nagri kanke ranchi	<input checked="" type="checkbox"/>
VENDOR	maninath sahu Thro	late harakhnath sahu	business	पिता	तेली	Male	ASGPS7738F	xxxxxxxx88	xxxxxxxx8134	nagri kanke ranchi	nagri kanke ranchi	<input checked="" type="checkbox"/>
VENDOR	shiv ratan sahu Thro	late harakhnath sahu	cultivation	पिता	तेली	Male	ARRPS1722M	xxxxxxxx88	xxxxxxxx9065	nagri kanke ranchi	nagri kanke ranchi	<input checked="" type="checkbox"/>
Power Holder	Md Hasib Ansari	Late Rafige Ansari	business	पिता	मोमीन	Male		xxxxxxxx27	xxxxxxxx7553	Near Angal Bari Centre , Nagri Kanke Ranchi	Near Angal Bari Centre , Nagri Kanke Ranchi	<input type="checkbox"/>
VENDEE	rahul infrapromoters llp thro its partner siddharth jain	goutam jain	business	पिता	जैन	Male	AAXFR1256Q	xxxxxxxx00	xxxxxxxx8541	poddar bagan harmu road ranchi	poddar bagan harmu road ranchi	<input checked="" type="checkbox"/>
Identifier	congress prasad	late jagdish prasad	business	पिता		Male		xxxxxxxx67	xxxxxxxx4209	ratu road ranchi	ratu road ranchi	<input type="checkbox"/>

Fee Details:

SN.	Fee Name	Net Amount
1	SP	1050.00
2	PR	0.94
3	LL	2.50
4	A1	42000.00
5	I	5000.00
6	M	150.00
	Total	48203.44

हसीब अंसारी

Siddharth Jain
Signature's of Executant & Claimant

Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same. And the information provided by me are true to itself.formation provided by me are true to itself.

The details of property's holding number has been verified by me at the time of entry through alert generated by the system. I am satisfied with the verification and hence proceeding further for registration after seeing the alert.

उपरयुक्तटिप्पणियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

दस्तावेज लेखक का हस्ताक्षर

हसीब अंसारी
प्रस्तुतकर्ता का हस्ताक्षर डाटा इंद्रि ऑपरेटर का हस्ताक्षर

निबंधन पूर्व सारांश में इंपुट फार्म के अनुरूप डाटा इंद्रि की गई है।

Details

Mr Nasir Ansari

ने इस दस्तावेज के निष्पादन को मेरे समक्ष

उपर्युक्त स्वीकार किया

Congres Prem

पिता Lt Japdevh Prasad

जिसकी पहचान

Retu Road

पेशा Bui

ने की।

निवासी

हस्ताक्षर

निबंधन पदाधिकारी का हस्ताक्षर
10/10/18

हस्ताक्षर





निबंधन विभाग, झारखंड
रांची

Token No.61 Token Date: 10/12/2018
Serial/Deed No./Year :11182/10012/2018
Deed Type: Sale Deed

SN.	Party Details	Photo	Thumb
1	bajinath sahu Thro Father/Husband Name:late harakhnath sahu (VENDOR) nagri kanke ranchi		
2	maninath sahu Thro Father/Husband Name:late harakhnath sahu (VENDOR) nagri kanke ranchi		
3	shiv ratan sahu Thro Father/Husband Name:late harakhnath sahu (VENDOR) nagri kanke ranchi		
4	Md Hasib Ansari Father/Husband Name:Late Rafige Ansari (Power Holder) Near Angal Bari Centre , Nagri Kanke Ranchi		
5	rahul infrapromoters llp thro its partner siddharth jain Father/Husband Name:goutam jain (VENDEE) poddar bagan harmu road ranchi		
6	congress prasad Father/Husband Name:late jagdish prasad (Identifier) ratu road ranchi		

Book No. I
Volume 1015
Page 471 To 540
Deed No 11182 / 10012
Year 2018
Date 10/12/2018

M/10/12

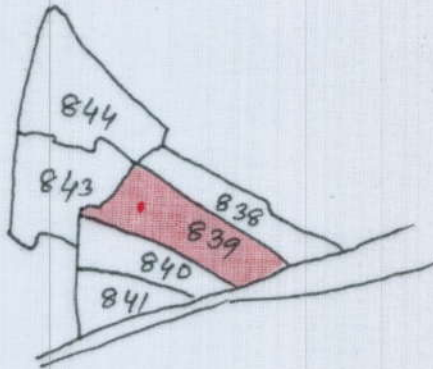
[Handwritten Signature]

North



VILLAGE - NAGRE
THANA - KANKE
THANA NO - 53
DIST - RANCHI
R.O.S. PLOT NO - 839
AREA SHOWN IN RED WASH

AREA
AC-DIC
00-61



ଅନୁମୋଦିତ
10/12/18



10/12/18

Siddhant Tam.

Chandrabhanu
Saxena