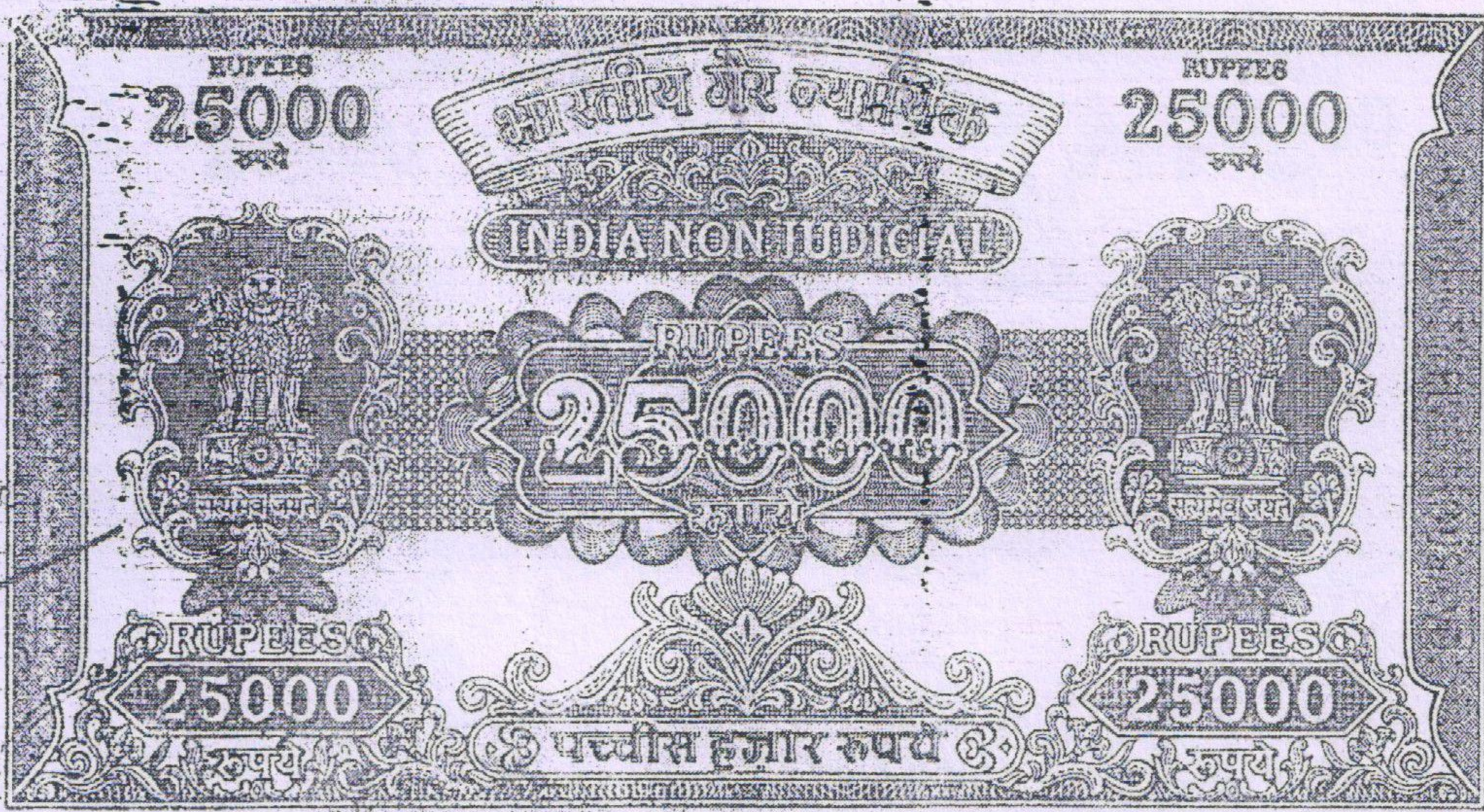


14345

13083



17
17/10
26

02DD 406153

निबंधन दिनांक 27/7/07
 देनकी 27
 अधीन 23
 के रूप में
 से विपुल रूप में

Notary Public
 Photo Attested
 R. No. 442/02
 (ANILKESH PANDEY)

निबंधन पदाधिकारी रोबी (झारखण्ड)

DEED OF ABSOLUTE SALE

महानु 77408 44/3/312007

THIS DEED OF SALE made on this the 27...th day of JULY 2007.

BETWEEN

(1) KAMLAWATI DEVI wife of Late Sachida Nand Sahay, (2) ANSAL KUMAR SRIWASTAVA and (3) MRIDESH KUMAR both sons of Late Sachida Nand Sahay, all by faith - Hindu, by caste - Kayastha, by occupation - Vendor no.- 1 House Wife & Vendor no.- 2 & 3 Business, resident of Sardhanand Road,

4361 9362
 27/7/07
 1657

16/7/07
 118

1 of 10 Pages
 नर्जना
 मधुपमा
 अनामिका
 कनिष्ठा

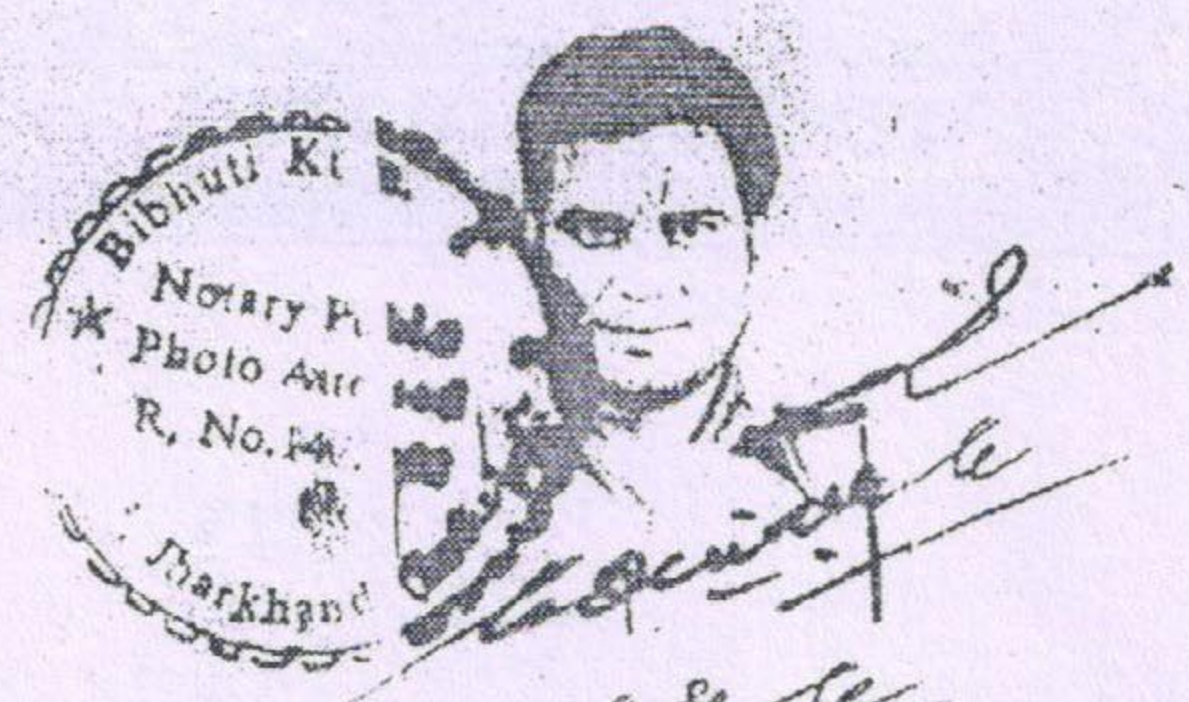


Sardhanand Road

118/7

No. 421 Date 17/5/07
 Mukesh Rauty 80,000/-
 2500/3 + 5000/-

[Handwritten signature]



[Handwritten signature]
 (MUKESH RAUTY)



1-8-07
 ଅମିତ କୁମାର ମିଶ୍ର
 ଅମିତ କୁମାର ମିଶ୍ର
 2112 କୋ. ନା. 5 ରୋ. 3
 କୋ. ନା. 5 ରୋ. 3
 ପିତା/ପା
 ଜାତି
 ନେ. ର. ଜି. ନମ୍ବ.
 ହସ୍ତାକ୍ଷର/ସ୍ତମ୍ଭ
 ହସ୍ତାକ୍ଷର/ନିମ୍ନ

1-8-07



17 MAY 2007

02DD 406154

P.S.- Kotwali, District - Ranchi, State- Jharkhand, through their power of attorney holder Shree Akhilesh Pandey son of Shree Ramdeo Pandey, by faith - Hindu, by caste- Brahman, by occupation- Business, R/o 252, Cooperative Colony, Bokaro Steel City, at present B.N. Tower, Sardhanand Road, P.S.- Kotwali, District - Ranchi, State Jharkhand, being Power no.- IV1640, Sl.no.- 5983 dated 31.005.2004, which was registered at Sub-Registrar Office, Ranchi (hereinafter called the VENDORS) of the ONE PART. (PAN - AIDPP0519N)

AND

MUKESH PANDEY son of Shree Ramdeo Pandey, by faith - Hindu, by caste- Brahman, by occupation, Business, R/o Tajmahal, Club Road, P.S.- Chutia, District - Ranchi, State - Jharkhand, (hereinafter called the PURCHASER) OF the OTHER PART. (PAN - AJDPP5787D)



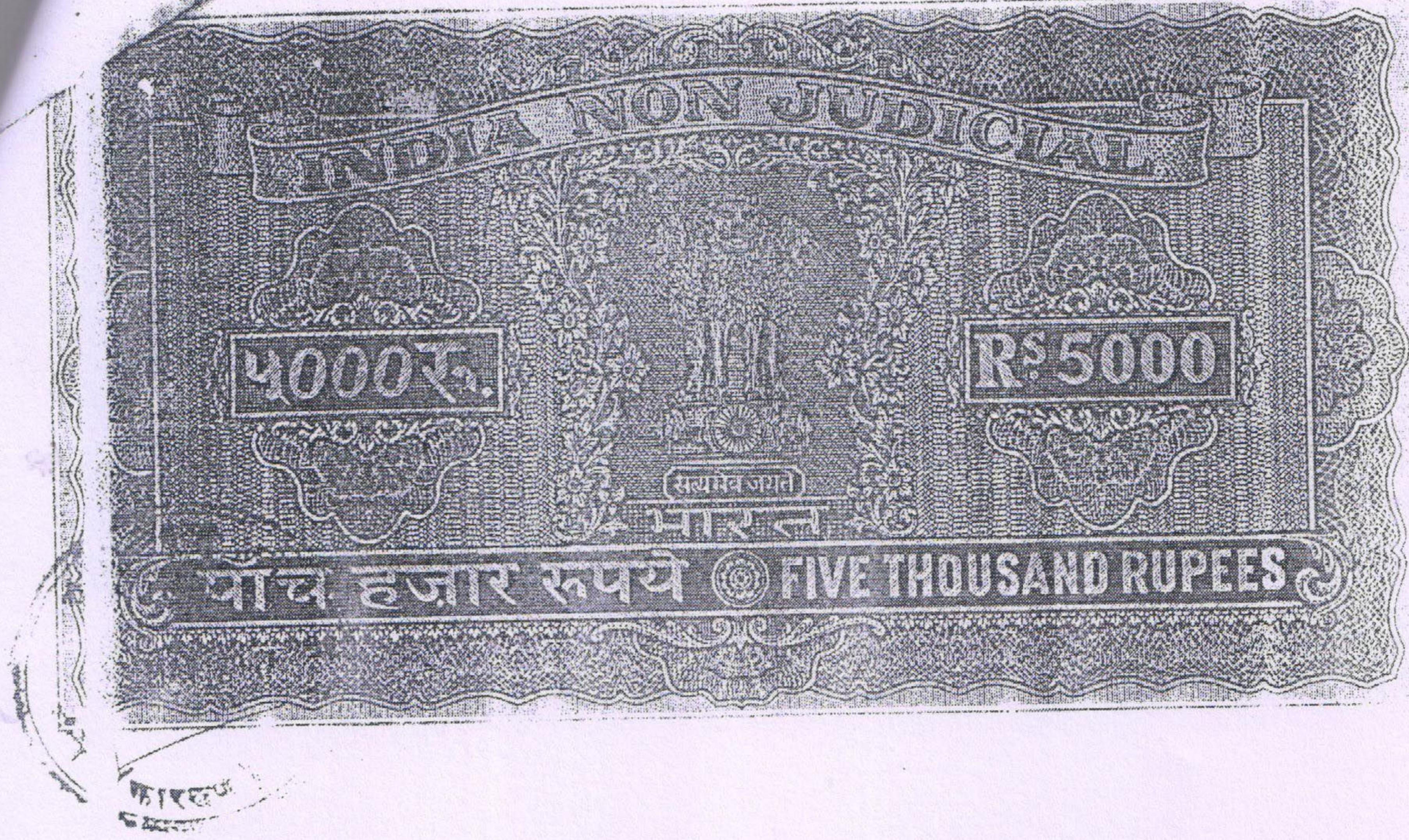
17 MAY 2017

02DD 406155

The terms and expressions "VENDORS" and "PURCHASER" wheresoever used and occurring in these presents shall always mean and include their respective heirs, legal representative, successor-in-interest, executors and assigns unless specifically excluded by or repugnant to the subject or context hereinbelow wether expressly or be necessary implications.

WHEREAS the Vendors are absolute Owners and in possession of land of Ranchi Municipal Survey Plot no.- 1297 Area 314 Karies & 1298, Area 16 Karies total Area 330 Karies (21 Kathas more or less) situated at Village Chadri, Sardhanand Road, Thana no 199, P.S Ranchi Present -P.S.- Kotwali, District - Ranchi, State Jharkhand under Ward no.- 1 (old), New Ward no.- VI, bearing holding no.- 1657 of Ranchi Municipal Corporation, Ranchi and same have been acquired by virtue of inheritance and got their name mutated in the office of Town Anchal, Ranchi as well as Ranchi Municipal Corporation, Ranchi and paying rent and taxes to the concern office, regularly. The M.S. Record of Right of said plots are recorded in the name of Bal Govind Sahay and other and Vendors are the legal heirs of the recorded tenants.

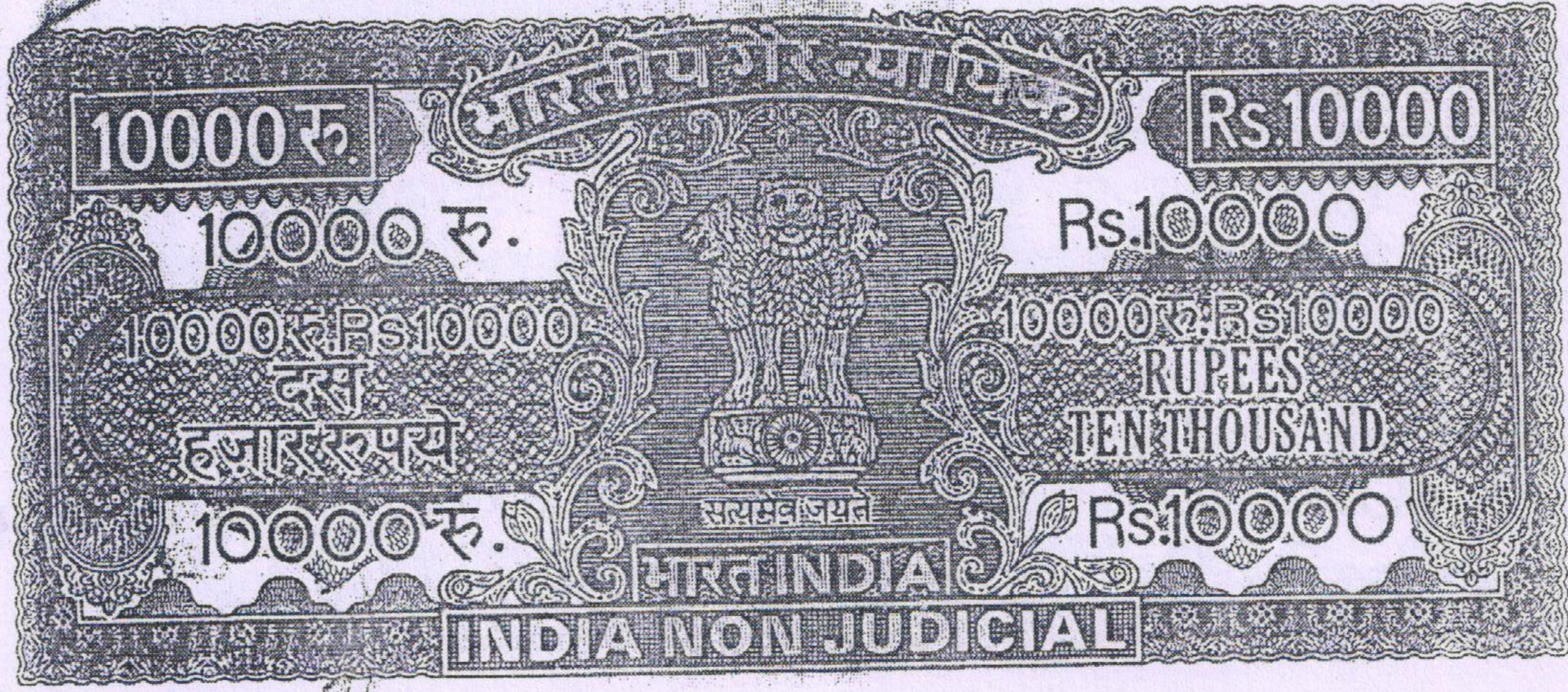
Bal Govind Sahay



AND WHEREAS the Vendors have thus become full and absolute owner of the property Survey Plot no.- 1297 Area 314 Karies & 1298, Area 16 Karies total Area 330 Karies (21 Kathas more or less) and is fully seized and possessed thereof and is well and sufficiently entitled and competent to convey the same and every part thereof.

AND WHEREAS Vendors being in need of money for their various need and legal necessities offered and express their desire to sale the property area 10 Kathas out of 21 Kathas with structure which has been morefully described in the schedule herein below and has also shown in RED WASH in the Sketch Map attached herewith this Deed as part of it after due negotiation price of the property hereby sold is fixed at Rs. 25,00,000/= (Rupees Twenty-five Lakh) only which is fair and reasonable price according to the prevailing market rate in the locality.

Devi. A. K.



03AA 365732

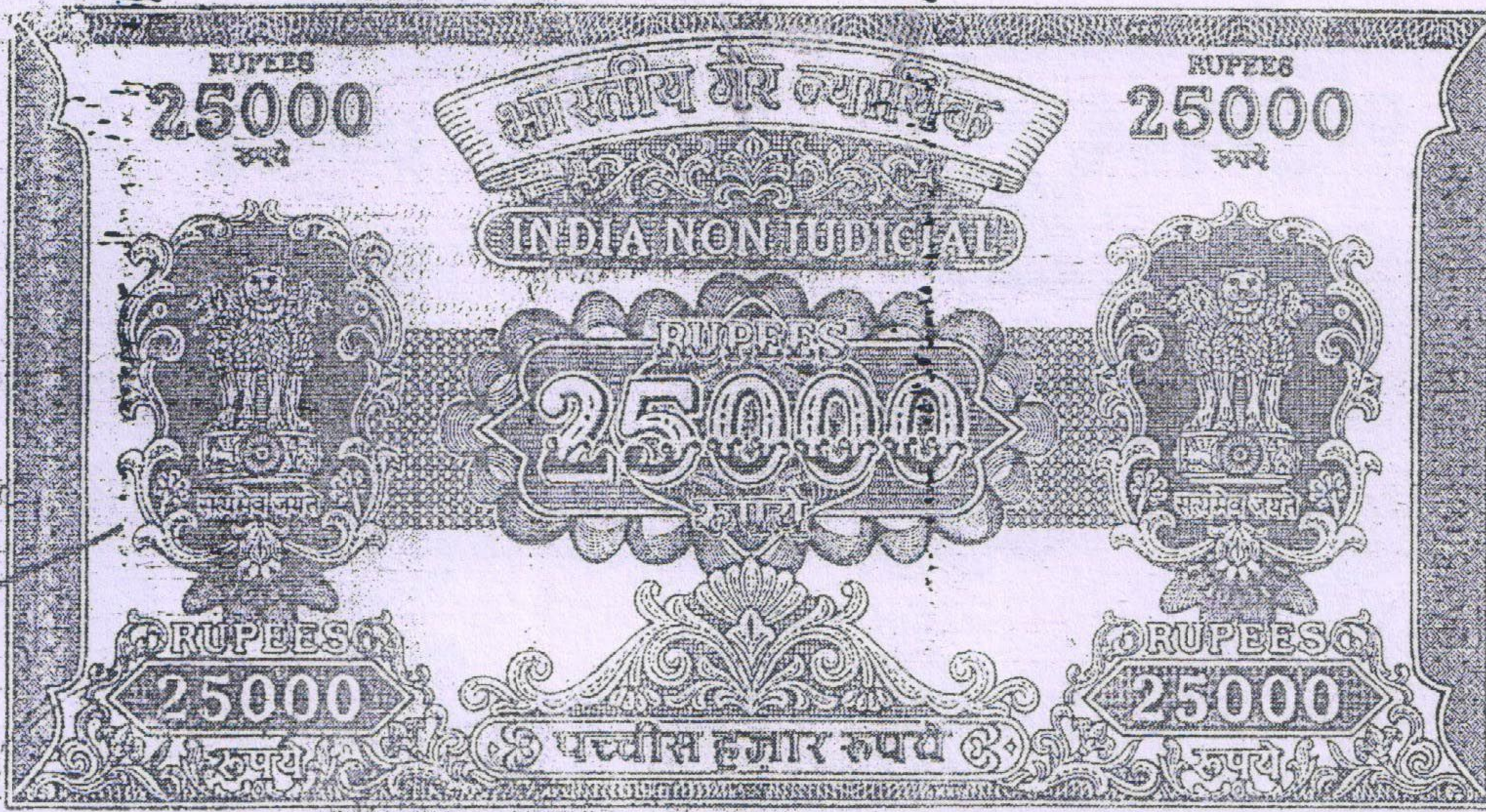
NOW THIS DEED OF ABSOLUTE SALE WITNESSES AS FOLLOWS:-

1. That in pursuance of the aforesaid agreement and in Total consideration of Rs. 25,00,000/= (Rupees Twenty-five Lakh) only received in full as per memo of consideration given herein below by the Vendors from the Purchaser, the receipt of which sum the Vendors do hereby admit and acknowledge and hereby convey, transfer, sell and assign voluntarily and with free will all that piece and parcel of land with structure morefully described in the Schedule hereinbelow and shown in RED WASH in the sketch map attached herewith this deed of sale as part of it, free from all encumbrances, charges and liens whatsoever together with their all right, title, interest, liberties, privileges, advantages, right of easement, user of road and all other appurtenances whatsoever both in Law and Equity arising out of and in connection with the said piece and parcel of land with structure having permanent heritable and transferable Chhaparbandi right to the Purchaser to have and hold the same for ever and absolutely.

Devi Devi

14345

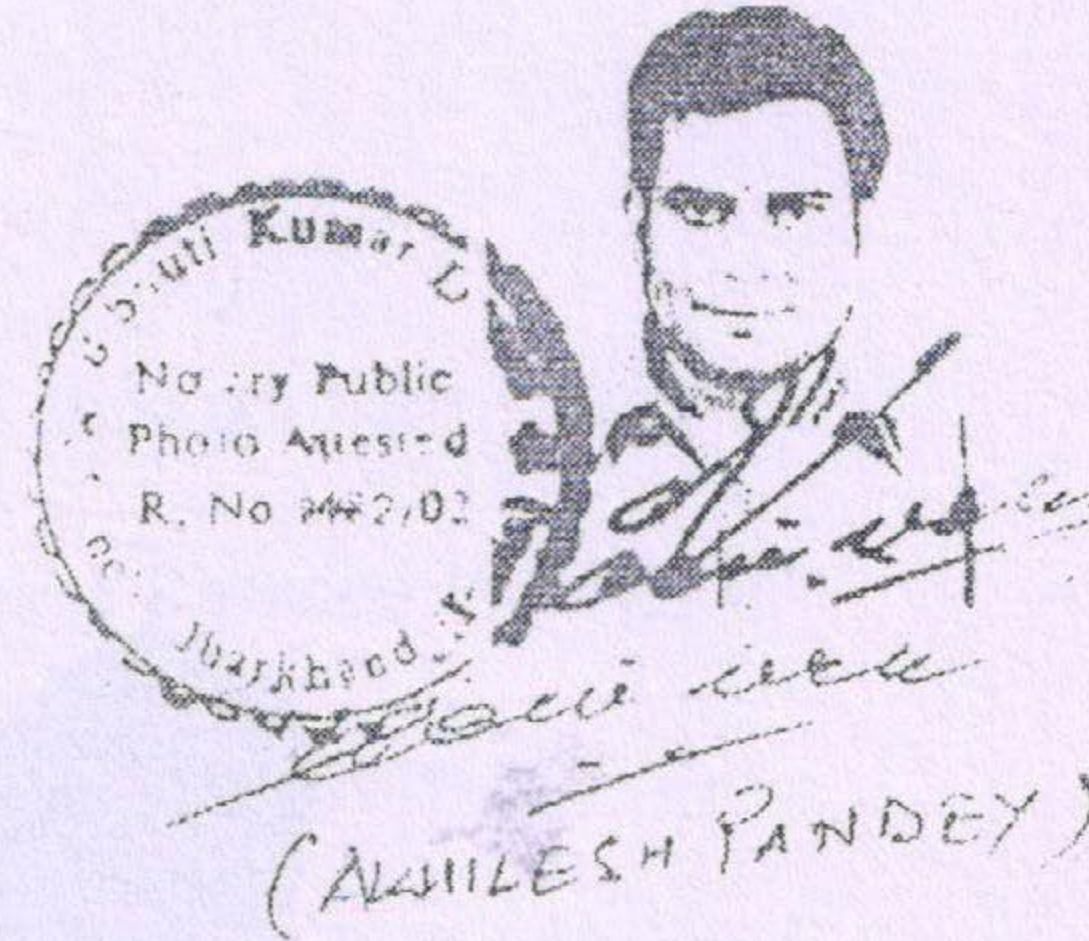
13083



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17/10
20

02DD 406153

निबंधन दिनांक 27
दिनांक 27
अधिसूचना 23
के द्वारा
से विपुल



निबंधन पदाधिकारी रोबी (झारखण्ड)

17/8

17/8

4361 93 62
27/7/07
1657

DEED OF ABSOLUTE SALE

77508 44/3/31/2007

THIS DEED OF SALE made on this the 27...th day of JULY 2007.

118

BETWEEN

(1) KAMLAWATI DEVI wife of Late Sachida Nand Sahay, (2) ANSAL KUMAR

118

SRIWASTAVA and (3) MRIDESH KUMAR both sons of Late Sachida Nand

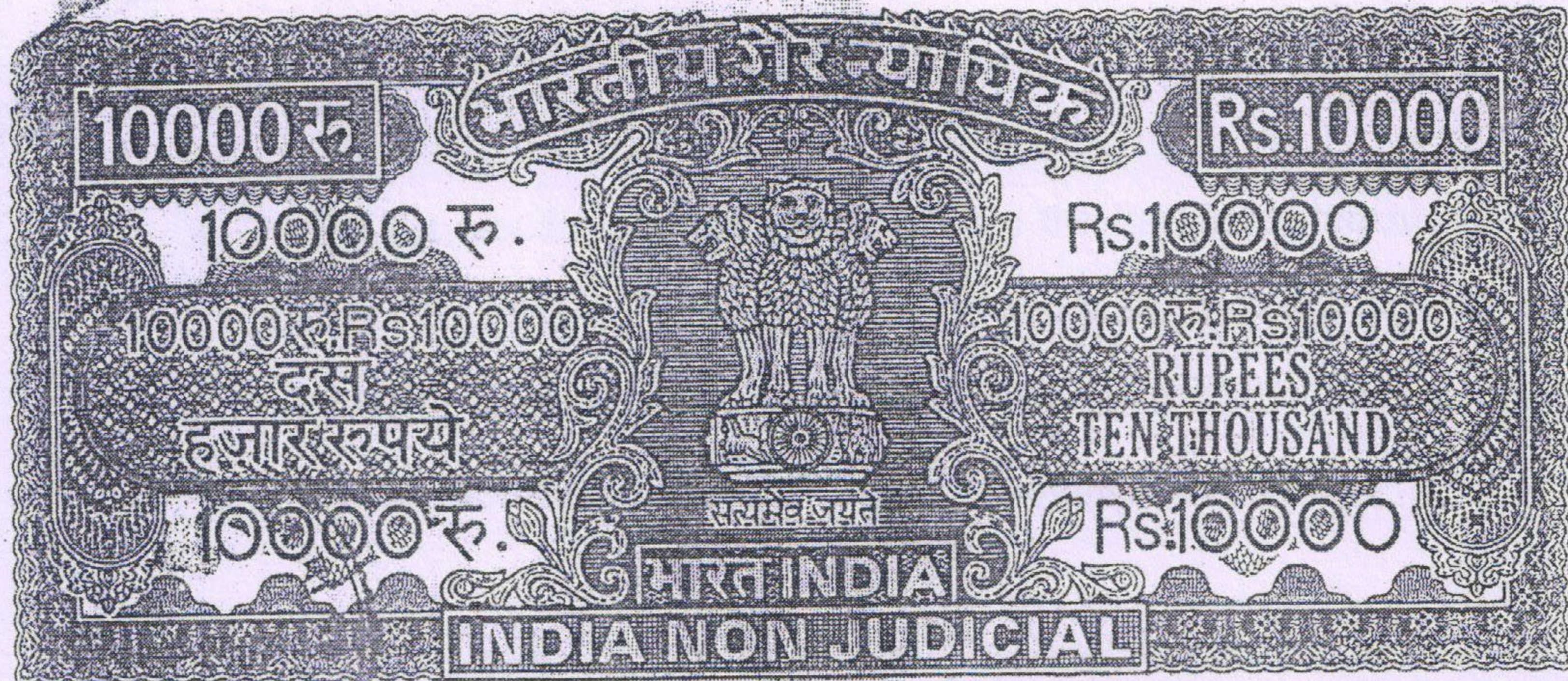
Sahay, all by faith - Hindu, by caste - Kayastha, by occupation - Vendor no. - 1

House Wife & Vendor no. - 2 & 3 Business, resident of Sardhanand Road,

011 0003311
16/7/07
ठप्पा

1 of 10 Pages
नर्जना
मधुपमा
अनामिका
कनिष्ठा
118

118



03AA 365733

2. That the Vendors hereby assure and covenant to the Purchaser that the piece and parcel of land hereby sold, transferred and demised by the Vendors to the Purchaser is free from all encumbrances, charges and lien whatsoever and the Vendors have done nothing whereby and whereunder the said piece of land with structure and the right, title and interest therein may in any manner, be charged with the payment of any money or monies and the Vendors have good, valid and subsisting right to make this transfer in the manner hereby done.
3. That the Vendors hereby further covenant and agree that they shall at the request and cost of the Purchaser do, perform or cause to be done, performed and executed any further lawful acts, deeds, or things as may be necessary in future for further or morefully and perfectly assuring the title of the Purchaser to and in respect of the piece of property hereby sold and transferred to him.

devisable

4. That the Vendors hereby agree to keep the Purchaser harmless and indemnified from all losses, expenses and costs incurred or suffered by the Purchaser arising out of any defect in title of, the Vendors over property morefully described in the Schedule hereinbelow.
5. That the Vendors have this day put the Purchaser in actual physical possession over all that piece and parcel of land which have been hereby sold to and demised unto the Purchaser under this deed of sale forever and absolutely.
6. That the Purchaser shall and may from time to time and at all times hereinafter peacefully and quietly enter upon, have hold occupy, passes and enjoy the property morefully and particularly described in the Schedule hereinbelow and shall receive and take all rents, profits and issues thereof and every part thereof without any let, hindrance or objection whatsoever from or by the Vendors or any person or persons claiming through, from or intrust of them. The Purchaser shall have all the right and liberty according to Law to construct building etc. and shall be at liberty to enjoy, use, deal, mortgage and transfer the same in the manner they likes.
7. That the Purchaser shall be entitled to secure mutation of his name in all revenue records of the State of Jharkhand particularly in the records kept and maintained at the Town Anchal Office, Ranchi or wherever it will be necessary with respect of the property which has been morefully described in the Schedule hereinbelow and the Purchaser shall be liable to pay rent etc. to the concerned department.

Signature

MEMO OF CONSIDERATION

Paid Rs. 25,00,000/= (Rupees Twenty-five Lakh) only by cash.

Detail of Building as Follows :-

1. Whether Kuchha or pucca : Pucca
 2. If pucca, whether tiled or reinforced concrete : R.C.C
 3. Number of stories :
 4. The plinth area of each floor or storeyed in the Building with area of each story of floor : 675 Sq. Ft.
 5. Year of Construction : 2004
 6. A brief description of the nature of sanitary, Electrical and other fitting in the building and their qualities. : Normal
 7. Area where the building is constructed and its use residential commercial or industrial. : Residential
 8. If on rent its annual rent. : Not applicable
 9. I. Value of constructed Area 675 Sq. Feet : Rs. 9,45,000/=
 - II. Value of Land 10 Katha : Rs. 15,55,000/=
- _____
- Total value : Rs. 25,00,000/=

SCHEDULE

All that piece and parcel of land of Ranchi Municipal Survey Plot no.- 1297 Area 9 Katha & Plot no.- 1298, Area- 1 Katha, Total Area - 10 Katha with structure out of 330 Karies (21 Kathas more or less) situated at Village- Chadri, Sardhanand Road, Thana no 199, P.S Ranchi Present -P.S.- Kotwali, District - Ranchi, State Jharkhand under Ward no.- 1 (old), New Ward no.- VI, bearing holding no.- 1657 of Ranchi Municipal Corporation, Ranchi, which has been shown in RED WASH in the sketch Map attach here with this Deed of Sale as part of it and is bounded and butted as follows :-

NORTH :- Shree Shiv Gulab Pandit.
SOUTH :- Sardhanand Road.
EAST :- House of Ayodhya Prasad Kesaw & others.
WEST :- Rest part of Plot no.- 1297 & 1298.

CERTIFICATE

It is certified that the land mentioned in the Schedule does not come under the Government land. The aforesaid land has not been acquired by the any Government for C.C.L., B.C.C.L., H.B.C. or E.C.L.. It is further certified that the said land is not a Schedule Tribes Land or Forest Land and free from ceiling and do not fall under the land of Math, Mandir, Girja, Masjid, Gurudwara, Hargari, Sarna, or Pahnii.

Bohri. 11/11/11

IN WITNESS WHEREOF the VENDORS through their Power of Attorney Holder executed these presents at Ranchi on the date, month and year first above written.

[Handwritten signature]

WITNESS

VENDORS

(1) *[Handwritten signature]*

(Through their Power of Attorney Holder)

(2) *[Handwritten signature]*

[Five fingerprints]
अंगुठा तर्जनी मध्यमा अनामिका कनिष्ठ

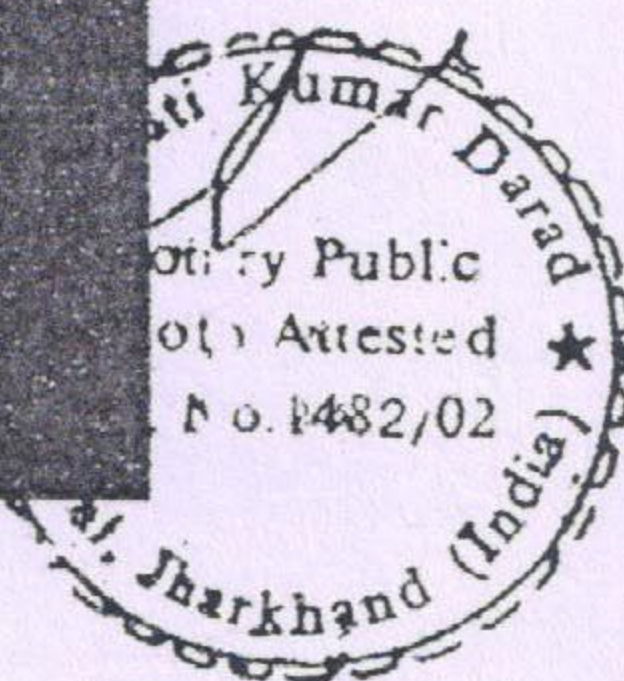
Drafted by :

Advocate

[Handwritten signature]

Computer Typed by : *[Handwritten signature]*






PHOTOGRAPH OF PURCHASER



✓
[Handwritten Signature]

SIGNATURE OF PURCHASER

FINGER IMPRESSION OF LEFT HAND



| | | | | |
|---|---|--|---|---|
|  |  |  |  |  |
| Little Finger | Ring Finger | Middle Finger | Index Finger | Thumb |

Certified that finger impression of the left hand of each person whose photograph is affixed in this document have been obtained by me.

Date: 01/08/2007

निबंधन विभाग, झारखंड
राँची (झारखण्ड)

Token No.: 97
Serial No./Deed No./Year : 14345/13083/2007
Document Type : SALE

| Role | Name & Address | Father/Husband Name | Occupation | Photograph | Thumb |
|------------|---|---------------------|------------|---|---|
| Identifier | Ranjeet Singh Vill. - Bariatu Dist. - Ranchi State - Jharkhand | Nathu Singh | Business |  |  |

Power Holder Akhilesh Pandey
Vill. - Sardhanand Road
Dist. - Ranchi
State - Jharkhand

Ramdeo Pandey

Business

निबंधित

पुस्तक संख्या..... 1

जिल्द संख्या..... 507

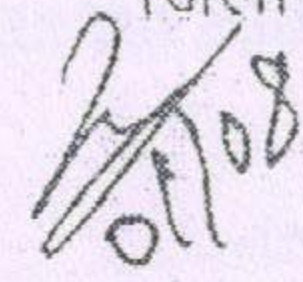
पृष्ठ संख्या..... 335 से 362

दस्तावेज संख्या 13083

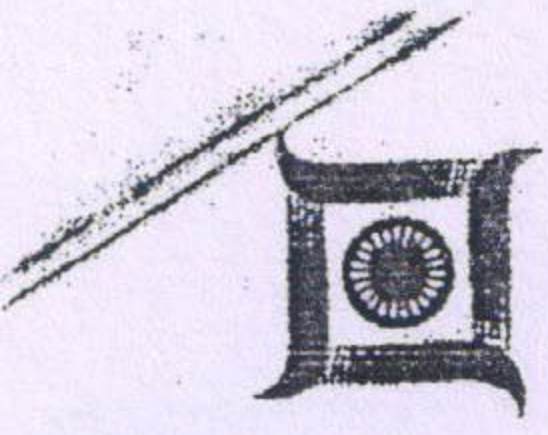
वर्ष 2007

दिनांक 01/08/2007

जिला अवर निबंधक राँची (झारखण्ड)







निबंधन विभाग, झारखण्ड

जिला निबंधन कार्यालय, राँची

जाँच पर्चा-सह-घोषणा-प्रपत्र (नियम 114)

दिनांक :

01/08/2007

विक्रय पत्र

Power Holder

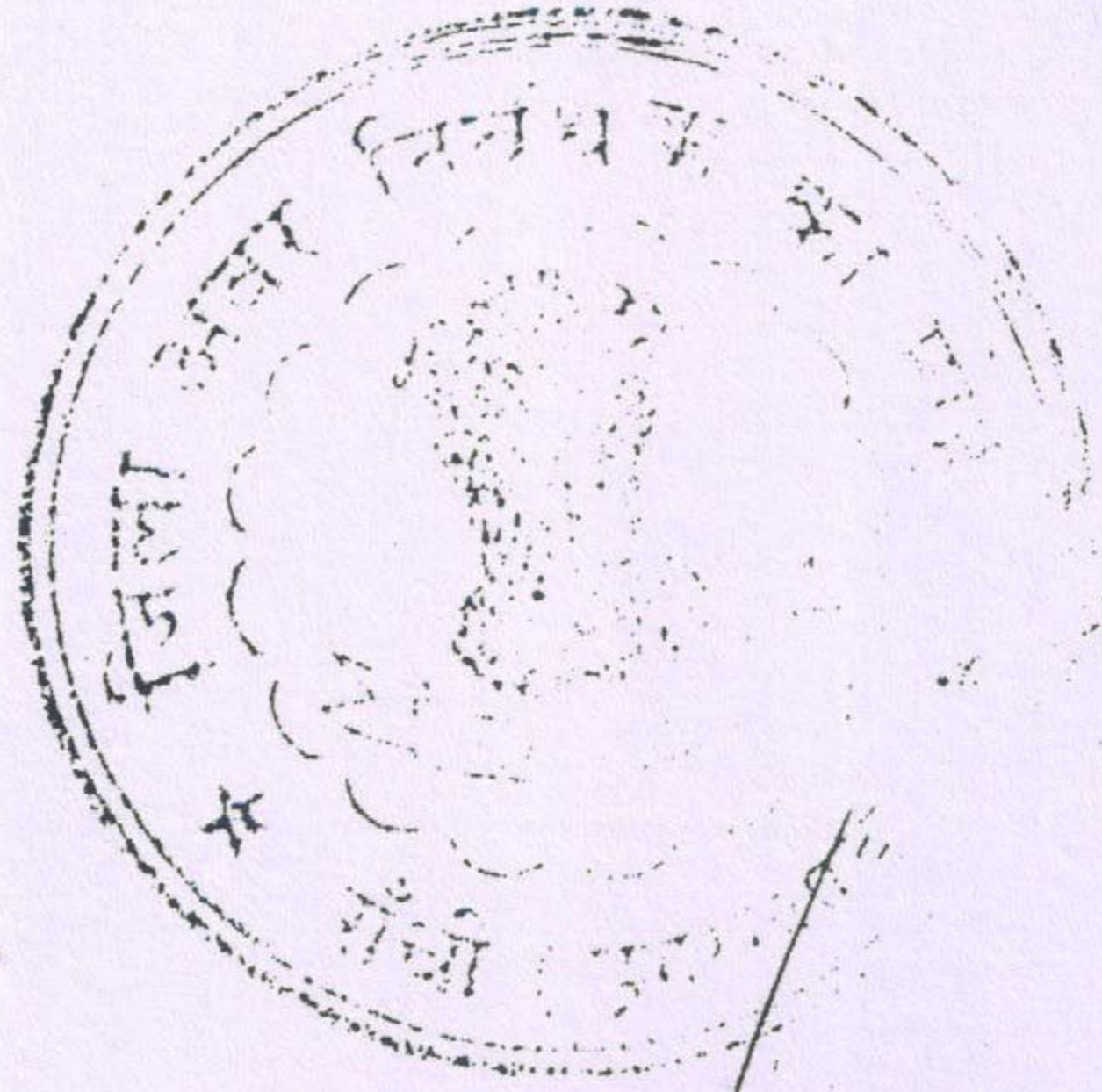
1. दस्तावेज का प्रकार : Akhilesh Pandey Sardhanand Road Ranchi
3. प्रस्तुतकर्ता का नाम व पता : 01/08/2007 01/08/2007 28
4. लिखने की तारीख : 5. प्रस्तुत करने की तारीख : 6. कुल पृष्ठ : 28
7. सम्पत्ति का मूल्य : 2,500,000 रुपये 8. मुद्रांक का मूल्य : 100,000 रुपये
9. सम्पत्ति का विवरण : अंचल थाना नं० मीजा/मोहल्ला
Ranchi 199 Chadri Kutchery Road

Type of construction: Kaccha House Area/Sq. ft.=675 Rate/Sq. ft.=1400

| वाड नं० | खता नं० | होलिडिंग नं० | आर०एस० प्लॉट | एम०एस० प्लॉट | सब प्लॉट | क्षेत्रफल | धियाँ |
|---------|---------|--------------|--------------|--------------|----------|-----------------|------------|
| 6 | | 1657 | | 1297 | | 9/0/0 Kt/Ch/Sft | सहायक सड़क |
| 6 | | 1657 | | 1298 | | 1/0/0 Kt/Ch/Sft | सहायक सड़क |

पति का विवरण :

| पार्टी का प्रकार | पार्टी का नाम | पिता/पति का नाम | जाति | थाना | ग्राम | जिला |
|------------------|-------------------------|-------------------------|-------|---------|-----------------|--------|
| विक्रेता | Kamlawati Devi Thro | Late Sachida Nand Sahay | Other | Kotwali | Sardhanand Road | Ranchi |
| विक्रेता | Ansal Kr Sivastava Thro | Late Sachida Nand Sahay | Other | Kotwali | Sardhanand Road | Ranchi |
| विक्रेता | Mridesh Kumar Thro | Late Sachida Nand Sahay | Other | Kotwali | Sardhanand Road | Ranchi |
| Power Holder | Akhilesh Pandey | Ramdeo Pandey | Other | Kotwali | Sardhanand Road | Ranchi |
| क्रेता | Mukesh Pandey | Ramdeo Pandey | Other | Chutia | Club Road | Ranchi |



शुल्क : 252.00 अक्षेप - 252.00 SP : 420.00 Total : 25,672.00

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

निबंधन पूर्व सारांश में इनपुट फॉर्म के अनुरूप डाटा इंटी की गई है।

प्रस्तुतकर्ता का हस्ताक्षर

Counter 02

डाटा इंटी ऑपरेटर का हस्ताक्षर

उपर्युक्त अखिलेश पांडेय ने इस दस्तावेज के निष्पादन को मेरे समः

स्वीकार किया जिसकी पहचान रंजीत सिंह पिता नाथू सिंह

निवास खरीमातु डाउडिडा पेशा उपकरण ने की।

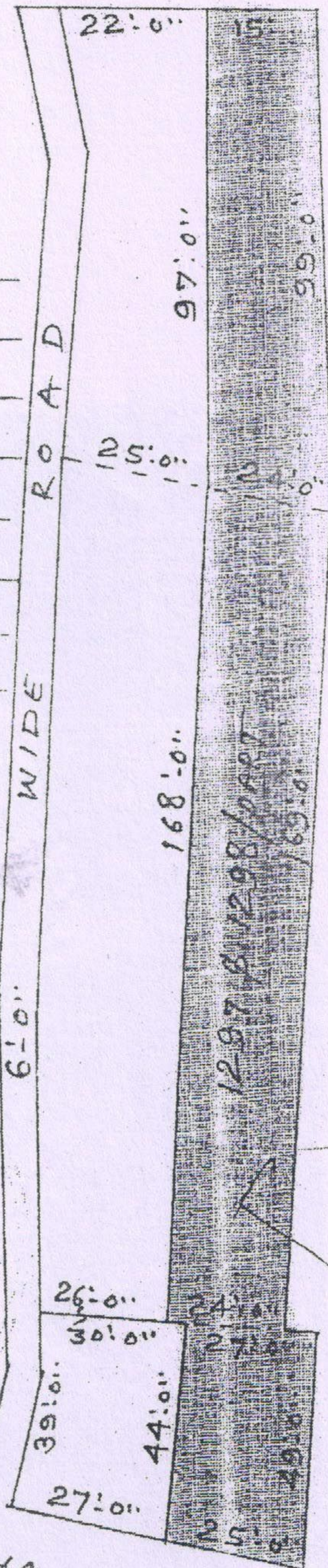
काली

11/08

N
 RANCHI MUNICIPALITY
 WARD NO. VI (NEW), I (OLD)
 M.S. PLOT NO. 1297 & 1298
 SUB PLOT NO. 1297 & 1298 PART
 VILLAGE - CHADRI
 SHARDHANAND ROAD
 THANA NO. 199, DIST. RANCHI
 SHOWN IN RED WASH

AREA
 K - CH - SFT.
 10 - 0 - 0

S



SHARDHANAND ROAD

Copied by
 PAK

Rent Receipt of the property

| धारा 13(2) के अन्तर्गत उत्पन्न होने वाली आय | | | | |
|---|---------|--------|----------|----------|
| वर्ष | आवकत | व्यय | शुद्ध आय | प्राप्ति |
| 2018-19 | 15000/- | 5000/- | 10000/- | 10000/- |
| 2019-20 | 15000/- | 5000/- | 10000/- | 10000/- |
| 2020-21 | 15000/- | 5000/- | 10000/- | 10000/- |
| कुल (वस्तु) | | | | |
| 2018-19 | 15000/- | 5000/- | 10000/- | 10000/- |
| 2019-20 | 15000/- | 5000/- | 10000/- | 10000/- |
| 2020-21 | 15000/- | 5000/- | 10000/- | 10000/- |
| कुल (व्यय) | | | | |
| 2018-19 | 5000/- | - | 5000/- | 5000/- |
| 2019-20 | 5000/- | - | 5000/- | 5000/- |
| 2020-21 | 5000/- | - | 5000/- | 5000/- |
| कुल (शुद्ध आय) | | | | |
| 2018-19 | 10000/- | - | 10000/- | 10000/- |
| 2019-20 | 10000/- | - | 10000/- | 10000/- |
| 2020-21 | 10000/- | - | 10000/- | 10000/- |

Spl. - Form No. V 40

CORRECTION SLIP SHOWING MUTATION RESPECT OF TEANGI ESESTATES IN GOVERNMENT

District ... Sub-Division ... Circle / Anchal ... Halka ...
 Name of State ... Yauzi Number ...

Mutation or correction slip.

| Sl. No. | Mutation column bar in Register 2y | Village | Thana and Thana Number | Number tansey to which the mutation relate | Authority sanctioning mutation with date of order | Whether mutation is due to sale gift, exchange succession or partition. | Full details of exchanges affected by mutation | Date of contra-ction of the Halka Register by the Karmachari |
|---------|------------------------------------|---------|------------------------|--|---|---|---|--|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 |
| | 2317 R27/07-08 | पड़री | 199 | 303/II | अंचल अधिकारी शाहू अंचल संचयी | 13083 11/8/2007 | श्री मुकेश पाण्डेय पिता- श्री राजेंद्र पाण्डेय निवासी- ताजमहल मकान नं० ९ थाना- बुधिया गेंची सात नं० टोटा नं० रकबा लगान 1297 - 09 क० 40.0 1298 - 01 क० अलाव 10 क० (दस कड़ा मात्र) | |



Memo No. 506/1319 Date ...

Forwarded to the Karmachari No. ...

For information and necessary ...

Circle Officer/Anchal ...
 Circle Anchal Adhikari ...

Form H

Receipt Book No.

Mahalla (मुहल्ला)

RANCHI MUNICIPAL CORPORATION

RECEIPT FORM

Receipt No.

351051

3511

Charadha Nand

House No. (गृह संख्या)

1229

Ward No. (वार्ड संख्या)

3/22

No.:

Name of Assessee (कर देने वाले का नाम)

Mr. Baldeo Sahay & others

Received the sum of Rs. (in words)

Rs - 2856.50 only

on account of Municipal taxes as detailed below.

(भाषा में लिखना होगा)

नीचे लिखे हुए टैक्स बाबत कुल रूपय वसूल पाया

| Period | Amount | PREVIOUS YEAR (पिछला वर्ष 2008) | | | | CURRENT YEAR (इस वर्ष 2009) | | | | Total |
|-------------|---------|---------------------------------|---------|---------|---------|-----------------------------|---------|---------|---------|---------|
| | | 1st qr. | 2nd qr. | 3rd qr. | 4th qr. | 1st qr. | 2nd qr. | 3rd qr. | 4th qr. | |
| Amount | रुपय | Amount | रुपय | Amount | रुपय | Amount | रुपय | Amount | रुपय | जमा |
| House tax | 816.35 | | | | | | | | | 816.35 |
| Latrine tax | 490.10 | | | | | | | | | 490.10 |
| Water tax | 816.35 | | | | | | | | | 816.35 |
| Health Cess | 408.90 | Rs - Two thousand eight hundred | | | | | | | | 408.90 |
| P.E. Cess | 324.80 | fifty six paise fifty only | | | | | | | | 324.80 |
| Total | 2856.50 | | | | | | | | | 2856.50 |

Total in words (कुल रूपय भाषा में लिखना होगा)

Date (तारीख)

11/8/2008

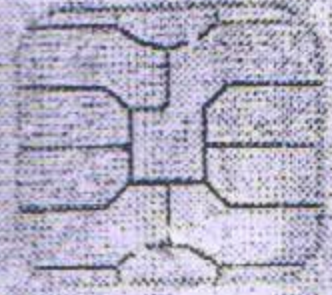
Revenue Office
राजस्व पदाधिकारीSankar Singh
सरकार या तहसीलदार

JHARKHAND STATE

Station No. JH01CL2259
Station Date 05/06/2017
Manufacturing Dt 03/2016

Purpose NEW/HPA
CANARABANK

Tax Paid Up To 011
Regd. Validity 06/06/2032
Unladen Wt 002292
Cubic Capacity 002198
Wheel Base 002850
R.L.W. 002850



Colour DIAMOND WHITE
Fuel DIESEL
Vehicle Class Motor Car - MT
Body Type RIGID
Manufacturer FORD INDIA PVT LTD
Chassis No MAJAXXMRWAGA73557
Seating Capacity 007 No Of Cyc 04
Standing Capacity 00 Owner Serial 01



Reg No. GA73557
Reg No. FORD ENDEAVOUR 2.2L TREND 4X4
Owner Name MUKESH PANDEY
Motor RAM DEO PANDEY
Address H NO- 362A ASHOK NAGAR ROAD NO-4 ARGORA
Ranchi JH 834002

Issuing Authority

DTO-RANCHI
Issuing Authority

FORM 23 A



**CERTIFICATE OF REGISTRATION
JHARKHAND STATE**

