

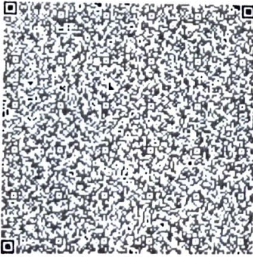


INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

सत्यमेव जयते

Certificate No. : IN-JH04642814864997P
 Certificate Issued Date : 03-Feb-2017 11:47 AM
 Account Reference : SHCIL (FI)/ jhshcil01/ BISTUPUR/ JH-ES
 Unique Doc. Reference : SUBIN-JHJHSHCIL0106519596350813P
 Purchased by : BHARAT BHUSHAN PANDEY
 Description of Document : Article 23 Conveyance
 Property Description : SALE DEED
 Consideration Price (Rs.) : 49,00,000
 (Forty Nine Lakh only)
 First Party : NA
 Second Party : BHARAT BHUSHAN PANDEY
 Stamp Duty Paid By : BHARAT BHUSHAN PANDEY
 Stamp Duty Amount(Rs.) : 1,96,000
 (One Lakh Ninety Six Thousand only)

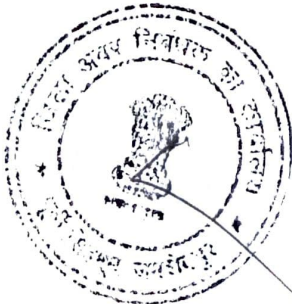


ATTESTED

NOTARY
SAFAL PAUL
JAMSHEDPUR COURT
(JHARKHAND)

26 NOV 2021

Please write or type below this line.



Assessors for Docs
17/2/17

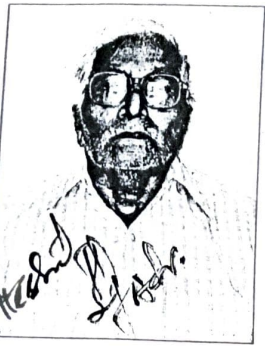
VO 0003190212

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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.

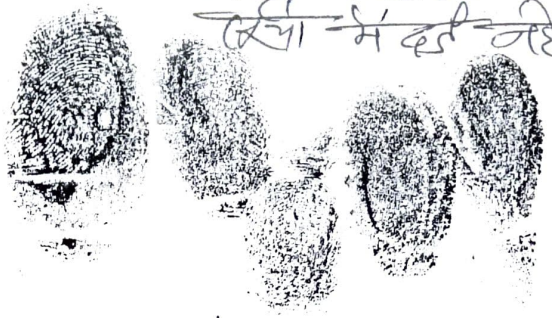
Sale 470,000/- 17/2/17
196,000/-



PRADIP R. SARKAR
Advocate
DISTRICT CIVIL COURT
JAMSHEDPUR

31
R.O.
17/2/17

17/2/17
Ashwini Kumar Das



मूळ मालक / मालिका
जाल अर्थात त्या निरपेक्ष वारसाला
ह्या मालिकेचे हक्क
17/2/17

17/2/17
न्यूनतम मूल्यांकन सूची से
जोचा एंव सही पाया।

जिना अवर जिना
सम्बन्धित दस्तावेज व लेखावटी / विवरण
जाति क. 17/2/17
छोटासा, जमशेदपुरी जमशेदपुर 831
को धरा 43(B) के अन्वये सही है।

SALE DEED

THIS DEED OF SALE IS MADE ON THIS THE 17TH DAY OF FEBRUARY 2017, AT JAMSHEDPUR, BY AND BETWEEN:

Mr Ashwini Kumar Das Son of **Late Amrit Das**, by faith Hindu, by Caste Kumhar, by Nationality Indian, by occupation Business, resident of Dimna Basti, Mango, P.O. & P.S. Mango, Town Jamshedpur, District Singhbhum East, in the State of Jharkhand, herein after called the Seller (which expression unless repugnant to the context shall mean and include the legal heirs, successors, representatives and assigns, successors and representatives in office) of the **One Part** (PAN No. **A.W.T.P.0776.D...**).

IN FAVOUR OF

Mr Bharat Bhushan Pandey Son of **Mr Harendra Pandey**, by faith Hindu, by Caste Brahmin, by Nationality Indian, by occupation Service, Permanent resident of Simri, Bakulahapatti, P.O. & P.S. Simri, District Buxur, in the State of Bihar, at present residing at Qtr. No. 114-H/6, Straight Mile Road, Sakchi, within P.S. Sakchi, Town Jamshedpur, District Singhbhum East, in the State of Jharkhand, hereinafter called the **Purchaser** (Which expression shall unless excluded or repugnant to the context, mean and include their legal heirs, successors, executors, administrators, nominees, assigns) of the **Other Part** (PAN No. **ATVPP4295N**).

21 के अधीन आया: भारतीय प्रमाण प्रमाणिका
स्थापना (एक्ट), 1999 की अनुसूची
का 1क. सं. 2 के अधीन
स्थापन-कृतित (एक्ट) 1999
निम्न य स्थापन-कृतित 2003

निम्न-पदाधिकारी

14700000
2.50
0.94

दस्तावेज 17/2/17

ATTESTED

Safal Paul

NOTARY SAFAL PAUL
JAMSHEDPUR COURT
(JHARKHAND)

As per the Deed
17/12/17

NATURE OF DEED: SALE DEED

CONSIDERATION AMOUNT: Rs. 49,00,000/- (Rupees Forty Nine Lakhs) only

Memo of Consideration

Cheque No.	Date	Amount (Rs.)	Drawn on Bank
611362	21.07.2016	3,00,000/-	HDFC Bank Ltd.
NEFT	19.12.2016	50,000/-	HDFC Bank Ltd.
NEFT	19.12.2016	1,00,000/-	HDFC Bank Ltd.
84091	21.01.2017	29,00,000/-	HDFC Bank Ltd.
84092	21.01.2016	10,00,000/-	HDFC Bank Ltd.
CASH		5,50,000/-	-----
Total		Rs. 49,00,000/-	

SCHEDULE

(Description of the property hereby Sold)

All that piece and parcel of homestead land measuring area 3 Kathas or 4.95 Decimals i.e. Northern Side: 41'9", Southern Side: 52'3", Eastern Side: 46' and on the Western Side: 46'1 1/2", situated within Mouza Dimna, P.S. Mango, Survey Thana No. 1642, Ward No. 9 MNAC, recorded under New Khata No. 35, in portion of New Plot No. 1853, in town Jamshedpur, District East Singhbhum, District Sub-Registry office at Jamshedpur, in the State of Jharkhand, which is bounded by:

- On the North: Pahalwan,
- On the South: Seller's Nij,
- On the East: Shailendra Singh,
- On the West: Road.

Annual Rent Payable to the Landlord, the State of Jharkhand, through C.O., Jamshedpur and other proportionate charges payable to the colony authorities.

WHEREAS, in the Survey Khatiyon of the last Survey Settlement operation records of which was finally published on 10.08.1979, the entire landed property under Khata No. 35 of Mouza Dimna, P.S. Mango, Survey Thana No. 1642, Ward No. 9 MNAC, Jamshedpur, District East Singhbhum, was recorded in the exclusive name of Seller above named and he has been in peaceful physical possession and occupation over their said property, without any let, hindrance or disturbances in any manner or from any corner and is the sole, absolute, lawful owner thereof by excusing all acts of ownership thereto including payment of due ground rent / land revenue and other applicable charges, if any, for the same, to the concerned authorities ;

ATTESTED

[Signature]

**NOTARY
SAFAL PAUL
JAMSHEDPUR COURT
(JHARKHAND)**

26 NOV 2017

Asst. Commr. Jharkhand
17/12/17

AND WHEREAS, being in urgent need of money, Seller above named proposed to sale the property more fully described in the Schedule above for a total consideration amount of **Rs. 49,00,000/- (Rupees Forty Nine Lakhs) only** and the Purchaser have agreed to purchase the same for the said price ;

NOW THIS DEED OF SALE WIIHTNESSTH AS FOLLOWS

1. That in pursuance of the above agreement and in consideration of the said sum of **Rs. 49,00,000/- (Rupees Forty Nine Lakhs) only** paid by the Purchaser, the receipt of which sum the Seller do hereby admit and acknowledge as full, final and highest consideration for the Schedule above property, the Seller by these presents do hereby **ABSOLUTELY AND FOREVER SALE, CONVEY** the all that property more fully described in the Schedule above in favour of the Purchaser by this Deed of Sale **TO HAVE AND TO HOLD** the same unto the Purchaser his heirs, successors together with all right, title, interest and possession without any interruption from the side of the Seller or any person claiming under him.
2. That after receipt of the total consideration amount aforesaid from the Purchaser for the Schedule above property, the Seller have handed over/delivered peaceful physical possession of the Schedule above property along with all the documents of title pertaining to the said property in favour the Purchaser and from this day the Purchaser will possess and enjoy the same as absolute owner in all possible ways with power to dispose of the same by way of sale, gift, mortgage or any other way whatsoever in manner he likes' and the Purchaser shall be at liberty to get his name mutated in the office of the landlord, State and pay rent for the same in his own name. The Seller hereby declares that apart from him, there are no other legal claimants of the Schedule above property and he is legally entitled to sell the same in favour of the Purchaser.
3. That from this day all the right, title, interest and possession of the Seller in the Schedule above property will cease to exist and shall vest unto the Purchaser. The property hereby conveyed by this Deed of Sale is free from all encumbrances, charges, liens, lispensens, attachments etc. whatsoever and prior to this Deed of Sale, the Seller have not charged or encumbered the Schedule above property in any way to anyone else and if for any defect of right, title, interest or possession of the Seller in the Schedule above property, the Purchaser suffers any loss in future, then the Seller shall be liable to compensate such loss of the Purchaser.
4. That the terms Seller and Purchaser used in this Deed of Sale shall mean and include their respective legal heirs, successors etc. unless the same are repugnant to the context.

IN WITNESS WHEREOF the Seller have hereunto set and subscribed his hand on this Deed of Sale, on the day, month and year first above written.

ATTESTED

[Signature]

NOTARY
SAFAL PAUL
JAMSHEDPUR COURT
(JHARKHAND)

26 NOV 2017

Aswini Kumar Das
17/12/17

Witness:

1. Anil Das X o Aswini Kumar Das
Dinra Bashi 9279357576
2. Pradip K. Agrewal
s/o Late O. P. Agrewal
Sangam Ujra, Serahi, JSR.
Ph: 9709849505

Read over and explained the contents of this deed to the executants who admits the same to be true and correct.

[Signature]
17/12/17

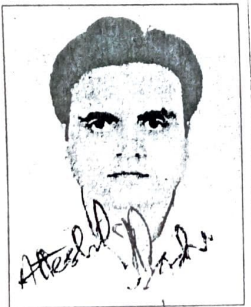
Typed by:

[Signature]
Shiva

Drafted by:

[Signature]
Advocate
17/12/17

Signature, Photograph and five finger prints of the left hand of the Purchaser



[Signature]
17/12/2017



PRADIP R. SARKAR
Advocate
DISTRICT CIVIL COURT
JAMSHEDPUR

Certified that the finger prints of the left hand of each person whose photographs are affixed in this document have been obtained by me or in my presence.

ATTESTED

[Signature]

**NOTARY
SAFAL PAUL
JAMSHEDPUR COURT
(JHARKHAND)**

[Signature]
Advocate
17/12/2017

20 NOV 2017

भारत सरकार
जमशेदपुर एवं भूमि सुधार विभाग
रजिस्ट्रार कार्यालय

Aswini Kishore Das
17/11/17



V

पंजीकृत नाम - श्री श्री केशव
पंजीकृत का नाम - श्री श्री केशव
पंजीकृत का नाम - श्री श्री केशव
पंजीकृत का नाम - श्री श्री केशव
पंजीकृत का नाम - श्री श्री केशव

पंजीकृत क्रमांक - 12 A 051150
पंजीकृत का नाम - श्री श्री केशव
पंजीकृत का नाम - श्री श्री केशव
पंजीकृत का नाम - श्री श्री केशव

पंजीकृत क्रमांक 35/4

10/P

VII-VIII Manjo P. 105

7853

014/2017

भूमि की माफगी तथा एवं भूमि का खिस्तान (सकल एवं खाल) का पत्र

क्र.सं.	प्लॉट नं.	प्लॉट का क्षेत्रफल	प्लॉट का मालिक	प्लॉट का क्रमांक	प्लॉट का क्षेत्रफल	प्लॉट का मालिक	प्लॉट का क्रमांक
1	2016-17	23.00	श्री श्री केशव	10/P	2016-17	श्री श्री केशव	10/P
2	23.35	23.35	श्री श्री केशव	10/P	23.35	श्री श्री केशव	10/P
3	56.35	56.35	श्री श्री केशव	10/P	56.35	श्री श्री केशव	10/P
4	23.00	23.00	श्री श्री केशव	10/P	23.00	श्री श्री केशव	10/P
5	23.35	23.35	श्री श्री केशव	10/P	23.35	श्री श्री केशव	10/P
6	56.35	56.35	श्री श्री केशव	10/P	56.35	श्री श्री केशव	10/P

श्री श्री केशव श्री श्री केशव

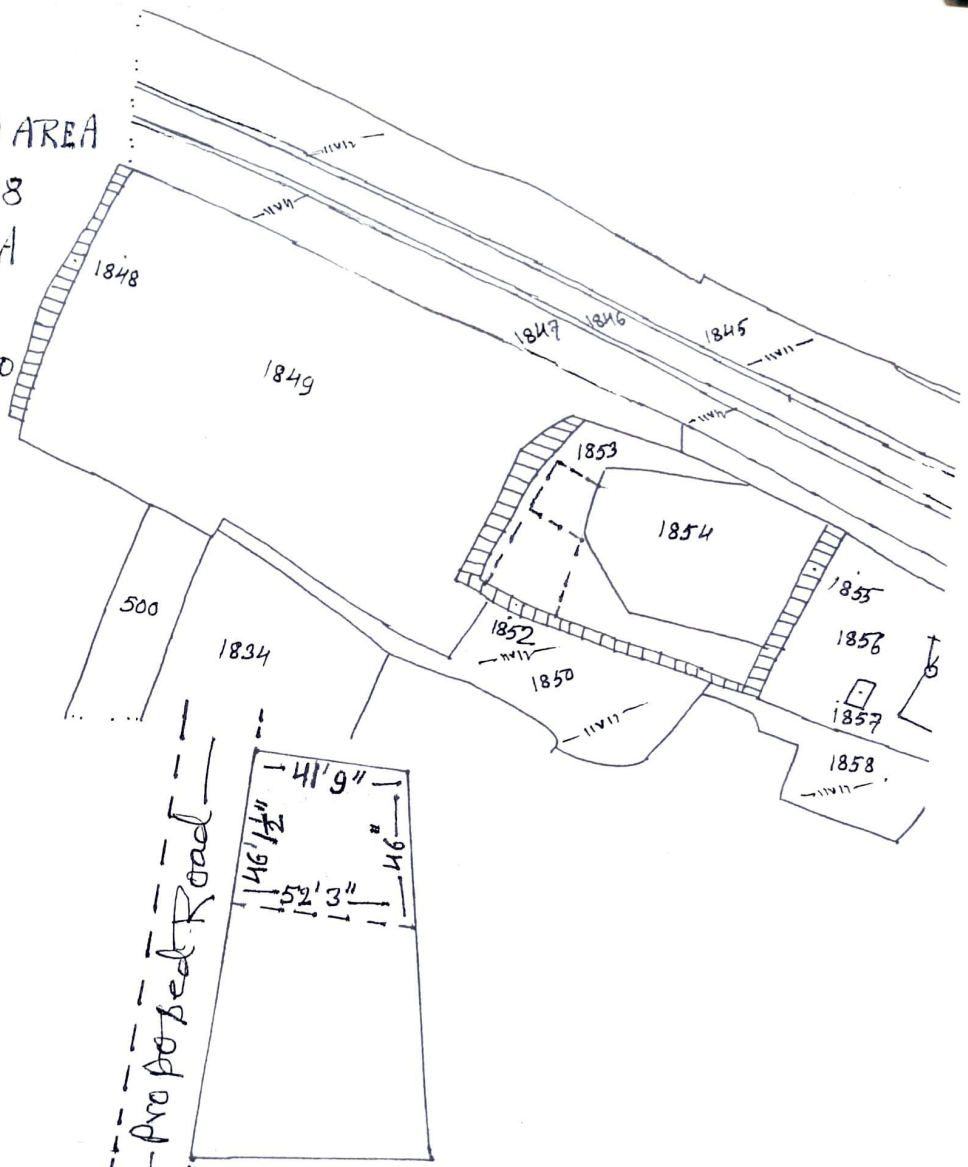
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ATTESTED
[Signature]
NOTARY
SAFAL PAUL
JAMSHEDPUR COURT
(JHARKHAND)

Aswini Kishore Das
17/11/17

26 NOV 2021

JAMSHEDPUR NOTIFIED AREA
 WARD NO-9, SHEET NO-8
 REVTHANA-GHATSHILA
 DIST-SINGHBHUM
 SCALE 1C.M.=20M./1:2000
 YEAR-1970-71 A.D.



Landmark

khata NO	Plot NO	Area more/less in		Dimension	Boundary-
		Acre	Hectare		
35	1853(P)	0.0496	0.02008	N-41'9" S-52'3" E-46' W-46' 1/2"	North - Alley / Plot No 1853 (Part) South - Plot No 1853 (Part) East - Alley / Plot No 1853 (Part) then RN 185 West - Proposed Road

Traced by
 G. N. Roy (Amm)
 JGR 30/12/16

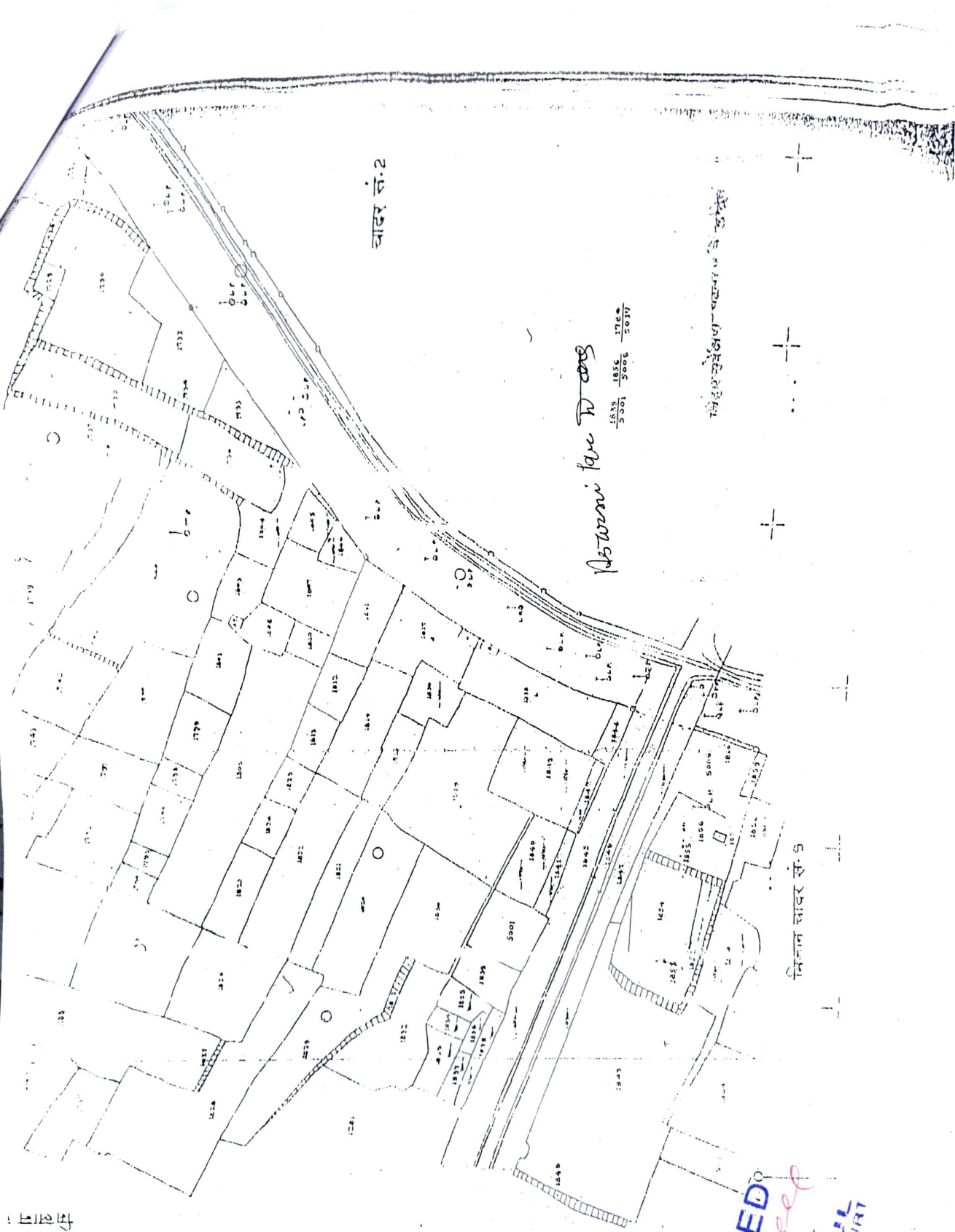


11/5/17

14/11/2021

ATTESTED
Safal Paul
 NOTARY
 SAFAL PAUL
 JAMSHEDPUR COURT
 (JHARKHAND)

26 NOV 2021



बादर सं. 2

Aswani Pare D case

1838	1856	1784
5001	5006	5017

ATTESTED
Steel
NOTARY
SAFAL PAUL
 JAMSHEDPUR COURT
 (JHARKHAND)

26/11/2021

निम्न बादर सं. 5

विशेष न्यायालय जमशेदपुर

17/2/17

T-1-36

निबंधन विभाग, झारखंड

(शुल्क प्राप्ति रसीद)

Application ID 42497 Date 2/9/2017
Presenter Ashwini Kumar Das Time
Dimna Basti, Po+Ps- Status
Mango, Jsr VENDOR

Online Payment Details :
CIN 02200171002201770026 Ref. No. HHDF5109225092

SN	Description	Amount
1	SP	780.00
2	PR	0.94
3	LL	2.50
4	A1	147,000.00
Total Amount		147783.44
Previously Paid		147783.44
Balance Payable		0
Rupees		
Print		

Ashwini Kumar Das

ATTESTED
[Signature]
NOTARY
CAROL PAUL
JHARKHAND COURT
(JHARKHAND)

26 Nov. 2021



निबंधन विभाग, झारखंड
जमशेदपुर

Token No.36 Token Date: 17/02/2017 12:38:30

Serial/Deed No./Year :476/427/2017

Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Ashwini Kumar Das Father/Husband Name:Late Amrit Das (VENDOR) Dimna Basti, Po+Ps- Mango, Jsr		
2	Bharat Bhushan Pandey Father/Husband Name:Harendra Pandey (VENDEE) Qtr.No. 114-H/6, St. Mile Road, Ps- Sakchi, Jsr		
3	Amal Das Father/Husband Name:Ashwini Kumar Das (Identifier) Dimna Basti, Mango, Jsr		
4	Amal Das Father/Husband Name:Ashwini Kumar Das (Witness1) Dimna Basti, Mango, Jsr	×	×
5	Pradip Kumar Agarwal Father/Husband Name:Late O.P. Agarwal (Witness2) Sangam Vihar, Sonari, Jsr	×	×

Book No. I

Volume 61

Page 57 To 108

Deed No 476/427

Year 2017

Date 17/02/2017 17:59:54

Registering Officer

Signature of Operator

ATTESTED

NOTARY
SAFAL PAUL
JAMSHEDPUR COURT
(JHARKHAND)

26 NOV 2017

झारखण्ड सरकार
निबंधन विभाग

ईनपुट फॉर्म नियम 113 (II)

1	दस्तावेजों की प्रकार कृपया टिक लगाये	विवरण / दान / बटवारा / एकरारनामा / पावर ऑफ एटर्नी / पट्टा / बंधपत्र / वसीयतनामा / साझेदारी / अन्य विवरण दे।																		
2	यदि लीज हो तो	(क) लीज अवधि महीने में																		
		(ख) अग्रिम भुगतान (यदि हो तो)																		
		(ग) रोक्युरिटी (यदि हो तो)																		
		(घ) मासिक / वार्षिक किराया लेख्यकारी / लेखधारी / प्रतिनिधि																		
3	प्रस्तुतकर्ता (कृपया टिक लगाये)	अन्य विवरण दे																		
4	प्रस्तुतकर्ता का नाम व पता	Ashwini Ku Das S/o Late Anand Das ofe Binwa Bank, Muzo, Jharkh.																		
5	दस्तावेज लिखने की तारीख																			
6	दस्तावेज प्रस्तुत करने की तारीख	2/7																		
7	दस्तावेज में कुल पृष्ठ	15x2																		
8	दस्तावेज में अंकित सम्पत्ति का मूल्य	1. देय मूल्य Rs 49,00,000/-																		
		2. बाजार मूल्य Rs 49,00,000/-																		
9	दस्तावेज में अंकित मुद्राक का मूल्य (यदि आवश्यक हो)	Rs 1,96,000/-																		

Ashwini Ku Das

ATTESTED

26 NOV 2021

NOTARY
SARFAL PAUL
JAMSHEDPUR COURT

54413-22

1. सहायक सड़क	2. मुख्य सड़क	3. उंच	पेशा	जाति	पैन नं. / एफ 80	पता वर्तमान पता / स्थायी पता	मोबाइल नं.	ईमेल
पक्षकार का प्रकार	पक्षकार का नाम	लिंग स्त्री/पुरुष/अन्य	संबंध	निता/पति	संबंध	पिता/पति	संबंध	जाति
1 Seller	Ashwini K. Das	M	son	Late Anand Das	son	Prakash	Prakash	Prakash
2 Purchaser:	Rohat Blushan Pandey	"	son	Harender Prasad	son	son	son	"
3 Sole Proprietor:	Anand Das	"	son	Ashwini K. Das	son	son	son	"
4 Witness (1)	"	"	"	"	"	"	"	"
5 Witness (2)	Pradip K. Agarwal	M	son	Late O.P. Agarwal	son	son	son	"
14 हकियत (कृपया टिक लगाएं)	रैंदाती/छपपरखदी/अन्य							
नोट पक्षकार का प्रकार जैसे क्रेता/विक्रेता								
में घोषणा करता/करती हूँ कि उपरोक्त जानकारी पूर्णतः सत्य है। मैं देय मुद्राक मुल्क जमा करने के लिए तैयार हूँ तथा उपरोक्त विवरण दस्तावेज में अंकित तथ्यों के अनुरूप हूँ।								
केवल कार्यालय प्रयोग के लिए								
जिला/अवर निबंधक कार्यालय								
1. जांच कर्ता								
2. टोकन संख्या								
<p style="text-align: right;"> Attest उपस्थापक का हस्ताक्षर </p>								

ATTESTED

26 NOV 2021

NOTARY PUBLIC
SARAJOUR COURT

SARAJOUR COURT




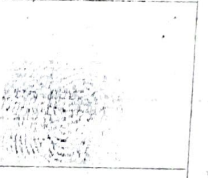

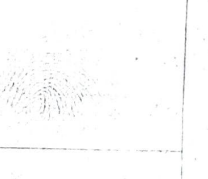

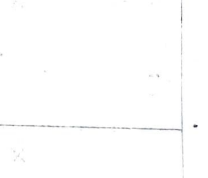


19/11/22

ATTESTED
[Signature]

1. सहायक सदस्य	2. मुख सदस्य	3. अन्य	4. पति	5. पत्नी	6. पति	7. पत्नी	8. पति	9. पत्नी	10. पति	11. पत्नी	12. पति	13. पत्नी
13	प्रकार एवं गवाह की विवरणी	प्रकार का नाम	लिंग	पिता / माता	वय	पेशा	जति	पैन नं./ एक 80	पता	वर्तमान पता	प्राचीन पता	मोबाईल नं.
1	Seller:	Ashwin Ka Das	M	Late Ashwin Das	50	San	Dist		Dumra Buzki, Muzga, Dist. No. 11/14, Sranghal N.E. Caste, Dist. Princes Bazar, Muzga			
2	Purchaser:	Pradip Biswan Pradip	M	Pradip Biswan Pradip	50	San	Dist					
3	Elderly Person:	Arund Das	M	Ashwin Ka Das	50	San	Dist					
4	Witness	Pradip Ka Pradip	M	Late A.P. Pradip	50	San	Dist					
5												
6												
14	हस्ताक्षर (कृपया ठीक लगाएं)	हस्ताक्षर/उपपक्ष/अन्य										
नोट प्रकाशक का प्रकार जैसे कला/शिकला मैं घोषणा करता/करती हूँ कि उपरोक्त जानकारी पूर्णतः सत्य है। मैं देय मुद्राक मुक्त जमा करने के लिए तैयार हूँ तथा उपरोक्त विवरण दस्तावेज में अंकित तथ्यों के अनुरूप है।												
केवल कार्यालय प्रयोग के लिए निदेशन कार्यालय का नाम जिला/अन्य निदेशक कार्यालय 1. जाय कर्ता 2. टीकन संख्या												
उपाध्यक्ष का हस्ताक्षर <i>[Signature]</i>												

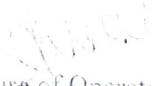
निबंधन विभाग, झारखंड
जमशेदपुर

Token No,36 Token Date: 17/02/2017 12:38:30
Serial/Deed No./Year :476/427/2017
Deed Type: Sale Deed

SN	Party Detail	Photo	Fingerprint
1	Ashwini Kumar Das Father/Husband Name:Late Amrit Das (VENDOR) Dimna Basti, Po+Ps- Mango, Jsr		
2	Bharat Bhushan Pandey Father/Husband Name:Harendra Pandey (VENDEE) Qtr.No. 114-II/6, St. Mile Road, Ps. Sakana, Jsr		
3	Amal Das Father/Husband Name:Ashwini Kumar Das (Identifier) Dimna Basti, Mango, Jsr		
4	Amal Das Father/Husband Name:Ashwini Kumar Das (Witness1) Dimna Basti, Mango, Jsr		
5	Pradip Kumar Agarwal Father/Husband Name:Late O.P. Agarwal (Witness2) Sangam Vihar, Sonari, Jsr		

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Volume 61
Page 57 To 103
Deed No 476/427
Year 2017
Date 17/02/2017 17:59:54


Registering Officer


Signature of Operator

ATTESTED
Paul
NOTARY
SAFEL PAUL
JAMSHEDPUR COURT
(JHARKHAND)

26 NOV 2021