

4752

3800

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये

Rs.
25000

TWENTY FIVE THOUSAND RUPEES



जहarkhand JHARKHAND

080875

080875

Handwritten text in Hindi, likely a summary of the deed or a note.



THIS DEED OF SALE IS MADE ON THE 23rd DAY OF July 2013 (TWO THOUSAND THIRTEEN) OF CHRISTIAN ERA;

BETWEEN

U. Res

166634

1. SRI CHANDAN SINGHDEO alias CHANDAN KUMAR SINGHDEO, having PAN No. - BNZPS9116L S/o Late Satyendra Narayan Singhdeo by caste Rajput, by faith Hindu, by occupation Business, an Indian citizen, resident of

Handwritten text in Hindi at the bottom left, possibly a note or signature.

For V. Ruchpalata Gupta

Shobha Shahdeo
23-7-2013

Handwritten signature or initials.

भारतीय गैर न्यायिक INDIA NON JUDICIAL



रु.
25000
पच्चीस हजार रुपये

Rs.
25000
TWENTY FIVE THOUSAND RUPEES

झारखण्ड JHARKHAND

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080900

Kishoreganj, Thana Kotwali, District Ranchi represented through his constituted Power of Attorney holder **Smt. Shobha Shahdeo** wife of Sri Lal Shyama Charan Nath Shahdeo by faith Hindu by caste Kshatriya, by occupation housewife, resident of Plot No. 426/B, Road No.06, P. S. Argora, District Ranchi appointed and constituted by virtue of a registered Power of Attorney dated 07.06.2006 being deed no. 1104 in Book no. IV, Vol. No. 29, pages 17 to 30 registered in the office of District Sub- Registrar Ranchi and

For VICTORIA HOMES & ESTATE LIMITED
Poojalata Gupta
Director

2

Shobha Shahdeo
21-7-2013

भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.
25000
पच्चीस हजार रुपये



Rs.
25000
TWENTY FIVE THOUSAND RUPEES

राखण्ड JHARKHAND

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2. SMT. SHOBHA SHAHDEO having PAN No. - AGKPS0400J wife of Sri Lal Shyama Charan Nath Shahdeo by faith Hindu by caste Kshatriya, by occupation housewife, resident of Plot No. 426/B, Road No.06, P. S. Argora, Distt Ranchi (hereinafter called the VENDORS) of the ONE PART;

AND

SUBHVANI COMMERCIAL PRIVATE LTD., situated at 29, Robert Street, 1st Floor, Kolkata- 700012, West Bengal through one of its Director Mr. Lal Shyamacharan Nath Shahdeo S/o Late Lal Gopal Nath Shahdeo by caste Rajput, by faith Hindu, by

Subhvani Commercial Private Limited
Rushpalata Gupta

3 Shobha Shahdeo
24-7-17

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000
पच्चीस हजार रुपये



Rs.
25000
TWENTY FIVE THOUSAND RUPEES

पारखण्ड JHARKHAND

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occupation business, an Indian Citizen having PAN no.ADEPS8273L, resident of Ashok Nagar, Ranchi (hereinafter called the PURCHASER) of the OTHER PART;

The terms and expressions the "VENDORS" and the "PURCHASER" unless expressly excluded by or repugnant to the subject or context shall mean and include their respective legal heirs, successors in interest, executors, legal representatives, administrators and permitted assignees.

WHEREAS land of Khata No. 89, Plot No. 1072, situated at Vill. Bitha, P. S. Bariatu, Thana No.187, Distt. Ranchi is recorded in the

For VIKRANT PRIVATE LIMITED

Pushpalata Gupta
Director

4

Shobha Shukla

27-7-17

₹.
25000

पच्चीस हजार रुपये



25000
Rs.
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TWENTY FIVE THOUSAND RUPEES

रखण्ड JHARKHAND

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Revisional Survey Record of Right in the name of Ram Kumar Marwadi & others as Kayami.

WHEREAS there was mutual family partition between the Khatiyani Raiyats and they came in exclusive possession of the property allotted in their share.

WHEREAS Khatiyani Raiyat Ram Kumar Marwadi died after Revisional Survey operation leaving behind his sons.

For VICTOR INDUSTRIES PRIVATE LIMITED

Ruchpalata Gupta
Director

5

Shobha Shahdeo

27-7-13



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पच्चीस हजार रुपये

Rs.
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TWENTY FIVE THOUSAND RUPEES

गारखण्ड JHARKHAND

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WHEREAS there was mutual partition between the sons of Ram Kumar Marwadi in which property mentioned in Schedule A hereinbelow came in the share of Ganpat Rai Modi.

WHEREAS Ganpat Rai Modi also died leaving behind his sons.

WHEREAS there was mutual partition between the brothers of Mast Ram Modi son of Ganpat Rai Modi and they came in exclusive possession of the property aforementioned.

WHEREAS Mast Ram Modi also died leaving behind his six sons namely Ram Bhagat Modi, Nand Kumar Modi, Keshar Dev Modi, Raj Kishore Modi, Shiv Shankar Modi & Ratan Kumar Modi who

For VEDANTHA PRIVATE LIMITED

Pushpalata Gupta

6

Shakha Shahdeo

27-7-13

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25000
पच्चीस हजार रुपये



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पारखण्ड JHARKHAND

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came in exclusive possession of the property mentioned in Schedule A hereinbelow.

WHEREAS Ram Bhagat Modi died leaving behind Veena Modi & Nand Kumar Modi died leaving behind Gayatri Devi Modi as their successors.

WHEREAS Veena Modi, Gayatri Devi Modi, Keshar Dev Modi, Raj Kishore Modi, Shiv Shankar Modi & Ratan Kumar Modi for their bonafide needs and requirements sold the property mentioned in the Schedule-A herein below unto the VENDORS vide 04 registered deeds of sale registered in the office of the District Sub

For VICINT HOMES PRIVATE LIMITED

Rishpalata Gupta
7
Director

Shobha shahdeo

27-7-17



झारखण्ड JHARKHAND

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Registrar, Ranchi (the details as mentioned herein below) and the VENDORS became the absolute owners of the same.

| S. No. | Deed No. | Dtd. | Book No. | Vol. No. | Pages |
|--------|----------|------------|----------|----------|------------|
| 01. | 2882 | 25.02.2006 | I | 113 | 239 to 264 |
| 02. | 2879 | 25.02.2006 | I | 113 | 147 to 172 |
| 03. | 2881 | 25.02.2006 | I | 113 | 199 to 238 |
| 04. | 2878 | 25.02.2006 | I | 113 | 107 to 146 |

For VICINT HOMES PRIVATE LIMITED

Ruchpalata Gupta
 Director

8 Shobha Shukla

27-7-13

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रु.
25000
पच्चीस हजार रुपये



Rs.
25000
TWENTY FIVE THOUSAND RUPEES

खण्ड JHARKHAND

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AND WHEREAS the VENDORS are in exclusive possession of Scheduled -A property with absolute right, title, interest and the same is free from all encumbrance, debts, liens, charges or attachment and in marketable condition and they have in themselves good right, full power and absolute authority having perfect title to transfer the whole or part of Schedule 'A' property.

WHEREAS the VENDORS for their bonafide needs and requirements are desirous and have agreed to sell unto the PURCHASER the Schedule A property and the PURCHASER has agreed to purchase for the total consideration of Rs.20,00,000/-

For VICINT HOMES PRIVATE LIMITED

Ruchpalata Gupta
Director

Shobha Shindeo

24-7-17



राज्य JHARKHAND

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(Rupees Twenty Lakh only) payable to the VENDORS at the time of execution of this sale deed.

For the purpose of Stamp duty and registration fees this document is valued at Rs.1,65,26,800/- (Rupees One Crore Sixty Five Lakh Twenty Six Thousand Eight Hundred only).

WHEREAS the PURCHASER has paid the full and final sale consideration of Rs.20,00,000/- (Rupees Twenty Lakh only) to the VENDORS as aforesaid (the receipt of which has been duly

For VIKAS HOMES PRIVATE LIMITED

Ruchpalata Gupta
Director

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Shobha Shahdeo

27-7-12

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

महाराष्ट्र JHARKHAND

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acknowledged by the VENDORS), the VENDORS, being owners, does hereby GRANT, CONVEY, TRANSFER, BY WAY OF SALE AND ASSIGN unto and in favour of the PURCHASER, the scheduled property (the details of which is fully mentioned in Schedule-A below and every part thereof together with the right, title and interest therein, with all the benefits advantages, concessions, licenses, hereditaments, easementary rights, equities, claims, demands, privileges, appurtenances, belonging to or appurtenant thereto etc., to the scheduled property and TO HAVE

For VICINT HOMES PRIVATE LIMITED

Pushpalata Gupta
Director

11

Shobha Shahdeo

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000
पच्चीस हजार रुपये



Rs.
25000
TWENTY FIVE THOUSAND RUPEES

पारखण्ड JHARKHAND

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AND I HOLD TO POSSESS AND TO ENJOY the same forever free from all encumbrances, charges, all kinds of mortgage, agreement to sell, court litigations and any other statutory charges etc.

WHEREAS the VENDORS hereby declare and covenant with the PURCHASER that the VENDORS are the sole and absolute owner of the scheduled -A property and has a clear, legally valid and marketable title thereto and therefore, an absolute right to sell and convey the same to the PURCHASER in terms of this deed. The

For VICINIT HOMES PRIVATE LIMITED

Priyapalata Jyupta
Director

12

Shobha Shahdeo

भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

महाराष्ट्र JHARKHAND

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VENDORS further declare that the VENDORS has not done any acts, deeds or things so as to curtail restrict or prejudice their right to convey or prevent them from selling the scheduled property in terms of this deed and that the PURCHASER shall exercise all acts of ownership over the Scheduled -A property as mentioned herein below and shall enjoy the same without any let or hindrance from them or anybody claiming through or under the VENDORS.

NOW, THEREFORE, THESE PRESENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS;

For VICINT HOMES PRIVATE LIMITED

Rashpalata Gupta
Director

13

Shobha Shahdeo

रु.
25000
पच्चीस हजार रुपये



Rs.
25000
TWENTY FIVE THOUSAND RUPEES

राखण्ड JHARKHAND

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THAT the PURCHASER henceforth shall HAVE AND HOLD the said Scheduled- A property hereby absolutely and forever granted, conveyed, transferred and sold to them by the VENDORS and shall at their cost further get their name mutated in all official and public records of the Sherista of the State (Town Anchal office, Ranchi) and Ranchi Municipal Corporation. The PURCHASER henceforth shall pay all rent and taxes to the State and Ranchi Municipal Corporation.

For VIKRIT HOMES PRIVATE LIMITED

Rushpalata Gupta
Director

14

Shobha Shahdeo

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000
पच्चीस हजार रुपये



Rs.
25000
TWENTY FIVE THOUSAND RUPEES

खण्ड JHARKHAND

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2. THAT the VENDORS has not at any time done or executed, knowingly suffered or been party or privy to any deed or document or writings whereby the property and the right and properties appurtenant thereto or any part thereof can or may be impeached encumbered or affected in title.

3. AND THAT the VENDORS shall from time to time and at all times hereafter upon every reasonable requests make, do, execute and perform all such further and other lawful and reasonable acts, deeds, matters and things whatsoever for further better or more perfectly assuring and absolutely

For VIKRANT HOMES PRIVATE LIMITED
Ruchpalata Gupta
Director

15

Shobha Shahdeo

रु.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

राज्य JHARKHAND

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granting the said Scheduled A property and every part thereof hereby granted and sold, unto and to PURCHASER.

AND THAT the properties appurtenance thereto is hereby freely, clearly and absolutely, acquitted, exonerated, released forever discharged from and by the VENDORS unto and in favour of the PURCHASER.

AND THAT the PURCHASER is free to sell and give possession thereof of the property mentioned in Schedule A

FOR VICINT HOMES PRIVATE LIMITED
Rushpalata Gupta
Director

Shakha Shahdeo

भारतीय गैर न्यायिक INDIA NON JUDICIAL

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25000

पच्चीस हजार रुपये



Rs.

25000

TWENTY FIVE THOUSAND RUPEES

राज्य JHARKHAND

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below to any person whom they think fit and proper for which the VENDORS shall have no objection.

6. The PURCHASER doth hereby covenant with the VENDORS that the PURCHASER shall at all times hereinafter pay or cause to be paid all the deposits, taxes and outgoings whatsoever in respect of the Scheduled A property from the day the VENDORS delivers possession of the said same to the PURCHASER.

FOR VIKRIT HOMES PRIVATE LIMITED

Pushpalata Gupta
Director

Shobha Shahdeo



राखण्ड JHARKHAND

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It is agreed between the VENDORS and the PURCHASER that the expenses for the stamp duty and registration and other charges whatsoever on these presents shall be borne and paid by the PURCHASER alone and the VENDORS shall not be liable to pay the same or any part thereof.

THAT the VENDORS do hereby covenant with the PURCHASER that till the date of this deed of sale, the VENDORS has not created any encumbrances on the property under reference or any part thereof to any person by way of sale, mortgage, exchange, lease, trust, assignment,

For VICINI HOMES PRIVATE LIMITED

Ruchpalata Gupta
Director

18

Shobha Shahdeo

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000
पच्चीस हजार रुपये



25000
Rs.
25000
TWENTY FIVE THOUSAND RUPEES

रखण्ड JHARKHAND

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right, charged or any other encumbrances whatsoever. If any mortgage, dues, charges, etc. or any other encumbrances is found then the VENDORS shall be liable for cost and compensation with regard thereto.

Q. THAT the VENDORS declare that there are no statutory claims, demands, attachment or prohibitory order made or issued by the Taxation authorities, Revenue authority, Municipal authority or any other Govt. or Local Bodies or authorities concerning or effecting the property mentioned in

for VIGNANT HOMES PRIVATE LIMITED

Ruchpalata Gupta
Director

Shalika Shaldeo



रु.
25000
पच्चीस हजार रुपये

Rs.
25000
TWENTY FIVE THOUSAND RUPEES

राज्य JHARKHAND

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schedule A property mentioned herein below or any part thereof.

10. THAT the VENDORS declare that apart from them no one else is entitled to or has any share, right, title or interest in the said property or any part thereof either as a partner or any partnership or coparcener in any joint family or otherwise. If any such thing is found then the VENDORS shall immediately rectify the same at their own cost and also the VENDORS shall be liable for all the cost and compensation with regard thereto.

For VICTOR HOMES PRIVATE LIMITED
Kushpalata Gupta
Director

20

Shalika Shahdeo

रु.
25000
पच्चीस हजार रुपये



Rs.
25000
TWENTY FIVE THOUSAND RUPEES

रखण्ड JHARKHAND

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1) THAT the VENDORS declare that till the date of this deed of sale there are no attachments either before or after judgment and there are no claims, demands, suits, decree, injunction orders, lispence, notices, insolvency notices, petitions or adjudication order made or issued by or the instants of any party thereof.

For VIKANT HOMES PRIVATE LIMITED
Kushpalata Gupta
Director

Shalika Shahdeo

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000
पच्चीस हजार रुपये



Rs.
25000
TWENTY FIVE THOUSAND RUPEES

राज्य JHARKHAND

080880

SCHEDULE-A

A. All that piece and parcel of land measuring 15 (Fifteen) kathas (more or less) of R. S. Plot no. 1072, Sub Plot no. 1072/ part under Khata no. 89, situated at Village Bittha, P. S. Bariatu, Thana No. 187 of the Ranchi Municipal Corporation, District Ranchi which is butted and bounded as follows:

North : Part of Plot No. 1072
South : Plot of Mini Singh
East : Plot of Anand Murari Singh
West : Plot of Mini Singh

For VICENT HOMES PRIVATE LIMITED

Ruchpalata Gupta
Director

22

Shakha Shahdeo

रु.
25000

पच्चीस हजार रुपये



25000
Rs.
25000

TWENTY FIVE THOUSAND RUPEES

खण्ड JHARKHAND

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1A. All that piece and parcel of land measuring 15 (Fifteen) kathas (more or less) of R. S. Plot no.1072 and 1073, Sub Plot no.1072 and 1073/ part under Khata no.89, situated at Village Bittha, P. S. Bariatu, Thana No.187 of the Ranchi Municipal Corporation, District Ranchi which is butted and bounded as follows:

North : Plot of Mini Singh
South : Drain
East : Plot of Anand Murari Singh
West : Plot of Mini Singh

For VICINT HOMES PRIVATE LIMITED

Pushpalata Gupta
Director

23

Shalika Shahdeo

रु.
25000
पच्चीस हजार रुपये



Rs.
25000
TWENTY FIVE THOUSAND RUPEES

राखण्ड JHARKHAND

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A. All that piece and parcel of land measuring 15 (Fifteen) Bithas (more or less) of R. S. Plot no.1072 and 1074, Sub Plot no.1072 and 1074/ part under Khata no.89, situated at Village Bittha, P. S. Bariatu, Thana No.187 of the Ranchi Municipal Corporation, District Ranchi which is butted and bounded as follows:

- North : Plot of Mini Singh
- South : Drain
- East : Morabadi- Boreya Road
- West : Plot No.1072/ part

For VICINT HOMES PRIVATE LIMITED

Rushpalata Gupta 24
Director

Shakha Shahdeo

रु.
25000

पच्चीस हजार रुपये

Rs.
25000

TWENTY FIVE THOUSAND RUPEES

INDIA

राखण्ड JHARKHAND

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4A. All that piece and parcel of land measuring 15 (Fifteen) bethas (more or less) of R. S. Plot no.1072, Sub Plot no.1072/ part under Khata no.89, situated at Village Bittha, P. S. Bariatu, Thana No.187 of the Ranchi Municipal Corporation, District Ranchi which is butted and bounded as follows:

North : Plot No.1072/ part
South : Plot of Mini Singh
East : Morabadi- Boreya Road
West : Plot No. 1072/ part

For VICHY HOMES PRIVATE LIMITED

Pushpalata Jypta
Director

25

Shalika Shahdeo

रु.

25000

पच्चीस हजार रुपये



Rs.

25000

TWENTY FIVE THOUSAND RUPEES

JHARKHAND

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080876

Total area of land including Schedule 1A, 2A, 3A & 4A measures 60 kathas (more or less).

For greater cleanliness, the land has been delineated in the trace map annexed hereto and there in shown in RED wash, forming part of these presents.

MEMO OF CONSIDERATION

Received of and from the within named Purchaser the within mentioned total sum of Rs.20,00,000/- (Rupees Twenty Lakh only) in cash being the consideration for the sale abovementioned.

VICINI HOMES PRIVATE LIMITED

Ruchpalata Gupta
Director 26

Shobha Shahdeo

27-7-13



05AA 281207

It is certified that aforesaid detailed land as per Revisional Survey Khatian is neither a Government land nor the same has been acquired by the Government or the same has been acquired for the purpose of Military Personnel or Civil Purpose. The aforesaid land is neither of Bhudan. The aforesaid land is out of the demarcation of the forest land, BCCL or CCL.

It is also certified that the land proposed to be sold is neither of tribal khata nor it is related with tribals and the said land is out of ceiling. The aforesaid land is not related with Math, Temple, Church or Mosque.

For VICINT HOMES PRIVATE LIMITED

Pushpalata Gupta
Director

27

Shobha Shahdeo
27-7-13



05AA 281208

IN WITNESS WHEREOF the VENDOR and the PURCHASER
have put their hand on the date, month and year above written after
fully understanding the contents of this Deed.

WITNESSES:

1. *Murali K. Pasuini*
S/o Sri Ramchandra Pasuini
Shukla Colony, Htnao
Ranchi-
27/07/2013

2. *Sreebadh Kirti Mathur*
S/o - Sri Krishna K. Mathur
E/o - Harma, Ranchi
27/07/2013

For VIGINT HOMES PRIVATE LIMITED

Rushpalata Gupta
Director

28

Shobha Shukdeo
27-7-13

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

₹.1000

Rs.1000



झारखण्ड JHARKHAND

A 271465

Shobha Shukla
27.7.13

SIGNATURE OF THE VENDOR

No. 2 for self and as POWER

HOLDER of Vendor 1

1.

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

For VIKRANT HOMES PRIVATE LIMITED
Poochpalata Gupta
Director

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000



झारखण्ड JHARKHAND

A 271466



[Handwritten signature]
27-7-13

SIGNATURE OF THE PURCHASER



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

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

Typed by:-







Drafted by:-

For VICINT HOMES PRIVATE LIMITED

Poochalata Supta
Director 30

[Handwritten signature]
27-7-13

Registration Department

| | Name and address of Vendor, Purchaser and Identifier | Photo | Thumb impression |
|----|---|---|---|
| 1- | <p><u>Vendor cum power holder</u></p> <p>Smt. Shobha Shahdeo wife of Sri Lal Shyama Charan Nath Shahdeo by faith Hindu by caste Kshatriya, by occupation housewife, resident of Plot No. 426/B, Road No.06, P. S. Argora, District Ranchi appointed and constituted by virtue of a registered Power of Attorney dated 07.06.2006 being deed no. 1104 in Book no. IV, Vol. No. 29, pages 17 to 30 registered in the office of District Sub-Registrar Ranchi</p> <p><i>Shobha Shahdeo</i></p> |  <p><i>K. S. Dasgupta</i> 27.7.13</p> |  |
| 2- | <p><u>Purchaser</u> 27.7.13</p> <p>SUBHVANI COMMERCIAL PRIVATE LTD., situated at 29, Robert Street, 1st Floor, Kolkata- 700012, West Bengal through one of its Director Mr. Lal Shyamacharan Nath Shahdeo S/o Late Lal Gopal Nath Shahdeo by caste Rajput, by faith Hindu, by occupation business, an Indian Citizen</p> |  <p><i>K. S. Dasgupta</i> 27.7.13</p> |  |
| 3- | <p><u>Identifier</u></p> <p>Mr. Murali K. Pamini S/o Ramchandra Pamini by faith Hindu, by occupation private service, resident of Shukla Colony, P. S. Doranda, Distt Ranchi</p> <p><i>Murali K. Pamini</i></p> |  <p><i>K. S. Dasgupta</i> 27.7.13</p> |  |


District Sub Registrar

(Signature)
27/7

For VICINT HOMES PRIVATE LIMITED

Poochpalata Gupta
Director

शुद्ध जेडी कार्ड / PERMANENT ACCOUNT NUMBER
AGKPS0400J

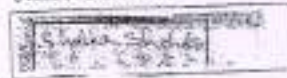


नाम / NAME
SHOBHA SHADEO

पिता का नाम / FATHER'S NAME
BIMLA PRASAD SINGH

जन्म तिथि / DATE OF BIRTH
11-11-1951

सहकारी / SIGNATURE



आयकर अधिकारी, रांची
COMMISSIONER, OF INCOME TAX, RANCHI

For VICINT HOMES PRIVATE LIMITED
Kushpalata Deypta
Director

स्थायी खाते संख्या / PERMANENT ACCOUNT NUMBER

ADEPS8273L



नाम / NAME

LALSHYAMACHARAN NATH
SHAHDEO

पिता का नाम / FATHER'S NAME

LALGOPAL NATH SHAHDEO

जन्म तिथि / DATE OF BIRTH

30-06-1945

प्रतिष्ठित हस्ताक्षर

आयकर अधिकारी, रांची

COMMISSIONER OF INCOME-TAX, RANCHI

For VICTIT HOMES PRIVATE LIMITED
Rushpalata Gupta
Director

आन्वयिक विभाग
REVENUE DEPARTMENT
MORTALIK PAMINI
KALACHANDER PAMINI
SARVADOTT
SANGRASHALAYA

भारत सरकार
GOVT. OF INDIA



For VICKI HOMES PRIVATE LIMITED
Kushpalata Gupta
Director



निबंधन विभाग, झारखंड
रांची

Token No.108 Token Date: 27/07/2013 17:15:37

Serial/Deed No./Year :4752/3800/2013

Deed Type: Sale Deed

| SN | Party Details | Photo | Thumb |
|----|--|--------------------------|--------------------------|
| 1 | Chandan Singhdeo @ Chandan Kumar Singhdeo Thro Father/Husband Name:Late Satyendra Narayan Singhdeo (VENDOR) Kishoreganj Thana Kotwali Ranchi | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Shobha Shahdeo Father/Husband Name:Lal Shyama Charan Nath Shahdeo (Vendor/Power Holder) Plot No 426/B Road No. 06 Argora Ranchi | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Subhvani Commercial Pvt Ltd Thro Its Director Father/Husband Name:Lal Shyamacharan Nath Shahdeo (VENDEE) Ashok Nagar Ranchi | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Murali K.Pamini Father/Husband Name:Ramchandra Pamini (Identifier) Shukla Colony Doranda Ranchi | <input type="checkbox"/> | <input type="checkbox"/> |

Book No. I
Volume 188
Page 107 To 180
Deed No 4752/3800
Year 2013
Date 29/07/2013 12:59:17

District Sub Registrar

N. K. Singh
Signature of Operator
27/07/13

For: VICINT HOMES PRIVATE LIMITED

Rushpalata Gupta
Director

**निबंधन विभाग, झारखंड
रांची**
जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token No: 108

Token Date/Time: 27/07/2013 17:15:37

| | | | |
|--------------------------|--------------------|----------------|------------------------------|
| Document Type | Sale Deed | Presenter | Lal Shyamcharan Nath Shahdeo |
| Presenter Name & Address | Ashok Nagar Ranchi | Date of Entry | 27/07/2013 |
| Stampable Doc. Value | 18526800 | DOE | Total Pages: 74 |
| Document Value | 18526800 | Stamp Value | 672000 |
| Special Type | Commission | Serial No. | 4752 |
| Remarks / Other Details | Sp=Part | Old Serial No. | / |
| | | Book | 1 |
| | | CNO/PNO | |

Property Details:

| Anchal | Th.No. | Wrd/Hlk | Mauza | Kh. No. | Plot No | Plot Type | H No | Category | Area | Min. Value |
|---------------|--------|---------|--------|---------|---------|-----------|------|----------|---------------|------------|
| Ranchi Shahar | 187 | 2 | Bhitha | 89 | 1073 | RSP | | U_RES | 12.79 Decimal | 2131248.86 |
| Ranchi Shahar | 187 | 2 | Bhitha | 89 | 1072 | RSP | | U_RES | 12 Decimal | 1999608 |
| Ranchi Shahar | 187 | 2 | Bhitha | 89 | 1074 | RSP | | U_RES | 12.8 Decimal | 2132915.2 |
| Ranchi Shahar | 187 | 2 | Bhitha | 89 | 1072 | RSP | | U_RES | 24.79 Decimal | 4130856.88 |
| Ranchi Shahar | 187 | 2 | Bhitha | 89 | 1072 | RSP | | U_RES | 12 Decimal | 1999608 |
| Ranchi Shahar | 187 | 2 | Bhitha | 89 | 1072 | RSP | | U_RES | 24.79 Decimal | 4130856.88 |

Other Property Details:

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

Party Details:

| SN | P Type | Party Name | Father/Husband | Occup. | Caste | PAN/F 80 | UID | Address |
|----|---------------------|--|---------------------------------|-------------|---------|-----------|-----|---|
| 1 | VENDOR | Chandan Singhdeo @ Chandan Kumar Singhdeo Thro | Late Satyendra Narayan Singhdeo | Business | General | Bnzps9118 | | Kishoreganj Thana Kotwali Ranchi |
| 2 | Vendor/Power Holder | Shobha Shahdeo | Lal Shyama Charan Nath Shahdeo | H.Wife | General | Agkps0400 | | Plot No 426/B Road No. 06 Argora Ranchi |
| 3 | VENDEE | Subhvani Commercial Pvt Ltd Thro Its Director | Lal Shyamcharan Nath Shahdeo | Business | General | Adaps8273 | | Ashok Nagar Ranchi |
| 4 | Identifier | Murali K Pamini | Ramchandra Pamini | Pvt Service | General | Not Req | | Shukla Colony Doranda Ranchi |

Fee Details:

| SN | Description | Amount |
|-------|-------------|------------|
| 1 | LL | 2.50 |
| 2 | PR | 0.94 |
| 3 | A1 | 496,004.00 |
| 4 | SP | 1,110.00 |
| 5 | K1(B) | 600.00 |
| 6 | I | 500.00 |
| 7 | M | 150.00 |
| Total | | 498,167.44 |

(Handwritten Signature)
27/7/2013

उपर्युक्त प्रविष्टियों दस्तावेज में अंकित तथ्यों के अनुरूप है।

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

परस्तुतकर्ता का हस्ताक्षर

डाटा एंट्री ऑपरेटर का हस्ताक्षर

उपर्युक्त रिपोर्ट से मेरा समाधान हुआ है कि *(Handwritten Signature)* ने इस दस्तावेज के निष्पादन को मेरे समक्ष में इस लेख का निष्पादन स्वीकार किया, तदनुसार मैं इसे निबंधन के लिए स्वीकृत करता हूँ।

पिता: _____ पेशा: _____ ने की।

बिना अवर निबंधक, रांची

निबंधन पदाधिकारी का हस्ताक्षर

For VCC/HOMES PRIVATE LIMITED

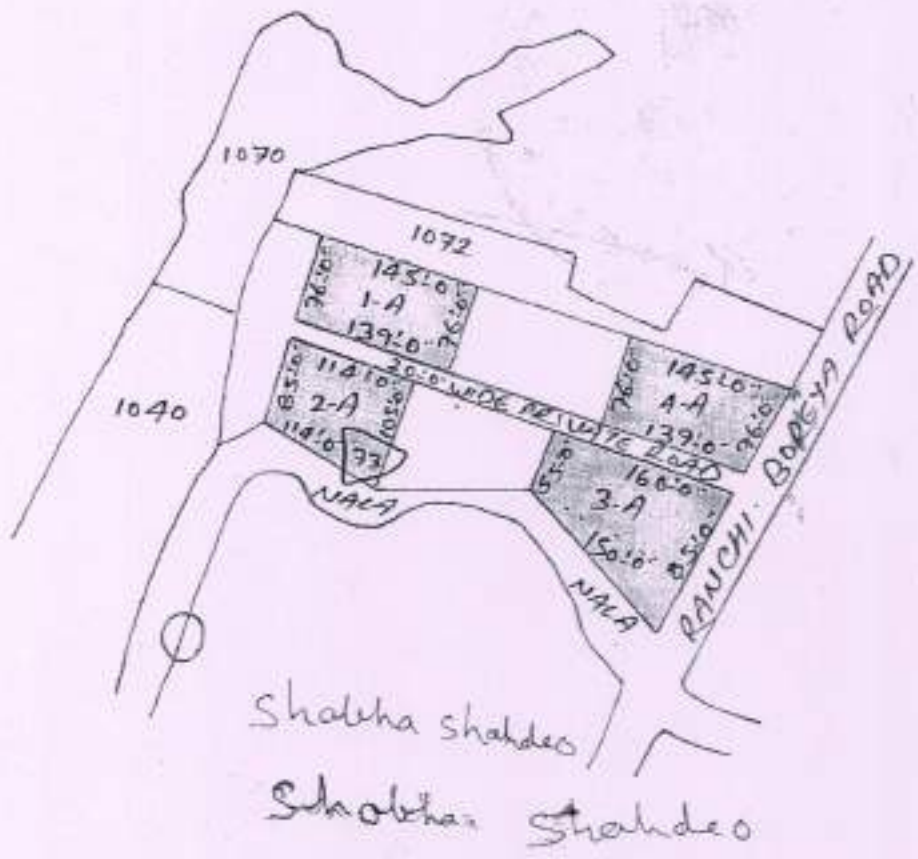
(Handwritten Signature)
Director

N
S

VILLAGE: BHITHA
 THANA: BARIATU
 THANA NO: 187
 DIST: RANCHI
 R.S. PLOT NO 1072, 1073 & 1074

| <u>SUB PLOT NO</u> | <u>AREA</u> |
|--------------------|-------------|
| | KA - CH |
| 1072/PART → | 15 - 00 |
| 1072, 1073/PART → | 15 - 00 |
| 1072, 1074/PART → | 15 - 00 |
| 1072 PART → | 15 - 00 |

TOTAL AREA → 60.00 KATHA
 AREA SHOWN IN RED WASH.



For VICENT HOMES PRIVATE LIMITED
Rushpalata Gupta
 Director