



## राँची नगर निगम, राँची।

झारखण्ड नगरपालिका अधिनियम-2011 की धारा 152 (3) के अन्तर्गत स्वनिर्धारित किये गये सम्पत्ती कर की सूचना।

Memo No. : SAM/001/0944/17/18

Date : 27-01-2018

प्रभाषी : प्रथम तिमाही 2016-2017

श्री/श्रीमती/सुश्री

M S VIBAYOR ESTATES PVT LTD C/O NARAYAN MAHTO

पता

KANKE ROAD PS GONDA OPPOSITE CENTRAL MINE PLANNING AND DESIGN LIMITED RANCHI

एतद् द्वारा आपको सूचित किया जाता है कि आपका नया गृह सं. - 0010001887000Z0 वार्ड सं. 1 हुआ है, आपके स्व. निर्धारण घोषणा पत्र के आधार पर वार्षिक किराया मूल्य 0.00/- रु. निर्धारित किया गया है।

इसके अनुसार प्रति तिमाही कर निम्न प्रकार होगा।

स्व-निर्धारित कर की सूचना		
क्रम सं.	Particulars	Amount (In Rs.)
1.	गृह कर	2670.36
2.	जल कर	0.00
3.	शौचालय कर	0.00
4.	बिजली कर	0.00
5.	अतिरिक्त गृह कर (वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण)	0.00
कुल राशि (प्रति तिमाही)		2670.36



To be signed by the Applicant

नोट:-

1. कर निर्धारण की सूची, राँची नगर निगम Website, [www.ranchimunicipal.com](http://www.ranchimunicipal.com) पर प्रदर्शित है।
2. नियमावली कंडीका 11.4 के आलोक में वर्षा जल संरक्षण की व्यवस्था नहीं होने के कारण अतिरिक्त गृह कर लगाया जायेगा जो सम्पत्ति कर का 50% होगा।  
हिदायत दी जाती है कि, वर्षा जल संरक्षण संरचना लगा कर निगम को सूचित करे तथा अतिरिक्त गृह कर से राहत पायें।
3. प्रत्येक वित्तीय वर्ष में सम्पत्ती कर का भुगतान त्रैमासिक देय होगा।
4. यदि किसी वर्ष के लिए सम्पूर्ण घृति कर का भुगतान वित्तीय वर्ष के 30 जून के पूर्व कर दिया जाता है, तो करदाता को 5% की रियायत दी जाएगी।
5. किसी देय घृति को निर्दिष्ट समयावधि (प्रत्येक तिमाही) के अन्दर या उसके पूर्व नहीं चुकाया जाता है, तो 1% प्रतिमाह की दर से साधारण ब्याज देय होगा।
6. यह कर निर्धारण आपके स्व-निर्धारण एवं की गई घोषणा के आधार पर की जा रही है, इस स्व-निर्धारण -सह-घोषणा पत्र की स्थानीय जांच यथा समय निगम करा सकती है एवं तथ्य गलत पाए जाने पर नियमावली कंडीका 13.2 के अनुसार निर्धारित शास्ति (Fine) एवं अंतर राशि देय होगा।
7. राँची नगर निगम द्वारा संग्रहित इस सम्पत्ति कर इन इमरतों/दांचों को कोई कानूनी हैसियत पदान नहीं करता है और/या न ही अपने मालिकों / दखलकार को कोई कानूनी अधिकार प्रदान करता है।
8. अगर आपके नये होल्डिंग नं० का आखिरी अंक 5/6/7/8 है तो यह विशिष्ट संरचनाओं की श्रेणी के अन्तर्गत माना जायेगा।

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल । नाम मौजा मय

थाना वो थाना नम्बर

V

फरद मलकी / फरद रैयती

नाम रैयत मय वलिदयत जमाबन्दी

वो सकुनत नम्बर।

Page No. : 15

Vol. No. : 14

Receipt No. : 1493665805

हेहल | मिसीरगोन्दा | 191 | M/s Vibgyor Estates Pvt. Ltd.

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
360	1133	1 एकड़ 32 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
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जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बावत	सालाना	बकाया				हाल (2017-2018)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	100.00					100.00
गुजारी (भावली)	25.00					25.00
सेस	50.00					50.00
सूद	50.00					50.00
मुतफरकात	20.00					20.00
मीजान	245.00					245.00

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालबा हाल (2017-2018)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					100.00	
गुजारी (भावली)					25.00	
सेस					50.00	
सूद					50.00	
मुतफरकात					20.00	
मीजान अदायकारी					245.00	

(१) मीजान कुल (लफजों में) : Two Hundred Forty Five Rupees

(२) नाम देहिन्दा -

(३) कुल बकाया- 245.00

तारीख अमला तहसील कुनिन्दा : 01-05-2017

खास महाल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

दो गज की दूरी का रखो ध्यान यही है कोरोना का समाधान।

Print



राजस्थान सरकार

राजस्व एवं भूमि सुधार विभाग

नामान्तरण शुधि-पत्र



भारत गणराज्य सरकार

जिला का नाम	राँची	अनुमंडल नाम	सदर	अंचल का नाम	शहर	हल्का	हल्का-01
इस्टेट का नाम	झारखण्ड	भाग वर्तमान	14	पुष्ट संख्या वर्तमान	11	थाना न.	01
क्रमिक संख्या	केस न.	मौला का नाम/ राजस्व थाना न.	शाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिधुत जिसमें नामान्तरण सम्बंधित है खाता भाग न. वर्तमान	पुष्ट संख्या वर्तमान
1797	18 /RZ7 2015-2017	निसिरगौदा/191	राँची	5/06/2016	By Sale Deed No. 694 Dated 13/04/2016	360 04 74	360 1133 1एकड32डिसिमिल
				(अंचलाधिकारी)		खता प्लाट शेत्रफल	रजिस्ट 2 अद्यतन तिथि अभयुक्ति
				5/06/2016		360 1133 1एकड32डिसिमिल	5/06/2016 (अंचलाधिकारी)
क्रेता का नाम :	जमाबंदी रैयत का नाम :						
M/s Vibgyor Estates Pvt. Ltd. ; जाति-----,	Domco Pvt. Ltd						
पत्ता-Kanke Road, Opposite C.M.P.D.I.L, Ps-Gonda	अंचल अधिकारी						
Ranchi, Jharkhand.	हेहल रॉकी						
	Approved By : SANJEEV KUMAR LAL अंचलाधिकारी हेहल						

राजस्व कर्मचारी हल्का-01 को आवश्यक कार्यवाही एवं सूचनाई हस्तान्तरित यह एक कंप्यूटर जनित प्रति है यह प्रपत्र केवल प्राथी की जानकारी के लिए है इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है.

820

694

1

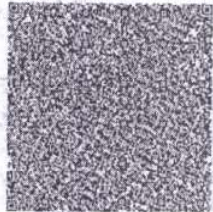


सत्यमेव जयते

# INDIA NON JUDICIAL Government of Jharkhand

## e-Stamp

Certificate No.	: IN-JH025217067403010
Certificate Issued Date	: 11-Apr-2016 01:27 PM
Account Reference	: SHCIL (FI)/ Jhshcil01/ RANCHI/ JH-RNC
Unique Doc. Reference	: SUBIN-JHJHSHCIL01032240475388910
Purchased by	: VIBGYOR ESTATES PVT LTD
Description of Document	: Article 23 Conveyance
Property Description	: SALE DEED
Consideration Price (Rs.)	: 3,77,05,550 (Three Crore Seventy Seven Lakh Five Thousand Five Hundred And Fifty only)
First Party	: DOMCO PVT LTD
Second Party	: VIBGYOR ESTATES PVT LTD
Stamp Duty Paid By	: VIBGYOR ESTATES PVT LTD
Stamp Duty Amount(Rs.)	: 15,08,250 (Fifteen Lakh Eight Thousand Two Hundred And Fifty only)



Please write or type below this line.....

दिनांक 21 के अधीन तथा छोटानापुर  
 का 1908 का धरा 46.00 के अधीन  
 समीप स्टाम्प अधिनियम 1899 के अनुसार  
 1 या 1 का स 23 के अधीन यथाऽत स्टाम्प  
 (स्टाम्प शुल्क से विमुक्त या स्टाम्प शुल्क  
 प्राप्य-क्षत नहीं)

निबंधन पत्र  
 शहरी क्षेत्र-3, राँची  
 12-04-2016

Arun Kumar  
 Binay Prasad  
 12/4/16

WN 0003385391

**Statutory Alert**  
 1. The authenticity of this Stamp Certificate should be verified at [www.emsstamp.com](http://www.emsstamp.com). Any discrepancy in the details on this Certificate and as mentioned 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.

जाति - शक्ति

Sale

₹ 3,77,05,550/-

₹ 15,08,250/-

M.R. Re.



Land 2,66,580 x 132 sq. ft.

P. House 1706 x 1000 sq. ft.

Handwritten notes in Hindi regarding the property and sale details.

R.S. Khatrian

21/4/16

21/4/16

21/4/16

21/4/16

21/4/16

21/4/16

THIS INDENTURE OF ABSOLUTE SALE is made on the .....day of April 2016 (Two Thousand Sixteen)

BETWEEN

Domco Private Ltd (previously known as Domco Smokeless Fuels Pvt. Ltd) a company registered under the Indian Companies Act, 1956 PAN No. AABCD7581P having its registered office at 403 commerce House, Sharda Babu Street, Ranchi , P.S. Kotwali, District Ranchi - 834001 in the State of Jharkhand through its Director Sri Arun Kumar son of Late Rajeshwar Prasad, by faith Hindu, by nationality Indian, by Occupation - Service, resident of Sasaram, P.S. Sasaram, District Rohtas (Bihar).

Arun Kumar 12/4/16

Binay Prakash 12/4/16



CERTIFIED COPY AIR ID-22-523 Valid only with the stamp of Rs. 3.15



Anurag Kumar  
12/4/16



Valid only with the stamp of Rs. 3.15

12 - 4 - 16

कृपया निम्नलिखित कार्यवाही करवायें  
 नाम: अनुराग कुमार  
 पता: राज्य निर्वाचन आयोग, दिल्ली  
 जिला: दिल्ली  
 प्रशासनिक विभाग: राज्य निर्वाचन आयोग  
 उपायुक्त: राज्य निर्वाचन आयोग  
 निदेशक: राज्य निर्वाचन आयोग  
 सहायक निदेशक: राज्य निर्वाचन आयोग  
 निदेशक (विद्यार्थी): राज्य निर्वाचन आयोग



**CERTIFIED COPY**  
 निर्वाचन आयोग  
 अन्वेषण-3, कर्मचारी  
12-4-16  
13-4-16

**Sri Binay Prakash** son of Late Ram Chandra Prasad, by faith Hindu, by nationality Indian, by Occupation – Business, by cast – Kshatria, permanent residence of Village-Nadwan, P.O. Nadwan, P.S.-Dhanarua, District-Patna, Bihar and at present residing at Booty Road, Bariatu, P.S. Bariatu, District Ranchi-9, Jharkhand **PAN No.AGBPP6089K** and all above mentioned Vendors, (**hereinafter called the VENDORS**) which terms and expressions unless excluded by or repugnant to the subject or context shall mean and includes its heirs, successors, successor-in-office, legal representative, executors and administrators of the **ONE PART**.

AND

**M/s VIBGYOR ESTATES Private Limited** having its Income Tax PAN No. **AACCV9803B**, a company registered under the Indian Companies Act, 1956 having its registered Office at Kanke Road, P.S. Ranchi (now Gonda), opposite Central Mine Planning and Design Limited, District Ranchi in the State of Jharkhand, duly authorized by Company to Mr. Sunil Kumar Tiwari by faith Hindu, by Nationality, by occupation – Service, Indian S/o Devendra Nath Tiwari, residing at- Adalhatu, P.O. –Adalhatu, Morabadi, P.S. Bariatu, District - Ranchi -834008, State - Jharkhand, (**hereinafter called the**

Binay Prakash

Arun Kumar

CERTIFIED COPY APP ID: 22-529

Valid only with the stamp of Rs. 3.15

**PURCHASER)** which terms and expressions used by or repugnant to the subject or context shall mean heirs, successors, successor-in-office, legal representative, executors and administrators of the **SECOND PART.**

WHEREAS the terms and expressions **VENDORS** and **PURCHASER** unless excluded by or repugnant to the subject or context shall mean and includes its respective heirs, legal representative, successors assign and successor-in-office.

WHEREAS the lands of R.S. plot no. 1133 area 4.45 acres of khata no. 360 under khewat no. 16 situated at village Misirgonda alias Pahargonda, Kanke Road, Ranchi, P.S. Ranchi, Thana no. 191, holding no. 284, District Ranchi was recorded in the revisional survey record of right finally published on 24<sup>th</sup> of January 1935 in the name of Rai Bahadur Sarat Chandra Roy.

AND WHEREAS after the death of said Rai Bahadur Sarat Chandra Roy in the month of April 1942 the aforementioned land along with building and structure were amicably partitioned between his three legal heirs namely Mrs. Kamla Rani Roy wife of Shri Dinesh Chandra, Mr. Subroto Roy son of Shri Dinesh Chandra Roy

Biraj Prakash  
12/4/16  
RS. 3.15

Arun Kumar  
12/4/16

CERTIFIED COPY. APP ID: 22525 Valid only with the Stamp

AND WHEREAS Sreelekha Memorial Trust in pursuance of the provision enshrined in para 6 of the aforementioned registered will dated 2<sup>nd</sup> of December 1973 filed petition seeking permission to sell the land of Ranchi inclusive of other portion of the aforementioned plot before the District Delegates IIIrd Sub Judge, Alipore in the said Probate Case no. 80 of 1973 and permission was granted for sale of the said property.

AND WHEREAS Shreelekha Memorial Trust and other Share holders appeared before Deputy Commissioner for granting Share of 1.48 Acres each in the ceiling case and the Deputy Commissioner Ranchi pleased to passed the order dated 03.05.1989.

AND WHEREAS Shreelekha Memorial Trust mutated the name in revenue record vide mutation case number 607/88-89 dated 19.09.1988 and rent of above land been paid to the State Government.

AND WHEREAS 10 kathas of land (16 decimil) Shreelekha Memorial Trust sold to one Mrs Vineeta Basu vide sale deed No 7603 dated 08.09.1993 and she has Mutated in revenue record vide Mutation case no. 110R27/98-99 dated 08.07.1998.

Binay Prakash  
12/10/16  
5-3-15

Arun Kumar  
12/4/16

CERTIFIED COPY. APP ID: 211529. Valid only with the stamp of

AND WHEREAS the said Sreelekha Memorial Trust through its authorised representative and one of the its trustees namely Sri Sudipto Chandra Ray entered into an agreement for sale dated 10.5.1995 in favour of the VENDORS for sale of 80 kathas (1.32 acres) of land comprised within R.S. plot no. 1133 of khata no. 360 under khewat no. 16 including Gol Kothi and out houses situated at Misirgonda alias Pahargonda, Ranchi, P.S. Ranchi (now Gonda) District Ranchi.

AND WHEREAS the VENDORS have filed Title Suit no. 73 of 2003 against Sreelekha Memorial Trust in the court of Sub Judge I, Ranchi claiming a decree for specific performance of the said agreement.

AND WHEREAS the said suit was decreed in terms of compromise in pursuance of which the said Sreelekha Memorial Trust through its legally authorised representative Sudipto Chandra Ray sold 80 kathas (1.32 acres) of balance land including out houses and boundary wall together out of 1.48 acres with internal 25 feet wide private road measuring 12 kathas (Total 92 kathas) comprised within R.S. plot no. 1133 of khata no. 360 under khewat no. 16 situated at Misirgonda alias Pahargonda, P. S. Ranchi (now

Binay Prakash  
12/4/16  
3.15

Arun Kumar  
12/4/16

CERTIFIED COPY: APPID:21529 Valid only with the stamp

Gonda), Thana no. 191, District Ranchi to the VENDORS by virtue of registered deed of absolute conveyance vide deed No. 7053 dated 23.9.2003/ 24.10.2003 for a valuable consideration and put the VENDORS in possession of the same and the VENDORS came into possession since the date of purchase and mutated the schedule land in its name in the revenue record vide mutation case number 3466R27 of 2003-04.

AND WHEREAS the VENDORS entered into agreements for sale in favour of Purchaser on 28.1.2012 for sale of 80 kathas (1.32 acres) of land being portion of R.S. plot no. 1133 of khata no. 360 under khewat no. 16 of the said village and the Purchaser was put in possession of the aforementioned land. The title of the land could not be registered in favour of Purchaser by the VENDORS due to unavoidable circumstances and the Original Title Deed could not be available to the VENDORS for handing over the same title deed to the Purchaser. The VENDORS have handed over the original title deed No. 7053 dated 23.9.2003/ 24.10.2003 to the Purchaser.

AND WHEREAS the PURCHASER on being satisfied regarding good and marketable title of good the VENDORS agreed

Binay Prakash  
12/4/16

Anur Kumar  
12/4/16

CERTIFIED COPY. APPID: 21599 Valid only with the stamp of PS-3.15

to Sale the aforementioned property more fully described in the schedule to this deed and delineated in Red wash in the map attached forming part of this deed for a consideration was Rs.25,00,000/- (Twenty Fiven lakh) at the time of signing agreement and on the basis of the agreement signed between the VENDOR and the PURCHASER dated 28.01.2012, physical possession of schedule land given to the purchaser as is where is basis. But considering the today's market value, the Vendor requested the Purchaser to increase the Sale consideration. After mutual discussion, both Vendor and the Purchaser agreed for Rs. 1,88,52,775 (One Crore Eighty-Eight Lakh Fifty-two Thousand Seven Hundred and Seventy-Five only) as sale consideration price as detail of payment noted in memo of consideration. The above consideration amount is being paid to M/s DOMCO Private by the purchaser.

AND WHEREAS the VENDORS by virtue of the agreement dated 28.01.2012 has received full consideration money from the Purchaser and now it is necessary to execute and get registered deed of absolute sale in favour of the PURCHASER

Binay Prakash  
12/4/16

Arun Kumar  
12/4/16

CERTIFIED COPY: APP ID: 227523 Valid only with the stamp of Ms. 3.15

AND WHEREAS THIS INDENTURE OF ABSOLUTE SALE is being executed on non-judicial stamp papers according to the value fixed by the Government vide notification effective from 01.08.2015 and as per new Ranchi Master Plan 2037 the schedule land is declared as mixed land use.

NOW THIS INDENTURE OF ABSOLUTE SALE WITNESSETH that in pursuance of the aforementioned agreement dated 28.01.2012 and in consideration of payment being fully paid by the PURCHASER to the Vendor and the Vendor do hereby admit and acknowledge and from the same and every part thereof acquit, absolve and discharge the PURCHASER and the property for ever) the VENDORS and the do hereby grant, convey, assign, sell and transfer absolutely and for ever TO and UNTO the PURCHASER all that piece and parcel of land measuring 80 kathas (1.32 acres) be it little more or less being portion of R.S. plot no. 1133 of khata no. 360 under khewat no. 16 being holding No. 284 situated at Misirgonda alias Pahargonda, P.S. Ranchi (now Gonda), Thana no. 191, District Ranchi in the State of Jharkhand more fully described in the schedule to this deed and delineated in red wash in the map attached forming part of this deed TOGETHER WITH all rights of easement, path, pathways, right, light,

Bisnoy Pransh  
12/11/16

Arun Kumar  
12/11/16

CERTIFIED COPY: SRID: 221929 Valid only with the stamp of Rs. 3.15

liberties, privileges, appendages and appurtenances whatsoever and the reversion or reversions, remainder or remainders, rent, issues and profits thereof and all the right, title, interest, claim and demand of the VENDORS TO, INTO AND UPON the lands hereby granted, conveyed, assigned, sold and transferred absolutely and for ever TO HAVE AND TO HOLD the same as absolute owner thereof. The VENDORS covenant with the PURCHASER that the lands hereby granted, conveyed, assigned, sold and transferred absolutely and for ever are free from all encumbrances, trust, liens, lispendens, tenancy, attachment and execution whatsoever and the VENDORS have indefeasible title and exclusive right to grant, convey, assign, sell and transfer absolutely and for ever the lands hereby granted, conveyed, assigned, sold and transferred absolutely and for ever and the VENDORS have not dealt with the same in any manner previously nor they have entered into agreement for sale of the said lands in favour of any other person. The VENDORS further covenant with the PURCHASER that the VENDORS have not taken loan from any Bank, Financial Corporation or any other agency or person by encumbering and mortgaging the lands hereby sold to the PURCHASER. Now the PURCHASER who has been put in possession of the aforementioned lands shall continue to remain in

Binay Prakash  
17/4/16  
Rs. 3.15

Arun Kumar  
17/4/16

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possession as absolute owner thereof and shall be entitled to use the property in any manner he likes without any let, hindrance, interruption, claim or demand by or from the VENDORS or any person claiming through or under the VENDORS. The VENDORS further covenant with the PURCHASER that the VENDORS shall indemnify the PURCHASER against all losses, damages, claim, demand and liability whatsoever, if any which the PURCHASER may sustain, pay or incur or be put to by reason of any defect in the title of the VENDORS or any person claiming through or under the VENDORS either in equity or in law or in case any encumbrance is discovered. Now the PURCHASER shall be entitled to get his name mutated in the serista of the State of Jharkhand through Circle Officer, Town Anchal, Ranchi or wherever necessary and shall pay rent and taxes in his name. provided always the VENDORS shall at all reasonable times on the request and at the cost of the PURCHASER do or execute or cause to be done and executed all such further acts, deeds, assurances, matters and things and possession has already been handed over after execution of an agreement dated 28.01.2012 and assuring the title of the PURCHASER according to the true meaning and intent of these presents.

Binay Prakash  
12/11/16

Anur Kumar  
12/11/16

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SCHEDULE ABOVE REFERRED TO

All that piece and parcel of land measuring 80 kathas (1.32 acre) be it little more or less being portion of R.S. plot no. 1133 of khata no. 360 under khewat no. 16 being holding no. 284 situated at Misirgonda alias Pahargonda, P.S. Ranchi (now Gonda), Thana no. 191, District Ranchi in the State of Jharkhand, District Sub Registration office, Ranchi delineated in Red wash forming part of this deed and bounded and butted as follows:- *Ward no 2.*

East :- Kanke Road  
 West :- Part of Plot -1133  
 North :- Plot- 1134  
 South: - Road on part of plot No.1133

*Benny Prasad*

*Arun Kumar*

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**MEMO OF CONSIDERATION**

Cheque No.	Date	Branch	Amount
100475	13.08.2011	Allahabad Bank Ranchi Main Branch	Rs. 9,50,000.00
025312	18.12.2012	UBI, Ranchi Main Branch	Rs. 10,00,000.00
CASH	31.03.2012	--	Rs. 50,000.00
590710	25.09.2014	ICICI Bank, Ranchi Main Branch	Rs. 5,00,000.00
074714	11.04.2016	Union Bank of India	Rs.50,00,000/-
074715	11.04.2016	Union Bank of India	Rs.50,00,000/-
074716	11.04.2016	Union Bank of India	Rs.50,00,000/-
074717	11.04.2016	Union Bank of India	Rs.9,75,719/-
TDS	11.04.2016		Rs.3,77,056/-
<b>Total Rs.</b>			<b>Rs.1,88,52,775/-</b>
(Rupees One Crore Eighty Eight Lakh Fifty two Thousand Seven Hundred Seventy Five ) only			

Anita Kumar

Binay Prakash

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**Note:-** This indenture of sale is being executed on the non-judicial stamp papers according to the value fixed by the Government .

**Price as per approved Govt. rate**

80 Kath land or 132.24 decimal @ Rs.2,66,580/- per decimal  
Total value of land: 132.24 X Rs. 2,66,580/- = Rs.3,52,52,550/-  
BOUNDRY Wall (covered four side) = Rs. 7,47,000/-  
Out House (apprx.1000 sq. ft. X Rs.1706/- = Rs. 17,06,000/-  
Total price: = Rs.3,77,05,550/-

Stamp used for Rs.15,08,250/- (Rupees Fifteen Lakh Eight Thousand Two hundred fifty ) \_\_\_\_\_

Bisnaya Prakash

Atun Kumar

CERTIFIED COPY. APP ID:221529

Valid only with the stamp of Rs. 3.15

DETAIL OF CONSTRUCTION

1. Whether Kuchha or Pucca : Pucca
2. If pucca, whether tied or reinforced concrete : Reinforce concrete
3. Number of stories : No
4. Construction Area : 1000 Sq. Ft.
5. Year of Construction : 1971
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 Rented

Note: This indenture of sale is being executed on the non-judicial stamp papers according to the value fixed by the Government

Price as per approved Govt. Rate:-

Value of 80 Katha land or 132.24 decimals

@ RS. 2,66,580/- per decimals.

Total Value of land: 132.24xRs. 2,66,580/- : Rs. 3,52,52,550/-

Boundary wall (covered for sided) : Rs. 7,47,000/-

Out House (apprx. 1000 sq. ft. x Rs. 1706/- : Rs. 17,06,000/-

Total Value : Rs. 3,77,05,550/-

**(Rupees Three Crore Seventy Seven Lakh Five Thousand  
Five Hundred and Fifty only)**

Stamp used for Rs.15,08,250/- (Rupees Fifteen Lakh Eight  
Thousand Two hundred fifty )

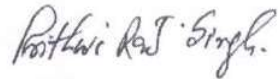
Bhai Prakash

Arun Kumar

CERTIFIED COPY: APP ID: 24399 Valid only with the stamp of Rs. 3.15

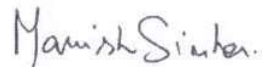
IN WITNESS WHEREOF the VENDORS and the PURCHASER have put their respective hand on the date, month and year above written after fully understanding the contents of this deed.

WITNESS

  
1. Prithwi Raj Singh, ,  
son of Late Shiv Nandan Prasad Singh  
Resident of Mohalla – Morabadi,  
P. O. - Morabadi, P. S. - Bariatu,  
District – Ranchi – 834008.

SIGNATURES

  
  
VENDOR No. 1

  
2. Manish Sinha., (DGM),  
S/o. Late J. N. Sahay.  
Savera Apartment  
Sukhdeo Nagar, Ratu Road,  
Ranchi - 834005

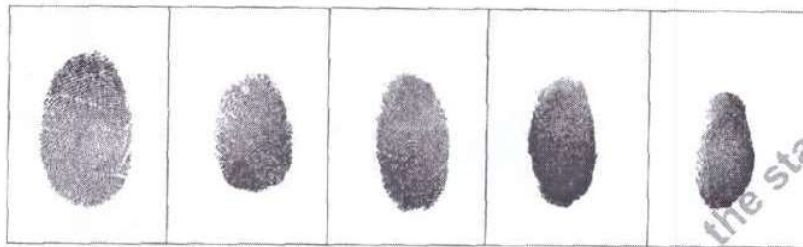
  
  
VENDOR No. 2

  
  
PURCHASER

CERTIFIED COPY: APP ID: 221... Stamp of Rs. 3.15

Finger Print of Vendor No. 1

Arun Kumar



Thumb

Index

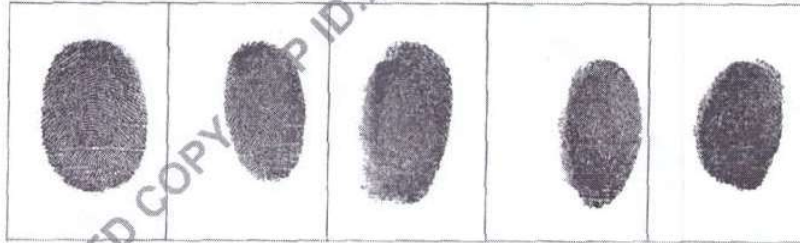
Middle

Ring

Little

Finger Print of Vendor No. 2

Binay Prakash



Thumb

Index

Middle

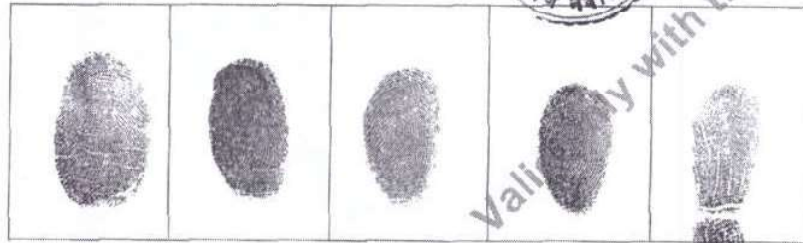
Ring

Little

CERTIFIED COPY ID: 22152 Valid only with the stamp of Rs. 3.15

Signature of the Purchaser

Smil Kumar Phosani



Thumb

Index

Middle

Ring

Little

Binay Prakash

Arun Kumar

Valid only with the stamp of Rs. 3.15

CERTIFIED COPY . APP ID:221529

Note

It is certified that the aforesaid detailed lands as per R.S. Khatian is neither a Government land nor the same has been acquired by the Government or the same has been acquired for purpose of Military or Civil purpose. The aforesaid land neither of Bhuinihari nor within the demarcation of the forest, HEC or C.C.L. It is also certified that the property hereinabove mentioned is neither of tribal plot nor it is related with tribal and the said land is out of ceiling limit. The said land is not related with Math, Temple, Church, Mosque, Sarna, Hargari, Khudkati, Khash Mahal, Mortgaged, Fodder Scam or Land scam.

*Pranay Prakash*

*Arun Kumar*

CERTIFIED COPY. APP ID:221529



*अभिप्रमाणित अरुण*  
*12/4/16*

Valid only with the stamp of RS. 3.15

Sch XIV F. No. 180V

झारखण्ड सरकार  
राजस्व एवं भूमि सुधार विभाग  
लगान रसीद

V

74



जिला का नाम राँची  
 अनुमण्डल का नाम 342  
 अंचल का नाम 342  
 मीजा मि. 201/31  
 धाना बो धाना नम्बर 191

रसीद क्रमांक JH A 000900  
 रयत का नाम विश्व डीमोई छोडरी  
 पिता का नाम मंगुलस प्रो. खि  
 जमावन्दी नम्बर

खाला संख्या <u>360</u>	खेसरा संख्या <u>1133</u>	रकबा (एकड़ में) <u>1.32</u>
---------------------------	-----------------------------	--------------------------------

जोत की सालाना मांगणी मांग का विवरण (बकाया एवं हाल) चालू वर्ष का

मांग	वार्षिक	बकाया				हाल
		3 वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	विगत वर्ष	
लगान	<u>2510</u>					
सेस	<u>6.25</u>					
*ब्याज	<u>12.50</u>					
विविध	<u>12.50</u>					
योग	<u>51.25</u>					
		<u>61.25</u>				

भुगतान का विवरण

अदायगी	बकाया				हाल	अग्रिम
	3 वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	विगत वर्ष		
लगान				<u>2510</u>	<u>2510</u>	
सेस				<u>6.25</u>	<u>6.25</u>	
*ब्याज				<u>12.50</u>	<u>12.50</u>	
विविध				<u>12.50</u>	<u>12.50</u>	
योग				<u>51.25</u>	<u>51.25</u>	

- कुल योग (शब्दों में) 61.25 61.25 = 122.50
- नाम अदाकर्ता क्रो
- कुल बकाया 0

(हल्का कर्मधारी)  
 हस्ताक्षर एवं मुद्रांक 115

\* खास महाल का बकाया मालगुजारी धर (मिन्नाय एसे बकाया) जिन पर कि सर्टिफिकेट जारी है, सूद नहीं लिया जाय है।

SPL/2016

Arum Kumar

CERTIFIED COPY. APP ID: 221599 Valid only with the stamp of Rs. 3.15



Details



निबंधन विभाग, झारखंड  
रांची शहरी क्षेत्र 3  
जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token No. 1

Token Date/Time: 13/04/2016 12:00:31

Document Type	Sale Deed	Presenter	Arun Kumar	Date of Entry	13/04/2016
Presenter Name & Address	403 Commerce House Sharda Babu Street Kotwali Ranchi	DOE		Total Pages	74
Stampable Doc. Value	37705550	Stamp Value	1508250	Book	1
Document/Transaction Value	18852775	Serial No.		CNO/PNO	Not Req.
Special Type		Old Serial No.	1		
Remarks / Other Details		App. ID		e-Stamp Cert. No.	IN-JH025217067403010

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No.	Plot Type	Boundary North	Boundary South	Boundary East	Boundary West	H No	Category	Area	Min. Value
Ranchi Shahr	191	2	Misirgonda	360	1133	RSP	Kanke Road	P. Plot No 1133	Plot No 1134	Road On Part Of Plot No 1133	284	U_RES_MR	132.24 Decimal	35252539.2

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
U_RES_MR_PAKKA	191	2	Misirgonda	Misirgonda Ranchi	1000	1706 Sq. Ft.	1706000

Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Relation	Caste	Gender	PAN/F 60	UID	Mobile	Pres. Address	Perm. Address
1	VENDOR	Domco Pvt. Ltd Thru Its Director- Arun Kumar	Late Rajeshwar Prasad	Service	पुत्र	राजपुत्र	Male	AABCD7581P			403 Commerce House Sharda Babu Street Kotwali Ranchi	Sasaram Rohtas Bihar
2	VENDOR	Binay Prakash	Late Ram Chandra Prasad	Business	पुत्र	छत्रीय	Male	AGBPP6089K			Booty Road Bariatu Ranchi	Nadwan Dhanarua Patna Bihar
3	VENDEE	M/S Vibgyor Estates Pvt Ltd Thru Its Auth. By Company- Sunil Kumar Tiwari	Devendra Nath Tiwari	Business	पुत्र	ब्रह्मण	Male	AACOV9803B			Adalhatu Morabadi Bariatu Ranchi	Adalhatu Morabadi Bariatu Ranchi
4	Identifier	Prithwi Raj Singh	Late Shiv Nandan Prasad Singh	Pvt Service	पुत्र	खत्री	Male	NOT REQ.			Morabadi Bariatu Ranchi	Morabadi Bariatu Ranchi

Fee Details:

SN	Description	Amount	CHC	Net Amount
1	LL		2.50	0.00
2	PR		0.94	0.00
3	A1	1,131,166.50		11,311.67
4	SP	1,110.00		0.00
Total		1,132,279.94	11,311.67	1,143,591.61

Arun Kumar

उपर्युक्त प्रविष्टियों दस्तावेज में अंकित तथ्यों के अनुरूप है।

*(Signature)*  
दस्तावेज लेखके का हस्ताक्षर

प्रस्तुतकर्ता का हस्ताक्षर

निबंधन पूर्व सारांश में इंप्ट फॉर्म के अनुरूप डाटा इंट्री की गई है।

*(Signature)*  
डाटा इंट्री ऑफिसर का हस्ताक्षर

उपर्युक्त *अरुण कुमार* ; *विष्णु पट्टनायक* ने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया

जिसकी पहचान *पुष्पती राज सिंह* पिता *स्व. शिव नंदन प्रसाद सिंह* निवासी *रांची* पेशा *निजी नोदरी* ने की।

*Arun Kumar Binay Prakash Prithwi Raj Singh* निबंधन पदाधिकारी का हस्ताक्षर  
*13/4/16*

Photo & Indexing



निबंधन विभाग, झारखंड  
रांची शहरी क्षेत्र 3

Token No.1 Token Date: 13/04/2016 12:00:31

Serial/Deed No./Year :820/694/2016

Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	<b>Domco Pvt. Ltd Thru Its Director- Arun Kumar</b> Father/Husband Name:Late Rajeshwar Prasad (VENDOR) 403 Commerce House Sharda Babu Street Kotwali Ranchi		
2	<b>Binay Prakash</b> Father/Husband Name:Late Ram Chandra Prasad (VENDOR) Booty Road Bariatu Ranchi		
3	<b>M/S Vibgyor Estates Pvt Ltd Thru Its Auth.By Company- Sunil Kumar Tiwari</b> Father/Husband Name:Devendra Nath Tiwari (VENDEE) Adalhatu Morabadi Bariatu Ranchi		
4	<b>Prithwi Raj Singh</b> Father/Husband Name:Late Shiv Nandan Prasad Singh (Identifier) Morabadi Bariatu Ranchi		

Book No. 1  
Volume 76  
Page 561 To 634  
Deed No 820/694  
Year 2016  
Date 13/04/2016 17:36:01

Registering Officer

Signature of Operator

13/04/16

CERTIFIED COPY APP ID:221529 Valid with the stamp of Rs. 3.15

Home >> Registration >> Issue Token

## Issue Token 12:00:03

Presenter/Executant's Name   
Token For   
Counter No.   
Online Application ID (If Any)  [Verify On-line Payment](#)  
e-Stamp Certificate No. (If Any)  [Verify](#)

IN-JH025217067403010:

Stamp Details For Verification. Please click issue after verification

CertificateNo: IN-JH025217067403010  
CertificateIssuedDate: 11-Apr-2016 01:27 PM  
AccountReference: SHCIL (FI)/jhshcil01/ RANCHI/ JH-RNC  
UniqueDocReference: SUBIN-JHJHSHCIL01032240475388910  
Purchasedby: VIBGYOR ESTATES PVT LTD  
DescriptionofDocument: Article 23 Conveyance  
PropertyDescription: SALE DEED  
ConsiderationPriceRs: 3,77,05,550  
FirstParty: DOMCO PVT LTD  
SecondParty: VIBGYOR ESTATES PVT LTD  
StampDutyPaidBy: VIBGYOR ESTATES PVT LTD  
StampDutyAmountRs: 15,08,250

Maximum Token Issue Time : 2 PM

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MINUTES OF RESOLUTION PASSED BY THE BOARD OF DIRECTORS MEETING  
HELD AT THE REGISTERED OFFICE OF THE COMPANY AT 11.30 AM ON 9<sup>TH</sup>  
MARCH 2016.

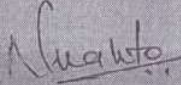
// CERTIFIED TRUE COPY //

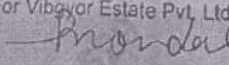
The Directors present in the meeting discussed the future Business planning and also discuss in connection with purchase of land from DOMCO Private Limited. Further discussed to authorize Mr. Sunil Kumar Tiwari an employee of the Company is authorized to sign on the Sale deed to be executed in favour of Company **VIBGYOR Estates Private Limited**. As such the following resolutions are passed by the Directors Unanimously.

**"RESOLVED THAT**, Mr. Sunil Kumar Tiwari, Son of Shri Debendra Nath Tiwari is hereby authorized to sign on the Sale Deed executed by M/S DOMCO Private Limited and Shri Binay Prakash in favour of **M/S Vibgyor Estates Private Limited** for and on behalf of the Company as authorized representative for registration of land in the office of Sub-registrar Ranchi".

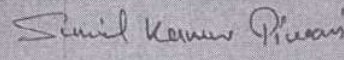
**"RESOLVED FUTHER THAT**, Mr. Sunil Kumar Tiwari is authorized to present before the Sub-Registrar Ranchi and receive the Original Title Deed from the Sub-Registrar office Ranchi and make application, sign on the application form and other related papers for mutation of land in favour of Company M/S **VIBGYOR Estates Private Limited**".

By Order of the Board of Directors  
For Vibgyor Estates Private Limited

  
Director

For Vibgyor Estate Pvt. Ltd.  
  
Director

For Vibgyor Estate Pvt. Ltd.

  
Authorized Signatory

भारत सरकार

भारत सरकार  
Government of India

आम आदमी  
Arun Kumar

जन्म तिथि / DOB - 11/01/1953  
लिंग - Male

7141 4207 9654




आधार - आम आदमी का अधिकार

Arun Kumar.

www.uidai.gov.in

1800 200 1347

7141 4207 9654

Address: S/O Rajeshwar  
Prasad, mohalla - congam,  
Rohas, Sasaram, Bihar,  
821115

Unique Identification Authority of India



Arun Kumar.

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## Tax Payer Counterfoil

PAN

Received from : VIBGYOR ESTATES PRIVATE LIMITED

Rs :

(in words) : Three Lakhs And Seventy Seven Thousand And Fifty Six Rupees Only

Drawn On :

PAN ON ACCOUNT OF INCOME TAX  
ON: Major Head : COMPANIES  
TAX[0020]  
Minor Head : TDS on Property [800]

For the assessment year : 2017-18



भारतीय स्टेट बैंक  
**State Bank of India**  
The Banker to Every Indian

Payment Status :

SBI Ref No. : CK90308089

	BSR Code	Tender date	Challan No
CIN	0004329	110416	01294
Date of challan :	11-04-2016		

State Bank of India  
Bangalore Focal Point Branch  
Bangalore  
(Internet Collection Center)

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## Form 26QB

Your E-tax Acknowledgement Number is AD0101146

- The Acknowledgement No. generated will be valid only if the taxpayer makes a payment at Bank's site. Taxpayers are advised to save above Acknowledgement No. for downloading Form 16B from TRACES website.
- As communicated by Income Tax Department, TDS certificate (Form 16B) will be available for download from the TRACES website after atleast 2 days of deposit of tax amount at the respective Bank.
- The TDS amount as per Form 26QB should be entered in the field 'Basic Tax' (Income Tax) on the Bank's web-portal as TDS certificate (Form 16B) will be based on 'Basic Tax' (Income Tax) only.

Tax Applicable	0020	Assessment Year	2017-18
Minor Head Code	800	Financial Year	2016-17
Permanent Account No. (PAN) of Transferee(Payer/Buyer)	AACCV9803B	Permanent Account No. (PAN) of Transferor (Payee/Seller)	AABCD7581P
Full Name of the Transferee	VIBGYOR ESTATES PRIVATE LIMITED	Full Name of the Transferor	DOMCO PRIVATE LIMITED
Category of Transferee on the basis of PAN	Company	Category of Transferor on the basis of PAN	Company
Status of PAN as per ITD PAN Master	Active PAN	Status of PAN as per ITD PAN Master	Active PAN

Complete Address of the Property Transferee		Complete Address of the Property Transferor	
Name of premises/Building/ Village	VIBGYOR ESTATE PVT LTD	Name of premises/Building/ Village	DOMCO PVT LTD
Flat/Door/Block No.	OPP CMPDI LTD	Flat/Door/Block No.	403,COMMERCE HOUSE
Road/Street/Lane	PS-GOUNDA	Road/Street/Lane	SHARDA BABU STREET
City/District	RANCHI	City/District	RANCHI
State	JHARKHAND	State	JHARKHAND
Pin Code	834008	Pin Code	834001
Email ID	lrm.vibgyor@gmail.com	Email ID	
Mobile No.		Mobile No.	

Date of Agreement/Booking	28/01/2012	Whether more than one Transferee/Buyer	No
Date of Payment/Credit	11/04/2016	Whether more than one Transferor/Seller	No
Date of Tax Deduction	11/04/2016	Payment Type	Installments

Complete Address of the Property Transferred		Tax Deposit Details	
Type of Property	Land	Rate (in %)	1
Name of premises/Building/ Village	PLOT NO-1133	Total Amount Paid/Credited	37705550
Flat/Door/Block No.		TDS Amount to be paid	377056
Road/Street/Lane	MOUZA-MISIRGOUNDA	Interest	0
City/District	RANCHI	Fee	0
State	JHARKHAND	Total payment	377056.00
Pin Code	834008	Value in words	Three Lakhs Seventy Seven Thousand Fifty Six Rupees and paise

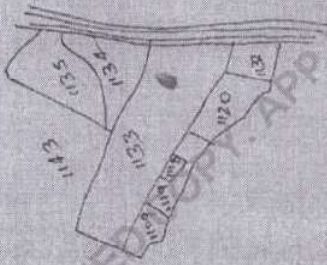
Total Value of Consideration (Property Value)	37705550
Mode of Payment	Online
Bank Name	State Bank of India

If the above is correct, then click on "Submit to the bank"

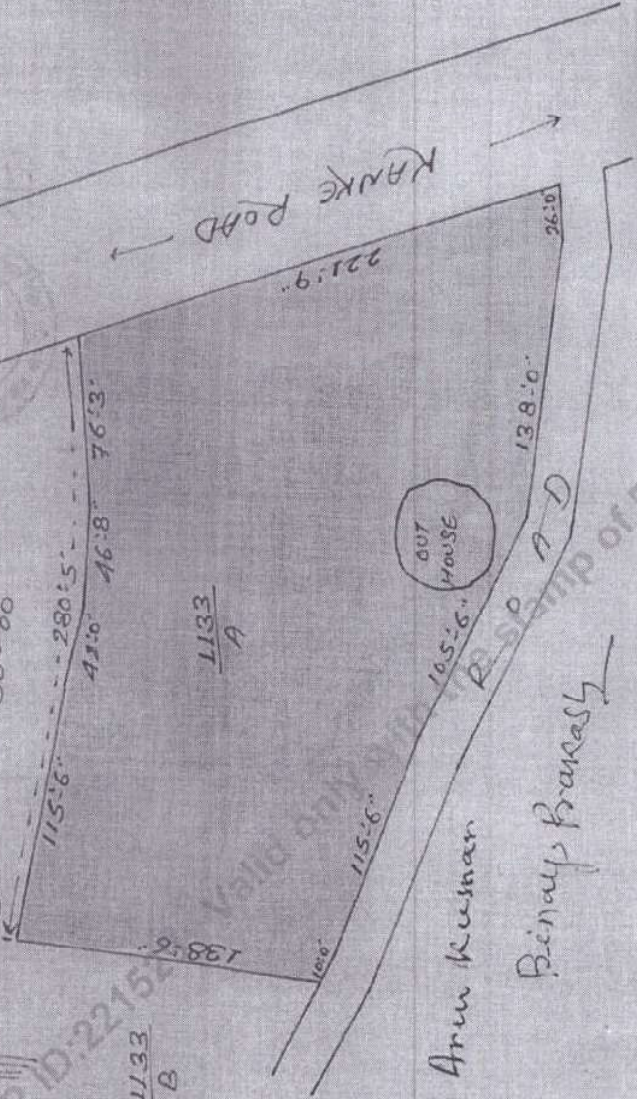
**Note:**

- Provision to Enter Amount Value is also given in the Bank's Site.
- Challan Tender Date will be the date of deposit/ date on which taxpayer has deposited challan in Bank.
- This Acknowledgment is only for the information regarding TDS on Sale of Property submitted to Tax Information Network (TIN). This cannot be construed as proof of payment of taxes.

VILLAGE: MISIR GONDA @ PAHAR GONDA  
 THANA: GONDA  
 THANA No.: 191  
 DIST: RAJASTHAN  
 R.S. PLOT No.: 1133  
 SUB PLOT No.: 1133/A  
 AREA SHOWN IN RED WASH  
 AREA  
 110-00  
 80-00



N  
 S



Anu Kumar  
 Binay Prakash

True copy  
 of the original  
 Survey Map  
 No. 1133

CERTIFIED COPY - APP ID: 22152  
 Valid only for the purpose of Rs. 3.15

*Misir gōnda* alias *Pahārgōnda*

नामसौजा मिसिरगोंडा अर्थात् पहाड़गोंडा

नाम योजना रैंची

प्लान नम्बर १६१

ज़िला राँची

सैल एक माहला नम्बर १६ एन

सन १९१२ - १३ ईस्वी

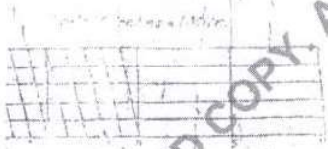
*Index to sheets*



Arun Kumar

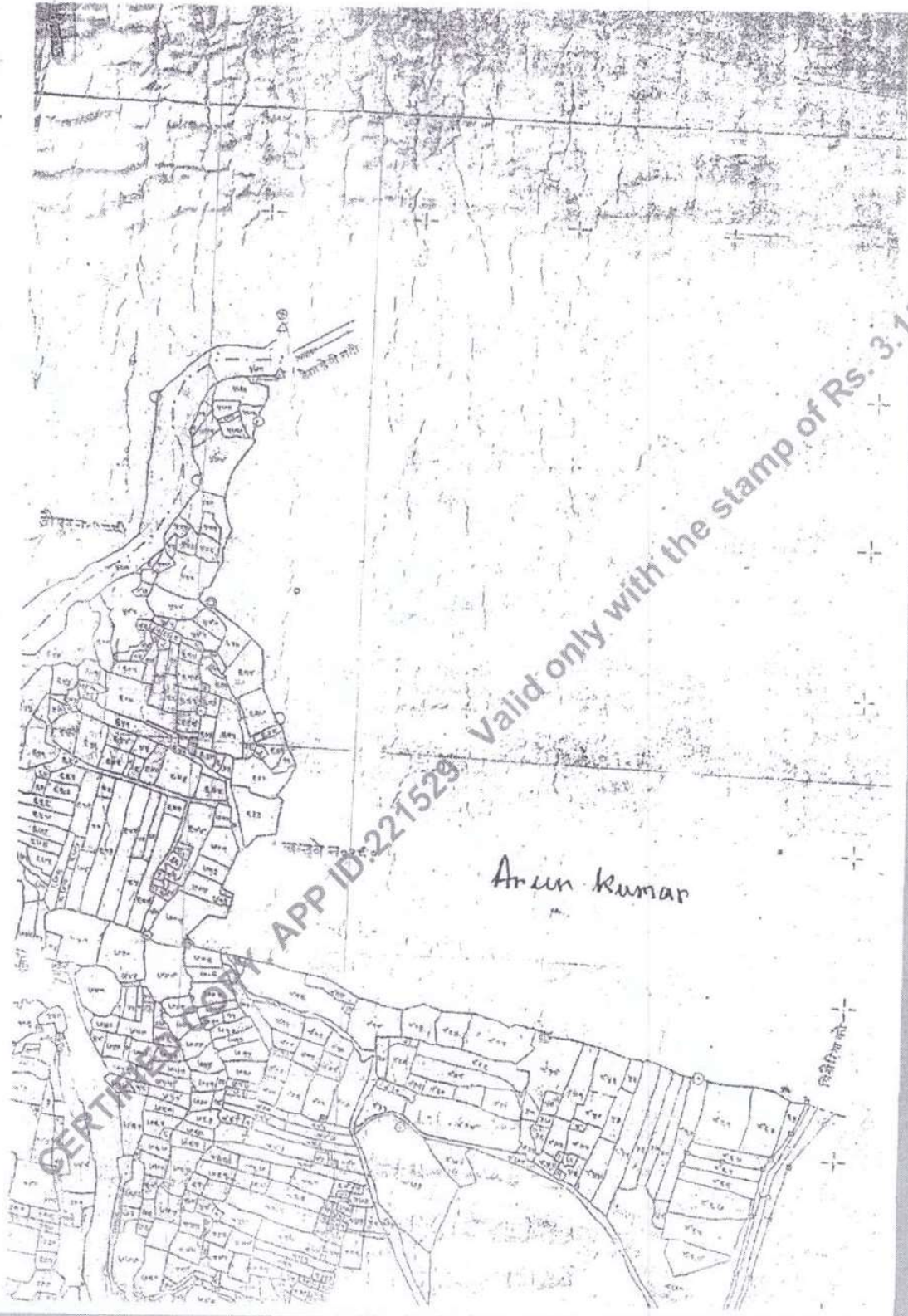


Arun Kumar



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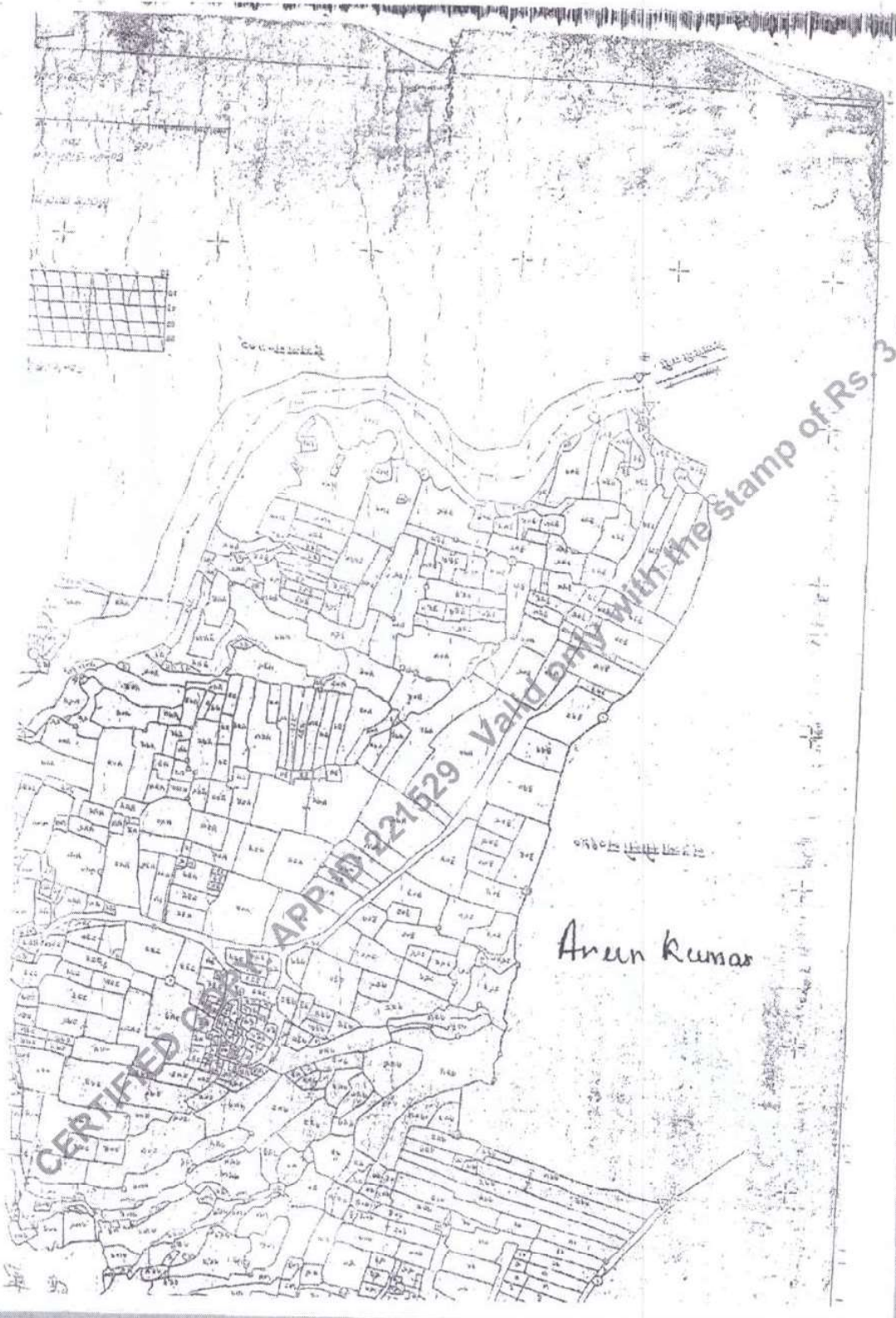
*[Signature]*  
Superintendent of Survey



Valid only with the stamp of Rs. 3.15

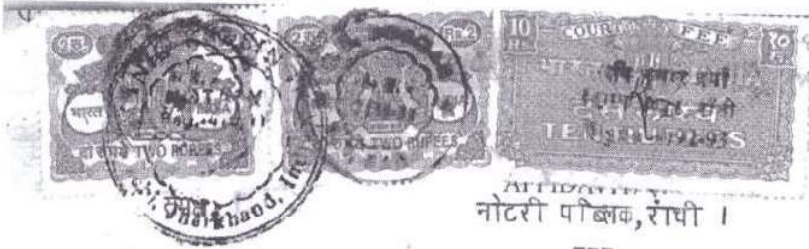
Arjun Kumar

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CERTIFIED APP NO 227/529 Valid 6/11/2010 With the stamp of Rs. 3.15

Anun Kumar



ATTESTED BY  
नोटरी पब्लिक, रांची ।  
===

1758  
13 APR 2016  
Notary Public  
Rajahmundry

मै, अरुण कुमार पिता- स्व० राजेश्वर प्रसाद निवास स्थान- साताराम रोडतास बिहार, का निवासी हूँ । शापथ पूर्वक ध्यान करता हूँ कि निम्नलिखित बातें सही एवं सत्य है।

- 1- यह है कि मैं भारतीय नागरिक हूँ एवं उपरोक्त पते का निवासी हूँ ।
- 2- यह है कि मेरी खरीदगी भूमि मौजा- मित्तिरगोन्दा, थाना- गोन्दा, थाना नं०- 191 जिला-रांची में स्थित है जिसका खाता नं०- 360, प्लॉट नं०- 1133 है ।
- 3- यह कि मेरी उक्त भूमि रांची जिला अन्तर्गत आवासीय क्षेत्र के अन्तर्गत आता है।
- 4- यह है कि उपर वर्णित बातें सही एवं सत्य है।

यह शापथ- पत्र आज दिनांक- 13.4.2016 ई० को रांची में सम्पन्न हुआ ।

शापथकर्ता जिनकी पछानकर्ता श्री A. K. S. अधिवक्ता, रांची ने किया कि उपर वर्णित बातें सत्य है।

Anil Kumar  
शापथकर्ता,  
पछानकर्ता,

अधिवक्ता, रांची ।  
13/04/16



NOTARY PUBLIC, RANCHI

Signature Attested on  
Attestation of Lawyer

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