



सत्यमेव जयते

# INDIA NON JUDICIAL Government of Jharkhand

## e-Stamp

Certificate No.	: IN-JH19010789289368R
Certificate Issued Date	: 16-Jul-2019 01:40 PM
Account Reference	: SHCIL (FI)/ jhshcil01/ BISTUPUR/ JH-ES
Unique Doc. Reference	: SUBIN-JHJHSHCIL0125540396881664R
Purchased by	: MS BADRINATH DEVELOPERS
Description of Document	: Article 23 Conveyance
Property Description	: LAND
Consideration Price (Rs.)	: 2,46,36,000 (Two Crore Forty Six Lakh Thirty Six Thousand only)
First Party	: MS VIJAYA HOMES PVT LTD
Second Party	: MS BADRINATH DEVELOPERS
Stamp Duty Paid By	: MS BADRINATH DEVELOPERS
Stamp Duty Amount(Rs.)	: 9,85,440 (Nine Lakh Eighty Five Thousand Four Hundred And Forty only)



Please write or type below this line

2019-08-05  
24/07/19



MS Vijaya Homes (P) Ltd  
Sudhir K. T. Jaiswal  
Authorised Signatory  
24/7/19

0002695195

### Statutory Alert:

1. The authenticity of this e-stamp Certificate of purchase is valid at [www.stampsonline.com](http://www.stampsonline.com). Any discrepancy in the details on the Certificate of purchase should be reported to the website mentioned.
2. The process of checking the legitimacy is on the user's responsibility.

For BADRINATH DEVELOPERS

Rakesh/C  
Authorised Signatory

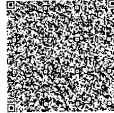


सत्यमेव जयते

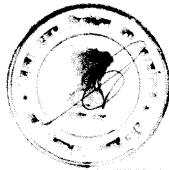
**INDIA NON JUDICIAL**  
**Government of Jharkhand**

**e-Stamp**

Base Certificate No. : IN-JH19010789289368R  
Certificate No. : IN-JH19309510075366R  
Certificate Issued Date : 22-Jul-2019 05:18 PM  
Account Reference : SHCIL (FI)/ jhshcil01/ BISTUPUR/ JH-ES  
Unique Doc. Reference : SUBIN-JHJHSHCIL0126081970094951R  
Purchased by : MS BADRINATH DEVELOPERS  
Description of Document : Article 23 Conveyance  
Property Description : LAND  
Consideration Price (Rs.) : 2,46,36,000  
(Two Crore Forty Six Lakh Thirty Six Thousand only)  
First Party : MS VIJAYA HOMES PVT LTD  
Second Party : MS BADRINATH DEVELOPERS  
Stamp Duty Paid By : MS BADRINATH DEVELOPERS  
Stamp Duty Amount(Rs.) : 35,200  
(Thirty Five Thousand Two Hundred only)



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



Vijaya Homes (P) Ltd.  
Sushil K. Tewari  
Authorised Signatory  
24/7/19

0003540180

**Statutory Alert:**

1. The authenticity of this Stamp Certificate should be verified at: [www.shcilstamp.com](http://www.shcilstamp.com). Any discrepancy in the details on this Certificate and its available on the website [www.shcilstamp.com](http://www.shcilstamp.com).
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.

For BADRINATH DEVELOPERS

Rakemik  
Authorised Signatory

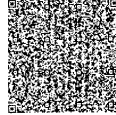


सत्यमेव जयते

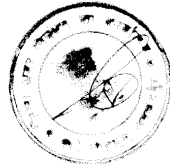
**INDIA NON JUDICIAL  
Government of Jharkhand**

**e-Stamp**

Base Certificate No.	: IN-JH19010789289368R
Certificate No.	: IN-JH19309902771911R
Certificate Issued Date	: 22-Jul-2019 05:25 PM
Account Reference	: SHCIL (FI)/ jhshcil01/ BISTUPUR/ JH-ES
Unique Doc. Reference	: SUBIN-JHJHSHCIL0126084404806632R
Purchased by	: MS BADRINATH DEVELOPERS
Description of Document	: Article 23 Conveyance
Property Description	: LAND
Consideration Price (Rs.)	: 2,46,36,000 (Two Crore Forty Six Lakh Thirty Six Thousand only)
First Party	: MS VIJAYA HOMES PVT LTD
Second Party	: MS BADRINATH DEVELOPERS
Stamp Duty Paid By	: MS BADRINATH DEVELOPERS
Stamp Duty Amount(Rs.)	: 1,360 (One Thousand Three Hundred And Sixty only)



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Vijaya Homes (P) Ltd.  
Sudhakar Tewari  
Authorized Signatory  
24/7/19

0003540178

**Statutory Alert:**

1. The authenticity of this Stamp Certificate should be verified at: [www.shcstamp.com](http://www.shcstamp.com). Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Possession Authority.

MS BADRINATH DEVELOPERS

Rakesh K

Authorized Signatory

2,55,50,000/-

P.S. Badr Singh

7,85,140  
+ 39,000  
1,260  
1,692,000

अ यथात 16, गुणलॉन 657,  
658, 660, 668, देय प्रतिबंधित स्थल में  
दर्ज नहीं है

Vijaya Homes (P) Ltd.  
Sudhir K. Tiwary  
Authorized Signatory



Kaushal  
Advocate

[Redacted text block]

SALE DEED

Consideration Rs. 2,55,50,000/-

2,55,50,000/-  
H.P. - 2000  
P.S. - 1000  
[Handwritten notes]

THIS SALE DEED made on this the 29<sup>th</sup> day of July 2019 at Jamshedpur.  
BY: M/S. VIJAYA HOMES PVT. LTD., A Company Registered under  
Indian Companies Act 1956, having its Registered Office at Poddar Court,  
7<sup>th</sup> Floor, Room No: 7 and 8, Gate No: 4, 18, Rabindra Sarani, Kolkata and  
having its Local Office at 2<sup>nd</sup> Floor, Gajraj Mansion, Diagonal Road,  
Bistupur, Jamshedpur represented by Manager Accounts MR. SUDHIR  
KUMAR TIWARY, Son of Shri Kashinath Tiwary, grandson of Late  
Kanahaiya Tiwary, by faith Hindu, by caste Brahmin, by Nationality Indian,  
by occupation Service, resident of Baghera Government Colony, Block No:  
3/2/3, Road No: 1, P.O. Tatanagar, P.S. Baghera, Town Jamshedpur, District  
East Singhbhum, (Jharkhand), hereinafter called the "VENDOR" having  
PAN No. AACCV5756H under the Income Tax Act. (Which expressions

For BADRINATH DEVELOPERS

Racem /  
Authorised Signatory

Vijaya Homes (P) Ltd.

Sunil K. Nayak

Authorised Signatory

24/7/19



Kanpur  
Kanshik  
Adm

अशीत कुमार निवासी - पिता प्रदीप कुमार तिवारी  
विशेषज्ञ योगी विद्यालय  
24/07/2019  
समय 10:00 AM



24/7/2019  
24/7/19

For BADRINATH DEVELOPERS

Rakem K  
Authorised Signatory

Mhaya Homes (P) Ltd.  
Sd/-y V. K. Thakur  
24/7/18  
Authorized Signatory

: 3 :

shall unless excluded by or repugnant to the context, mean and include its successors-in-office, executors, administrators, legal representatives, nominees, assigns) of the ONE PART;

**IN FAVOUR OF**

**M/S. BADRINATH DEVELOPERS**, a Partnership Firm, having its Local Office at 2<sup>nd</sup> Floor, Gajraj Mansion, Diagonal Road, Bistupur, Jamshedpur, represented through its Partner **MIR. ARUN ABHISHEK GAUR**, Son of Shri Shyam Sunder Gaur, grandson of Late G. L. Gaur, by faith Hindu, by caste Brahmmin, by Nationality Indian, by occupation Business, resident of Holding No. 309, Road No.7, Sonari West Layout, within P.S. Sonari, Town Jamshedpur, District East Singhbhum, hereinafter called the "**PURCHASER**" having PAN No. AAQFB2643F under the Income Tax Act (Which expression shall unless, excluded by or repugnant to the context, mean and include its successors-in-office, executors, administrators, legal representatives, nominees and, assigns) of the OTHER PART;

Whereas the Vendor purchased homestead land measuring, 1.09 Acre or 109 Decimals, in portion of New Plot No.668, corresponding to R.S. Plot No.4598 recorded under New Khata No. 16, corresponding to R.S. Khata No.13 and some other lands, situated at Mouza Moharda, Survey Ward No.17, JNAC, within P.S. Birsanagar, Thana No.1200, Town Jamshedpur, District East Singhbhum from its former owners Gopinath Gour and others, by virtue of Sale Deed No.2912 dated 01-07-2014, registered at Jamshedpur Dist. Sub-registry office on payment of valuable consideration amount and the same has been mutated in the name of the Vendor in the records of Circle Officer Jamshedpur Vide Mutation Case No. 603 2014-2015 dated 17-09-2014 And

For **BADRINATH DEVELOPERS**

**Rakemik**  
Authorized Signatory

Vijaya Enterprises (P) Ltd  
Sunderbani, Jm. Town  
Jamshedpur  
28/11/19

: 4 :

Whereas the Vendor purchased homestead land measuring 0.1013 Acre or 10.13 Decimals, in portion of New Plot No.657, homestead land measuring 0.60 Acre or 60.00 Decimals, in portion of New Plot No.658, and homestead land measuring 1.2725 Acre or 127.25 Decimals, in portion of New Plot No. 660 all corresponding to R.S. Plot No 4598(P) recorded under New Khata No.16, corresponding to R.S Khata No.13 and some other land, situated at Mouza Moharda, Survey Ward No.17, JNAC, within P.S. Birsanagar, Thana No.1200, Town Jamshedpur, District East Singhbhum from its former owners Gopinath Gour and others, by virtue of Sale Deed No 119 dated 10.01.2014, registered at Jamshedpur Dist. Sub-registry office on payment of valuable consideration amount and the same has been mutated in the name of the Vendor in the records of Circle Officer Jamshedpur Vide Mutation Case No. 604-2014-2015 dated 17-09-2014 And

Whereas since the date of purchase the Present Vendor has been exercising all acts of ownership and possession over the aforesaid homestead land, without any interruption or hindrance from any corner and the Learned Circle Officer is realizing rent for the aforesaid homestead land from the present Vendor, And

Whereas the present Vendor had entered into an Agreement for Sale on 14/07/2017 for land measuring 45.082 decimals or 1824.41 Sq. Mtrs and now both the parties have mutually decided to sell and purchase land measuring 53.913 decimals or 2181.81 Sq Mtrs, at the same terms and conditions mentioned in the original agreement for sale dated 14/07/2017 for a total consideration of **Rs. 2,55,50,000/- (Rupees: Two Crore Fifty Five Lacs Fifty Thousand) only** and accordingly purchaser has already paid the entire consideration amount **Rs. 2,55,50,000/-**

For BADRINATH DEVELOPERS  
Rakem K  
Authorised Signatory

Vijaya Developers (P) Ltd.  
S.No. 16/7/2019  
24/7/19

: 5 :

**(Rupees: Two Crore Fifty Five Lacs Fifty Thousand) only** to the present vendor for the schedule below land, the receipt of which the vendor has already admitted and acknowledged. And

Whereas as per terms and conditions mentioned in the aforesaid Agreement for Sale, the present Vendor has agreed to execute sale deed in favour of the present purchaser in respect to homestead lands as given below:

New Khata Nos.	R S Khata Nos.	New Plot Nos.	R S Plot Nos.	Area in Decimals	Area in Sq. Mtrs.
16	13	657(P)	4598(P)	3.657	147.99
16	13	658(P)	4598(P)	6.487	262.54
16	13	660(P)	4598(P)	14.304	582.50
16	13	668(P)	4598(P)	29.375	1188.78
<b>TOTAL</b>				<b>53.913</b>	<b>2181.81</b>

( Total homestead lands measuring **53.913**Decimals or **2181.81**Sq. Mtrs. approx.) situated at Mouza Moharda, Survey Ward No.17, JNAC within P.S. Birsanagar, Thana No 1200, Town Jamshedpur, District East Singhbhum on the following terms and conditions as stated below:-

**NOW THIS SALE DEED WITNESSETH AS FOLLOWS:**

1) That the consideration of a sum of **Rs.2,55,50,000/- (Rupees: Two Crore Fifty Five Lacs Fifty Thousand) only** already paid by the purchaser as highest

For BADRINATH DEVELOPERS

*Rajesh K*  
Authorised Signatory

STATE DEVELOPS (P) LTD  
S. D. K. T. (P)  
24/7/19

16:

consideration amount against the sale of the homestead lands mentioned in the schedule below, the Vendor by these presents does hereby sell, convey, transfer, deliver and assign all that homestead lands described in the schedule below, together with all rights, title, interest, possession, easement, appurtenances thereto and with full privileges and advantage TO HAVE AND TO HOLD the same without any interruption, hindrance or disturbances from or by the present vendor and or any other person or persons claiming under the vendor together with all rights, title, interest and possession which the vendor here-before enjoyed in respect of the schedule below homestead lands.

2) That the Vendor has handed over the peaceful possession of the schedule below homestead lands to the purchaser, absolutely free from all encumbrances, liens or charges and attachments of any kind whatsoever.

3) That the Vendor has completely divested off all its rights, title, interest in the schedule below homestead lands and henceforth the Vendor shall cease to have any manner of title to the said homestead lands or claim on the said homestead lands.

4) That from this day the purchaser shall enjoy and possess the said homestead lands in any manner according to its desire and requirement as absolute owner thereof with full power to convey or dispose off or alienate the same or any part thereof to any person or persons or party. The Purchaser shall also be at liberty to have or get its name mutated in the office of the Landlord through Circle Office Jamshedpur and accordingly shall pay the rent and or other charges taxes to the concerned authorities and obtain receipt thereof in its own name.

For BADRINATH DEVELOPERS

Rakesh K.  
Authorised Signatory

Vijaya Homes (P) Ltd  
Sd/- Mr. Rajesh  
24/12/19

: 7 :

- 5) That The purchaser is hereby allowed to draw Electricity and Water Lines at their own cost and expense from the vendor's main lines substation.
- 6) That the purchaser shall now and always have the right to use and enjoy the common roads, passages, easement, alleys, pavements, approaches and the purchaser shall also be entitle to use common sewage lines, drains etc and will bear proportionate cost and expenses of maintenance and repairs of all common roads, passage, easement, alleys, pavements, approaches and common amenities and facilities (like electricity, water, sewage etc) as are necessary or as may be necessary for beneficial enjoyment of the same by the owners/dwellers/occupants of different Phases/Projects consisting of Flats/Duplexes/Bungalows/Plots/Land Purchaser etc at Vijaya Gardens Area , developed to be developed by Vijaya Homes Group, Situated at Murakati, Moharda and Hurlung, Baridih Jamsheidpur, As applicable.
- 7) That the Vendor is the sole and bonafide owner of the aforesaid homestead lands and is fully entitled to transfer the schedule below homestead lands to the purchaser.
- 8) **THAT THE VENDOR HEREBY ASSURES THE PURCHASER AND COVENANTS:**
- a) that the vendor is the lawful owner of the schedule below homestead lands and accordingly the vendor has transferred the same in favour of the purchaser.
- b) that no right of easements of any kind is available to any other person or persons in respect of use and enjoyment of the said homestead lands.
- c) that the schedule below homestead lands or any part thereof being lost on account of any defect in the title or possession of the vendor, then in that case the vendor shall be bound to make good the loss which the purchaser may suffer in future.

For BADRINATH DEVELOPERS

Rajesh K  
Authorised Signatory

Badrinath Developers (P) Ltd  
Solely for Tax  
24/2/19

: 8 :

- d) that the vendor has paid rent, cess and/or other charges /taxes of the aforesaid homestead lands to the concerned authority.
- e) that from this day the purchaser shall have quiet and peaceful possession and enjoyment over the schedule below homestead lands.
- 9) That the Vendor has further agreed to execute and register, at the cost of the purchaser, any other deeds of assurance, if necessary, to more perfectly ensure the ownership and possession of the purchaser, over the schedule below homestead lands.
- 10) That the homestead lands hereby transferred and fully described in the schedule below is situated on Branch Road of Mouza Moharda.
- 11) That the purchaser has deducted and deposited 1% T.D.S. on the sale consideration in the account of Government of India (Income tax) in the name of the Vendor, vide Challan No: **63508** dated 08/05/2017, **51736** dated 12/07/2019 and **56737** dated 22/07/2019, enclosed herewith which forms part of this sale deed.
- 12) That the stamp duty of Rs.9,85,440/- (Rupees: Nine Lacs Eighty Five Thousand Four Hundred Forty) only for this sale deed has been paid through e-Stamp, Certificate No: **IN-JH19010789289368R** and deficit stamp duty of Rs.36,560/- (Rupees: Thirty Six Thousand Five Hundred Sixty) only for this sale deed has been paid through e-Stamp, Certificate No: **IN-JH 19309510075366R** and **IN-JH 19309902771911R** which forms part of this sale deed.
- 13) That the government value of schedule below land is **Rs 2,55,13,447/-** and the stamp duty and registration fees has been paid on consideration amount **Rs. 2,55,50,000/-**

For BADRINATH DEVELOPERS

Rakem KC  
Authorised Signatory

VISHVA HOMES (P) LTD  
 Sued to Mr. T. Singh  
 Authorised Signatory  
 24/7/19

: 9:

**"SCHEDULE"**

All that Piece and Parcel of Homestead lands measuring **53.913** Decimals or **2181.81 Sq. Mtrs.** Approx. situated at Mouza Moharda, Survey Ward No: 17, JNAC within P.S. Birsanagar, Thana No.1200, Town Jamshedpur, District East Singhbhum Dist. Sub-registry office at Jamshedpur, details of New R.S. Plot Nos. under New / R.S Khata Nos. are mentioned and bounded as follows:-

New/R.S. Khata Nos.	New/ R S Plot Nos.	Area in Decimals	Area in Sq. Mtrs.	North	South	East	West
16 / 13	657(P) / 4598(P)	3.657	147.99	Plot No.658	Plot No. 660	Plot No. 658	R o a d
16 / 13	658(P) / 4598(P)	6.487	262.54	Plot No. 658(P)	Plot Nos. 660,657 & 668	Plot Nos. 672 & 673	Plot No 657 & R o a d
16 / 13	660(P) / 4598(P)	14.394	582.50	Plot Nos. 657 & 658	Plot No. 660(P)	Plot Nos 668 & 658	Road
16 / 13	668(P) / 4598(P)	29.375	1188.78	Plot No. 658	Plot No. 668(P)	Plot No.672	Plot No. 660
<b>TOTAL</b>		<b>53.913</b>	<b>2181.81</b>				

Total land area measuring 53.913 Decimals or 2181.81 Sq. Mtrs. or 23485 Sq.Ft. Approx.  
 Annual rent payable to the Circle Officer, Jamshedpur

For BADRINATH DEVELOPERS

*Rakem J S*  
 Authorised Signatory

Vijaya Homes (P) Ltd.  
24/7/19

: 10 :

**BOUNDARY OF HOMESTEAD LANDS MEASURING 53.913 DECIMALS**  
**OR 2181.81SQ. MTRS.**

North : Plot No. 658(P)

South : Plot Nos. 660(P) and 668(P)

East : Plot Nos. 673(P) and 672

West : R o a d

IN WITNESSES WHEREOF the Vendor has signed this sale deed at Jamshedpur on the date aforementioned, in the presence of witnesses.

**WITNESSES**

- Ashok Kumar Mandel*
- 1) Ashok Kumar Mandel s/o Sri Kasamay Mandel  
Plot No 1244 Vijaya Gardens Ranch 21-12
  - 2) Suresh Kumar s/o Suresh Kumar Ranch 21-12

*Jyotsnai Jamshedpur*  
Drafted, read over and explained the contents of this sale deed to the Executant Vendor who found and admitted the same to be true and correct.

Typed by:

*[Signature]*  
Jamshedpur Court.

*[Signature]*  
24/7/19

For BADRINATH DEVELOPERS  
*Rakesh K*  
Authorised Signatory

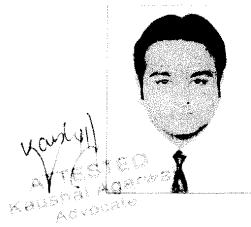
M/s. Badrinath (P) Ltd  
Sd/- Mr. Rakesh  
Authorised Signatory  
24/7/19

: 11 :

NAME OF THE PURCHASER:

**MR. ARUN ABHISHEK GAUR**

(Partner of M/s. Badrinath Developers)



A handwritten signature in black ink.

Signature and finger print of left hand of the purchaser.

Koushal Aggarwal  
Advocate  
24/7/19

For BADRINATH DEVELOPERS

Rakesh  
Authorised Signatory

# JAMSHEDPUR(NAC), JAMSHEDPUR(NAC)

**HOLDING TAX DEMAND**  
(THIS IS NOT PAYMENT RECEIPT)

Department / Section : Revenue Section  
Account Description : Holding Tax & Others  
Assessment Type : New Assessment  
Property Type : Vacant Land

Ward No : 14  
SAI No : SAF542525240719113011  
Print Date Time : 24/01/2017 11:30

Name : SUDHIR KUMAR TIWARY  
Guardian Name : C/O -  
Address : VIJAYA GARDEN AREA JAMSHEDPUR . . .  
MOB : 9234266079 [To Update please call free 18001212241 or +91-651-7145511]

**Yearly Tax Details**

ARV	Effect From	Yearly Tax
0	1/2016-2017	4,360.00

From	Upto	Arrear Amount	Current Amount	Additional Tax	Penalty	Advanced Tax
F.Y. 2016-2017 QTR 1	F.Y. 2019-2020 QTR 4	13,080.00	4,360.00	0.00	4,693.00	
Total Demand		22,133.00				
Total Demand (In Words)		Twenty Two Thousand One Hundred and Thirty Three Rupees Only				

- Note:-**
- Avail 5% rebate on yearly Holding Tax Amount By paying the tax before 30th June of the Financial Year . After 30 June Penalty @1% Per.Month will be levied.
  - This is only demand and not Payment Receipt. (यह मांगपत्र नहीं भुगतान रसीद है।)
  - Please take payment receipt from tax collector if payment is made against this demand.
  - You will receive SMS in your registered Mobile no. for amount paid. If SMS is not received verify your paid amount by calling toll free no. 18001212241 or +91-651-7145511

For Details Please Visit : [udhd.jharkhand.gov.in](http://udhd.jharkhand.gov.in)  
or Call us at 18001212241 or +91-651-7145511

Issued by JAMSHEDPUR(NAC)

In Collaboration with  
Sparrow Software Pvt. Ltd.

For BADRINATH DEVELOPERS

*Rakemik*  
Authorised Signatory

[24001] Hot Payment Successful Your Payment Confirmation Number is 14072017



ETAX CYBER RECEIPT

Tax Applicable\* CHALLAN NO./ITNS 280  
 (0020) INCOME TAX ON COMPANIES(CORPORATION TAX) (0021) INCOME TAX (OTHER THAN COMPANIES)

Payment Account No/Day: AAQFB2643E Assessment Year: 2018-19  
 Full Name: BADRINATH DEVELOPERS  
 Total amount Paid/Credited: 5100000  
 Date of Payment / Check: 14072017  
 PAN of payer: AACCV5756H  
 Address/Registration no: AE3213103  
 Pin-Code: KOLKATA-700001 (WEST BENGAL)

*[Signature]*  
 Authorised Signatory

Type of payment  
 TDS on Sale of Property (30C)

DETAILS OF PAYMENTS Amount(in Rs.only)

	Amount(in Rs.only)	Paid in Cash / Debit to A/c / Cheque No.	Mode
Tax	51000	internet	05082017
Surcharge	0		
Educational Cess	0		
Interest	0		
Penalty	0		
Others	0		
<b>TOTAL</b>	<b>51000</b>		

TOTAL (in Words) Rupees Fifty One Thousand, only

<b>Tax Payers Counter Foil : IDBI Bank Ltd.</b>		<b>BANK SEAL</b>	
PAF	AAQFB2643E	Payment Status	Successful
Received from	BADRINATH DEVELOPERS	IDBI BANK reference no.	131993084
Paid in Cash / Debit to A/c / Cheque No.	internet	BSR Code	6910333
For Rs.	51000	Tender Date	050817
Rs. (in words)	Fifty One Thousand, only	Challan No.	63508
Drawn on	internet banking through idbi bank	IDBI BANK Ltd. (Internet Collection Centre)	
On Account Of	CHALLAN NO/ITNS 280 (0021) INCOME TAX (OTHER THAN COMPANIES) 800-TDS on Sale of Property For the Assessment Year 2018-19	IDBI Building, Plot No 38, 40/41, Sector 11, CBD-Belapur, New Mumbai 400614, MH	

As communicated by Income Tax Department, TDS certificate (Form 16B) will be available for download from the TRACES website after at least 2 days of deposit of tax amount at the respective Bank

*[Signature]*  
 Authorised Signatory

[14010] Hot Payment Successful. Your Payment Confirmation Number is 179222388



ETAX CYBER RECEIPT

CHALLAN NO / ITNS 280

(0020) INCOME-TAX ON COMPANIES / CORPORATION TAX; (0021) INCOME-TAX (OTHER THAN COMPANIES)

Document Account Number: AAOFB2543E Assessment Year: 2020-21  
 Taxpayers Name: BADXXXXTH DEVELOPERS  
 Total Amount Paid/Credited: 19536000  
 Date of Payment/ Credit: 09072019  
 PAN of Taxpayer: AACCV5756H  
 PAN of Assessee: AG2771436  
 Address: KOLKATA-700001 (WEST BENGAL)

Shriya Honima (P), Ltd.  
Authorized Signatory

Type of payment  
(On an Sale of Property (SOP))

DETAILS OF PAYMENTS Amount(in Rs. only)

Tax	195360	Paid in Cash / Debit Cr	internet	Dated	12072019
Surcharge	0	A/c / Cheque No:			
Educational Cess	0	Drawn PA:	internet banking through idbi bank		
Interest	0	Date:	12072019		
Penalty	0				
Others	0				
<b>TOTAL</b>	<b>195360</b>				

TOTAL (in Words) Rupees One Lacs, Ninety Five Thousand, Three Hundred Sixty only

<b>Tax Payers Counter Foil : IDBI Bank Ltd.</b>		<b>BANK SEAL</b>	
PAN	A A O F B 2 6 4 3 E	Payment	Successful
Receive from	BADXXXXTH DEVELOPERS	Status	
Paid in Cash		IDBI BANK	223057687
Drawn by A/c	internet	Reference No:	
Cheque No		SSR Code	6910333
For Rs.	195360	Tender Date	120719
Rs. (in words)	One Lacs, Ninety Five Thousand, Three Hundred Sixty only	Checker No	51736
Drawn on	internet banking through idbi bank	IDBI BANK Ltd. (Internet Collection Centre)	
On Account of	CHALLAN NO / ITNS 280	IDBI Building, Plot No 39/40/41	
	(0021) INCOME-TAX (OTHER THAN COMPANIES)	Sector 11, CBD-Belapur,	
	800-TDS on Sale of Property	Bangaluru 560014 MH	
	For the Assessment Year	2020-21	

As communicated by Income Tax Department, TDS certificate (Form 16B) will be available for download from the TRACES website after at least 2 days of deposit of tax amount at the respective

For BADRINATH DEVELOPERS  
Rakem  
Authorized Signatory

Hot Payment Successful. Your Payment Confirmation Number is 180154343



**ETAX CYBER RECEIPT**

**Tax Applicable\*** **CHALLAN NO / ITNS 280**  
 (0021) INCOME-TAX ON COMPANIES;CORPORATION TAX) (0021) INCOME-TAX (OTHER THAN COMPANIES)

Form/Account Number: AAQFB2643E Assessment Year: 2020-21  
 Full Name: BADXXXXTH DEVELOPERS  
 Total Amount Paid/Credited: 914000  
 Date of Payment/Credit: 22072019  
 A/c of Bank: AACCV5756H  
 Acknowledgement No: AG3046200  
 Address: KOLKATA-700001 (WEST BENGAL)

Vijaya Horan (M) Ltd  
 Authorized Signatory

**Type of payment**  
 TDS on Sale of Property (BPP)

DETAILS OF PAYMENTS	Amount (in Rs. only)
Tax	9140
Surcharge	0
Educational Cess	0
Interest	0
Penalty	0
Others	0
<b>TOTAL</b>	<b>9140</b>

Paid in Cash / Debit to: internet Dated: 22072019  
 A/c / Cheque No:  
 Drawn on: internet banking through idbi bank  
 Date: 22072019

TOTAL (In words) Rupees Nine Thousand, One Hundred Forty only

<b>Tax Payers Counter Foil : IDBI Bank Ltd.</b>		<b>BANK SEAL</b>	
PAN	AAQFB2643E	Payment Status	Successful
Received from	BADXXXXTH DEVELOPERS	IDBI BANK	224402931
Paid in Cash/ Debit to A/c / Cheque No	internet	reference no.	
For Rs.	9140	BDR Code	6910333
Rs. (In words)	Nine Thousand, One Hundred Forty only	Tender Date	220719
Drawn on	internet banking through idbi bank	Challan No	56737
On Account Of		IDBI BANK Ltd. (Internet Collection Centre) IDBI Building, Plot No 39/40/41, Sector 11, CBD-Belapur, Ward Mumbai 400614,MH	
<b>CHALLAN NO/ITNS 280</b> (0021) INCOME-TAX (OTHER THAN COMPANIES) 800-TDS on Sale of Property	<b>2020-21</b>		

As communicated by Income Tax Department, TDS certificate (Form 16B) will be available for download from the TRACES website after at least 2 days of deposit of tax amount at the respective Bank

For BADRINATH DEVELOPERS

Rakem K  
 Authorized Signatory



Date of application for the copy	Date of delivery of the requisite stamps & folios	Date on which the copy was ready for delivery	Date of making over the copy to the applicant
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**FOLIO NOT AVAILABLE**

तस्मात् प्रमाणं सति प्रमाणं संश्लेषणं नैवेद्यं प्रमाणं  
 प्रमाणं संश्लेषणं संश्लेषणं संश्लेषणं संश्लेषणं संश्लेषणं  
 प्रमाणं संश्लेषणं संश्लेषणं संश्लेषणं संश्लेषणं संश्लेषणं

क्र.सं.	संश्लेषणं संश्लेषणं संश्लेषणं संश्लेषणं संश्लेषणं	संश्लेषणं संश्लेषणं		संश्लेषणं संश्लेषणं	संश्लेषणं संश्लेषणं	संश्लेषणं संश्लेषणं	संश्लेषणं संश्लेषणं	संश्लेषणं संश्लेषणं	संश्लेषणं संश्लेषणं
		संश्लेषणं संश्लेषणं	संश्लेषणं संश्लेषणं						
16	संश्लेषणं संश्लेषणं संश्लेषणं संश्लेषणं संश्लेषणं	391	संश्लेषणं संश्लेषणं	0-19-90	संश्लेषणं संश्लेषणं संश्लेषणं संश्लेषणं संश्लेषणं				
	संश्लेषणं संश्लेषणं संश्लेषणं संश्लेषणं संश्लेषणं	103	संश्लेषणं संश्लेषणं	0-10-50	संश्लेषणं संश्लेषणं संश्लेषणं संश्लेषणं संश्लेषणं				
	संश्लेषणं संश्लेषणं संश्लेषणं संश्लेषणं संश्लेषणं	423	संश्लेषणं संश्लेषणं	0-11-30	संश्लेषणं संश्लेषणं संश्लेषणं संश्लेषणं संश्लेषणं				
	संश्लेषणं संश्लेषणं संश्लेषणं संश्लेषणं संश्लेषणं	494	संश्लेषणं संश्लेषणं	0-24-20	संश्लेषणं संश्लेषणं संश्लेषणं संश्लेषणं संश्लेषणं				
	संश्लेषणं संश्लेषणं संश्लेषणं संश्लेषणं संश्लेषणं	529	संश्लेषणं संश्लेषणं	0-13-50	संश्लेषणं संश्लेषणं संश्लेषणं संश्लेषणं संश्लेषणं				
	संश्लेषणं संश्लेषणं संश्लेषणं संश्लेषणं संश्लेषणं	531	संश्लेषणं संश्लेषणं	0-41-20	संश्लेषणं संश्लेषणं संश्लेषणं संश्लेषणं संश्लेषणं				
	संश्लेषणं संश्लेषणं संश्लेषणं संश्लेषणं संश्लेषणं	609	संश्लेषणं संश्लेषणं	0-31-50	संश्लेषणं संश्लेषणं संश्लेषणं संश्लेषणं संश्लेषणं				
	संश्लेषणं संश्लेषणं संश्लेषणं संश्लेषणं संश्लेषणं	631	संश्लेषणं संश्लेषणं	0-02-20	संश्लेषणं संश्लेषणं संश्लेषणं संश्लेषणं संश्लेषणं				



For BADRINATH DEVELOPERS  
 Rakesh K  
 Authorised Signatory

Vanya Home (P) Ltd



Form No. 16 Date of issue: 16/08/2022	Form No. 17 Date of issue: 17/08/2022	Form No. 18 Date of issue: 18/08/2022	Form No. 19 Date of issue: 19/08/2022	Form No. 20 Date of issue: 20/08/2022
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Form No. 16  
Date of issue: 16/08/2022



Form No. 16  
Date of issue: 16/08/2022

Sl. No.	Particulars	Date	Amount	Description	Particulars	Date	Amount	Description	Total	
									Debit	Credit
1	...	...	...	...	...	...	...	...	...	...
2	...	...	...	...	...	...	...	...	...	...
3	...	...	...	...	...	...	...	...	...	...
4	...	...	...	...	...	...	...	...	...	...
5	...	...	...	...	...	...	...	...	...	...
6	...	...	...	...	...	...	...	...	...	...
7	...	...	...	...	...	...	...	...	...	...
8	...	...	...	...	...	...	...	...	...	...
9	...	...	...	...	...	...	...	...	...	...
10	...	...	...	...	...	...	...	...	...	...
11	...	...	...	...	...	...	...	...	...	...
12	...	...	...	...	...	...	...	...	...	...
13	...	...	...	...	...	...	...	...	...	...
14	...	...	...	...	...	...	...	...	...	...
15	...	...	...	...	...	...	...	...	...	...
16	...	...	...	...	...	...	...	...	...	...

For BADRINATH DEVELOPERS  
Rakem K  
Authorised Signatory

अर्जाकर्ता  
 अर्जा संख्या  
 दिनांक  
 अर्जा संख्या  
 दिनांक  
 अर्जा संख्या  
 दिनांक

**TABLE**

अर्जाकर्ता  
 अर्जा संख्या  
 दिनांक  
 अर्जा संख्या  
 दिनांक  
 अर्जा संख्या  
 दिनांक

क्र.सं.	अर्जा संख्या	दिनांक	अर्जा संख्या	दिनांक	अर्जा संख्या	दिनांक	अर्जा संख्या	दिनांक	अर्जा संख्या	दिनांक
1	718	01.12.70	718	01.12.70	718	01.12.70	718	01.12.70	718	01.12.70
2	719	01.12.70	719	01.12.70	719	01.12.70	719	01.12.70	719	01.12.70
3	720	01.12.70	720	01.12.70	720	01.12.70	720	01.12.70	720	01.12.70
4	721	01.12.70	721	01.12.70	721	01.12.70	721	01.12.70	721	01.12.70
5	722	01.12.70	722	01.12.70	722	01.12.70	722	01.12.70	722	01.12.70
6	723	01.12.70	723	01.12.70	723	01.12.70	723	01.12.70	723	01.12.70

अर्जा संख्या  
 दिनांक  
 अर्जा संख्या  
 दिनांक  
 अर्जा संख्या  
 दिनांक

For BADRINATH DEVELOPERS  
 Rakesh K  
 Authorised Signatory



राजस्व एवं भूमि सुधार विभाग  
लगातार रसीद



REG. XIV E. No. 180V

जमला का नाम  
अनुसूचित का नाम  
अंकल का नाम  
पौजा  
शान्त जो शान्त भवन

10  
V

रसीद क्रमांक JH 12 A008288

पैपर का नाम  
पिता का नाम  
जमावती नम्बर  
Vol. II page 102

खुला मसूदा 13-16	कुल मसूदा 4598/85	रकबा (एकड़ में) 2-18 P.
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जोत की मालिकता धारा एवं पौजा की दिशा (बकाया एवं हस्त) चालू वर्ष का

नाम	वर्षिक	बकाया			
		3 वर्ष में जमात	3 रा वर्ष	2 रा वर्ष	चालू वर्ष
लगातार	2188-00				14-15
पैपर	3181-00				3181-00
अन्वय					
विविध					
योग	5369-00				5369-00

धरातल का विवरण

अदावती	बकाया				हाल	जमीन
	3 वर्ष में जमात	3 रा वर्ष	2 रा वर्ष	चालू वर्ष		
लगातार					14-15	
पैपर					3181-00	
अन्वय						
विविध						
योग					5369-00	5369-00

- कुल योग राकमी में
- नाम अदाकारी
- कुल बकाया

(हस्ताक्षर)  
हस्ताक्षर एवं दिनांक

\* भूमि सुधार का अन्वय प्रत्येक वर्ष अन्वय में बकाया विवरण दिनांक 31/03/2013 तक जमा होना आवश्यक है।  
SP-1/2013

Bajaj Memorial (P) Ltd  
Badrinath Developers

For BADRINATH DEVELOPERS

Rakesh  
Authorised Signatory

CORRECTION SHEET SHOWING MISTAKE IN RESPECT OF TENANCIES IN ESTATES VESTED IN GOVERNMENT

District : East Singhbhum

Sub Division : Dhalbhum

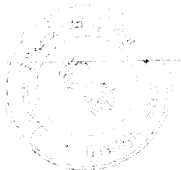
Circle : Anchal : Jamshedpur

Halka : X

Name of State : Jharkhand

Taluzi Number :

1	2	3	4	5	6	7	8	9	10
No. of Mutation case Reference to Register 27	Village	Thana or Panna Number	No. of plots with mutation reference	Adjoining mutating lot No. of plots	Adjoining mutating lot No. of plots	Full details of exchanges effected by Mutation	Director of Halkas Reference to the Mutation	Remarks	
603 2011-15	भरकुआ	1200	13	1-13 बर्भरकुआ	1-13 बर्भरकुआ	17.09.2014 29+2 प्लॉट्स 01.07.2014	प्लॉट नं० 4589-668 प्लॉट नं० 109-30		



श्री. श्री. 10.09 (पं.) श्री.  
एम. वुआवा होल्स प्राइवेट लि.  
MS VUAWA HOMES PVT. LTD. IS  
Director Mr. Shyam Sunder Gaur  
Son of Late G. L. Gaur.  
सुपरीन्डेंट, बर्भरकुआ, प्लॉट नं०  
4589-668 प्लॉट नं० 109-30

Forwarded to the Commissioner, Halka No. X

For information and necessary action

Circle Officer Anchal Adhikari, Jamshedpur  
19-9-14

For BADRINATH DEVELOPERS  
**Rakem**  
Authorised Signatory

राजस्थान एवं भूमि सुधार विभाग

लगान रसीद

100 B - 175



Sch XIV E No 180V

V

जिले का नाम  
अनुसूचना का नाम  
अंचल का नाम  
पोस्ट  
धाना का स्थाना नम्बर

रसीद क्रमांक  
रसीद का नाम  
निले का नाम  
नमावन्दी नम्बर

खाता संख्या	खसरा संख्या	रकबा (एकड़ में)
13-16	4598/668	1.09

जोत की सालाना मांग एवं मांग का विवरण (प्रकाश एवं हस्त) चालू वर्ष का

हाल	मांग	वर्षिक			विवृत वर्ष	अंश
		3 वर्ष से ज्यादा	3 साल	2 या वर्ष		
					14-15	
	लगान	090.00			1090.00	
	सेस	581.00			1581.00	
	* ख्याज					
	विवृत					
	योग	2671.00			2671.00	

भूगतान का विवरण

अदायगी	वर्षिक			विवृत वर्ष	हाल	अंश
	3 वर्ष से ज्यादा	3 या वर्ष	2 या वर्ष			
					14-15	
	लगान				1090.00	
	सेस				1581.00	
	* ख्याज					
	विवृत					2671.00
	योग				2671.00	

- कुल योग राशियों में
- नाम अदायगी
- कुल रकमा

(रकबा कम करी) 5/3

हस्ताक्षर एवं मुद्रांक

\* जोत भूगतान का प्रकाश या हस्त प्रकाश या अंश के अतिरिक्त जारी होने वाले नहीं किया जाता है।  
SPL/2013

For BADRINATH DEVELOPERS  
Rakem/5  
Authorised Signatory

Schedule SP, N.S. Form No. V-40  
**CORRECTION SLIP SHOWING MUTATION IN RESPECT OF TENANCIES IN ESTATES VESTED IN GOVERNMENT**  
 District : East Singhbhum  
 Name of State : Jharkhand  
 Sub Division : Dhalbhum  
 Circle/Anchal : Jamshedpur  
 Taluq/ Number :  
 Halka : X

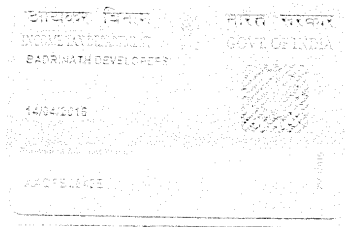
Sl. No.	Mutation case number in Register 27	Village	Thana and Thana Number	Khata No. with mutation (old)	Authority sanctioning mutation with date of order	Whether mutation is due to sale gift exchange or succession	Full details of exchanges affected by Mutation	Date of Correction of the Halka Register by the Government	Remarks																																								
1	2	3	4	5	6	7	8	9	10																																								
	575 2010-11	शिवरानी	शिवरानी 1200	13 1-13	3/1/10 शिवरानी शिवरानी 17.07.2010	निजीय निधि कीर्ति शिवरानी 2006 निजीय 22.03.2010	<table border="0"> <tr> <td>4654-706</td> <td>4654-706</td> <td>0.18.90</td> <td>₹0</td> </tr> <tr> <td>4654-713</td> <td>4654-713</td> <td>0.47.20</td> <td>₹0</td> </tr> <tr> <td>4654-717</td> <td>4654-717</td> <td>0.23.20</td> <td>₹0</td> </tr> <tr> <td>4554-716</td> <td>4554-716</td> <td>0.07.90</td> <td>₹0</td> </tr> <tr> <td>4598-898</td> <td>4598-898</td> <td>0.19.45</td> <td>₹0</td> </tr> <tr> <td>4475-844</td> <td>4475-844</td> <td>0.13.50</td> <td>₹0</td> </tr> <tr> <td>4450-656</td> <td>4450-656</td> <td>0.00.20</td> <td>₹0</td> </tr> <tr> <td>4604-656</td> <td>4604-656</td> <td>0.10.92</td> <td>₹0</td> </tr> <tr> <td>4598-656</td> <td>4598-656</td> <td>0.05.87</td> <td>₹0</td> </tr> <tr> <td></td> <td></td> <td>47.14</td> <td>₹0</td> </tr> </table>	4654-706	4654-706	0.18.90	₹0	4654-713	4654-713	0.47.20	₹0	4654-717	4654-717	0.23.20	₹0	4554-716	4554-716	0.07.90	₹0	4598-898	4598-898	0.19.45	₹0	4475-844	4475-844	0.13.50	₹0	4450-656	4450-656	0.00.20	₹0	4604-656	4604-656	0.10.92	₹0	4598-656	4598-656	0.05.87	₹0			47.14	₹0		10.00 शिवरानी शिवरानी शिवरानी
4654-706	4654-706	0.18.90	₹0																																														
4654-713	4654-713	0.47.20	₹0																																														
4654-717	4654-717	0.23.20	₹0																																														
4554-716	4554-716	0.07.90	₹0																																														
4598-898	4598-898	0.19.45	₹0																																														
4475-844	4475-844	0.13.50	₹0																																														
4450-656	4450-656	0.00.20	₹0																																														
4604-656	4604-656	0.10.92	₹0																																														
4598-656	4598-656	0.05.87	₹0																																														
		47.14	₹0																																														

Forwarded to the Commissioner, Halka No. X  
 For Information and necessary action  
 Circle/Anchal : Jamshedpur

For BADRINATH DEVELOPERS  
**Rakem**  
 Authorised Signatory







*[Handwritten signature]*

Vijaya Homes (P) Ltd  
*[Handwritten signature]*  
Authorized Signatory

For BADRINATH DEVELOPERS

*Rajendra*  
Authorized Signatory



भारतीय विशिष्ट पहचान प्राधिकरण  
भारत सरकार  
Unique Identification Authority of India  
Government of India



E-Aadhaar Letter

नामांकन क्रमांक/Enrolment No.: 0000/00136/75323

Date: 07/10/2014

Sudhir Kumar Tiwary (सुधीर कुमार तिवारी)  
S/O Kashi Nath Tiwary, BLOCK NO-3/2/3, ROAD NO-1  
NEAR HILL TOP SCHOOL, PO-TATANAGAR, PS-  
BAGBERA, bagbera colony, Purbi Singhbhum,  
Jharkhand - 831002

आपका आधार क्रमांक/ Your Aadhaar No.:

**8158 0862 9679**



आधार-आम आदमी का अधिकार

1800 200 1247 help@uidai.gov.in www.uidai.gov.in

- आधार देश भर में मान्य है।
- आधार के लिए आपको एक ही बार नामांकन दर्ज करवाने की आवश्यकता है।
- कृपया अपना नवीनतम मोबाइल नंबर तथा ई-मेल पता दर्ज कराएं, इससे आपको विभिन्न सुविधाएं प्राप्त करने में सहायित होगी।

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पंजीयन का प्रमाण ऑनलाइन अधिपंजीयन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

SUDHIR

Digitally signed by Sudhir Kumar Tiwary

Digitally signed by Sudhir Kumar Tiwary  
Date: 2014.10.07 10:30:00

- Aadhaar is valid throughout the country.
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भारत सरकार  
GOVERNMENT OF INDIA



सुधीर कुमार तिवारी  
Sudhir Kumar Tiwary  
जन्म तिथि/DOB: 15/12/1973  
पुरुष / MALE



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:  
S/O कशी नाथ तिवारी,  
ब्लॉक, नं-3/2/3, रोड, नं-1,  
हिल टॉप स्कूल के पास, पो-  
टाटानगर, थाना-बागबेड़ा,  
बागबेड़ा कॉलोनी, पूर्वी  
सिंहभूम,  
झारखण्ड - 831002

8158 0862 9679

8158 0862 9679

आधार-आम आदमी का अधिकार

Aadhaar-Aam Admi ka Adhikar

For BADRINATH DEVELOPERS

Rajesh K  
Authorised Signatory



भारतीय विशिष्ट पहचान प्राधिकरण  
भारत सरकार  
Unique Identification Authority of India  
Government of India



नामांकन क्रमांक/Enrolment No.: 1124/10033/01767

Arun Abhishek Gaur (अरुण अभिषेक गौड़)  
S/O Shyam Sunder Gaur, 309, ROAD NO 7, SONARI  
WEST LAY OUT, NEAR BHARAT SEVA ASHRAM,  
PO SONARI, Jamshecpur, Purbi Singhbhum,  
Jharkhand - 831011

सूचना

- आधaar पहचान का प्रमाण है, नगरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन अथिडिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

Date: 13/03/2016

आपका आधaar क्रमांक/ Your Aadhaar No.:

9106 2729 9720



मेरा आधaar, मेरी पहचान

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

Valently unknown  
Digitally signed by  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA  
Date: 2016.03.13 17:08:51 IST



- आधaar देश भर में मान्य है।
- आधaar के लिए आपको एक ही बार नामांकन दर्ज करवाने की आवश्यकता है।
- आपका अपना नवीनतम मोबाइल नंबर तथा ई-मेल पता दर्ज कराएं, इससे आपको विभिन्न सुविधाएं प्राप्त करने में मददकियत होगी।
- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.

भारत सरकार  
GOVERNMENT OF INDIA



अरुण अभिषेक गौड़  
Arun Abhishek Gaur  
जन्म तिथि/DOB: 13/10/1983  
पुरुष / MALE



9106 2729 9720

मेरा आधaar, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

S/O श्याम सुंदर गौड़, 309,  
रोड न 7, सोनारी वेस्ट ले  
आउट, मधीप भारत सेवा  
आश्रम, पो सोनारी,  
जमशेदपुर, पूर्वी सिंहभूम,  
झारखण्ड - 831011

Address:

S/O Shyam Sunder Gaur, 309,  
ROAD NO 7, SONARI WEST LAY  
OUT, NEAR BHARAT SEVA  
ASHRAM, PO SONARI,  
Jamshecpur, Purbi Singhbhum,  
Jharkhand - 831011

9106 2729 9720

MERA AADHAAR, MERI PEHACHAN

*(Handwritten signature)*

For BADRINATH DEVELOPERS

Rakem15  
Authorised Signatory



**भारतीय विशिष्ट पहचान प्राधिकरण**  
**भारत सरकार**  
 Unique Identification Authority of India  
 Government of India



E-Aadhaar Letter

नामांकन क्रमांक/Enrolment No.: 1093/50007/03372

Ashok Kumar Mandal (शशोक कुमार मण्डल)  
 C/O Rasamay Mandal, POST-  
 BURUDIH PANCHAYAT-BURUDIH,THANA-KANDRA,  
 BURUDIH, Serakela-kharsawan,  
 Jharkhand - 832108

आपका अनामकन क्रमांक/Your Aadhaar No.:

**2792 6406 8481**



**आधार - मेरा आधार, मेरी पहचान**  
 1800 303 3030    1800 30303030    www.aadhaar.gov.in

VALIDITY LINKING  
 Change your ID  
 GENERATION AUTHORITY OF INDIA  
 Date: 06/02/2016

- आधार पत्र पूरे देश में मान्य है।
- आधार के लिए आपको एक ही बार नामांकन देना करने की आवश्यकता है।
- कृपया अपना नवीनतम मोबाइल नंबर तथा ई-मेल पता देने के साथ, हमसे आपको विभिन्न सुविधाएं प्राप्त करने में सहायता होगी।

- Aadhaar is valid throughout the country.
- You need to enter only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.

**भारत सरकार**  
 GOVERNMENT OF INDIA



शशोक कुमार मण्डल  
 Ashok Kumar Mandal  
 जन्म तिथि/DOB: 12/01/1972  
 पुरुष / MALE



2792 6406 8481

आधार - मेरा आधार, मेरी पहचान

**भारतीय विशिष्ट पहचान प्राधिकरण**  
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:  
 C/O Rasamay Mandal, POST-  
 BURUDIH PANCHAYAT,  
 BURUDIH,THANA-KANDRA,  
 BURUDIH, Serakela-kharsawan,  
 Jharkhand - 832108

2792 6406 8481

Aadhaar-Mera Aadhaar, Meri Pehchan

For BADRINATH DEVELOPERS

*Rajesh K*  
 Authorised Signatory



## Document Registration Summary 1

Date :-25-Jul-2019

- Government/Market Value: ₹25513500/-
- Transaction Amount: ₹255500000 /-
- Paid Stamp Duty: ₹1022000 /-

Receipt : 177603

Receipt Date : 25-07-2019

Presenter Name: -

On Date 25-07-2019 Presented at District SRO -  
Jamshedpur

Signature of Presenter

*Sudhir K. Tripathy*

District SRO - Jamshedpur

PR	₹1
SP	₹1260
LL	₹3
A1	₹766500
Stamp Duty	₹1022000

**Total** ₹1789764

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	1022000	1022000	0	E-STAMP	MS BADRINATH DEVELOPERS	Certificate Number : IN- JH19010789289368R	985440
				E-STAMP	MS BADRINATH DEVELOPERS	Certificate Number : IN- JH19309510075366R	35200
				E-STAMP	MS BADRINATH DEVELOPERS	Certificate Number : IN- JH19309902771911R	1360
PR	1	1	0	GRAS	SUDHIR	GRN Number : 1901702638 DEPT Transaction Id : 1811e978b9e6957bf640 Transaction Type :	1

For BADRINATH DEVELOPERS

*Rakesh K*  
Authorised Signatory

SP	1260	1260	0	GRAS	SUDHIR	GRN Number : 1901702638 DEPT Transaction Id : 1811e978b9e6957bf640 Transaction Type :	1260
A1	766500	766500	0	GRAS	SUDHIR	GRN Number : 1901702638 DEPT Transaction Id : 1811e978b9e6957bf640 Transaction Type :	766500
LL	3	3	0	GRAS	SUDHIR	GRN Number : 1901702638 DEPT Transaction Id : 1811e978b9e6957bf640 Transaction Type :	3
Sub Total	1789764	1789764	0				

Article : Sale Deed Number of Pages : 84

  
Signature of Operator

  
Signature of Head Clerk

  
Signature of Registering Officer

For BADRINATH DEVELOPERS

  
Authorised Signatory



OFFICE OF THE SUB REGISTRAR

Office Name :- District SRO - Jamshedpur

District Name :- EastSingbhum

State Name :- Jharkhand

Deed Endorsement

Token No :- 20190000052500

Deed Type	Sale Deed
Number of Pages	84
Fee Details	Stamp Duty :- Rs. 1022000 PR :- Rs. 1 SP :- Rs. 1260. A1 :- Rs. 766500. LL :- Rs. 3.
Property No.	1
Valuation Details	Value :- Rs.25513447/- .Transaction Amount :- Rs.25550000/-
Property Details	District :- EastSingbhum . Tehsil :- Jamshedpur . Village Name :- Moharda Location :- Other Road, Moharda Property Boundaries :- East: PLOT NO. 673(P) AND 672, West: ROAD. South: PLOT NO. 660(P) AND 668(P), North: PLOT NO. 658(P) Khata Number - 16SAF Number - SAF542525240711913311Volume Number - 2Page Number - 102Plot Number - 657 658 660 668 Area Of Land - 53.91 Decimal

Sh./Smt VIJAYA HOMES PVT LTD REP BY SUDHIR KUMAR TIWARY s/o/d/o/w/o KASHINATH TIWARY has presented the document for registration in this office today dated :- 25-Jul-2019 Day :- Thursday Time :- 16:11:05 PM



VIJAYA HOMES PVT LTD REP BY SUDHIR KUMAR TIWARY(Individual)

Party Name	Document Type	Document Number
VIJAYA HOMES PVT LTD REP BY SUDHIR KUMAR TIWARY	PAN/UID	AACCV5756H

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
-------	------------------------	--------------------	---------------	-------------------	------------	-------------	--------------	-----------

For BADRINATH DEVELOPERS

Rakesh K  
Authorised Signatory

1 VIJAYA HOMES PVT LTD REP BY SUDHIR KUMAR TIWARY  
**Address1** - OFFICE AT 2ND FLOOR GAJRAJ MANSION BISTUPUR JSR. **Address2** - ... Jharkhand  
**PAN No.:** AACCV5756H. **Permission Case No. -**

Yes Sudhir Kumar Tiwary  
**Address:-** BLOCK NO- 3/2/3. NEAR HILL TOP SCHOOL. ROAD NO-1. PO- TATANAGAR. PS- BAGBERA. bagbera colony. . . . . Purbi Singhbhum. 831002. . . . . Jharkhand, India

2 **BADRINATH DEVELOPERS REP BY ARUN ABHISHEK GAUR**  
**Address1** - OFFICE AT 2ND FLOOR GAJRAJ MANSION BISTUPUR JSR. **Address2** - ... Jharkhand  
**PAN No.:** AAQFB2643E. **Permission Case No. -**

Yes Arun Abhishek Gaur  
**Address:-** 309. NEAR BHARAT SEVA ASHRAM. ROAD NO 7. SONARI WEST LAY OUT. PO SONARI. Jamshedpur. . . . . Purbi Singhbhum. 831011. . . . . Jharkhand, India

SELLER  
Age:45



PURCHASER  
Age:36



**Identification:**

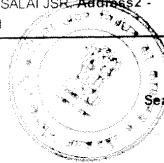
Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	<b>ASHOK KUMAR MANDAL</b> S/o-D/o <b>RASAMAY MANDAL</b> <b>Address1</b> - FLAT NO 1244 VIJAYA GARDENS BARIDIH JSR. <b>Address2</b> - ... Jharkhand <b>PAN No.:</b>			

**Witness:**

(/We individually/Collectively recognize the Seller(S) and Buyer(s)

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>JITEN RAJAK</b> <b>Address1</b> - M E SCHOOL ROAD JUGSALAI JSR. <b>Address2</b> - ... Jharkhand			

Signature of Operator




Seal and Signature of Registering Officer

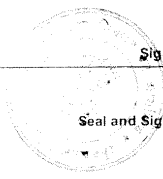
Above signature & thumb Impression are affixed in my presence

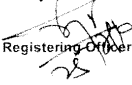
For **BADRINATH DEVELOPERS**

*Rakem*  
Authorized Signatory

Above mentioned. ( **VIJAYA HOMES PVT LTD REP BY SUDHIR KUMAR TIWARY**), has/have admitted the execution before me. He/ She/ They has / have been identified by **(ASHOK KUMAR MANDAL)** Son/Daughter/Wife of **(RASAMAY MANDAL)** resident of **(FLAT NO 1244 VIJAYA GARDENS BARIDIH JSR)** and by occupation **(Service)**.

  
Signature of Registering Officer

  
Seal and Signature of Registering Officer



Date:- 25-Jul-2019

For BADRINATH DEVELOPERS

  
Rakem K  
Authorised Signatory



### Pre Registration Docket

Date :- 24-07-2019 05:41 pm

Office Name :- District SRO - Jamshedpur  
Token No:- 20190000052500

ApPOINTment :- 23-Jul-2019 Time:- 10:40

Article	Sale Deed
Pre Registration Date	16-Jul-2019
No. Of Pages	42
Stamp Duty	1022000
Paid Stamp Duty	0
Total Fees	₹ 7,67,764.

Property Id: **143101**

Valuation No. : 198296 / 2019	:- 2019-2020	User Id : 30	Date : 24-July-2019 17:49:PM
State : Jharkhand	District : EastSinghbhum	Tahsil : Jamshedpur	
Land Type : Urban	Corporation : Jamshedpur(NAC)	Village/City : Moharda	
Moharda - Other Road			
Khata Number - 16			
SAF Number - SAF542525240711913311			
Volume Number - 2			
Page Number - 102			
Plot Number - 657 658 660 668			

Valuation Rule : Residential Land

Usage : Non Agri => Residential Land => Residential Land

#### Property Details

Sr.No.	Description	Calculation	Total
1	Land area	53.91 Decimal	
<b>Calculation Details</b>			
1	Open Land Valuation	1. 53.91 x 473260=25513446.6	₹2,55,13,447/-
A	Total		₹2,55,13,447/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A) ₹2,55,13,500/-

Total Amount In Words : Two Crore Fifty Five Lakhs Thirteen Thousands Five Hundred Rupees Only.

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO. 673(P) AND 672, West: ROAD, South: PLOT NO. 660(P) AND 668(P), North: PLOT NO. 658(P)
Area	Land area : 53.91 Decimal

For BADRINATH DEVELOPERS

*Rakem Jc*  
Authorised Signatory

Other Description of the Property	Pin Code - 831017
Government/Market Value	25513446.6
Transaction Amount	25550000

SELLER	<b>-Ms. VIJAYA HOMES PVT LTD REP BY SUDHIR KUMAR TIWARY.</b> <b>Address - OFFICE AT 2ND FLOOR GAJRAJ MANSION BISTUPUR JSR-</b> <b>Father/Husband Name KASHINATH TIWARY , PAN No.-</b> <b>*****756H,Permission Case No.- , Aadhaar No. *****9679</b>
PURCHASER	<b>-Ms. BADRINATH DEVELOPERS REP BY ARUN ABHISHEK GAUR.</b> <b>Address - OFFICE AT 2ND FLOOR GAJRAJ MANSION BISTUPUR JSR-</b> <b>Father/Husband Name SHYAM SUNDER GAUR , PAN No.-</b> <b>*****643E,Permission Case No.- , Aadhaar No. *****9720</b>

Witness Information	<b>Mr. JITEN RAJAK , Address - M E SCHOOL ROAD JUGSALAI JSR-</b> <b>Father/Husband Name-DUKHU RAJAK</b>
---------------------	--

Identifier Details	<b>Mr. ASHOK KUMAR MANDAL , Address - FLAT NO 1244 VIJAYA</b> <b>GARDENS BARIDIH JSR-, Father/Husband Name-RASAMAY</b> <b>MANDAL</b>
--------------------	--

Fee Rule:Sale Deed		
1	Stamp Duty	10,22,000



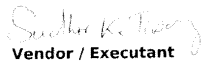
Fee Rule:Sale Deed		
1	PR	1
2	SP	1,260
3	LL	3
4	A1	7,66,500
<b>Total</b>		<b>7,67,764</b>

All the entries made, have been verified by me and are found same as the entries of the document presented.

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

For BADRINATH DEVELOPERS

*Rakem KC*  
Authorised Signatory

 Deed Writer / Advocate	 Vendee / Claimant	 Vendor / Executant
---	--	--

For BADRINATH DEVELOPERS  
  
Authorised Signatory

Token No.: 20190000052500

## CERTIFICATE

Office of the District SRO - Jamshehpur

This Sale Deed was presented before the registering officer on date 25-Jul-2019 by VIJAYA HOMES PVT LTD REP BY SUDHIR KUMAR TIWARY, S/O, D/O, W/O KASHINATH TIWARY resident of OFFICE AT 2ND FLOOR GAIRAJ MANSION BISTUPUR,SR .. This deed was registered as Document No:- 2019/SR/3266/BK1/3012 in Book No :- BK1 Volume No :- 601 from Page No :- 293 to 376 at office of District SRO - Jamshehpur

Date: 25-Jul-2019

Registering Officer  


For BADRINATH DEVELOPERS

Rakem KV  
Authorised Signatory