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सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

Certificate No.	: IN-JH22424530974475R
Certificate Issued Date	: 17-Oct-2019 03:05 PM
Account Reference	: SHCIL (FI)/ jhshcil01/ RANCHI/ JH-RNC
Unique Doc. Reference	: SUBIN-JHJHSHCIL0131388510643843R
Purchased by	: LOYALAHOMES PVT LTD
Description of Document	: Article 23 Conveyance
Property Description	: SALE DEED
Consideration Price (Rs.)	: 49,00,000 (Forty Nine Lakh only)
First Party	: REDEFINE LOYALA BUILDCON P LTD THRO DIR B C PANDEY
Second Party	: LOYALA HOMES PVT LTD THRO DIR PRAMOD KUMAR GUPTA
Stamp Duty Paid By	: LOYALA HOMES PVT LTD THRO DIR PRAMOD KUMAR GUPTA
Stamp Duty Amount(Rs.)	: 1,96,000 (One Lakh Ninety Six Thousand only)



Please write or type below this line.

नियम 21 के अधीन ग्राहक भारतीय स्टाम्प
1899 की अनुसूची 1 में 16 से अधिक
अधीन यथावत स्टाम्प-सहित (या स्टाम्प शुल्क
से विमुख या स्टाम्प शुल्क अपेक्षित नहीं)
अवर निबंधक कार्यालय में भी ग्रामीण क्षेत्र में

अवर निबंधक
रांची ग्रामीण क्षेत्र
18/10/19



0003891442

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at 'www.shcilestamp.com'. Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

LOYALA HOMES PVT. LTD.

Pramod K. Gupta

Director

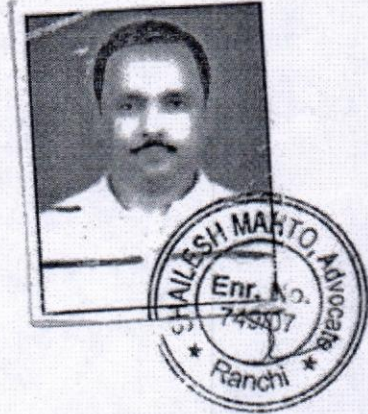
490000 / Sale
Armajhi

Map All

FEE.....
AT..... 147000/- मुद्राक 1,96000
and lord Fee 3000/- मूल्य प्रति डी० 19990/-
Process Fee 1000/- खना प्रति वर्ग फीट
Fee..... 103000/- CNT Parmission Case No. 4

दस्तावेज / मुल्यांकन / मुल
पेन / फार्म न०-६०-६१ / प्रमाण
प्रतिबंधित भूमि / फार्म IV अन्य
फार्म / CNT जाँचा एवं सही पाया।

[Handwritten signature]



This deed of absolute sale is made on this the 13th day of October, 2019 of the Christian Era., at Ranchi.

BETWEEN

REDEFINE LOYALA BUILDCON PRIVATE LIMITED (PAN-AAHCR0698H) Office Address:-601, Panchwati Plaza, Kutchery Road, Ranchi, P.S.-Kotwali, Dist.-Ranchi through its Director **SRI BIPIN CHANDRA PANDEY** S/o Late Navin Chandra Pandey, by caste-Brahman, by faith-Hindu, by occupation-Business, Resident of 1B Shiv Madhuri Apartment, Morhabadi, Ranchi, P.S.-Bariatu, Dist.-Ranchi, Jharkhand, Indian Citizen. (hereinafter called the Vendor) of the First PART.
Aadhaar No.-8449 0201 4124, Mob. No.-9312793530

[Handwritten note: फॉर्म - सरकारी 18/10/19]

AND

LOYALA HOMES PRIVATE LIMITED CIN-U45309JH 2016 PTC009041 Office 604 6th Floor, Park Plaza, Taigore Hill Road, Morhabadi, Ranchi, P.S.-Bariatu, Dist.-Ranchi, Jharkhand through Present Director **SRI PRAMOD KUMAR GUPTA** S/o Late Baidyanath Prasad, by caste-Soundik, by Faith-Hindu, by Occupation-Business, Resident of Flat No.-F/4, Kasturi Apartment, Road No.-7, Kusum Vihar, Morhabadi, P.S.-Bariatu, Dist.-Ranchi, Jharkhand, Indian Citizen. (hereinafter called the PURCHASER) of the SECOND PART. PAN-AADCL1298B
Aadhaar No.- 6428 9929 8666, Mob. No.-9931626027

LOYALA HOMES PVT. LTD.
[Signature]
Director



The terms and expressions the "VENDOR" and the "PURCHASER" shall mean and include them, their respective legal heirs, successors, legal representatives, administrators, executors, nominees and assigns etc. unless and until it is repugnant to the context or meaning thereof.

WHEREAS the Revisional Survey Record of Right of Khata No.-15 situated at Mouza-Barwe, Thana No.-25, P.S.-Ormanjhi, District-Ranchi as "Manjihas Mallik" Samillat Malikan Devendra Nath Roy & others by caste-Vaidya Brahman.

AND WHEREAS by virtue of Partitioned Suit No.-73 of 1949 by the Sub Judge, Ranchi between the Shaileshwar Nath Roy Versus Devendra Nath Roy & others the land morefully described in Schedule below is exclusively allotted to Sri Upendra Kishore Roy & put him in peaceful possession thereof .

AND WHEREAS the said Upendra Kishore Roy died leaving behind his two sons (1) Ram Kishore Roy & (2) Akashay Roy, who being the legal heirs & successors jointly inherited the property left by their father and came in peaceful possession thereof.

And Whereas Akshay Roy died leaving behind his only one daughter Meera Mallik who being the legal heir & successor inherited the property left by her father and came in peaceful possession thereof.

And Whereas Ram Kishore Ray died leaving behind his two sons namely (1) Pushpa Roy & (2) Shwet Baroni Sen Gupta, who being the legal heirs & successors jointly inherited the property left by their father and came in peaceful possession thereof.

And Whereas the said Pushpa Roy died leaving behind his two sons (1) Prabal Kumar Roy (2) Shaibal Kumar Roy who being the legal heirs & successors jointly inherited the property left by their father and came in peaceful possession thereof

And Whereas Shwet Barno Sen Gupta died leaving behind his two sons (1) Deobrata Sen Gupta & (2) Subrato Choudhury) who being the legal heirs & successors jointly inherited the property left by their father and came in peaceful possession thereof.

And Whereas **(1) MEERA MALLIK** Wife of Suprabhat Mallik, by caste Bangali Brahmin, by occupation-Housewife, Resident of 24-A, Monini Mohan Road, L.R. Sarani Sarkas Avenue Kolkatta, West



LOYALA HOMES PVT. LTD.

Pranot K. Saha
Director

हरे कृष्ण गुप्ता
1746/19

Bengal, 700020 & (2) **SUBRATO CHOUDHURY** Son of Late Shyampad Sen Gupta, by caste Bangali Brahmin, by occupation-Retired, Resident of Flat No.-105, Debalay Apartment, Kali Mandir Road, Burdwan Compound, Lalpur, Ranchi, Jharkhand & (3) **DEO BRATA SEN GUPTA** Son of Late Shyampad Sen Gupta, by caste Bangali Brahmin, by occupation-Retried, Resident of Akshay Bhawan, Radha Govind Street Tharpakhana, Ranchi, Jharkhand & (4) **SHAIBAL KUMAR ROY** Son of Late Sukhendra Nath Rai, by caste Bangali Brahmin, by occupation-Retired, Resident of Apana Loy Apartment, CHA A-101, New Jessore Road, Kolkata 700132 & (5) **PRABAL KUMAR ROY** Son of Late Sukhendra Nath Rai, by caste Bangali Brahmin, by occupation-Service, Resident of Roy Niwas, Lindsay Club Road, Hirapur, Dhanbad, Jharkhand, Indian Citizen sold their share of land Khata No.-15, measuring an area 3 Acres 79 Decimals situated at Mouza-Barwe, Thana No.-25, P.S.-Ormanjhi, District-Ranchi which is morefully described in Schedule A to Redefine Loyala Buildcon Private Limited (Vendor) by virtue of Registered Sale Deed No.-5865, dated 18.11.2017 which was registered at District Sub Registrar Office, Gramin Area Ranchi and entered in Book. No.-I, Vol. No.-492, Pages 45 to 98, for the year 2017 and came in peaceful possession thereof.

AND WHEREAS after acquiring the land the said Vendor got his name mutated in the Office of the State of Jharkhand through the Kanke Anchal, District Ranchi vide Mutation Case No.-1458 R27/2017-18 and paying revenue rent to the State upto 2017-18 vide Rent Receipt No.-0400926632 and entered in Register II, Vol. 4, Page No.-66.

AND WHEREAS the VENDOR for his bonafide need and valid requirement had agreed to sale his purchased land Khata No.-15, measuring an area 3 Acres 79 Decimals situated at Mouza-Barwe, Thana No.-25, P.S.-Ormanjhi, District-Ranchi which is morefully described in Schedule A with all amenities, common enjoyment, beneficial use and with all easement and inheritance thereto more fully and particularly described in Schedule below for a total consideration of **Rs. 49,00,000/- (Rupees Forty Nine Lakh)** only. The price fixed was quite fair and reasonable and the same was in accordance with the prevailing market rate.



LOYALA HOMES PVT. LTD.

Pranab K. Gupta
Director

Pranab K. Gupta
18/11/2017

NOW THEREFORE, THIS DEED OF SALE WITNESSETH AS FOLLOWS :-

- 1) That in consideration for a total sum of **Rs. 49,00,000/- (Rupees Forty Nine Lakh)** only paid by the PURCHASER to the VENDOR as full and final payment, the legal receipt whereof the VENDOR hereby admit and acknowledge, each VENDOR hereby acquit and discharge unto the PURCHASERS.
- 2) That the VENDOR does hereby grant, convey, sell, transfer and assign all their rights, titles and interests in the scheduled property with all amenities and common enjoyment and beneficial use and with all easement, inheritance and privileges thereto, to the PURCHASER.
- 3) That the PURCHASER shall peacefully possess, use, enjoy and hold the same in any manner as owner absolutely and forever.
- 4) That the physical vacant possession of the scheduled property has already' been delivered by the VENDOR to the PURCHASER.
- 5) That the VENDOR assured the Purchaser that the entire scheduled property is free from all sorts of encumbrances, ownership rights, acquisition etc. the VENDOR will be liable and responsible for the right, title and interest of the property conferred to the Purchaser.
- 6) That now the VENDOR admits that he has sold all his right, title, interest, claim or concern of any nature whatsoever in the scheduled property and the PURCHASER has become the absolute and exclusive owner of the same and is fully competent to use, enjoy and utilize the said property in any manner at all times without any interruption, disturbance, objection by the VENDOR or any other person claiming title through or under him.
- 7) That the PURCHASER can get the entire scheduled property transferred, mutated and substituted in his own name as owner in the records of State of Jharkhand, through the Ormanjhi Ahchal, Ranchi, or any other concerned authority on the basis of this Sale Deed

Handwritten signature and date: 12/10/2018



LOYALA HOMES PVT. LTD.

Handwritten signature of the Director

Director

- 8) That the VENDOR hereby assures the PURCHASER that he has neither done nor been part to any act whereby his right and title to the said property may in any way be impaired or whereby he may be prevented from transferring the said scheduled property.
- 9) That any error or omission or mis-description of the property under sale shall not annul the sale deed and if such error or mis-description is material one, the PURCHASER will be entitled to get it removed by the VENDOR by obtaining further necessary deed of assurance or supplementary deed.
- 10) That relying upon the aforesaid representations and believing the same to be true and correct and acting on the faith thereof, the PURCHASER has agreed to purchase the scheduled property and the VENDOR does hereby keep the PURCHASER indemnified for all losses and damages that the PURCHASER may suffer because of any defect in the title of the VENDOR.
- 11) That the PURCHASER shall have full and absolute right to use the scheduled property in the manner as it suits him.
- 12) That the PURCHASER shall have absolute right to transfer, sell, mortgage, encumber, alienate, gift or let it on rent to any person, the scheduled property according to his choice.
- 13) That the transaction has taken place at Ranchi (Jharkhand) with free consent of both the parties, without any coercion, undue influence, fraud or misrepresentation from any corner.

18/11/2018
 पंजीर - 554 407

SCHEDULE "A"

All that part and parcel of land measuring an area 3 Acres 79 decimals situated at Village-Barwe, Thana No.-25, P.S.-Ormanjhi, District-Ranchi under the jurisdiction of District Registration and District Sub-registration Office, Ranchi

Khata No.	Plot No.	Purchased Area	Sold Area	Nature
15	928	5 Decimals	5 Decimals	Residential
15	929	26 Decimals	26 Decimals	Residential
15	930	21 Decimals	21 Decimals	Residential



LOYALA HOMES PVT. LTD.
Bramo → *Le Seta*
 Director

15	931	20 Decimals	20 Decimals	Residential
15	932	31 Decimals	31 Decimals	Residential
15	934	16 Decimals	16 Decimals	Residential
15	940	21 Decimals	21 Decimals	Residential
15	941	46 Decimals	46 Decimals	Residential
15	942	34 Decimals	34 Decimals	Residential
15	943	35 Decimals	35 Decimals	Residential
15	944	33 Decimals	33 Decimals	Residential
15	945	30 Decimals	30 Decimals	Residential
15	962	20 Decimals	20 Decimals	Residential
15	963	41 Decimals	41 Decimals	Residential
	Total	3 Acre 79 Decimals		

marked and delineated in red wash on the map attached hereto and butted and bounded as follows : .

North :- R.S. Plot No.-924, 925, 926, 927

South :- R.S. Plot No.-933, 964, 965

East :- R.S. Plot No.-935, 933, 939, 946, 947, 961

West :- R.S. Plot No.-896, 897, 898, 899, 900, 927

Annual Rent-Rs. 500/- (Five hundred) only.

CERTIFICATE

THIS IS TO CERTIFY that the land which is subject matter of these presents and mentioned in the schedules A is not the Govt. land. The same was neither acquired by the Government for civil or military purpose nor is it Bhoodan land. The land is outside from forest area limit and it does not belong to C.C.L, B.C.C.L. or E.C.L. IT IS FURTHER CERTIFIED that the land does not belong to Adivasi Khata nor connected with any member of Scheduled Tribe or Schedule Caste or Backward Class of the Chotanagpur Tenancy Act and this land is free from ceiling. It is not the land of any Temple, Math, Church or Mosque. It is also not the land of Khas-Mahal, Khuntkatti, Sarna, Masna, Hargarhi, Fodder Scam, Land Scam, and it is also certified that the said land has not been mortgaged with any institution.



LOYALA HOMES PVT. LTD.

Anant W. Saha
Director

Handwritten notes:
Khatra No. - 181
18/10/18

Note:- That the Vendor does not belongs to Schedule Tribe, Schedule Caste or Backward Classes under the purview of section 46 (1) (b) of C.N.T. Act 1908.

IN WITNESS WHERE OF the VENDOR have put his signature in this deed on the day, month and the year first above written.

WITNESS

- 1. Sumant Mrs.
S/o. Lakshmi Narayan Singh
Piper Pore
Ranchi
18/10/2019
- 2. Ramkumar Prasad.
S/o - Binod Prasad
Anand Nagar, Ranchi
18/10/2019

VENDOR'S SIGNATURE

[Handwritten Signature]
18/10/2019



LOYALA HOMES PVT. LTD.

[Handwritten Signature]
Director

PURCHASER'S SIGNATURE, PHOTO AND FINGER IMPRESSION OF LEFT HAND

Pranmol K Supt.
18/10/18



Pranmol K Supt.
18/10/18



Certified that all the Finger Prints of left hand of each person whose photographs are affixed in the documents have been taken in my presence.

Shrilesh Molla
Adv

6749/07
Drafted by :- *Shrilesh Molla*
Adv

Typed by :-

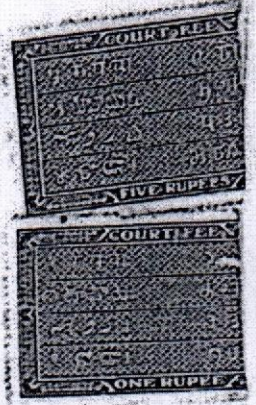
Kumar Nandini

6749/07



LOYALA HOMES PVT. LTD.

Pranmol K Supt
Director



Barwe

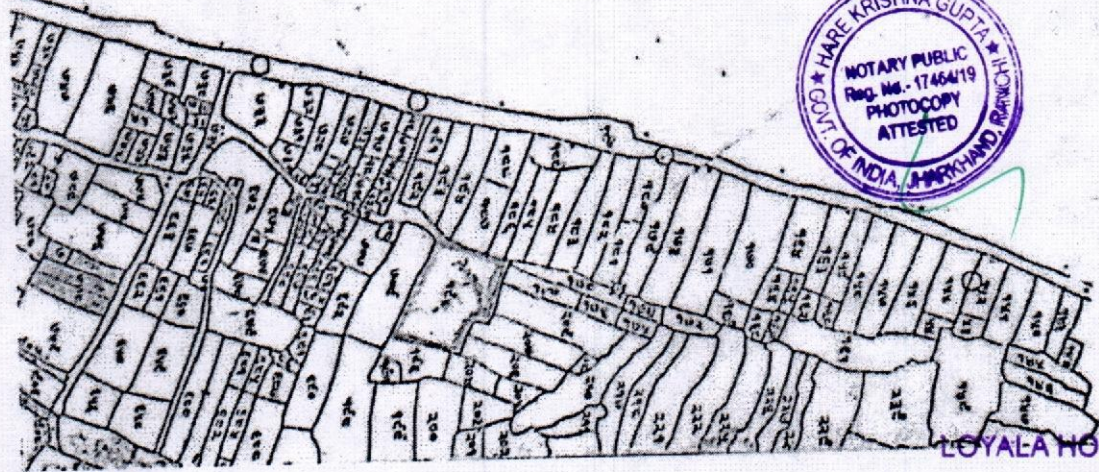
नाथशैलजा गावे श्रीमती
नाम यागा श्रीमती
यागा नमर २५
जिल्हा रायगड
जिल्हा एक भागात यागात १६ वन
यागा १६६२ - ३३ वन

Sheet No. २

Col. 26-11-51

Handwritten notes in the top left corner, including 'Handwritten' and '26-11-51'.

Handwritten signature and date: '17/11/51' and 'Hare Krishna Gupta'.



LOYALA HOMES PVT. LTD.

Handwritten signature of the Director and the word 'Director' printed below it.



Handwritten notes in Hindi: "प्लान नं. 187/4/2017" and "187/4/2017".

हारा नगर



LOYALA HOMES PVT. LTD.

Pranod K. Sethi
Director

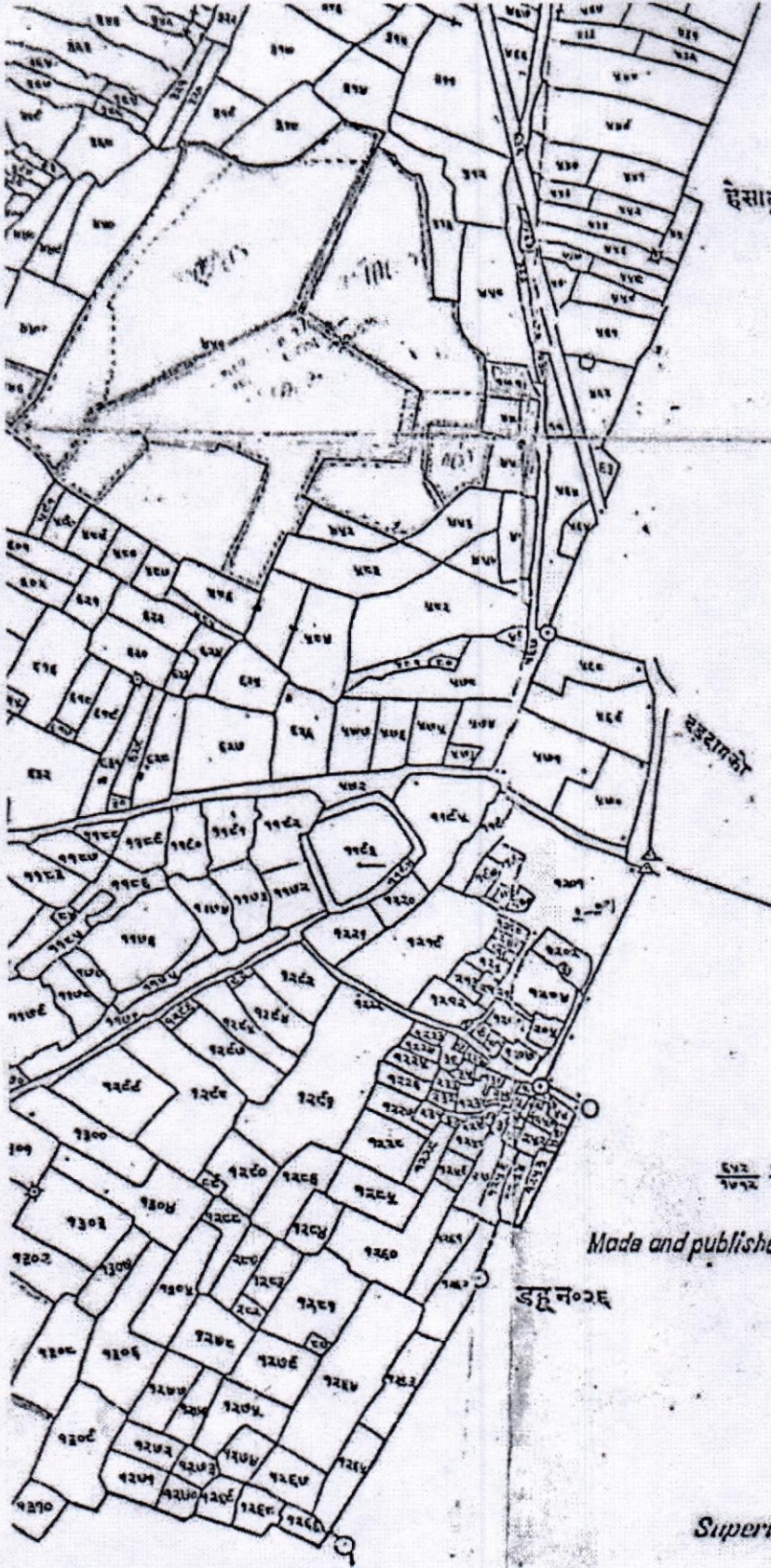


Handwritten signature or initials



LOYALA HOMES PVT. LTD.

Handwritten signature
Director



हेसातूनंरद

इडराकोर

१०१२ १०१३ १०१४ १०१५
१०१६ १०१७ १०१८ १०१९

Made and published under the authority of Government.

इड नं०२६

[Signature]

Superintendent of Survey.



RAMA HOMES PVT. LTD.

[Signature]
Director

[Handwritten text in Hindi]
18/11/21

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
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117	117	117														



LOYALA HOMES PVT. LTD.

Anant Lal Saha
Director

Sl. No.	Name of Village	Area
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17

10/1/11
 10/1/11



LOYALA HOMES PVT. LTD.

Pranab K. Saha
 Director



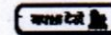
झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजीयन प्रति

October 18, 2019

भाग वर्तमान	4	पृष्ठ संख्या	66											
जिला का नाम	राँची	अनुसूचना नाम	सदर	अंचल का नाम	ओरमाँड़ी	हस्ताक का नाम	हस्ताक-03	इस्टेट का नाम	JHARKHAND					
मौजा का नाम	बरने	होल्डिंग संख्या	15	तौजी संख्या		धाना नम्बर	25	खाता का प्रकार	—					
REDEFINE LOYALA BUILDCON PRIVATE LIMITED THROUGH DIRECTOR BIPIN CHANDRA PANDEY, पित्त-LATE NAVIN CHANDRA PANDEY, जाति- —														
खाता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार						समान	सेर				
15	928	0 ऐ 5 डि 0 हे	नामान्तरण मुकदमा संख्या 1458/2017 - 2018						500	0				
15	929	0 ऐ 26 डि 0 हे												
15	940	0 ऐ 21 डि 0 हे												
15	941	0 ऐ 46 डि 0 हे												
15	942	0 ऐ 34 डि 0 हे												
15	943	0 ऐ 35 डि 0 हे												
15	944	0 ऐ 33 डि 0 हे												
15	945	0 ऐ 30 डि 0 हे												
15	930	0 ऐ 21 डि 0 हे												
15	931	0 ऐ 20 डि 0 हे												
15	932	0 ऐ 31 डि 0 हे												
15	934	0 ऐ 16 डि 0 हे												
15	962	0 ऐ 20 डि 0 हे												
15	963	0 ऐ 41 डि 0 हे												
कुल परिमाण		0 ऐ 379 डि 0 हे												
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	मानत बकाया	मागत धान् साल	रोड सेल बकाया	रोड सेल धान् साल	शिक्षा सेल बकाया	शिक्षा सेल धान् साल	स्वास्थ्य सेल बकाया	स्वास्थ्य सेल धान् साल	कृषि सेल बकाया	कृषि सेल धान् साल	
03-22-2018	0400926632	2017-2018	2017-2018	0	500	0	125	0	250	0	250	0	100	

List Of Case Status Details

यह एक कम्प्यूटर जनित प्रति
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अधिकारी से संपर्क करे
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर विसक करे



विपिन चंद्र पंडे
18/10/2019

LOYALA HOMES PVT. LTD.



Pranav K Gupta
Director

ओरमांझी बरने 25 REDEFINE LOYALA BUJLDON PRIVATE LIMITED THROUGH DIRECTOR BIPIN CHANDRA PANDEY		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
15	928,929,930,931,932,934,940,941,942,943,944,945,962,963	0 एकड़ 379 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)	500.00				500.00	
गुजारी (भावली)	125.00				125.00	
सेस	250.00				250.00	
सूद	250.00				250.00	
मूतफरकात	100.00				100.00	
मीजान	1225.00				1225.00	

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)					500.00	
गुजारी (भावली)					125.00	
सेस					250.00	
सूद					250.00	
मूतफरकात					100.00	
मीजान अदायकारी					1225.00	

(१) मीजान कुल (लफजों में) : One Thousand Two Hundred Twenty Five Rupees

(२) नाम देहिन्दा -

(३) कुल बकाया- 1225.00

तारीख अमला तहसील कुनिन्दा : 22-03-2018

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



यह एक कम्प्यूटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

Print

LOYALA HOMES PVT. LTD.

Bramon Ka Singh
Director



Grand Father – LATE LAXMI DUTT PANDEY

MO. NO - 9312793530

 <p>विपिन चंद्र पाण्डेय Bipin Chandra Pandey जन्म तिथि DOB: 19/03/1975 पुरुष / MALE 8449 0201 4124</p>	 <p>पंजीकृत पता आम न महीन चंद्र पाण्डेय मोहनपुर, टनकपुर, बंगाल पिनकोड - 262309 Address: Bipin Chandra Pandey Mohanpur, Tanakpur, Champaran Uttar Pradesh - 262309 8449 0201 4124 Aadhaar - Aam Admi ka Adhikaar</p>
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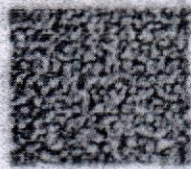
विपिन चंद्र पाण्डेय
18/11/2015

LOYALA HOMES PVT. LTD.

Pramo → *18 Supdt*
Director



भारत सरकार
Government of India
Pranod Kumar Gupta
Pranod Kumar Gupta
जन्म तिथि/ DOB: 21/01/1974
पुरुष / MALE



6428 9929 8666

मेरा आधार, मेरी पहचान

भारतीय पहचान प्राधिकरण
Unique Identification Authority of India

पत्नी:
S/O स्व वैद्यनाथ प्रसाद, एड्रेस नं-
एफ-4, कास्तूरी अपार्टमेंट, रोड नं-7,
कुसुम विहार, मोरानदी रोड,
झारखण्ड - 834008

Address:
S/O Late Baidyanath Prasad, flat
no-14, Kasturi apartment, road
no-7, Kusum vihar, Moranadi,
Ranchi,
Jharkhand - 834008

6428 9929 8666



भारतीय पहचान प्राधिकरण



Age - 41

phone no - 9931626027

Gr. father -> Late. Brijkandan Sen

LOYALA HOMES PVT. LTD.

Pranod K Gupta
Director



भारत सरकार
 Government of India


सुमंत कुमार
 Sumant Kumar
 जन्म तिथि/DOB: 21/11/1983
 पुरुष/ MALE



2737 0395 1082

मेरा आधार, मेरी पहचान


भारतीय विशिष्ट पहचान प्राधिकरण
 Unique Identification Authority of India

Address:
 S/O Lakshmi Narayan Singh, 2, Staff Bank Colony, Tel Mii Gali Piska More, Near Shiv Mandir, Hehal, Ranchi, Jharkhand - 834005

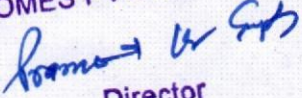
पता:
 लक्ष्मी नारायण सिंह, 2, स्टाफ बैंक वस्ती, तेल मिल गली पिस्का मोर, शिव मंदिर के पास, हेहल, राँची, झारखण्ड - 834005

2737 0395 1082

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Scanned by CamScanner

LOYALA HOMES PVT. LTD.


 Director



भारत सरकार
GOVERNMENT OF INDIA

रामअवतार प्रसाद
Ramawtar Prasad
जन्म वर्ष/YoB: 1971
पुरुष Male

6076 6390 1067

आधार - आम आदमी का अधिकार

आरक्षण
AADHAAR

राष्ट्रीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता
S/O श्री बिनोद प्रसाद, आनंद
नगर रातु रोड, नजदिक
जूनियर डी ए वी स्कूल रातु
रोड, हेहल, हेहल, राँची
झारखण्ड, 834005

Address:
S/O: Sri Binod Prasad, anand
nagar ratu road, near junior d
a v school RATU ROAD,
Hehal, Hehal, Ranchi
Jharkhand, 834005

Aadhaar - Aam Aadmi ka Adhikar

G F- Late Dwarika Prasad

Mob.- 88630-86978

LOYALA HOMES PVT. LTD.

Pranav La Gupta
Director





Pre Registration Docket

Date :- 18-10-2019 02:25 pm

Office Name :- SRO - Ranchi Rural
Token No:- 20190000087683

Appoinment :- 18-Oct-2019 Time:- 16:15

Article	Sale Deed
Pre Registration Date	18-Oct-2019
No. Of Pages	34
Stamp Duty	196000
Paid Stamp Duty	0
Total Fees	₹ 1,48,024.

Property Id: **221177**

Valuation No. : 290107 / 2019	:- 2019-2020	User Id : 3848	Date : 18-October-2019 14:31:PM
State : Jharkhand	District : Ranchi	Tahsil : Ormanjhi	
Land Type : Rural	Corporation :	Village/City : Barwe	
Barwe Word No 3 - Other Road		-	
Khata Number - 15 ✓			
Plot Number - 928 ✓			
Volume Number - 4 ✓			
Page Number - 66 ✓			
Valuation Rule : Residential Land			
Usage : Non Agri => Residential Land => Residential Land			
Property Details			
1	Land area	5 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 5 x 12920=64600	₹64,600/-
A	Total		₹64,600/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹64,600/-
Total Amount in Words : Sixty Four Thousands Six Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: R.S.Plot No - 935, 933, 939, 946 947, 961, West: R.S.Plot No - 896, 897, 898, 899, 900, 927, South: R.S.Plot No - 933, 964, 965, North: R.S.Plot No - 924, 925, 926, 927
Area	Land area : 5.00 Decimal



LOYALA HOMES PVT. LTD.

Aravind K. Singh

Director

Other Description of the Property	Address - Barwe Ormanjhi Ranchi
Government/Market Value	64600
Transaction Amount	4900000

Property Id: 221183

Valuation No. : 290116 / 2019	:- 2019-2020	User Id : 3848	Date : 18-October-2019 14:31:PM
State : Jharkhand	District : Ranchi	Tahsil : Ormanjhi	
Land Type : Rural	Corporation :	Village/City : Barwe	
Barwe Word No 3 - Other Road			
Khata Number - 15			
Plot Number - 929			
Volume Number - 4			
Page Number - 66			
Valuation Rule : Residential Land			
Usage : Non Agri => Residential Land => Residential Land			
Property Details			
1	Land area	26 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 26 x 12920 = 335920	₹3,35,920/-
Total			
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			
Total Amount in Words : Three Lakh thirty five thousands rupees only			

Land measurement, Sub Part and House No.	Property Boundaries East: R.S.Plot No - 935, 933, 939, 946 947, 961, West: R.S.Plot No - 896 897 898 899 900 927, South: R.S.Plot No - 933, 964, 965, North: R.S.Plot No - 924, 925, 926, 927
Area	Land area : 26.00 Decimal
Other Description of the Property	Address - Barwe Ormanjhi Ranchi
Government/Market Value	335920
Transaction Amount	-



Property Id: 221194

Valuation No. : 290130 / 2019	:- 2019-2020	User Id : 3848	Date : 18-October-2019 14:31:PM
State : Jharkhand	District : Ranchi	Tahsil : Ormanjhi	
Land Type : Rural	Corporation :	Village/City : Barwe	
Barwe Word No 3 - Other Road			

LOYALA HOMES PVT. LTD.

Ramesh Kumar
Director

Khata Number - 15			
Plot Number - 930			
Volume Number - 4			
Page Number - 66			
Valuation Rule : Residential Land			
Usage : Non Agri => Residential Land => Residential Land			
Property Details			
1	Land area	21 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 21 x 12920=271320	₹2,71,320/-
A	Total		₹2,71,320/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹2,71,400/-
Total Amount in Words : Two Lakh Seventy One Thousands Four Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: R.S.Plot No - 935, 933, 939, 946 947, 961, West: R.S.Plot No - 896, 897, 898, 899, 900, 927, South: R.S.Plot No - 933, 964, 965, North: R.S.Plot No - 924, 925, 926, 927
Area	Land area : 21.00 Decimal
Other Description of the Property	Address - Barwe Ormanjhi Ranchi
Government/Market Value	271320
Transaction Amount	-

Property Id: 221196

Valuation No. : 290132 / 2019	:- 2019-2020	User Id : 3848	Date : 18-October-2019 14:31:PM
State : Jharkhand	District : Ranchi	Tahsil : Ormanjhi	
Land Type : Rural	Corporation :	Village/City : Barwe	
Barwe Word No 3 - Other Road			
Khata Number - 15			
Plot Number - 931			
Volume Number - 4			
Page Number - 66			
Valuation Rule : Residential Land			
Usage : Non Agri => Residential Land => Residential Land			
Property Details			
1	Land area	20 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total



LOYALA HOMES PVT. LTD.

Pramod Kumar Singh
Director

1	Open Land Valuation	1. 20 x 12920=258400	₹2,58,400/-
A	Total		₹2,58,400/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹2,58,400/-
Total Amount in Words : Two Lakh Fifty Eight Thousands Four Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: R.S.Plot No - 935, 933, 939, 946 947, 961, West: R.S.Plot No - 896, 897, 898, 899, 900, 927, South: R.S.Plot No - 933, 964, 965, North: R.S.Plot No - 924, 925, 926, 927
Area	Land area : 20.00 Decimal
Other Description of the Property	Address - Barwe Ormanjhi Ranchi
Government/Market Value	258400
Transaction Amount	-

Property Id: 221197

Valuation No. : 290135 / 2019	:- 2019-2020	User Id : 3848	Date : 18-October-2019 14:31:PM
State : Jharkhand	District : Ranchi	Tahsil : Ormanjhi	
Land Type : Rural	Corporation :	Village/City : Barwe	
Barwe Word No 3 - Other Road		-	
Khata Number - 15			
Volume Number - 4			
Page Number - 66			
Plot Number - 932			
Valuation Rule : Residential Land			
Usage : Non Agri => Residential Land => Residential Land			
Property Details			
1	Land area	31 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 31 x 12920=400520	₹4,00,520/-
A	Total		₹4,00,520/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹4,00,600/-
Total Amount in Words : Four Lakh Six Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: R.S.Plot No - 935, 933, 939, 946 947, 961, West: R.S.Plot No - 896, 897, 898, 899, 900, 927, South: R.S.Plot No - 933, 964, 965, North: R.S.Plot No - 924, 925, 926, 927
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LOYALA HOMES PVT. LTD.

Francis K. Suresh
Director

Area	Land area : 31.00 Decimal
Other Description of the Property	Address - Barwe Ormanjhi Ranchi
Government/Market Value	400520
Transaction Amount	-

Property Id: 221200

Valuation No. : 290141 / 2019	:- 2019-2020	User Id : 3848	Date : 18-October-2019 14:31:PM
State : Jharkhand	District : Ranchi	Tahsil : Ormanjhi	
Land Type : Rural	Corporation :	Village/City : Barwe	
Barwe Word No 3 - Other Road		-	
Khata Number - 15			
Plot Number - 934			
Volume Number - 4			
Page Number - 66			
Valuation Rule : Residential Land			
Usage : Non Agri => Residential Land => Residential Land			
Property Details			
1	Land area	16 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 16 x 12920=206720	₹2,06,720/-
Total			2,06,720
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			2,06,720
Total Amount in Words - Two Lakh Six Thousand Eight Hundred Rupees only			

Land measurement, Sub Part and House No.	Property Boundaries East: R.S.Plot No - 935, 933, 939, 946 947, 961, West: R.S.Plot No - 896, 897, 898, 899, 900, 927, South: R.S.Plot No - 933, 964, 965,, North: R.S.Plot No - 924, 925, 926, 927
Area	Land area : 16.00 Decimal
Other Description of the Property	Address - Barwe Ormanjhi Ranchi
Government/Market Value	206720
Transaction Amount	-

Property Id: 221204

Valuation No. : 290145 / 2019	:- 2019-2020	User Id : 3848	Date : 18-October-2019 14:31:PM
State : Jharkhand	District : Ranchi	Tahsil : Ormanjhi	
Land Type : Rural	Corporation :	Village/City : Barwe	



LOYALA HOMES PVT. LTD.

Anand K. Singh
Director

Barwe Word No 3 - Other Road			
Khata Number - 15			
Plot Number - 940			
Volume Number - 4			
Page Number - 66			
Valuation Rule : Residential Land			
Usage : Non Agri => Residential Land => Residential Land			
Property Details			
1	Land area	21 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 21 x 12920=271320	₹2,71,320/-
A	Total		₹2,71,320/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹2,71,400/-
Total Amount in Words : Two Lakh Seventy One Thousands Four Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: R.S.Plot No - 935, 933, 939, 946 947, 961, West: R.S.Plot No - 896, 897, 898, 899, 900, 927, South: R.S.Plot No - 933, 964, 965, North: R.S.Plot No - 924, 925, 926, 927
Area	Land area : 21.00 Decimal
Other Description of the Property	Address - Barwe Ormanjhi Ranchi
Government/Market Value	271320
Transaction Amount	-

Property Id: 221222

Valuation No. : 290172 / 2019	:- 2019-2020	User Id : 3848	Date : 18-October-2019 14:31:PM
State : Jharkhand	District : Ranchi	Tahsil : Ormanjhi	
Land Type : Rural	Corporation :	Village/City : Barwe	
Barwe Word No 3 - Other Road			
Khata Number - 15			
Plot Number - 941			
Volume Number - 4			
Page Number - 66			
Valuation Rule : Residential Land			
Usage : Non Agri => Residential Land => Residential Land			
Property Details			
1	Land area	46 Decimal	
Calculation Details			



LOYALA HOMES PVT. LTD.

[Signature]
Director

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 46 x 12920=594320	₹5,94,320/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A)

Total Amount in Words: Five Lakh Ninety Four Thousand Three Hundred Twenty

Land measurement, Sub Part and House No.	Property Boundaries East: R.S.Plot No - 935, 933, 939, 946 947, 961, West: R.S.Plot No - 896, 897, 898, 899, 900, 927, South: R.S.Plot No - 933, 964, 965, North: R.S.Plot No - 924, 925, 926, 927
Area	Land area : 46.00 Decimal
Other Description of the Property	Address - Barwe Ormanjhi Ranchi
Government/Market Value	594320
Transaction Amount	-

Property Id: 221224

Valuation No. : 290176 / 2019	:- 2019-2020	User Id : 3848	Date : 18-October-2019 14:31:PM
State : Jharkhand	District : Ranchi	Tahsil : Ormanjhi	
Land Type : Rural	Corporation :	Village/City : Barwe	
Barwe Word No 3 - Other Road			
Khata Number - 15			
Plot Number - 942			
Volume Number - 4			
Page Number - 66			
Valuation Rule : Residential Land			
Usage : Non Agri => Residential Land => Residential Land			
Property Details			
1	Land area		34 Decimal
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 34 x 12920=439280	₹4,39,280/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			
Total Amount in Words: Four Lakh Thirty Nine Thousand Three Hundred Twenty			



LOYALA HOMES PVT. LTD.

Pranab K. Saha
Director

Land measurement, Sub Part and House No.	Property Boundaries East: R.S.Plot No - 935, 933, 939, 946 947, 961, West: R.S.Plot No - 896, 897, 898, 899, 900, 927, South: R.S.Plot No - 93, 964, 965, North: R.S.Plot No - 924, 925, 926, 927
Area	Land area : 34.00 Decimal
Other Description of the Property	Address - Barwe Oramanjhi Ranchi
Government/Market Value	439280
Transaction Amount	-

Property Id: **221231**

Valuation No. : 290184 / 2019	: - 2019-2020	User Id : 3848	Date : 18-October-2019 14:31:PM
State : Jharkhand	District : Ranchi	Tahsil : Ormanjhi	
Land Type : Rural	Corporation :	Village/City : Barwe	
Barwe Word No 3 - Other Road			
Khata Number - 15			
Plot Number - 943			
Volume Number - 4			
Page Number - 66			
Valuation Rule : Residential Land			
Usage : Non Agri => Residential Land => Residential Land			
Property Details			
1	Land area	35 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 35 x 12920=452200	₹4,52,200/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹4,52,200
Total Amount in Words: Four Lakh Fifty Two Thousand Only			

Land measurement, Sub Part and House No.	Property Boundaries East: R.S.Plot No - 935, 933, 939, 946 947, 961, West: R.S.Plot No - 896, 897, 898, 899, 900, 927, South: R.S.Plot No - 933, 964, 965, North: R.S.Plot No - 924, 925, 926, 927
Area	Land area : 35.00 Decimal
Other Description of the Property	Address - Barwe Ormanjhi Ranchi
Government/Market Value	452200
Transaction Amount	-

Property Id: **221234**



LOYALA HOMES PVT. LTD.

Aravind Kumar
Director

Valuation No. : 290188 / 2019		:- 2019-2020		User Id : 3848		Date : 18-October-2019 14:31:PM	
State : Jharkhand			District : Ranchi			Tahsil : Ormanjhi	
Land Type : Rural			Corporation :			Village/City : Barwe	
Barwe Word No 3 - Other Road							
Khata Number - 15							
Plot Number - 944							
Volume Number - 4							
Page Number - 66							
Valuation Rule : Residential Land							
Usage : Non Agri => Residential Land => Residential Land							
Property Details							
1		Land area		33 Decimal			
Calculation Details							
Sr.No.	Description	Calculation				Total	
1	Open Land Valuation	1. 33 x 12920=426360				₹4,26,360/-	
A	Total					₹4,26,360/-	
Note : Final Valuation is Rounded to Next 100/-							
Total Valuation (A)						₹4,26,400/-	
Total Amount in Words : Four Lakh Twenty Six Thousands Four Hundred Rupees Only.							

Land measurement, Sub Part and House No.	Property Boundaries East: R.S.Plot No - 935, 933, 939, 946 947, 961, West: R.S.Plot No - 896, 897, 898, 899, 900, 927, South: R.S.Plot No - 933, 964, 965, North: R.S.Plot No - 924, 925, 926, 927
Area	Land area : 33.00 Decimal
Other Description of the Property	Address - Barwe Ormanjhi Ranchi
Government/Market Value	426360
Transaction Amount	-

Property Id: **221236**

Valuation No. : 290192 / 2019		:- 2019-2020		User Id : 3848		Date : 18-October-2019 14:31:PM	
State : Jharkhand			District : Ranchi			Tahsil : Ormanjhi	
Land Type : Rural			Corporation :			Village/City : Barwe	
Barwe Word No 3 - Other Road							
Khata Number - 15							
Plot Number - 945							
Volume Number - 4							
Page Number - 66							
Valuation Rule : Residential Land							
Usage : Non Agri => Residential Land => Residential Land							
Property Details							



LOYALA HOMES PVT. LTD.

Pranav K. Singh
Director

1	Land area	30 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 30 x 12920=387600	₹3,87,600/-
Total			
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			
Total Amount in Words - Three Lakh Eighty Seven Thousand Six Hundred Sixty			

Land measurement, Sub Part and House No.	Property Boundaries East: R.S.Plot No - 935, 933, 939, 946 947, 961, West: R.S.Plot No - 896, 897, 898, 899, 900 927, South: R.S.Plot No - 933, 964, 965, North: R.S.Plot No - 924, 925, 926, 927
Area	Land area : 30.00 Decimal
Other Description of the Property	Address - Barwe Ormanjhi Ranchi
Government/Market Value	387600
Transaction Amount	-

Property Id: 221242

Valuation No. : 290199 / 2019	:- 2019-2020	User Id : 3848	Date : 18-October-2019 14:31:PM
State : Jharkhand	District : Ranchi	Tahsil : Ormanjhi	
Land Type : Rural	Corporation :	Village/City : Barwe	
Barwe Word No 3 - Other Road			
Khata Number - 15			
Plot Number - 962			
Volume Number - 4			
Page Number - 66			
Valuation Rule : Residential Land			
Usage : Non Agri => Residential Land => Residential Land			
Property Details			
1	Land area	20 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 20 x 12920=258400	₹2,58,400/-
Total			
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			
Total Amount in Words - Two Lakh Fifty Eight Thousand Four Hundred			

LOYALA HOMES PVT. LTD.



James K Gupta
Director

Land measurement, Sub Part and House No.	Property Boundaries East: R.S.Plot No - 935, 933, 939, 946 947, 961, West: R.S.Plot No - 896, 897, 898, 899, 900, 927, South: R.S.Plot No - 933, 964, 965, North: R.S.Plot No - 924, 925, 926, 927
Area	Land area : 20.00 Decimal
Other Description of the Property	Address - Barwe Oramanjhi Ranchi
Government/Market Value	258400
Transaction Amount	-

Property Id: **221244**

Valuation No. : 290201 / 2019	:- 2019-2020	User Id : 3848	Date : 18-October-2019 14:31:PM
State : Jharkhand	District : Ranchi	Tahsil : Ormanjhi	
Land Type : Rural	Corporation :	Village/City : Barwe	
Barwe Word No 3 - Other Road		-	
Khata Number - 15			
Plot Number - 963			
Volume Number - 4			
Page Number - 66			
Valuation Rule : Residential Land			
Usage : Non Agri => Residential Land => Residential Land			
Property Details			
1	Land area	41 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	12920=529720	₹5,29,720/-
A	Total		₹5,29,720/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹5,29,800/-
Total Amount in Words : Five Lakh Twenty Nine Thousands Eight Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: R.S.Plot No - 935, 933, 939, 946 947, 961, West: R.S.Plot No - 896, 897, 898, 899, 900, 927, South: R.S.Plot No - 933, 964, 965, North: R.S.Plot No - 924, 925, 926, 927
Area	Land area : 41.00 Decimal
Other Description of the Property	Address - Barwe Ormanjhi Ranchi
Government/Market Value	529720
Transaction Amount	



LOYALA HOMES PVT. LTD.

Pranav K Gupta
Director

SELLER	-Mr. Redefine Loyala Buildcon Private Limited Through its Director Bipin Chandra Pandey, Address - 1B Shiv Madhuri Apartment , Morhabadi , Bariatu , Ranchi- ,Father/Husband Name Late Navin Chandra Pandey , PAN No.- *****698H,Permission Case No.- , Aadhaar No. *****4124
PURCHASER	-Mr. Loyala Homes Private Limited Through its Director Pramod Kumar Gupta, Address - Flat No - F/4 , Kasturi Apartment , Road No -7 , Kusum Vihar , Morabadi , Bariatu , Ranchi- ,Father/Husband Name Late Baidyanath Prasad , PAN No.- *****298B,Permission Case No.- , Aadhaar No. *****8666

Witness Information	Mr. Sumant Kumar , Address - Bank Colony , Tel Mil Gali , Piska More , Hesal , Ranchi-, Father/Husband Name-Lakshmi Narayan Singh
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Identifier Details	Mr. Ramawtar Prasad , Address - Anand Nagar Ratu Road , Near Juniar D.A.V School , Ratu Road , Hehal , Ranchi-, Father/Husband Name-Binod Prasad
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Fee Rule:Sale Deed		
1	Stamp Duty	1,96,000

1	SP	1,020
Total		1,020

Fee Rule:Sale Deed		
1	PR	1
2	LL	3
3	AI	1,47,000
Total		1,49,000

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.

Shelesh Mishra
 Deed Writer / Advocate

Pramod Kumar Gupta
 Vendee / Claimant

Bipin Chandra Pandey
 Vendor / Executant



LOYALA HOMES PVT. LTD.

Pramod Kumar Gupta
 Director



Date :-18-Oct-2019

Document Registration Summary 1

- Government/Market Value: ₹4897300/-
- Transaction Amount: ₹4900000 /-
- Paid Stamp Duty: ₹196000 /-

On Date 18-10-2019 Presented at SRO - Ranchi Rural
Signature of Presenter

SRO - Ranchi Rural

विपिन चंद्र पाण्डेय

Receipt : 222707

Receipt Date : 18-10-2019

Presenter Name: -

PR	₹1
SP	₹1020
LL	₹4
A1	₹147000
Stamp Duty	₹196000

Total

₹344025

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	196000	196000	0	E-STAMP	LOYALAHOMES PVTLTD	Certificate Number : IN- JH22424530974475R	196000
PR	1	1	0	GRAS	RedefineLoyalaBuildconPrivateLimitedThroughItsDirectorBipinChandraPandey	GRN Number : 1902556441 DEPT Transaction Id : 0b8f7df5da0eef737d4c Transaction Type :	1
SP	1020	1020	0	GRAS	RedefineLoyalaBuildconPrivateLimitedThroughItsDirectorBipinChandraPandey	GRN Number : 1902556441 DEPT Transaction Id : 0b8f7df5da0eef737d4c Transaction Type :	1020
A1	147000	147000	0	GRAS	RedefineLoyalaBuildconPrivateLimitedThroughItsDirectorBipinChandraPandey	GRN Number : 1902556441 DEPT Transaction Id : 0b8f7df5da0eef737d4c Transaction Type :	147000
LL	3	4	-1	GRAS	RedefineLoyalaBuildconPrivateLimitedThroughItsDirectorBipinChandraPandey	GRN Number : 1902556441 DEPT Transaction Id : 0b8f7df5da0eef737d4c Transaction Type :	4
Sub Total	344024	344025	-1				

Article : Sale Deed Number of Pages : 68

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer



LOYALA HOMES PVT. LTD.

Pranab K. Saha
Director



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi Rural

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- 20190000087683

Deed Type	Sale Deed
Number of Pages	68
Fee Details	Stamp Duty :- Rs. 196000, PR :- Rs. 1, SP :- Rs. 1020, A1 :- Rs. 147000, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.64600/- ,Transaction Amount :- Rs.4900000/-
Property Details	District :- Ranchi , Tehsil :- Ormanjhi , Village Name :- Barwe Location :- Other Road, Barwe Word No 3 Property Boundaries :- East: R.S.Plot No - 935, 933, 939, 946 947, 961, West: R.S.Plot No - 896, 897, 898, 899, 900, 927, South: R.S.Plot No - 933, 964, 965, North: R.S.Plot No - 924, 925, 926, 927 Khata Number - 15Plot Number - 928Volume Number - 4Page Number - 66 Area Of Land :- 5.00 Decimal
Property No.	2
Valuation Details	Value :- Rs.335920/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Ormanjhi , Village Name :- Barwe Location :- Other Road, Barwe Word No 3 Property Boundaries :- East: R.S.Plot No - 935, 933, 939, 946 947, 961, West: R.S.Plot No - 896 897 898 899 900 927, South: R.S.Plot No - 933, 964, 965, North: R.S.Plot No - 924, 925, 926, 927 Khata Number - 15Plot Number - 929Volume Number - 4Page Number - 66 Area Of Land :- 26.00 Decimal
Property No.	3
Valuation Details	Value :- Rs.271320/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Ormanjhi , Village Name :- Barwe Location :- Other Road, Barwe Word No 3 Property Boundaries :- East: R.S.Plot No - 935, 933, 939, 946 947, 961, West: R.S.Plot No - 896. 897. 898. 899. 900. 927, South: R.S.Plot No - 933, 964, 965, North: R.S.Plot No - 924, 925, 926, 927 Khata Number - 15Plot Number - 930Volume Number - 4Page Number - 66 Area Of Land :- 21.00 Decimal
Property No.	4
Valuation Details	Value :- Rs.258400/- ,Transaction Amount :- Rs.0/-



LOYALA HOMES PVT. LTD.

Hare Krishna Gupta
Director

Property Details	District :- Ranchi , Tehsil :- Ormanjhi , Village Name :- Barwe Location :- Other Road, Barwe Word No 3 Property Boundaries :- East: R.S.Plot No - 935, 933, 939, 946 947, 961, West: R.S.Plot No - 896, 897, 898, 899, 900, 927, South: R.S.Plot No - 933, 964, 965, North: R.S.Plot No - 924, 925, 926, 927 Khata Number - 15Plot Number - 931Volume Number - 4Page Number - 66 Area Of Land :- 20.00 Decimal
Property No.	5
Valuation Details	Value :- Rs.400520/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Ormanjhi , Village Name :- Barwe Location :- Other Road, Barwe Word No 3 Property Boundaries :- East: R.S.Plot No - 935, 933, 939, 946 947, 961, West: R.S.Plot No - 896, 897, 898, 899, 900, 927, South: R.S.Plot No - 933, 964, 965, North: R.S.Plot No - 924, 925, 926, 927 Khata Number - 15Volume Number - 4Page Number - 66Plot Number - 932 Area Of Land :- 31.00 Decimal
Property No.	6
Valuation Details	Value :- Rs.206720/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Ormanjhi , Village Name :- Barwe Location :- Other Road, Barwe Word No 3 Property Boundaries :- East: R.S.Plot No - 935, 933, 939, 946 947, 961, West: R.S.Plot No - 896, 897, 898, 899, 900, 927, South: R.S.Plot No - 933, 964, 965,, North: R.S.Plot No - 924, 925, 926, 927 Khata Number - 15Plot Number - 934Volume Number - 4Page Number - 66 Area Of Land :- 16.00 Decimal
Property No.	7
Valuation Details	Value :- Rs.271320/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Ormanjhi , Village Name :- Barwe Location :- Other Road, Barwe Word No 3 Property Boundaries :- East: R.S.Plot No - 935, 933, 939, 946 947, 961, West: R.S.Plot No - 896, 897, 898, 899, 900, 927, South: R.S.Plot No - 933, 964, 965, North: R.S.Plot No - 924, 925, 926, 927 Khata Number - 15Plot Number - 940Volume Number - 4Page Number - 66 Area Of Land :- 21.00 Decimal
Property No.	8
Valuation Details	Value :- Rs.594320/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Ormanjhi , Village Name :- Barwe Location :- Other Road, Barwe Word No 3 Property Boundaries :- East: R.S.Plot No - 935, 933, 939, 946 947, 961, West: R.S.Plot No - 896, 897, 898, 899, 900, 927, South: R.S.Plot No - 933, 964, 965, North: R.S.Plot No - 924, 925, 926, 927 Khata Number - 15Plot Number - 941Volume Number - 4Page Number - 66 Area Of Land :- 46.00 Decimal
Property No.	9
Valuation Details	Value :- Rs.439280/- ,Transaction Amount :- Rs.0/-



LOYALA HOMES PVT. LTD.

Mare Krishna Gupta
Director

Property Details	District :- Ranchi , Tehsil :- Ormanjhi , Village Name :- Barwe Location :- Other Road, Barwe Word No 3 Property Boundaries :- East: R.S.Plot No - 935, 933, 939, 946 947, 961, West: R.S.Plot No - 896, 897, 898, 899, 900, 927, South: R.S.Plot No - 93, 964, 965, North: R.S.Plot No - 924, 925, 926, 927 Khata Number - 15Plot Number - 942Volume Number - 4Page Number - 66 Area Of Land :- 34.00 Decimal
Property No.	10
Valuation Details	Value :- Rs.452200/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Ormanjhi , Village Name :- Barwe Location :- Other Road, Barwe Word No 3 Property Boundaries :- East: R.S.Plot No - 935, 933, 939, 946 947, 961, West: R.S.Plot No - 896, 897, 898, 899, 900, 927, South: R.S.Plot No - 933, 964, 965, North: R.S.Plot No - 924, 925, 926, 927 Khata Number - 15Plot Number - 943Volume Number - 4Page Number - 66 Area Of Land :- 35.00 Decimal
Property No.	11
Valuation Details	Value :- Rs.426360/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Ormanjhi , Village Name :- Barwe Location :- Other Road, Barwe Word No 3 Property Boundaries :- East: R.S.Plot No - 935, 933, 939, 946 947, 961, West: R.S.Plot No - 896, 897, 898, 899, 900, 927, South: R.S.Plot No - 933, 964, 965, North: R.S.Plot No - 924, 925, 926, 927 Khata Number - 15Plot Number - 944Volume Number - 4Page Number - 66 Area Of Land :- 33.00 Decimal
Property No.	12
Valuation Details	Value :- Rs.387600/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Ormanjhi , Village Name :- Barwe Location :- Other Road, Barwe Word No 3 Property Boundaries :- East: R.S.Plot No - 935, 933, 939, 946 947, 961, West: R.S.Plot No - 896, 897, 898, 899, 900 927, South: R.S.Plot No - 933, 964, 965, North: R.S.Plot No - 924, 925, 926, 927 Khata Number - 15Plot Number - 945Volume Number - 4Page Number - 66 Area Of Land :- 30.00 Decimal
Property No.	13
Valuation Details	Value :- Rs.258400/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Ormanjhi , Village Name :- Barwe Location :- Other Road, Barwe Word No 3 Property Boundaries :- East: R.S.Plot No - 935, 933, 939, 946 947, 961, West: R.S.Plot No - 896, 897, 898, 899, 900, 927, South: R.S.Plot No - 933, 964, 965, North: R.S.Plot No - 924, 925, 926, 927 Khata Number - 15Plot Number - 962Volume Number - 4Page Number - 66 Area Of Land :- 20.00 Decimal
Property No.	14
Valuation Details	Value :- Rs.529720/- ,Transaction Amount :- Rs.0/-



LOYALA HOMES PVT. LTD.

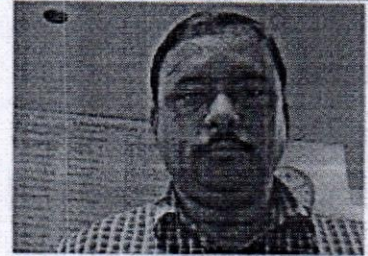
Hare Krishna Gupta

Director

Property Details	District :- Ranchi , Tehsil :- Ormanjhi , Village Name :- Barwe Location :- Other Road, Barwe Word No 3 Property Boundaries :- East: R.S.Plot No - 935, 933, 939, 946 947, 961, West: R.S.Plot No - 896, 897, 898, 899, 900, 927, South: R.S.Plot No - 933, 964, 965, North: R.S.Plot No - 924, 925, 926, 927 Khata Number - 15Plot Number - 963Volume Number - 4Page Number - 66 Area Of Land :- 41.00 Decimal
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Sh./Smt.Redefine Loyala Buildcon Private Limited Through Its Director Bipin Chandra Pandey s/o/d/o/w/o Late Navin Chandra Pandey has presented the document for registration in this office

today dated :- 18-Oct-2019 Day :- Friday Time :- 18:18:33 PM



Redefine Loyala Buildcon Private Limited Through Its Director Bipin Chandra Pandey(Individual)

Party Name	Document Type	Document Number
Redefine Loyala Buildcon Private Limited Through Its Director Bipin Chandra Pandey	PAN/UID	AAHCR0698H



Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	Redefine Loyala Buildcon Private Limited Through Its Director Bipin Chandra Pandey Address1 - 1B Shiv Madhuri Apartment , Morhabadi , Bariatu , Ranchi, Address2 - , , Jharkhand PAN No.: AAHCR0698H,Permission Case No.-	Yes	Bipin Chandra Pandey Address:- , mohanpur, , Tanakpur, , Champawat, 262309, , Uttarakhand, India		SELLER Age:44			<i>Bipin Chandra Pandey</i>
2	Loyala Homes Private Limited Through Its Director Pramod Kumar Gupta Address1 - Flat No - F/4 , Kasturi Apartment , Road No - 7 , Kusum Vihar , Morabadi , Bariatu , Ranchi, Address2 - , , Jharkhand PAN No.: AADCL1298B,Permission Case No.-	Yes	Pramod Kumar Gupta Address:- flat no-f-4, kasturi apartment, , road no-7, kusum vihar, Morabadi, , Ranchi, 834008, , Jharkhand, India		PURCHASER Age:45			<i>Pramod Kumar Gupta</i>

LOYALA HOMES PVT. LTD.



Pramod Kumar Gupta
Director



Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	Ramawtar Prasad S/o-D/o Binod Prasad Address1 - Anand Nagar Ratu Road , Near Juniar D.A.V School , Ratu Road , Hehal , Ranchi, Address2 - , , , Jharkhand PAN No.:			<i>Ramawtar Prasad</i>

Witness:


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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Sumant Kumar Address1 - Bank Colony , Tel Mil Gali , Piska More , Hesal , Ranchi, Address2 - , , , Jharkhand			<i>Sumant</i>

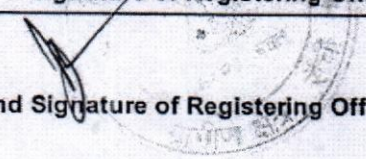
Signature of Operator Seal and Signature of Registering Officer 

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**Redefine Loyala Buildcon Private Limited Through Its Director Bipin Chandra Pandey**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**Ramawtar Prasad**) Son/Daughter/Wife of (**Binod Prasad**) resident of (**Anand Nagar Ratu Road , Near Juniar D.A.V School , Ratu Road , Hehal , Ranchi**) and by occupation (**Business**).

Signature of Registering Officer 

Date:- 18-Oct-2019

Seal and Signature of Registering Officer 

LOYALA HOMES PVT. LTD.

Bipin Chandra Pandey
Director

Token No.: 20190000087683

CERTIFICATE

Office of the SRO - Ranchi Rural

This Sale Deed was presented before the registering officer on date 18-Oct-2019 by Redefine Loyala Buildcon Private Limited Through Its Director Bipin Chandra Pandey, S/O, D/O, W/O Late Navin Chandra Pandey resident of 1B Shiv Madhuri Apartment., Morhabadi , Bariatu , Ranchi .,

This deed was registered as Document No:- 2019/RANR/7512/BK1/7108 in Book No :- BK1, Volume No :- 695 from Page No :- 147 to 214 at, office of SRO - Ranchi Rural



Date:- 18-Oct-2019

Registering Officer

LOYALA HOMES PVT. LTD.

Director

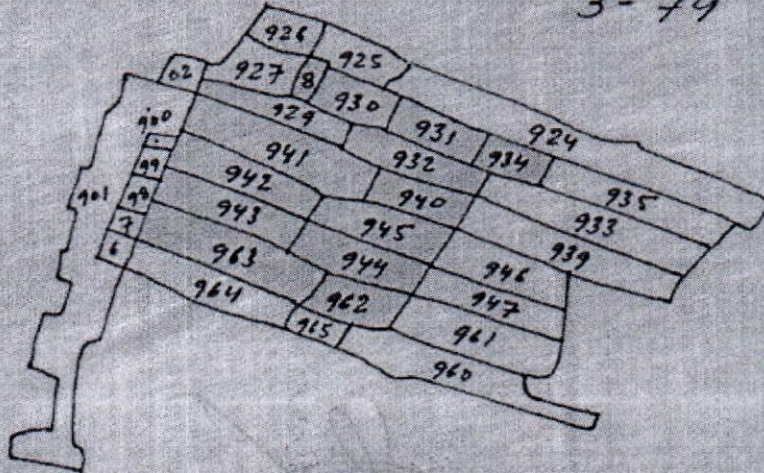
N
S

VILLAGE - BARWE, Taluk No - 25
Taluk - ORMAHTI, DIST - RAJSHI
AREA SHOWN IN RED colour

PLOT NO	AREA	
	A	DEE
928	0	05
929	0	26
930	0	21
931	0	20
932	0	31
934	0	16
940	0	21
941	0	46
942	0	34
943	0	35
944	0	33
945	0	30
962	0	20
963	0	41

Original

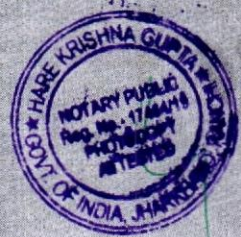
3-79



1571-1-415
39 4195

LOYALA HOMES PVT. LTD.

Pranav K. Gupta
 Director



Pranav K. Gupta