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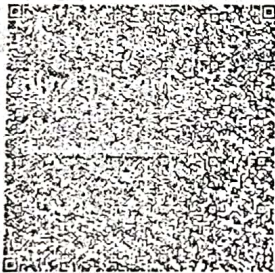
सत्यमेव जयते

INDIA NON JUDICIAL

Government of Jharkhand

e-Stamp

Certificate No. : IN-JH13678838561195R
 Certificate Issued Date : 09-Jan-2019 11:10 AM
 Account Reference : SHCIL (FI)/ jhshcil01/ RANCHI/ JH-RNC
 Unique Doc. Reference : SUBIN-JHJHSHCIL0117961255169927R
 Purchased by : AKHILESHWAR KARMALI
 Description of Document : Article 23 Conveyance
 Property Description : SALE DEED
 Consideration Price (Rs.) : 45,45,000
 (Forty Five Lakh Forty Five Thousand only)
 First Party : AJIT KUMAR SINGH AND OTHERS
 Second Party : VINAIKA WAREHOUSING LLP AND OTHERS
 Stamp Duty Paid By : VINAIKA WAREHOUSING LLP AND OTHERS
 Stamp Duty Amount (Rs.) : 1,82,000
 (One Lakh Eighty Two Thousand only)



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

1 Ajit kumar Singh
 15/1/2019
 2 Sonu Kumar
 15/1/19
 Sanjay kumar Singh
 15/1/19
 Vijay K
 15/1/19
 Piyanka Sarangi

करीब 1 करोड़ की लागत पर
 जमीन का कार्य है। पारदर्शक प्रणाली
 1399 को अनुसूचित 146 114 Pro (C).
 3 स्थान बंधनवशत न्यायिक नदित का हानि
 1 विद्युत का हानि शून्य अवैधता को है

23

15/1/19

VINAIKA WAREHOUSING LLP

Designated Partner

VINAIKA WAREHOUSING LLP

Designated Partner

TQ 0011216418

15/01

सम्पत्ति का मूल्य

45,55,000/-

स्टाम्प... 1,02,000/- रूपये



Advocate
Civil Court, Ranchi

Avit Singh

15/01/19

भाग दाशक पंजी से मिलान किया
जमीन का दर/डी०.....
कच्चा मकान का दर/वर्ग फीट.....
पक्का मकान का दर/वर्ग फीट.....
फ्लैट का दर/वर्ग फीट.....

R. Com -

10,000/-

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प्राप्त पशुपालन की भूमि घोटा

है खाशमहल लीज की धरती में

वर्णित प्लॉट वर्ज नहीं है।

SALE DEED

THIS DEED OF SALE is made and executed on this the 15th day of January, Two Thousand Nineteen (2019, A.D.) at Ranchi;

BETWEEN

- 1) SRI AJIT KUMAR SINGH (PAN: CADPS4690D, AADHAR No. 6542-0409-7408, MOBILE No.: 92342-72757),
- 2) SRI VIJAY KUMAR SINGH (PAN: CFXPS1557Q, AADHAR No. 2745-4260-6049, MOBILE No.: 98359-02283)
- 3) SRI SANJAY KUMAR SINGH (PAN: CNCPS3105B, AADHAR No. 5586-2090-8124, MOBILE No.: 93087-94986)
- 4) SRI SONU KUMAR (PAN: BXUPK3192H, AADHAR No. 3043-1923-3712, MOBILE No.: 98353-05807) all son of Late Jagjiwan Singh, by Faith : Hindu, by Caste : Koiry, by Occupation : Business, Resident of House

VINAIKA WAREHOUSING LLP
Designated Partner

VINAIKA WAREHOUSING LLP
Designated Partner

Priyanka Sarangi

*Sonu Kumar
15/1/19
Sanjay Kumar Singh*



Vijay K
5/1/19

Ajit Singh
5/1/19

11/2/19



Vijay K
15/1/19

Sanjay K Singh
15/1/19

Sonu Kumar
15/1/19

SIGNATURE OF VENDORS

FINGER IMPRESSION OF LEFT HAND

Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb
SRI VIJAY KUMAR SINGH				
Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb
SRI SANJAY KUMAR SINGH				
Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb
SRI SONU KUMAR				

Certified that finger prints of Left Hand of each persons whose photograph is affixed in the document have been obtained by me or before me.

Priyanka Sarangi

15/1/19

VINAICA WAREHOUSING LLP

Designated Partner

VINAICA WAREHOUSING LLP

ANIL KUMAR
Advocate Designated Partner
Civil Court, Ranchi

No.2, Sukhdev Puram, Ketari Bagan, Road No. 2, P.S. : Namkom, District : Ranchi, Jharkhand, Indian National, hereinafter called the "VENDORS" (which expression shall, unless it be repugnant to the context or subject or meaning thereof be deemed to mean and include themselves, their respective heirs, successors, legal representatives, administrators, executors, assigns etc.) of the ONE PART;

AND

- 1) M/S VINAIKA WAREHOUSING LLP (PAN : AAQFV8272P) A Limited Liability Partnership Firm, having its registered office at Vinaika's, 1st Floor, Station Road (East), P.S.Chutia, District - Ranchi, Jharkhand, represented by and through their designated Partners Sri Ajay Kumar Agarwal (UID NO.978820702486, Mobile No.9431170040) and Sri Vinay Kumar Agarwal (UID NO.726159998405) both Sons of Sri Om Prakash Agarwal, by faith - Hindu, by Caste - Vaisya, by occupation - Business, resident of - Chutia, P.S. - Chutia, District Ranchi, Jharkhand, Indian Citizen
- 2) SMT. PRIYANKA SARAWGI Wife of Sri Ravi Kumar Sarawgi, by Faith-Hindu, by Caste - Marwari, by Occupation - Business, resident of Lake Avenue, Kanke Road, P.S.Gonda, District - Ranchi, Jharkhand Indian Citizen, PAN : ADSPJ2218C, UID No.6771-6806-7013, Mobile No.92346-12341 hereinafter called the "PURCHASERS" (which expression shall, unless it be repugnant to the context or subject or meaning thereof be deemed to mean and include themselves, their respective heirs, successors, legal representatives, administrators, executors, assigns etc.) of the OTHER PART;

In this Deed unless the context otherwise demands the reference to :

- (i) male gender shall mean the female gender and vice-versa; and

Priyanka Sarawgi

- 2 -

VINAIKA WAREHOUSING LLP

Designated Partner

VINAIKA WAREHOUSING LLP

Designated Partner

Vijay K

Sanjay Kr Singh

Sanu Kumar

Ajit Kr Singh

(ii) the words imparting the singular include the plural and vice-versa .

WHEREAS the VENDORS is the lawful Owners and owns and is seized, held and possessed of and otherwise well and sufficiently entitled to ALL THAT PIECE AND PARCEL of land, ground, hereditaments and premises having permanent heritable and transferable rights, containing by total admeasurements 1.01 Acre (One Acre One Decimal) or thereabouts being R.S. Plot No. 590 (part) (area 47 Decimal) appertaining to Khata No.95, Khewat No.4; R.S. Plot No.751 (part) (area 35 Decimal) appertaining to Khata No.62, Khewat No. 4; R.S. Plot No.752 (area 19 Decimal) appertaining to Khata No.147, Khewat No. 4 situated at village : Pancha, Thana : Bundu, Thana No.90, District : Ranchi with all easements and inheritance thereto and more particularly described in the "SCHEDULE" hereunder written and delineated on the plan thereof hereto annexed and shown with RED COLOUR thereon and hereinafter collectively referred to as the "SAID PROPERTY", AND

WHEREAS Khewat No.4 of village Pancha, Thana : Bundu, Thana No.90, District : Ranchi (as recorded in R.S. Records of Right, finally framed and published on the 18th June 1930) goes to disclose that the Interested Persons (Khewatdars) of Khewat No.4 (having 646.74 acre of Land) are Mostmtt. Laxmin Kunwar, wife of Ajodheya Prasad Misir with 8 anna share, Tirloki Nath Panday, son of Nirmal Panday and Jwala Prasad Panday, son of Triveni Panday both jointly with 8 anna share (share of each of both equal), by caste Brahamin. The said Mosmtt. Laxmin Kunwar and others (the persons interested) were holding Khewat No.4 under Khewat No. 3/1 by virtue of Registered Deed dated 28.01.1886 and dated 27.05.1924. Thus, Khewat No.4 is sub ordinate Khewat of Khewat No. 3/1; AND

WHEREAS the said Khewat has not vested in the State under the provisions of the Bihar Land Reforms Act, 1950 since the superior Khewat

Priyanka Sarangi

- 3 -

VINAIIKA WAREHOUSING LLP

Designated Partner

VINAIIKA WAREHOUSING LLP

Designated Partner

Vijay K

Somya Pr Singh

Somya Pr Singh
1.8.11.10

Amit Singh
1.8.11.19

No.3/1 of village Pancha has not vested in the state and consequent thereto its sub-ordinate Khewat No.4 has also not vested in the State. Thus, the Khewatdars of Khewat No. 4 or their heir(s)/successor(s) were/are still tenure holders; AND

WHEREAS the aforesaid land of R.S. Plot No.590 (area 72 Decimal), appertaining to Khata No.95, Khewat No.4 of village : Pancha, Thana Bundu, Thana No.90, District : Ranchi stands recorded in the R.S. Record of Rights (finally framed and published on 18th June, 1930) in the name of Mosmtt. Laxmin Kunwar and other as land holders; AND

WHEREAS the recorded tenant died issueless and no more alive in his family as legal heirs and successors. Hence the SAID PROPERTY inherited by Khewatdar of Khewat No. 4. and put them in khas, exclusive and effective possession thereof as absolute owners; AND

WHEREAS the land of R.S. Plot No.751 (area 37 Decimal) appertaining to Khata No.62, Khewat No.4 of village : Pancha, Thana : Bundu, Thana No.90, District : Ranchi, stands recorded in the R.S. record of rights (finally framed and published on 18th June, 1920) in the name of Bakhast. Mosmtt. Laxmin Kunwar and others have been recorded as Land Holder; AND

WHEREAS after death of Mosmtt. Laxmin Kunwar (one of the Khewatdar/ Land Holder of Khewat No. 4) wife of Late Ayodhya Prasad Mishra another Kehwatdar Triloki Nath Panday and Jwala Prasad Panday inherited the state of Mosmtt. Laxmin Kunwar. Jwala Prasad Panday also died issueless. Hence Triloki Nath Panday was the absolute Owners there for; AND

WHEREAS after death of Triloki Nath Panday his only son Hari Prasad Panday inherited the state of Khewat No. 4 and accordingly after death of Hari Prasad Panday his only son Suresh Panday inherited the same.

Priyanka Sarangi

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VINAIIKA WAREHOUSING LLP

Designated Partner

VINAIIKA WAREHOUSING LLP

Designated Partner

Vijay K
Sanyal for Singh
Somu Kumar
17/1/19
Amit for Singh
17/1/19

WHEREAS the aforesaid land of R.S. Plot No.752 (area 19 Decimal), appertaining to Khata No.147, Khewat No.4 of village : Pancha, Thana Bundu, Thana No.90, District : Ranchi stands recorded in the R.S. Record of Rights (finally framed and published on 18th June, 1930) in the name of Mosmtt. Laxmin Kunwar and other as land holders; AND

WHEREAS the recorded tenants died issueless and no more alive in their family as legal heirs and successors. Hence the SAID PROPERTY inherited by Khewatdar of Khewat No. 4. and accordingly Suresh Panday son of Late Hari Prasad Panday put them in khas, exclusive and effective possession thereof as absolute owners; AND

WHEREAS the said Suresh Panday by virtue of a Registered Deed of Sale dated 14.08.2015, registered at the office of the District Sub Registrar, Ranchi vide Deed No.4982 for the year 2005, recorded in Book No.I, Volume No.277 at pages from 433 to 482 sold and transferred, the land of aforesaid R.S. Plot No.590 (part), area 47 Decimal appertaining to Khata No.95, Khewat No.4; R.S.Plot No. 751 (part), area 35 Decimal appertaining to Khata No. 62 and R.S.Plot No. 752, area 19 Decimal appertaining to Khata No. 147 total area 1.01 Acre of the said village Pancha to Sri Ajit Kumar Singh (VENDOR NO. 1), Sri Vijay Kumar Singh (VENDOR NO. 2), Sri Sanjay Kumar Singh (VENDOR NO. 3) and Sri Sonu Kumar (VENDOR NO. 4) for valuable consideration and put them in khas, exclusive and effective possession of the said vended land as absolute Owners thereof; AND

WHEREAS name(s) of the VENDORS of the aforesaid land were mutated in respect of their aforesaid respective land in the Sherista of the landholder the Khewatdar and they had paid rent in relation to their respective property to the khewatdar on receipt of rent receipts; AND

WHEREAS the VENDORS thus holds, owns and is in peaceful possession of the SAID PROPERTY and morefully described in the

Prinyanka Sarangi

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VINAIKA WAREHOUSING LLP

Prinyanka Sarangi
Designated Partner

VINAIKA WAREHOUSING LLP

Ajit Kumar Singh
Designated Partner

Vijay Kumar Singh
Sanjay Kumar Singh
Sonu Kumar
Ajit Kumar Singh
15/11/15

SCHEDULE hereunder written in their own rights, title, interest and possession and they are in seisin of the SAID PROPERTY as absolute owners thereof and have been coming in and enjoying quiet and peaceful possession of the same, having exclusive and sole right to sell and transfer the same; AND

WHEREAS in order to raise fund to meet lawful needs and also some important, urgent and unavoidable expenses, the VENDORS is desirous of selling the SAID PROPERTY, morefully described in the "Schedule" hereunder written and all things attached to earth with all easements and inheritance thereto; AND

WHEREAS on the approach made by the PURCHASERS, the VENDORS have negotiated with the PURCHASERS for sale of the SAID PROPERTY, That is ALL THAT PIECE AND PARCEL of land, ground, hereditaments and premises having permanent heritable and transferable rights, containing by total admeasurements 1.01 Acre (One Acre One Decimal) or thereabouts being R.S. Plot No. 590 (part) (area 47 Decimal); appertaining to Khata No.95, Khewat No.4; R.S. Plot No.751 (part) (area 35 Decmal) appertaining to Khata No.62, Khewat No. 4; R.S.Plot No. 752, area 19 Decimal appertaining to Khata No. 147 situated at village : Pancha, Thana : Bundu, Thana No.90, District: Ranchi togetherwith all inheritancce and easements thereto, morefully and particularly mentioned and described in the SCHEDULE hereunder written and also shown in RED COLOUR in the trace map annexed hereto and the VENDORS have agreed to sell the SAID PROPERTY at and for a total consideration of Rs.45,45,000/- (Rupees Forty Five Lakh Forty Five Thousand) only absolutely and forever, free from all encumbrances, charges, lis, demand and liens and the PURCHASERS have agreed to purchase the same at the said price, free from all encumbrances, charges, lis, demands and liens, whatsoever, absolutely and forever; AND

VWQVK

Sanjay Kumar Singh

Sanjay Kumar Singh

Ajit Kumar Singh
11/11/16

Priyanka Sarangi

VINAIKA WAREHOUSING LLP


Designated Partner

VINAIKA WAREHOUSING LLP


Designated Partner

NOW, THEREFORE, THIS DEED OF SALE WITNESSES that in pursuance of the said agreement and in consideration of the sum of Rs.45,45,000/- (Rupees Forty Five Lakh Forty Five Thousand) only well and truly paid by the PURCHASERS to the VENDORS on or before execution of these presents in the manner set-out in the MEMO OF CONSIDERATION mentioned hereinbelow, being the full consideration money agreed to be paid as aforesaid (the receipt whereof the VENDORS doth hereby admit and acknowledge as well as by their signature in the memo of consideration hereunder written as having been received in full and final and of and from the same and every part thereof forever acquit, release and discharge the PURCHASERS as well as the SAID PROPERTY), the VENDORS doth hereby grant, sell, assign, transfer, convey and assure ABSOLUTELY AND FOR EVER TO AND UNTO the PURCHASERS free from all encumbrances, charges, mortgages, attachments, liens, lispendences and/or trust of whatsoever nature and reasonable doubts all rights, title, interest and possession of the VENDORS in and over the SAID PROPERTY, all that piece and parcel of land, ground, hereditaments and premises having permanent heritable and transferable rights, containing by total admeasurements 1.01 Acre (One Acre One Decimal) or thereabouts being R.S. Plot No. 590 (part) (area 47 Decimal) appertaining to Khata No.95, Khewat No.4; R.S. Plot No.751 (part) (area 35 Decimal) appertaining to Khata No.62, Khewat No. 4; R.S.Plot No. 752, area 19 Decimal appertaining to Khata No. 147 situated at village : Pancha, Thana : Bundu, Thana No.90, District : Ranchi togetherwith all inheritance and easements thereto and more particularly described in the SCHEDULE hereunder written and delineated on the plan thereof hereto annexed and shown with RED COLOUR thereon OR HOWSOEVER OTHERWISE the SAID PROPERTY now are or is or heretobefore were or was situated butted bounded called known numbered described or distinguished AND

Vijayk

Sonu Kumar Samaykr Singh
15/11/19

Amitoj Singh
15/11/19

Priyanka Sarangi

VINAIKA WAREHOUSING LLP


Designated Partner

VINAIKA WAREHOUSING LLP


Designated Partner

with all trees, compound walls, areas, sewers, drains, ditches, ways, path, passages, water-course, lights, liberties, privileges, easements, profits, advantages, rights, emoluments, appendages and appurtenances whatsoever belonging to or in anywise appertaining to the SAID PROPERTY or any part thereof or which now are or is or at any time before were or was held used occupied and enjoyed or reputed deemed taken or belong or appurtenant thereto or held or enjoyed therewith or forming part and parcel or member thereof and the reversion or reversions, remainder or remainders AND ALL THAT the rents issues and profits thereof and every part thereof AND ALL the ESTATE, right, title, interest and possession, use, claim and demand whatsoever of the VENDORS IN TO OUT OF or UPON the SAID PROPERTY and every part thereof TO HAVE AND TO HOLD the SAID PROPERTY and every part thereof hereby granted, sold, conveyed, transferred, assigned, assured or expressed or intended so to be with their and every of their rights members and appurtenances UNTO and TO the use and benefit of the PURCHASERS absolutely and forever and the PURCHASERS shall at all times hereinafter be entitled to hold, possess, use and enjoy the same in permanent heritable and transferable right in the manner as required by them as absolute Owners thereof being their own chattel.

AND the VENDORS doth covenant with the PURCHASERS:-

- (1) That the VENDORS have put this day the PURCHASERS in physical and peaceful possession of the SAID PROPERTY.
- (2) AND THAT the VENDORS categorically covenants that they and/or any person or persons lawfully or equitably claiming by, from through under or in trust for them have not at any time heretobefore made, committed, done or suffered, permitted to have been and/or has been a party or privy to any act, deed, matter or thing whether by commission or omission by reason whereof the SAID PROPERTY

Priyanka Sarangi

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VINAIKA WAREHOUSING LLP

Pragati
Designated Partner

VINAIKA WAREHOUSING LLP

Vinay
Designated Partner

Vijay K
Sonu Kumar Sangar Singh
15/01/2011
Amit Singh

referred to above and in the schedule below and the subject matter of these presents or any part thereof has been alienated, charged, mortgaged, encumbered, transferred in any form, sold or in any way impeached its title and possession and further whereby or by reason or means whereof the VENDORS is prevented from conveying, transferring, selling or assuring the SAID PROPERTY in the manner aforesaid. The SAID PROPERTY is free from all encumbrances, charges, lis, lispens, liens, demand, let and attachment, whatsoever.

- (3) AND that the VENDORS have good perfect and subsisting title and right full power and absolute authority to grant, convey, sale, transfer and assure the SAID PROPERTY and every part thereof hereby granted, conveyed, sold, transferred and assured or intended so to be unto and to the use of the PURCHASERS in the manner aforesaid.
- (4) AND THAT the VENDORS doth hereby confirm and record that they on execution hereby put the PURCHASERS in quiet, peaceful and vacant possession of the SAID PROPERTY and every part thereof as absolute Owners thereof. It shall be lawful for the PURCHASERS from time to time and at all times hereafter peaceably and quietly to hold enter upon use occupy possess and enjoy the SAID PROPERTY hereby granted, conveyed transferred, sold and assured with their appurtenances and receive the rents issues and profits thereof and every part thereof to and for their own use and benefit without any suit or lawful eviction , interruption , hindrances, obstructions, claim and demand whatsoever from or by the VENDORS or their successors and assigns or any of them, from or by any person lawfully or equitably claiming or to claim by from under or in trust of the VENDORS.

Vidya Vik
Sanyam Singh
Soni Karam
Amit Singh
11/11/19

Priyanka Sarangi

VINAIIKA WAREHOUSING LLP


Designated Partner

VINAIIKA WAREHOUSING LLP


Designated Partner

- (5) AND THAT the PURCHASERS henceforth shall HAVE AND HOLD the SAID PROPERTY hereby granted, conveyed, transferred, sold and assured to them and shall exercise all acts of ownership and possession over the same. The PURCHASERS shall be at liberty to use the SAID PROPERTY as per their own wishes and volition and/or in any manner as required by them. The PURCHASERS shall have and enjoy full and absolute proprietary right on and over the SAID PROPERTY. The PURCHASERS shall have full right and absolute authority and liberty to transfer assign the SAID PROPERTY or any part thereof in any manner to and in favour of any person, whomsoever.
- (6) AND THAT the PURCHASERS shall further get their name mutated in the Sherista of the present Khewatdar and henceforth shall pay all rent, taxes, cess etc. to the concerned Khewatdar and obtain receipt in their own names.
- (7) AND THAT against encumbrances the VENDORS doth covenant with the PURCHASERS that free and clear and freely and clearly and absolutely acquitted exonerated released and for ever discharged or otherwise by the VENDORS well and sufficiently saved defended kept harmless and indemnified of from and against all former or other estates title, lis, charge and encumbrances whatsoever either already or hereafter had made executed occasioned or suffered by the VENDORS or any other person or persons lawfully or equitably claiming or to claim by from under or in trust for the VENDORS. The VENDORS doth further covenant that should there ever be discovered any defect deficiency or flaw in the title of the VENDORS and/or in the rights of the VENDORS in respect of the SAID PROPERTY or portion thereof, the VENDORS doth promise to keep the PURCHASERS always indemnified against all losses, expenses

Anil K. Singh
 Sonu Khanna
 Sanjay Singh
 VISOVK

Prityanka Sarangi

VINAICA WAREHOUSING LLP

 Designated Partner

VINAICA WAREHOUSING LLP

 Designated Partner

SOUTH : R.S. Plot No. 587, 589 and 588

EAST : Road, R.S. Plot No. 587 and 589

WEST : R.S. Plot No. 753 and 778

For greater clearness the land has been delineated in the trace map annexed hereunto and thereon shown in **RED COLOUR**, forming part and parcel of all these presents .

LANDLORD : The present Khewatdar of Khewat No.4.

RIGHT : Permanent heritable and transferable chhaparbandi right.

DISTRICT AND SUB-REGISTRATION OFFICE : Ranchi.

MEMO OF CONSIDERATION

RECEIVED OF and FROM the within named PURCHASERS THE WITHIN MENTIONED sum Rs.45,45,000/- (Rupees Forty Five Lakh Forty Five Thousand) only being the consideration in full and final for sale abovementioned as per memo hereunder written :-

Date	Cheque No./ NEFT/ RTGS	Bank	Infavour of	Paid By	Amount (in Rs.)
31.05.18	000059	HDFC Bank, Saheed Chowk, Ranchi	Ajit Kumar Singh	Purchaser No.2	50,000/-
31.05.18	000060	HDFC Bank, Saheed Chowk, Ranchi	Vijay Kumar Singh	Purchaser No.2	50,000/-
31.05.18	000061	HDFC Bank, Saheed Chowk, Ranchi	Sanjay Kumar Singh	Purchaser No.2	50,000/-
31.05.18	000062	HDFC Bank, Saheed Chowk, Ranchi	Sonu Kumar	Purchaser No.2	50,000/-

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Prinyanka Sarangi

VINAICA WAREHOUSING LLP

Designated Partner

VINAICA WAREHOUSING LLP

Designated Partner

Ajit Kumar Singh Sonu Kumar Vijay Kumar Singh Sanjay Kumar Singh V.10 VK

18.06.18	NEFT	HDFC Bank, Saheed Chowk, Ranchi	Ajit Kumar Singh	Purchaser No.2	1,25,000/-
18.06.18	NEFT	HDFC Bank, Saheed Chowk, Ranchi	Vijay Kumar Singh	Purchaser No.2	1,25,000/-
18.06.18	NEFT	HDFC Bank, Saheed Chowk, Ranchi	Sanjay Kumar Singh	Purchaser No.2	1,25,000/-
18.06.18	NEFT	HDFC Bank, Saheed Chowk, Ranchi	Sonu Kumar	Purchaser No.2	1,25,000/-
14.09.18	NEFT	HDFC Bank, Saheed Chowk, Ranchi	Ajit Kumar Singh	Purchaser No.2	1,25,000/-
14.09.18	NEFT	HDFC Bank, Saheed Chowk, Ranchi	Vijay Kumar Singh	Purchaser No.2	1,25,000/-
14.09.18	NEFT	HDFC Bank, Saheed Chowk, Ranchi	Sanjay Kumar Singh	Purchaser No.2	1,25,000/-
14.09.18	NEFT	HDFC Bank, Saheed Chowk, Ranchi	Sonu Kumar	Purchaser No.2	1,25,000/-
15.09.18	NEFT	Canara Bank, Ranchi	Ajit Kumar Singh	Purchaser No.1	1,25,000/-
15.09.18	NEFT	Canara Bank, Ranchi	Vijay Kumar Singh	Purchaser No.1	1,25,000/-
15.09.18	NEFT	Canara Bank, Ranchi	Sanjay Kumar Singh	Purchaser No.1	1,25,000/-
15.09.18	NEFT	Canara Bank, Ranchi	Sonu Kumar	Purchaser No.1	1,25,000/-
10.01.19	RTGS	Canara Bank, Ranchi	Ajit Kumar Singh	Purchaser No.1	4,43,125/-
10.01.19	RTGS	Canara Bank, Ranchi	Vijay Kumar Singh	Purchaser No.1	4,43,125/-
10.01.19	RTGS	Canara Bank, Ranchi	Sanjay Kumar Singh	Purchaser No.1	4,43,125/-
10.01.19	RTGS	Canara Bank, Ranchi	Sonu Kumar	Purchaser No.1	4,43,125/-
14.01.19	RTGS	HDFC Bank, Saheed Chowk,	Ajit Kumar Singh	Purchaser No.2	2,68,125/-

Ajit for Singh Sonu Kumar Samra L.L.P. V. 10/11/17

Priyanka Sarangi

		Ranchi			
14.01.19	RTGS	HDFC Bank, Saheed Chowk, Ranchi	Vijay Kumar Singh	Purchaser No.2	2,68,125/-
14.01.19	RTGS	HDFC Bank, Saheed Chowk, Ranchi	Sanjay Kumar Singh	Purchaser No.2	2,68,125/-
14.01.19	RTGS	HDFC Bank, Saheed Chowk, Ranchi	Sonu Kumar	Purchaser No.2	2,68,125/-
Total					45,45,000/-

(Rupees Forty Five Lakh Forty Five Thousand) only

CERTIFICATE

THIS IS TO CERTIFY THAT the land which is subject matter of these presents and mentioned in the Schedule is not the Government land or Keshar-e-hind land the same is neither acquired by the Government for civic or military purposes nor it is Bhoodan land. The land is outside from forest areas limit and it does not belong to C.C.L., BCCL, or E.C.L.

It is further certified that the land does not connected with any member of Scheduled Tribe, Scheduled Caste or Backward Class and this land is free from Ceiling. It is not the land of any Temple, Math, Church or Mosque. It is also not the Khas Mahal or Sarma, Masna, Hargarhi, Fodder Scam, Land Scam land and it is also certified that the said land has not been mortgaged with any Institution.

THIS is also to certify that the VENDORS does not belong to Schedule Tribe, Schedule Caste and Backward Class as notified under Section 46(6) of the C.N.T. Act 1908.

All the documents and the statements presented for registration have been presented voluntarily and are true to the best of knowledge of both the parties. The onus of case of any discrepancy or wrong submission will be on the party/ parties who have appeared for registration of the documents.

- 14 -

Priyanka Sarangi

VINAIKA WAREHOUSING LLP

AKA
Designated Partner

VINAIKA WAREHOUSING LLP

Vinay
Designated Partner

Vijay Singh, Sonu Kumar, Samraj Singh, Akrit Singh

IN WITNESS WHEREOF the VENDORS have set and subscribed their hand on this Deed of Sale and have executed these presents at Ranchi on the day, month and year written first above.

SIGNED AND DELIVERED by the within named VENDORS in presence of the

WITNESSES :

1. Avinaj Agarwal
S/o Shri Ajoy Kumar Agarwal
R/o VinaiKa Campus
Station Road (East)
Opp. CAUTIA Thana
Ranchi - 83400L 15/01/2019
2. अलीक कुमार सारांगी
S/o Sri G. R. Sarangi
Kanke food Ranchi
15/01/2019

Amit Singh
15/01/19
Soni Kumar
15/01/19
Sanjay Singh
15/01/19
VJQVK
15/01/19
VENDORS

Drafted by ✓

Typed by Santosh

Priyanka Sarangi

VINAIKA WAREHOUSING LLP

Designated Partner

VINAIKA WAREHOUSING LLP

Designated Partner



Anil Kumar
Advocate
Ranchi
15/11/19

VINA IKA WAREHOUSING LLP

Designated Partner
15/11/19



Sri Vinay Kumar
Advocate
Ranchi
15/11/19

VINA IKA WAREHOUSING LLP

Designated Partner
15/11/19



Priyanka Sarawgi
Advocate
Ranchi
15/11/19

Designated Partner
15/11/19

SIGNATURE OF PURCHASERS

FINGER IMPRESSION OF LEFT HAND

Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb
M/S VINA IKA WAREHOUSING LLP (through its Designated Partner Sri Ajay Kumar Agarwal)				
Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb
M/S VINA IKA WAREHOUSING LLP (through its Designated Partner Sri Vinay Kumar Agarwal)				
Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb
SMT. PRIYANKA SARAWGI				

Certified that finger prints of Left Hand of each persons whose photograph is affixed in the document have been obtained by me or before me.

Priyanka Sarawgi
VINA IKA WAREHOUSING LLP

Designated Partner

15/11/19

Enrol No - 1514/2000

ANIL KUMAR
Advocate

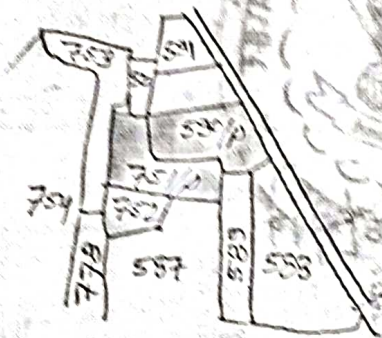
Anil Kumar Singh, Vo: UYK
 15/11/19
 Y: UYK
 Samyay kr Singh, Vo: UYK
 15/11/19
 Y: UYK
 Sonu Kumar
 15/11/19
 Y: UYK

Designated Partner

VINA IKA WAREHOUSING LLP

WAREHOUSE
THANE BUNDO
BEHIND NO-90
DIST. THANE
SCALE - 1" = 1 MILE
DESIGN - 1973 - 23 YEARS

NO.	AREA	AREA	SCALE	STATUS
35	530P	0.49		□ (RFD)
82	75P	0.5		
147	752	0.19		
<u>TOTAL</u>			<u>1.18</u>	



Ait Singh
Ait Singh
 15/1/19
 Sonu Kumar 15/1/19
 Sanjay Singh 15/1/19
 VJQYK
 15/1/19

[Handwritten signature/initials]
 [Handwritten text]

Priyanka Sarangi

VINAika WAREHOUSING LLP

Designated Partner

VINAika WAREHOUSING LLP

Designated Partner



भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No.: 1093/51266/06667

To
अजित कुमार सिंह
Ajit Kumar Singh
S/O Late Jagjivan Singh
House NO - 2 Road NO - 2
Sukhdev Puram, Katari Bagan Namkum
Namkum Ranchi
Jharkhand 834010

14743858



UG147438582IN



आपका आधार क्रमांक / Your Aadhaar No. :

6542 0409 7408

आधार — आम आदमी का अधिकार

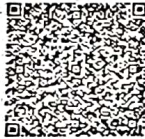


भारत सरकार
GOVERNMENT OF INDIA



अजित कुमार सिंह
Ajit Kumar Singh
जन्म वर्ष / Year of Birth : 1983
पुरुष / Male

6542 0409 7408



आधार — आम आदमी का अधिकार

Priyanka Sarangi

Ajit Kumar Singh
15/11/19

VINAIKA WAREHOUSING LLP

Designated Partner

VINAIKA WAREHOUSING LLP


Designated Partner



Ajit K Singh
15/1/19

Poojanika Sarangi

VINAIKA WAREHOUSING LLP


Designated Partner

VINAIKA WAREHOUSING LLP


Designated Partner



भारत सरकार
GOVERNMENT OF INDIA



संजय कुमार सिंह
Sanjay Kumar Singh

जन्म तिथि / DOB: 23/09/1987
पुरुष / MALE



5586 2090 8124

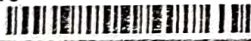
मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: -
S/O स्व० जगजीवन सिंह,
मकान न०.-२, रोड न०.-२,
सुखदेवपुरम, कतारी
बागान, पोस्ट नामकुम,
नामकुम, रांची,
झारखण्ड - 834010

Address:
S/O Late. Jagjiwan Singh,
House No.-2, Road No.-2,
Sukhdevpuram, Katari
Bagan, Post Namkum,
Namkum, Ranchi, Jharkhand
- 834010



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,
Bengaluru-560 001

Sanjay Kumar Singh.

15/11/19

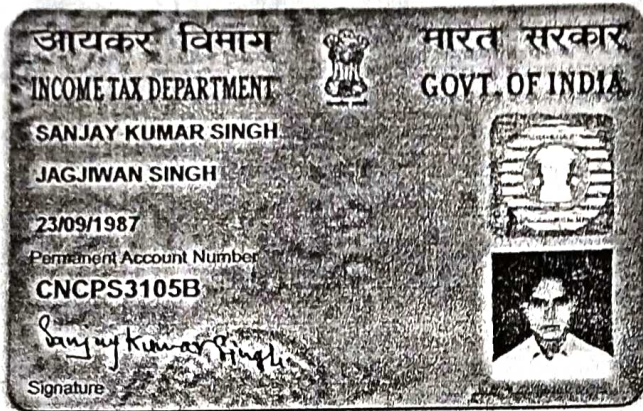
VINAIKA WAREHOUSING LLP

Designated Partner

Priyanka Sarangi

VINAIKA WAREHOUSING LLP

Designated Partner



Sanjay K Singh

Sanjay K Singh
15/01/19

Poojanka Sarangi

VINAICA WAREHOUSING LLP

AKA
Designated Partner

VINAICA WAREHOUSING LLP

[Signature]
Designated Partner



भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No 1093/51269/02559

To,
 विजय कुमार सिंह
 Vijay Kumar Singh
 S/O Late. Jagjivan Singh
 House No.-2
 Sukhdevpuram, Katari Bagan, Post Namkum
 Namkum
 Namkum Ranchi
 Jharkhand 834010
 9835902283

Ref: 1109 / 17D / 543801 / 544214 / P



UE32076RZ45113



आपका आधार क्रमांक / Your Aadhaar No. :

2745 4260 6049

आधार - आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA



विजय कुमार सिंह
 Vijay Kumar Singh
 जन्म वर्ष / Year of Birth : 1985
 पुरुष / Male



2745 4260 6049

आधार - आम आदमी का अधिकार

VJQYK
 15/1/19

Priyanka Sarangi

VINAIKA WAREHOUSING LLP

Designated Partner

VINAIKA WAREHOUSING LLP

Designated Partner



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

VIJAY KUMAR SINGH
JAGJIWAN SINGH

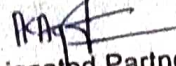
27/12/1987
Permanent Account Number
CFXPS1557Q

Vijay K
Signature



Priyanka Sarangi

VINAIKA WAREHOUSING LLP


Designated Partner

Vijay K
15/1/19

VINAIKA WAREHOUSING LLP


Designated Partner



Poojanka Sarangi

Sonu Kumar
15/1/19

VINAICA WAREHOUSING LLP


Designated Partner

VINAICA WAREHOUSING LLP


Designated Partner



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
S/O स्व. जगजीवन सिंह,
मकान न. - २, सुखदेव पुरम
रोड न. - २, केतारी बागान,
नामकुम, रांची,
झारखण्ड - 834010

Address:
S/O Late Jagjwan Singh,
H.N.-2, Sukhdev Puram
Road N.-2, Ketari Bagan,
Namkum, Ranchi, Jharkhand
- 834010



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1800 3001947

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P.O. Box No.1947,
Bengaluru-560 001

Priyanka Sarangi

Sonu Kumar
15/11/19



भारत सरकार
GOVERNMENT OF INDIA



सोनू कुमार
Sonu Kumar

जन्म तिथि / DOB: 11/01/1989
पुरुष / MALE

3043 1923 3712



मेरा आधार, मेरी पहचान

VINAIKA WAREHOUSING LLP

RAJ...
Designated Partner

VINAIKA WAREHOUSING LLP

[Signature]
Designated Partner



भारत सरकार
 Unique Identification Authority of India
 Government of India

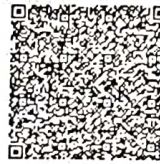
नामांकन क्रम / Enrollment No 1218/77148/07886

To,
 अजय कुमार अग्रवाल
 Ajay Kumar Agarwal
 S/O: Om Prakash Agarwal
 vinaika perfumery works
 station road east
 opposite chutia thana vill- chutia ps- chutia
 Ranchi G.P.O.
 Ranchi G.P.O. Ranchi Ranchi
 Jharkhand 834001
 9431170040

Ref: 2303 / 28L / 244628 / 244784 / P



SH701794601FT



आपका आधार क्रमांक / Your Aadhaar No. :

9788 2070 2486

आधार - आम आदमी का अधिकार



भारत सरकार
 Government of India



अजय कुमार अग्रवाल
 Ajay Kumar Agarwal
 जन्म तिथि / DOB : 05/01/1968
 पुरुष / Male



9788 2070 2486

आधार - आम आदमी का अधिकार

Priyanka Sarangi

AKA
 15/01/19

VINAika WAREHOUSING LLP

AKA
 Designated Partner

VINAika WAREHOUSING LLP

Priyanka
 Designated Partner



भारत सरकार

भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No.: 0000/00403/75401

To
विनय कुमार अग्रवाल
Vinay Kumar Agarwal
S/O: Om Prakash Agarwal
vinaika perfumery works station road east
opposite chutia thana vill- chutia ps- chutia
Ranchi G.P.O.
Ranchi G.P.O.
Ranchi Ranchi
Jharkhand 834001
9431170041

18/08/2013
81867159



MD818671595FH



आपका आधार क्रमांक / Your Aadhaar No. :

7261 5999 8405

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



विनय कुमार अग्रवाल
Vinay Kumar Agarwal
जन्म तिथि / DOB : 04/02/1977
पुरुष / Male



7261 5999 8405

मेरा आधार, मेरी पहचान *Peiyanka Sarangi*

Vinay

15/11/13

VINAIKA WAREHOUSING LLP

AKA
Designated Partner

VINAIKA WAREHOUSING LLP

Peiyanka
Designated Partner



Penyanka Sarangi

VINAIKA WAREHOUSING LLP

AAQF
Designated Partner *15/1/19*

VINAIKA WAREHOUSING LLP

Penyanka Sarangi
Designated Partner
15/1/19

VINAIKA WAREHOUSING LLP

AAQF
Designated Partner

VINAIKA WAREHOUSING LLP

Penyanka Sarangi
Designated Partner



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



E-Aadhaar Letter

नामांकन क्रमांक/ Enrolment No.: 1207/04320/03516

Date: 11/04/2013
Priyanka Sarawgi (प्रियंका सरावगी)
W/O: Ravi Kumar Sarawgi, Sarawgi House, Lake Avenue, Near Reliance Mart Kanke Road, Ranchi G.P.O., Ranchi G.P.O., Ranchi Jharkhand, 834001

सूचना

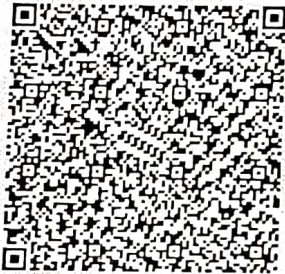
- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

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

आपका आधार क्रमांक/ Your Aadhaar No.:

6771 6806 7013



आधार - आम आदमी का अधिकार

Validity unknown

Digitally signed by
Kharakwal Amitabh
Date: 11/04/2013



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- 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।
- 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	 भारतीय विशिष्ट पहचान प्राधिकरण UNIQUE IDENTIFICATION AUTHORITY OF INDIA
 प्रियंका सरावगी Priyanka Sarawgi जन्म वर्ष/YoB:1981 महिला Female 6771 6806 7013	पता: W/O: रवि कुमार सरावगी, सरावगी हाउस, लेक एवेन्यू, रिलाइयन्स मार्ट के पास कांके रोड, रांची जि.पि.ओ., रांची जी.पी.ओ., रांची झारखण्ड, 834001 Address: W/O: Ravi Kumar Sarawgi, Sarawgi House, Lake Avenue, Near Reliance Mart Kanke Road, Ranchi G.P.O., Ranchi G.P.O., Ranchi Jharkhand, 834001
आधार - आम आदमी का अधिकार	Aadhaar - Aam Aadmi ka Adhikar

Priyanka Sarawgi
15/11/13

Priyanka Sarawgi

VINAIKA WAREHOUSING LLP
Designated Partner

VINAIKA WAREHOUSING LLP
Designated Partner

आयकर विभाग
INCOME TAX DEPARTMENT
PRIYANKA SARAWGI
VINOD KUMAR JAJODIA
29/07/1981
Permanent Account Number
ADSPJ2218C
Priyanka Sarangi
Signature

भारत सरकार
GOVT OF INDIA



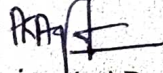
30012009

Priyanka Sarangi

Priyanka Sarangi

15/1/19

VINAIKA WAREHOUSING LLP



Designated Partner

VINAIKA WAREHOUSING LLP



Designated Partner

1

STATE OF VILVA
THANA NUMBER
THANA
THANA

33

THANA NUMBER
THANA

THANA NUMBER
THANA

THANA NUMBER
THANA

15

Serial No.	Name of Interest Person	Name of party under whom he hold	Nature of right	Resumption of right	Other Condition	Yearly Rent	Present cess	Dues other than Rent and Service	Area	Remarks
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Buyanka Savangi

Designated Partner

Designated Partner

महानगर नाम पॉन्चा
घानु बुद्ध
नम्बर ६०
जिला राँची

शीट नम्बर
सन् १९२७-२८ ईस्वी

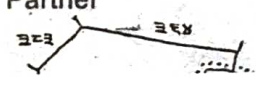
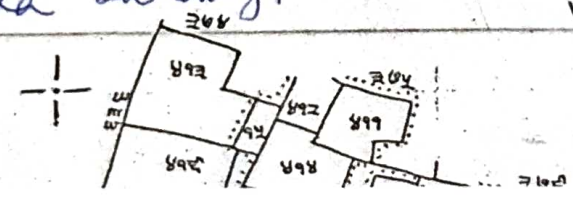


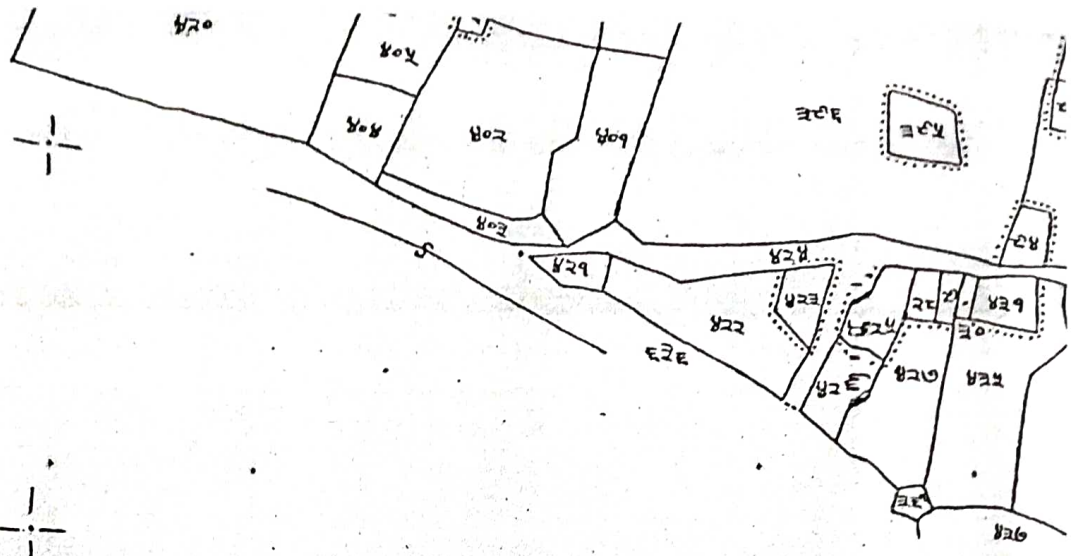
Ajit K. Singh
Sonu Kumar
Sanjay K. Singh
VIJAY K
-Paiyanka Sarangi

VINAika WAREHOUSING LLP
Designated Partner

स्केल एक माइल बराबर ३२ ईंच

VINAika WAREHOUSING LLP
Designated Partner





नम्बर नामशैमशहूर

३४४ देवस्थान

४१५ बरटोला

८०५ आवादीखास

८२८ सरना

११०५ हरगडि

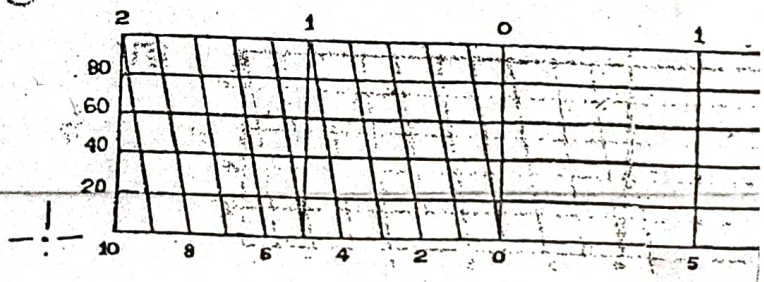
VINAIKA WAREHOUSING LLP
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 Designated Partner

VINAIKA WAREHOUSING LLP
[Signature]
 Designated Partner

३१५	३१३	३००	३००	६३०	६१८	६१८
१३८५	१३८६	१३८८	१३८८	१४००	१४०१	१४०२

Amit Koo Singh
 Souvik Kumar
 Sanjay K Singh
 VIDYK
 Priyanka Sarangi

16 Ins = 1 Pl. 'b.



Ajit Kr Singh
Soni Kumar
Sanyal Kr Singh.

VUQYK
Priyanka Sarangi

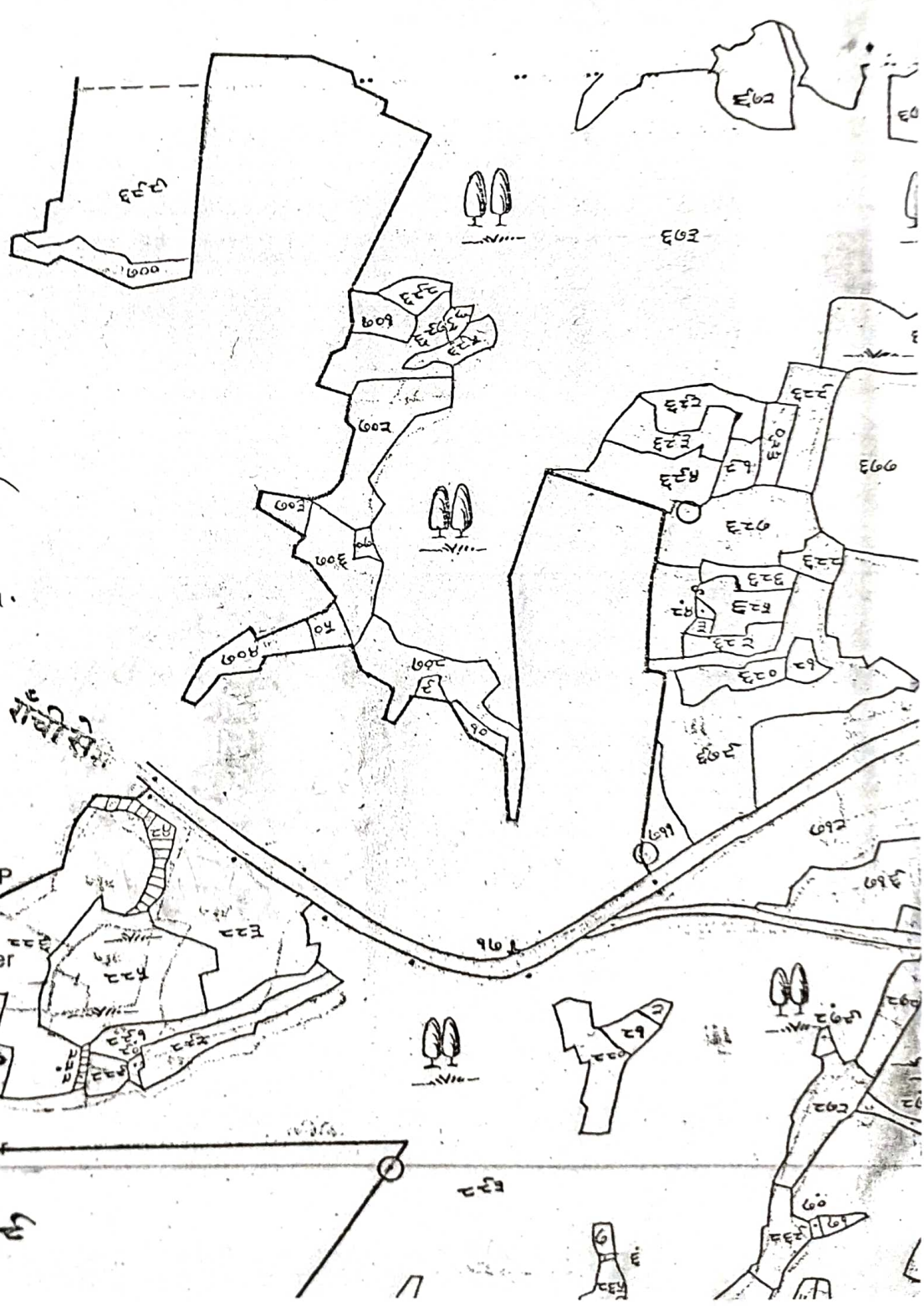
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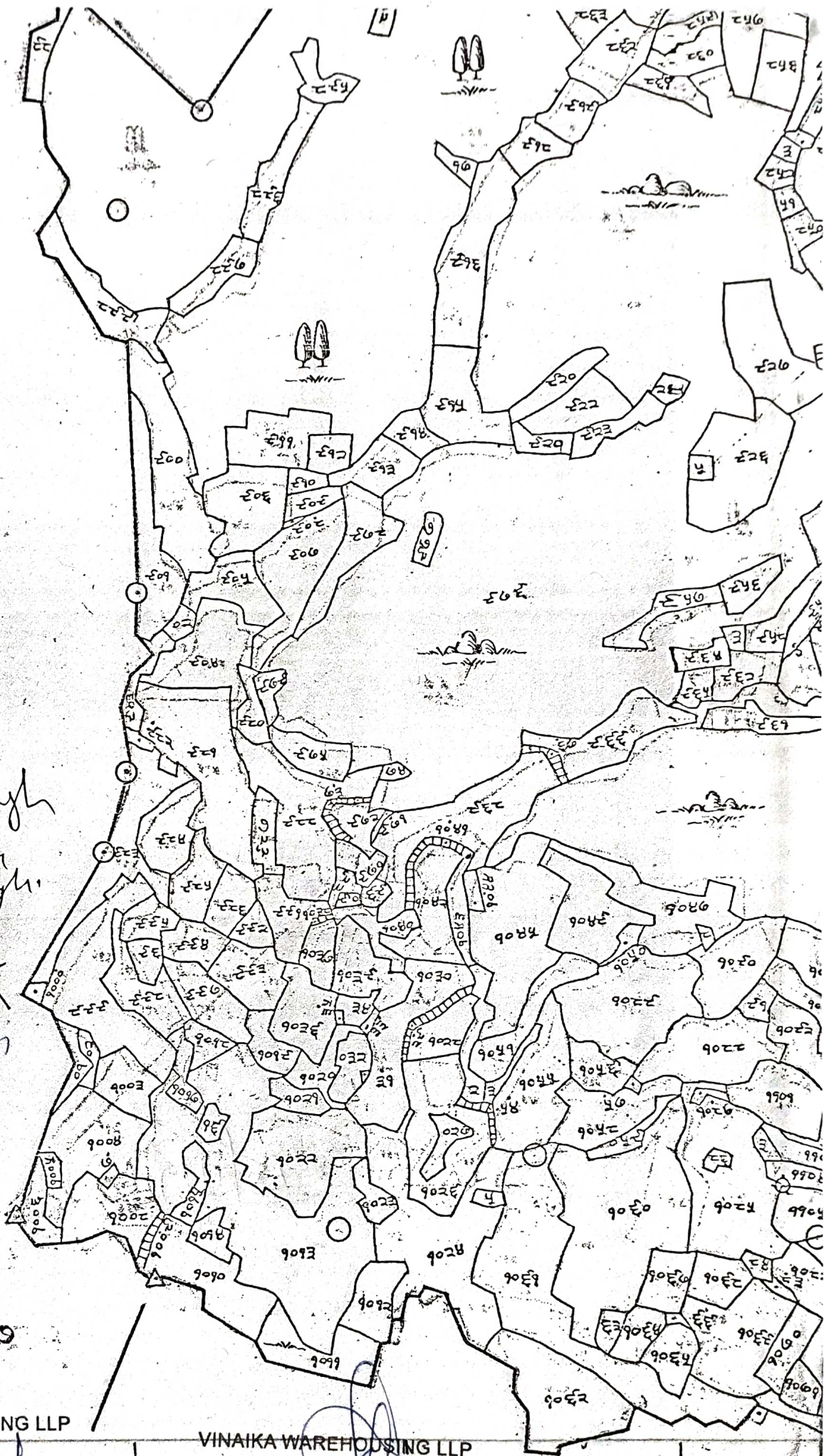
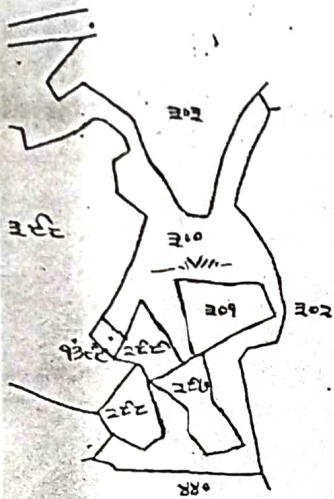
Designated Partner

VINAIKA WAREHOUSING LLP

Designated Partner

दामिनी न० ८८





Ajit K Singh

Sonu Kumar
Sanyal Singh

VIJAYK

Priyanka Sarangi

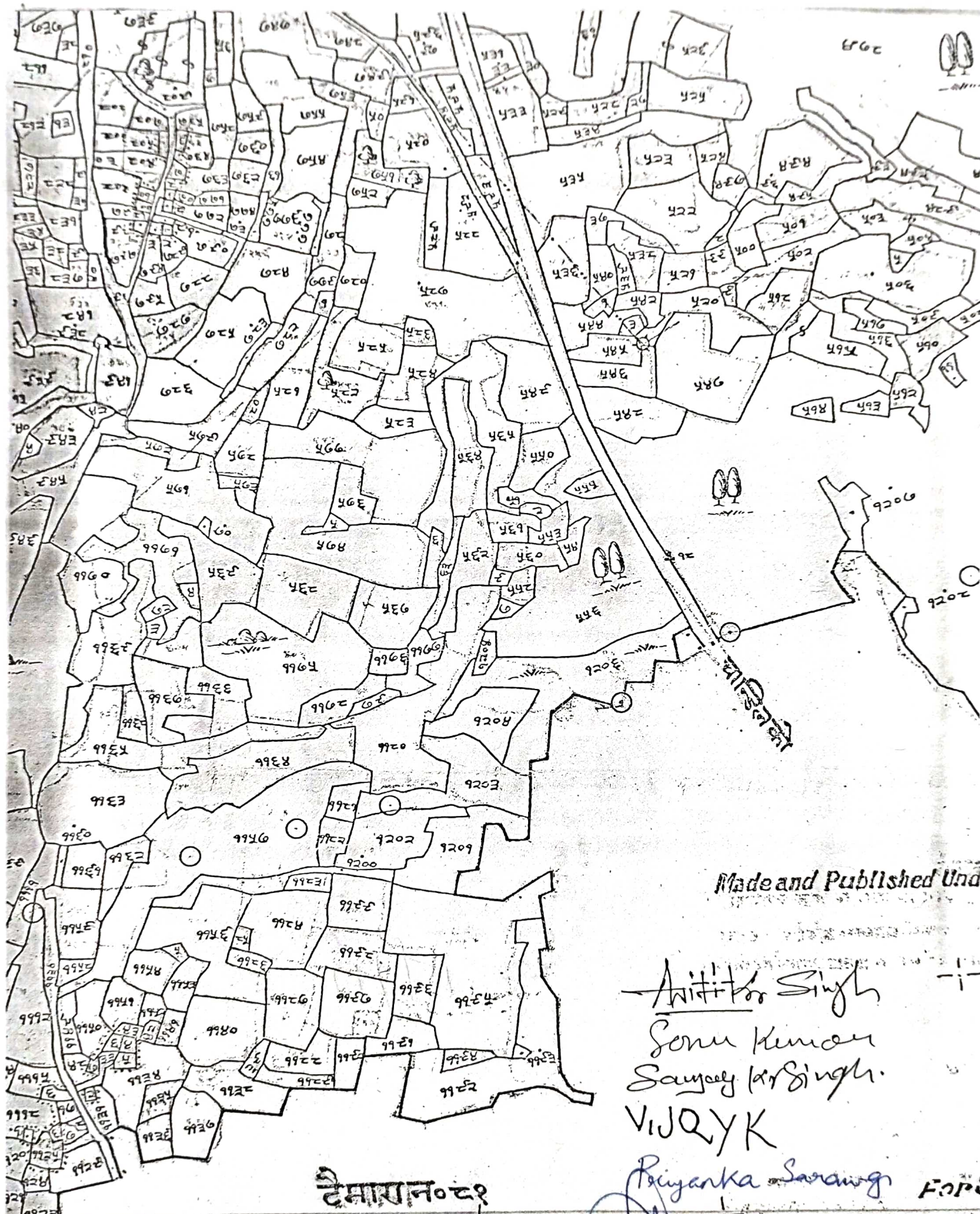
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VINAIKA WAREHOUSING LLP

Designated Partner

Designated Partner



Made and Published Under

Ajit Singh
 Sonu Kumar
 Sanyal Singh
 VIJAYK

Rajanka Sarangi

द्वारा नं०८१

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VINAIKA WAREHOUSING LLP

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 Designated Partner

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 Designated Partner

VINAICA WAREHOUSING LLP

Designated Partner

VINAICA WAREHOUSING LLP

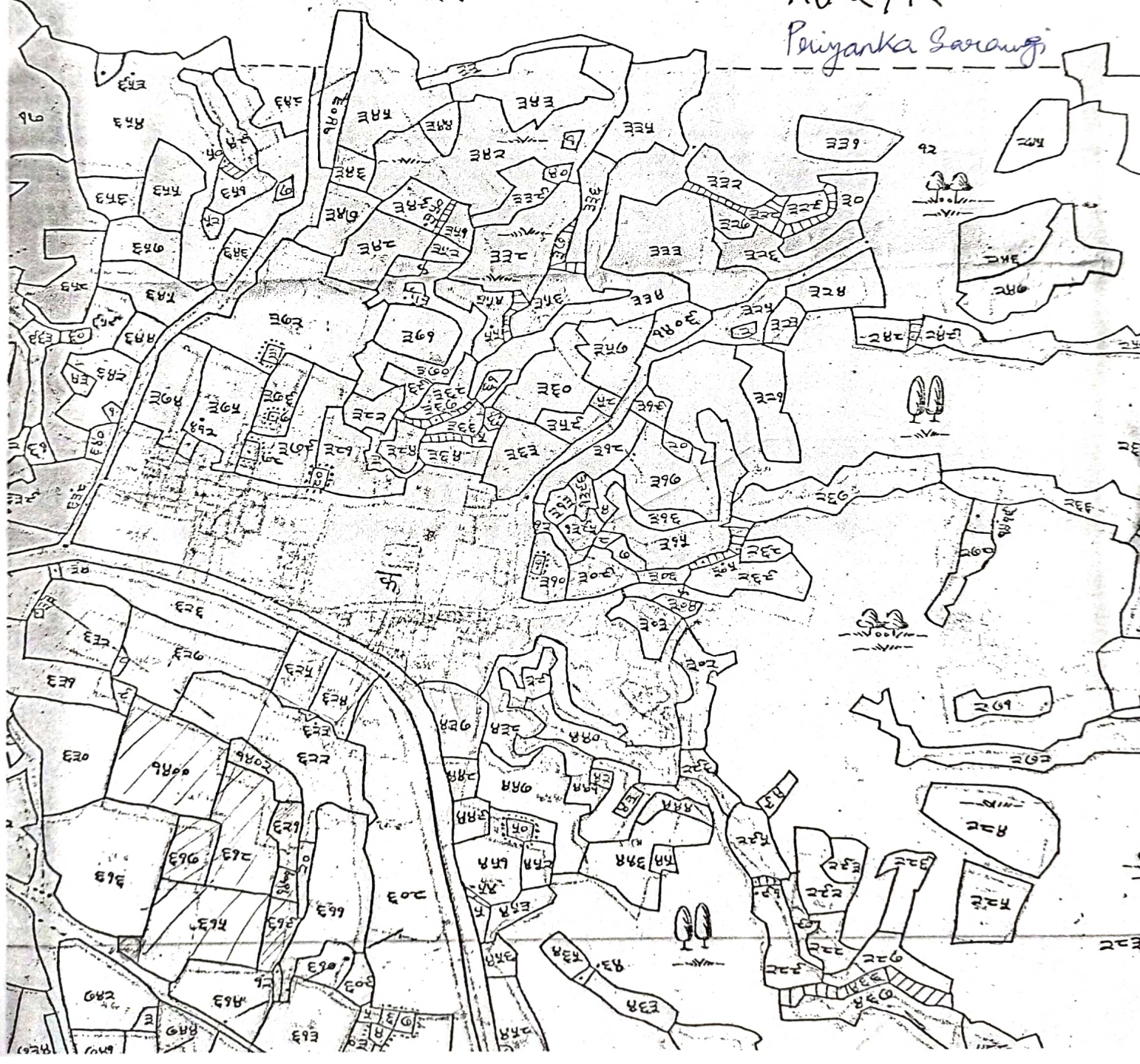
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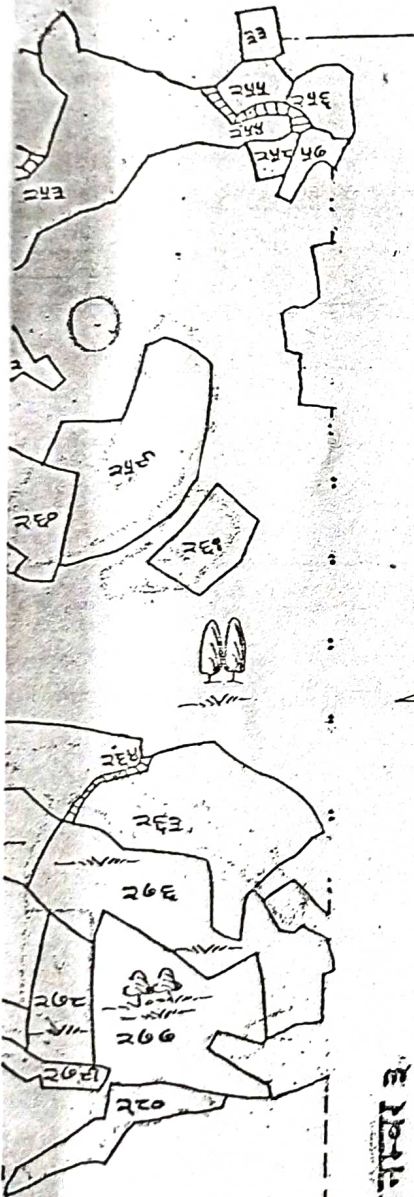
Ajit K. Singh
Soni Kamesh
Sahyay K. Singh.

VIAJK

Priyanka Sarangi

मिलान शीट नम्बर २





Arit / Sr Singh
 Sonu Kumar
 Sayaj / Sr Singh.
 VIVA K
 Paryanka Sarangi

मिलानशीट नम्बर ३

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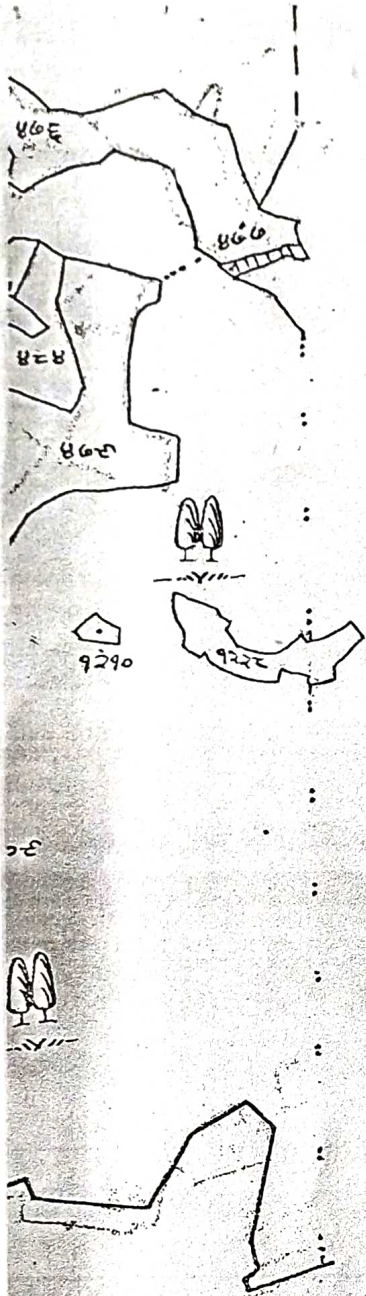
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VINAIKA WAREHOUSING LLP

Signature

Designated Partner



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Ajit Singh
Sonu Kumar
Sanyal Singh
VIJAYK
Priyanka Sarangi

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AKA
Designated Partner

VINAICA WAREHOUSING LLP

Vinika
Designated Partner


ent of Survey.



निबंधन विभाग, झारखंड
Ranchi

Token No.39 Token Date: 15/01/2019
Party Name: AKHILESHWAR KARMALI
Father/Husband Name: SURJAN KARMALI
(Identifier)
KOKAR RANCHI

Deed Type: Sale Deed

Party Details	
Name :	Akhileshwar Karmali
Gender :	M
DOB :	18-01-1992
C/o :	S/O: Surjan Karmali
District :	Bokaro
House/Building No. :	46
Locality :	Post - Ulagadda, Thana - Petarwar
Pincode :	829123
Post Office :	
State :	Jharkhand
Village/Town/City :	Ulgada
Aadhaar No :	xxxxxxxx9475
Photo :	

Registering Officer
Priyanka Sarangi

Party Signature
Akhileshwar Karmali

Operator's Signature
[Signature]

VINAIKA WAREHOUSING LLP
[Signature]
Designated Partner


VINAIKA WAREHOUSING LLP
[Signature]
Designated Partner



निबंधन विभाग, झारखंड
Ranchi

Token No.39 Token Date: 15/01/2019
Party Name: PRIYANKA SARAWGI
Father/Husband Name: RAVI KUMAR SARAWGI
(VENDEE)
LAKE AVENUE, KANKE ROAD, GONDA, RANCHI

Deed Type: Sale Deed

Party Details	
Name :	Priyanka Sarawgi
Gender :	F
DOB :	29-07-1981
C/o :	W/O: Ravi Kumar Sarawgi
District :	Ranchi
House/Building No. :	Sarawgi House
Locality :	Kanke Road
Pincode :	834001
Post Office :	
State :	Jharkhand
Village/Town/City :	Ranchi G.P.O.
Aadhaar No :	xxxxxxxx7013
Photo :	


Registering Officer

Priyanka Sarawgi

Priyanka Sarawgi
Party Signature


Operator's Signature

VINAIIKA WAREHOUSING LLP


Designated Partner

VINAIIKA WAREHOUSING LLP


Designated Partner




निबंधन विभाग, झारखंड
Ranchi

Token No.39Token Date: 15/01/2019

Party Name: M/S VINAIKA WAREHOUSING LLP THRO ITS PARTNER VINAY KUMAR AGARWAL

Father/Husband Name: OM PRAKASH AGARWAL
(VENDEE)
CHUTIA, RANCHI

Deed Type: Sale Deed

Party Details	
Name :	Vinay Kumar Agarwal
Gender :	M
DOB :	04-02-1977
C/o :	S/O: Om Prakash Agarwal
District :	Ranchi
House/Building No. :	vinaika perfumery works
Locality :	vill- chutia ps- chutia
Pincode :	834001
Post Office :	
State :	Jharkhand
Village/Town/City :	Ranchi G.P.O.
Aadhaar No :	xxxxxxxx8405
Photo :	

Registering Officer

Poojanka Sarangi

Party Signature

Vinay

Operator's Signature

[Signature]

VINAIKA WAREHOUSING LLP

Designated Partner

PKA

VINAIKA WAREHOUSING LLP

Designated Partner

Vinay




निबंधन विभाग, झारखंड
Ranchi

Token No.39Token Date: 15/01/2019

Party Name: M/S VINAICA WAREHOUSING LLP THRO ITS PARTNER AJAY
KUMAR AGARWAL

Father/Husband Name: OM PRAKASH AGARWAL
(VENDEE)
CHUTIA, RANCHI

Deed Type: Sale Deed

Party Details	
Name :	Ajay Kumar Agarwal
Gender :	M
DOB :	05-01-1968
C/o :	S/O: Om Prakash Agarwal
District :	Ranchi
House/Building No. :	vinaika perfumery works
Locality :	vill- chutia ps- chutia
Pincode :	834001
Post Office :	
State :	Jharkhand
Village/Town/City :	Ranchi G.P.O.
Aadhaar No :	xxxxxxxx2486
Photo :	

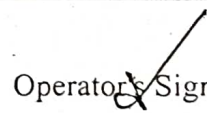
Registering Officer

Priyanka Saramgi

Party Signature

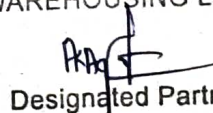


Operator's Signature



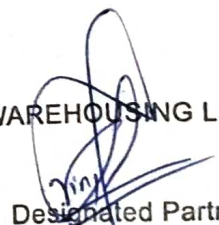
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Designated Partner





निबंधन विभाग, झारखंड
Ranchi


Token No.39 Token Date: 15/01/2019

Party Name: SONU KUMAR

Father/Husband Name: LATE JAGJIWAN SINGH
(VENDOR)

H. NO. 2, SUKHDEV PURAM, KETARI BAGAN, ROAD NO. 2, NAMKUM, RANCHI

Deed Type: Sale Deed

Party Details	
Name :	Sonu Kumar
Gender :	M
DOB :	11-01-1989
C/o :	S/O Late Jagjiwan Singh
District :	Ranchi
House/Building No. :	H.N.- 2
Locality :	Sukhdev Puram Road N.- 2, Ketari Bagan
Pincode :	834010
Post Office :	
State :	Jharkhand
Village/Town/City :	Namkum
Aadhaar No :	xxxxxxxx3712
Photo :	

Registering Officer

Poojanka Sarangi

Sonu Kumar
Party Signature

Operator's Signature

VINAICA WAREHOUSING LLP

AKA
Designated Partner

VINAICA WAREHOUSING LLP

[Signature]
Designated Partner



निबंधन विभाग, झारखंड
Ranchi


Token No.39Token Date: 15/01/2019

Party Name: SANJAY KUMAR SINGH

Father/Husband Name:LATE JAGJIWAN SINGH
(VENDOR)

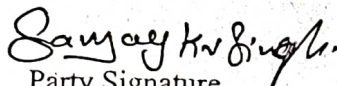
H. NO. 2, SUKHDEV PURAM, KETARI BAGAN, ROAD NO. 2, NAMKUM, RANCHI

Deed Type: Sale Deed

Party Details	
Name :	Sanjay Kumar Singh
Gender :	M
DOB :	23-09-1987
C/o :	S/O Late. Jagjiwan Singh
District :	Ranchi
House/Building No. :	House No.-2
Locality :	Sukhdevpuram,Katari Bagan,Post Namkum
Pincode :	834010
Post Office :	
State :	Jharkhand
Village/Town/City :	Namkum
Aadhaar No :	xxxxxxxx8124
Photo :	


Registering Officer

Priyanka Saurangi


Party Signature


Operator's Signature

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VINAIKA WAREHOUSING LLP


Designated Partner



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Ranchi


Token No. 39 Token Date: 15/01/2019

Party Name: VIJAY KUMAR SINGH

Father/Husband Name: LATE JAGJIWAN SINGH
(VENDOR)

H. NO 2, SUKHDEV PURAM, KETARI BAGAN, ROAD NO. 2, NAMKUM, RANCHI

Deed Type: Sale Deed

Party Details	
Name:	Vijay Kumar Singh
Gender :	M
DOB :	27-12-1987
C/o :	S/O Late. Jagjivan Singh
District :	Ranchi
House/Building No. :	House No.-2
Locality :	Sukhdevpuram, Katari Bagan, Post Namkum
Pin Code :	834010
Post Office :	
State :	Jharkhand
Village/Town/City :	Namkum
Aadhaar No :	xxxxxxxx6049
Photo :	

Registering Officer

Priyanka Sarangi

V. J. K.
Party Signature

Operator's Signature

VINAIKA WAREHOUSING LLP

RAJ
Designated Partner

VINAIKA WAREHOUSING LLP

[Signature]
Designated Partner



निबंधन विभाग, झारखंड
Ranchi


Token No.39Token Date: 15/01/2019

Party Name: AJIT KUMAR SINGH

Father/Husband Name:LATE JAGJIWAN SINGH
(VENDOR)

H. NO. 2, SUKHDEV PURAM, KETARI BAGAN, ROAD NO. 2, NAMKUM, RANCHI

Deed Type: Sale Deed

Party Details	
Name :	Ajit Kumar Singh
Gender :	M
DOB :	21-03-1983
C/o :	S/O Late Jagjivan Singh
District :	Ranchi
House/Building No. :	House N0 - 2
Locality :	Sukhdev Puram, Katari Bagan
Pincode :	834010
Post Office :	
State :	Jharkhand
Village/Town/City :	Namkum
Aadhaar No :	xxxxxxxx7408
Photo :	

Registering Officer

Poojanka Sarangi

Ajit Kumar Singh

Party Signature

Operator's Signature

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RAJ
Designated Partner

VINAIKA WAREHOUSING LLP

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Designated Partner



निबंधन विभाग, झारखंड

IN-JH13678838561195R:

Stamp Details For Verification. Please click issue after verification

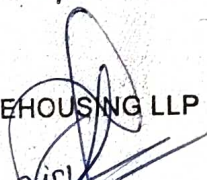
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Purchasedby: AKHILESHWAR KARMALI
DescriptionofDocument: Article 23 Conveyance
PropertyDescription: SALE DEED
ConsiderationPriceRs: 45,45,000
FirstParty: AJIT KUMAR SINGH AND OTHERS
SecondParty: VINAIKA WAREHOUSING LLP AND OTHERS
StampDutyPaidBy: VINAIKA WAREHOUSING LLP AND OTHERS
StampDutyAmountRs: 1,82,000

Bijanka Seorangi
Ajit Kr Singh
Soni Kumar
Sanjay Kr Singh
VIJQYK

VINAIKA WAREHOUSING LLP


Designated Partner

VINAIKA WAREHOUSING LLP


Designated Partner



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

Token No: 39

Token Date/Time: 15/01/2019 13:44:20.

Document Type	Sale Deed	Presenter	AJIT KUMAR SINGH
Presenter Name & Address	H. NO. 2, SUKHDEV PURAM, KETARI BAGAN, ROAD NO. 2, NAMKUM, RANCHI	Date of Entry	15/01/2019
Stampable Doc. Value	4545000	DOE	Total Pages 96
Document/Transaction Value	4545000	Stamp Value	182000
Special Type		Serial /Deed No.	/
Remarks / Other Details		Old Serial No.	/
Property Details:	App. ID	301003	e-Stamp Cert. No. IN-JH13678838561 1 95R

Achal	Th. No.	Wrd/Hik	Mauza	Kh. No.	Plot No.	Regl Vol	Regl Pno	Plot Type	Boundary North	Boundary South	Boundary East	Boundary West	H No.	ULB	Category	Area	Min. Value
Bundu	90	1	Paancha	95	590/P	0	0	RSP	R.S. PLOT NO. 751 (PART), 750 & 590 (PART)	R.S. PLOT 587, 589 & 588	ROAD, R.S. PLOT NO. 587 & 589	R.S. PLOT NO. 753 & 778			R_COM	47.00 Decimal	470000
Bundu	90	1	Paancha	62	751/P	0	0	RSP	R.S. PLOT NO. 751 (PART), 750 & 590 (PART)	R.S. PLOT 587, 589 & 588	ROAD, R.S. PLOT NO. 587 & 589	R.S. PLOT NO. 753 & 778			R_COM	35.00 Decimal	350000
Bundu	90	1	Paancha	147	752/P	0	0	RSP	R.S. PLOT NO. 751 (PART), 750 & 590 (PART)	R.S. PLOT 587, 589 & 588	ROAD, R.S. PLOT NO. 587 & 589	R.S. PLOT NO. 753 & 778			R_COM	19.00 Decimal	190000

Other Property Details:

Party Details:

Party Type	Party Name	Father/Husband	Occup.	Relation	Caste	Gender	PAN/F 60	Mobile	Aadhar	Pres.Address	Permn. Address	PAN Verified
VENDOR	AJIT KUMAR SINGH	LATE JAGJIWAN SINGH	BUSINESS	पिता	कोइरी	Male	CADPS4690D	xxxxxxxxx57	xxxxxxxxx7408	H. NO. 2, SUKHDEV PURAM, KETARI BAGAN, ROAD NO. 2, NAMKUM, RANCHI	H. NO. 2, SUKHDEV PURAM, KETARI BAGAN, ROAD NO. 2, NAMKUM, RANCHI	
VENDOR	VIJAY KUMAR SINGH	LATE JAGJIWAN SINGH	BUSINESS	पिता	कोइरी	Male	CFXPS1557Q	xxxxxxxxx83	xxxxxxxxx6049	H. NO. 2, SUKHDEV PURAM, KETARI BAGAN, ROAD NO. 2, NAMKUM, RANCHI	H. NO. 2, SUKHDEV PURAM, KETARI BAGAN, ROAD NO. 2, NAMKUM, RANCHI	
VENDOR	SANJAY KUMAR SINGH	LATE JAGJIWAN SINGH	BUSINESS	पिता	कोइरी	Male	CNCPS3105B	xxxxxxxxx86	xxxxxxxxx8124	H. NO. 2, SUKHDEV PURAM, KETARI BAGAN, ROAD NO. 2, NAMKUM, RANCHI	H. NO. 2, SUKHDEV PURAM, KETARI BAGAN, ROAD NO. 2, NAMKUM, RANCHI	
VENDOR	SONU KUMAR	LATE JAGJIWAN SINGH	BUSINESS	पिता	कोइरी	Male	BXUPK3192H	xxxxxxxxx07	xxxxxxxxx3712	H. NO. 2, SUKHDEV PURAM, KETARI BAGAN, ROAD NO. 2, NAMKUM, RANCHI	H. NO. 2, SUKHDEV PURAM, KETARI BAGAN, ROAD NO. 2, NAMKUM, RANCHI	
VENDEE	M/S VINAICA WAREHOUSING LLP THRO ITS PARTNER AJAY KUMAR AGARWAL	OM PRAKASH AGARWAL	BUSINESS	पिता	बनीया	Male	AAQFV8272P	xxxxxxxxx40	xxxxxxxxx2486	CHUTIA, RANCHI	CHUTIA, RANCHI	
VENDEE	M/S VINAICA WAREHOUSING LLP THRO ITS PARTNER VINAY KUMAR AGARWAL	OM PRAKASH AGARWAL	BUSINESS	पिता	बनीया	Male	AAQFV8272P	xxxxxxxxx40	xxxxxxxxx8405	CHUTIA, RANCHI	CHUTIA, RANCHI	
VENDEE	PRIYANKA SARAWGI	RAVI KUMAR SARAWGI	BUSINESS	पति	माडवाडी	Female	ADSPJ2218C	xxxxxxxxx41	xxxxxxxxx7013	LAKE AVENUE, KANKE ROAD, RANCHI	LAKE AVENUE, KANKE ROAD, RANCHI	

Priyanka Sarangi

Designated Partner

Designated Partner

Identifier	AKHILESHWAR KARMALI	SURJAN KARMALI	BUSINESS/पिता	Male	xxxxxxxx83	xxxxxxxx9475	KOKAR RANCHI	KOKAR RANCHI
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Fee Details:

SN.	Fee Name	Net Amount
1	SP	1440.00
2	PR	0.94
3	LL	2.50
4	A1	136350.00
5	I	5000.00
6	M	150.00
	Total	142943.44

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Ajit Kumar Singh Signature's of Exedutant & Claimant
Priyanka Sarangi

उपर्युक्तियाँ दस्तावेज में अंकित तथो के अनुरूप हे।

Amit Singh दस्तावेज लेखक का हस्ताक्षर
Ajit Kumar Singh प्रस्तुतकर्ता का हस्ताक्षर
one डाटा इंटर ऑप्रेटर का हस्ताक्षर

निबंधन पूर्व सारांश में इंपुट फार्म के अनुरूप डाटा इंटरि की गई हे।

उपर्युक्त किया *Ajit Kumar Singh* *Vijay Kumar Singh* ने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया।
 जिसकी पहचान *Priyanka Sarangi* *Sonu Kumar* पिता *Akhilshwar Karmali* *Surjan Karmali*
 निवासी *Kokar* पेशा *Business* ने की।

Amit Singh निबंधन पूर्व सारांश की हस्ताक्षर

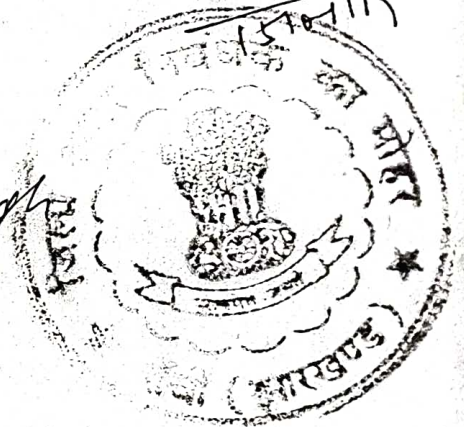
VINAIKA WAREHOUSING LLP

Amit Singh
Designated Partner

VINAIKA WAREHOUSING LLP

Priyanka Sarangi
Designated Partner

Sanjay Kumar Singh
Sonu Kumar
Vijay K
Priyanka Sarangi





निबंधन विभाग, झारखंड
रांची

Token No.39 Token Date: 15/01/2019

Serial/Deed No./Year :251/207/2019

Deed Type: Sale Deed

SN.	Party Details	Photo	Thumb
1	AJIT KUMAR SINGH Father/Husband Name:LATE JAGJIWAN SINGH (VENDOR) H. NO. 2, SUKHDEV PURAM, KETARI BAGAN, ROAD NO. 2, NAMKUM, RANCHI		
2	VIJAY KUMAR SINGH Father/Husband Name:LATE JAGJIWAN SINGH (VENDOR) H. NO. 2, SUKHDEV PURAM, KETARI BAGAN, ROAD NO. 2, NAMKUM, RANCHI		
3	SANJAY KUMAR SINGH Father/Husband Name:LATE JAGJIWAN SINGH (VENDOR) H. NO. 2, SUKHDEV PURAM, KETARI BAGAN, ROAD NO. 2, NAMKUM, RANCHI		
4	SONU KUMAR Father/Husband Name:LATE JAGJIWAN SINGH (VENDOR) H. NO. 2, SUKHDEV PURAM, KETARI BAGAN, ROAD NO. 2, NAMKUM, RANCHI		
5	M/S VINAIKA WAREHOUSING LLP THRO ITS PARTNER AJAY KUMAR AGARWAL Father/Husband Name:OM PRAKASH AGARWAL (VENDEE) CHUTIA, RANCHI		
6	M/S VINAIKA WAREHOUSING LLP THRO ITS PARTNER VINAY KUMAR AGARWAL Father/Husband Name:OM PRAKASH AGARWAL (VENDEE) CHUTIA, RANCHI		
7	PRIYANKA SARAWGI Father/Husband Name:RAVI KUMAR SARAWGI (VENDEE) LAKE AVENUE, KANKE ROAD, GONDA, RANCHI		

Priyanka Sarawgi

VINAIKA WAREHOUSING LLP

Designated Partner

Designated Partner

VINAIKA WAREHOUSING LLP

15/01/19

शुद्धकृती लेमियोर जमीनदार सुरेश प्रसाद पाण्डेय (पौंचा)
मालगुजारी की रसीद (रैयत के लिए)

तौजी नं०-०७ हाल थाना- हशमफौल लेमारा रसीद नं०-०७
गाँव का नाम - पौंचा (थाना- बुण्ड, नं०-९०) थाना - बुण्ड, नं०-९०
जमीनदार- सुरेश प्रसाद पाण्डेय सुरेश प्रसाद पाण्डेय

मौजा - पांचा, थाना-बुण्ड, थाना नं० - ९०
एम. एस. विनायक वेमर हाऊसिंग स्ल. स्ल. पी पार्टनर
आसामी का नाम - ① श्री अजय कुमार अग्रवाल खेवट नं०-०४
② श्री विनय कुमार अग्रवाल ③ श्रीमती प्रियंका सरवागी
नगदी मालगुजारी - ०५ रु० शेफ- ०२ रु० खाता नं०- ६२,९५,१४७
जोत का रकबा - १०१ डीतमील मात्र।- एलैर नं०- ७५१,५९०,७५२

मोतलवा	सम्बत	माल	शेष	पैदावार की तायदाद	कैफियत सूद वगैरह
सालाना देन मौजा-पांचा	2020	०५ रु०	०२ रु०	एम. एस. विनायक वेमर हाऊसिंग स्ल. स्ल. पी पार्टनर ① श्री अजय कुमार अग्रवाल	कैफियत सूद वगैरह
बुण्ड थाना नं०-९० बकाया बाँटा	2021	०५ रु०	०२ रु०	② श्री विनय कुमार अग्रवाल क. पता- आ. प्रसाद अग्रवाल फ्त	
उकटी जमींदार भोकरीदर दर खेवट नं०-४		१० रु०	०४ रु०	पुष्कर स्टेशन इस्ट थाना- उदिया जिला-राँची (झारखण्ड)	
कुल देन - १४ रूपया - पौंचा रूपया मात्र।-					

अदा किए हुए रूपये की तफसील

सम्बत	किस्त	माल	शेष	पैदावार की तायदाद	कैफियत सूद वगैरह
2020	०५ रु०	०२ रु०	०२ रु०	खाता नं०-६२ एलैर नं०-७५१ रकबा-३५९० थाना-गोडा जिला-राँची (झारखण्ड)	② श्रीमती प्रियंका सरवागी पति-श्री रवि सरवागी पता- लेक, रमीनियु कोक रोड थाना-गोडा जिला-राँची (झारखण्ड) दिनांक-२६/११/१५
2021	०५ रु०	०२ रु०	०२ रु०	खाता नं०-१४७ एलैर नं०-७५२ रकबा-१३९०	की मालगुजारी प्राप्त कर रसीद निर्गल किया जाता है। साल व ल मालगुजारी दिकर रसीद किया करेगा।
	१० रु०	०४ रु०	०४ रु०	कुल रकबा - १०१ डीतमील	
कुल अदा - १४ रूपया - पौंचा रूपया मात्र।					

ध्यान- एम. एस. विनायक वेमर हाऊसिंग स्ल. स्ल. पी पार्टनर
मालगुजारी नगदी नं०-९०
रूपये पिानेवाले का सही ह)
श्री अजय कुमार अग्रवाल ② श्रीमती प्रियंका सरवागी
मालगुजारी नगदी नं०-९०
सालिक या गुमस्ता
तारीख ०६/०९/२०२०

सुरेश प्रसाद पाण्डेय
०६/०९/२०२०

Prinyanka Saranagi

VINAIKA WAREHOUSING LLP

Designated Partner

VINAIKA WAREHOUSING LLP

Designated Partner

No	Mutation cash num-ber in Register	Village	Thana and Thana number	Number of tenancy to which the mutation relate	Authority sanctioning mutation with date of order	Whether mutation is due to sale gift or other mode of succession of person	Full details of exchanges affected by mutation	Date of correction of the Halka Register by the Halka Karamchari
1	2	3	4	5	6	7	8	9
10-01	अकेला-पीछा आना-सुदु आना नं०-90 के अंतर आलिका नं०-27 वर 10-04 आना नं०-147 वर 10-62 वर 10-751 वर 10-05 नीचे आना का कुल रकमा L.L 310 एक एक एक शामिल है। जिसमें दो आना-नावलद आना है। आना-62 वकासत के अंतर सुदुआरी खुलेकरी वर 10-04 के आलीक		मोरोमान अस्थी कुंवर व निलोकी-माछा काठेय केदार के माछा से रकम है। श्री आनिल सिंह पिला-पजा पीपल सिंह ग्राम-पुरिया आना-माछुकुम निला-रैची के निलासी के द्वारा-राम.एस विनायका वेपर-हाउसिंग कम्पनी लि. की धारदार श्री अजय कुमार अग्रवाल श्री विजय कुमार अग्रवाल पिला-श्री योग प्रकाश		अग्रवाल ग्राम-पुरिया आना-पुरिया निला-रैची (झारखण्ड) श्रीमती प्रियंका सरावगी पति-श्री रवि कुमार सरावगी पता-लेख रायचु. कांठे रोड आना-राँची निला-रैची (झारखण्ड) को दिनांक-15/10/2019 को रज नीचे के नाम से रजिस्ट्री करवा के द्वारा प्राप्त हुई है। निलासी माण्डुआरी 5000 है।		राम.एस विनायका वेपर हाउसिंग कम्पनी लि. की धारदार श्री अजय कुमार अग्रवाल श्री विजय कुमार अग्रवाल पता-लेख रायचु. कांठे रोड आना-पुरिया निला-रैची (झारखण्ड) को दिनांक-26/10/2019 को मालकुमारी रमदी रंग मटेसन प्रिविलिज किया गया है। साल हर साल माण्डुआरी देकर रसीद लिया करेगी।	

Forwarded to the Karamchari Halka No.

for information any necessary action

Memo No.

Date

Circle Officer / Anchal

Circle Anchal/Adhikari

Painyanka Sarany

VINAIKA WAREHOUSING LLP

VINAIKA WAREHOUSING LLP

Designated Partner

Designated Partner

खुटकरी टेनिओर जमीन्दार सुरेश प्रसाद पाण्डेय (पोंचा)
मालगुजारी की रसीद (रैयत के लिए)

तौजी नं०-57 बालथाना-इशमफाल तैमारा रंसीद नं०-57

गाँव का नाम - पोंचा (धाना नं०-90) धाना - बुण्डू, नं०-90

जमीनदार- सुरेश प्रसाद पाण्डेय सुरेश प्रसाद पाण्डेय

मौजा - पांचा, धाना-बुण्डू, धाना नं० - 90

रुम. एस विनायक वेयर हाऊसिंग एल. एल. पी पार्वनर
आसामी का नाम - ① श्री अजय कुमार अग्रवाल खेवट नं० 04

② श्री विनय कुमार अग्रवाल ③ श्रीमती प्रियंका सरावगी
नगदी मालगुजारी - 05 रु० शेष-02 रु० धाना नं०- 62, 95, 147

जोत का रकबा - 101 बीसमील मात्र। - प्लॉट नं०- 751, 590, 752

मोतलवा	सम्बत	माल	शेष	पैदावार की तायदाद	कैफियत सूद वगैरह
सालाना देन	2021	05 रु०	02 रु०	रुम. एस विनायक वेयर हाऊसिंग एल. एल. पी पार्वनर	
	2022	05 रु०	02 रु०	① श्री अजय कुमार अग्रवाल	
		10 रु०	04 रु०	② श्री विनय कुमार अग्रवाल	
				कै विल- ओमप्रकाश अग्रवाल	
				पता - 15 प्लॉट स्टेशन इस्ट	
				धाना- उदिया जिला- रोपी (झारखण्ड)	
कुल देन - 14 रुपया - चौदह रुपया मात्र। -					

अदा किए हुए रूपये की तफसील

सम्बत	किस्त	माल	शेष	धाना नं०- 62 प्लॉट नं०- 751 रकबा - 35 रु०	① श्रीमती प्रियंका सरावगी पति- श्री रवि सरावगी पता लेक रुमीनीगुर्का रोड धाना- गोंडा जिला- राँची (झारखण्ड) दिनांक- 26/11/19
2021	05 रु०	02 रु०	02 रु०	धाना नं०- 95 प्लॉट नं०- 590 रकबा - 47 रु०	का मालगुजारी प्राप्त कर रसीद निरीत किया जाता है। साल व सत्र मालगुजारी देकर रसीद लिया करेगा।
2022	05 रु०	02 रु०	02 रु०	धाना नं०- 752 प्लॉट नं०- 147 रकबा - 19 रु०	
	10 रु०	04 रु०	04 रु०	कुल रकबा 101 बीस मात्र।	
कुल अदा - 14 रुपया - चौदह रुपया मात्र। -					

खास- रुम. एस विनायक वेयर हाऊसिंग एल. एल. पी पार्वनर नं०-90
मारफत ① श्री अजय कुमार अग्रवाल ② रूपये जमानेवाले का। सहित।
श्री विनय कुमार अग्रवाल ③ श्रीमती प्रियंका सरावगी

तारीख 15/06/2021

सुरेश प्रसाद पाण्डेय
15/06/2021

Prayanka Sarangi

VINAIKA WAREHOUSING LLP
Designated Partner

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Designated Partner