

6330

5802



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 7808cf4e9bbd98faf1ab

Receipt Date : 03-Nov-2020 06:15:53 pm

Receipt Amount : 151375/-

Amount In Words : One Lakh Fifty One Thousands Three Hundred And Seventy Five Rupees Only

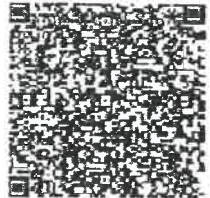
Token Number : 2020000094446

Office Name : SRO - Ranchi

Document Type : Sale Deed

Payee Name : VINAIKA INFRA REPRESENTED BY AND THRO ITS PARTNERS VINAY KUMAR AGARWAL (Vendee)

GRN Number : 2002618457



- For Office Use -

464/1/2020

23

04/11/2020

DIRECTOR
PACIFIC ALGEBRA (P.L.C.)

03/11/2020

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय

मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।



Government of Jharkhand
Receipt of Online Payment of Stamp Duty



Handwritten text: 4/11/2020
[Signature]

[Handwritten signature]

faith : Hindu, by caste : Punjabi, by occupation : Business, resident of Prem Nivas, Second Floor, Opposite Singhee Marg, Pee Pee Compound, P.S. : Hindpiri, District : Ranchi, Indian National, hereinafter called the "VENDOR" (which expression shall, unless it be repugnant to the subject or context or meaning thereof be deemed to mean and include themselves, their successors, administrators, executors, assigns etc.) of the **ONE PART;**

AND

VINAIKA INFRA (PAN : AARFV8328B) a partnership concern, having its office at Vinaika Campus, Opposite Chutia Police Station, Station Road, P.S.Chutia, District – Ranchi (Jharkhand) represented by and through its Partners (1) **SRI AJAY KUMAR AGARWAL** (UID No. 9788-2070-2486, MOBILE No.93043-18238), and (2) **SRI VINAY KUMAR AGARWAL** (UID No.7261-5999-8405, MOBILE No.94311-70041), both sons of Sri Om Prakash Agarwal and Grandson of Late Surajmal Agarwal, by faith : Hindu, by caste : Agarwal, by Occupation : Business, resident of Vinaika Perfumery Works, Station Road (East), Opposite Chutia Thana, P.S.Chutia, District – Ranchi-834001, in the State of Jharkhand, Indian National, hereinafter called the "**PURCHASER**"

(which expression shall, unless it be repugnant to the context or subject or meaning thereof be deemed to mean and include its Partners, successive Partner(s), his/their legal representatives, successors-in-interest, executors, administrators permitted assigns, etc.) of the **OTHER PART;**

In this deed unless the context otherwise demands, the reference to :

- (i) the words importing masculine gender shall include feminine and/or neuter gender. Likewise the words importing feminine gender shall include masculine and/or neuter gender and the words importing

22/11/15
DIRECTOR
PACIFIC ALCOHOL & CHEMICALS LTD.
RANCHI

neuter gender shall include masculine and/or feminine gender as the case may be;

- (ii) singular shall mean and include plural and vice-versa; and
- (iii) living person shall mean and include the body incorporate and/or other artificial person;

WHEREAS the VENDOR is the lawful owner and is seized and possessed of and hold and otherwise well and sufficiently entitled to ALL THAT PIECE AND PARCEL of land having raiyatee rights, ground with messuages, tenements, hereditaments and premises containing by total admeasurements 1.59 Acre (One Acre and Fifty nine Decimal) being R.S. Plot No. 352 (area 1.34 acre) and Portion of R.S.Plot no. 360 (area 0.25 acre) both appertaining to Khata No. 36, situated at village : Madhukama, Thana : Ormanjhi, Thana No.4, District : Ranchi, togetherwith all easements and inheritance thereto and all things attached to earth 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 the said land of R.S. Plot No. 352 and 360, both appertaining to Khata No. 36 of village Madhukama stands recorded in the Record of Rights in the name of Maninath Singh, Shainath Singh, Ramnath Singh son of Harinath Singh and Jugal Singh son of Jainath Singh all by caste : Rajput; AND

WHEREAS the said Recorded tenants were amicable partitioned the said land and the respective co-sharer Maninath Singh son of Harinath Singh was came in exclusive possession over the land as allotted to him.

Handwritten signature and stamp:
PACIFIC ALCOBEV (P) LTD.
DIRECTOR

Handwritten signature in blue ink.

The said Maninath Singh died leaving behind his only son Bigal Singh. The said Bigal Singh died leaving behind his three sons 1) Ramlakhan Singh, 2) Dhaneshwar Singh and 3) Baleshwar Singh. The said Ramlakhan Singh also died leaving behind his only son Ramratan Singh.; AND

WHEREAS the said Dhaneshwar Singh, Baleshwar Singh and Ramratan Singh jointly sold and transferred through their Power of Attorney Holder Sri Pankaj Soni, the said Land having an area 1.34 acre being R.S.Plot no. 352 and a portion of land having an area 0.25 acre being R.S.Plot no. 360 (total area being 1.59 Acre) both appertaining to Khata no. 36, by virtue of a Registered Deed of Sale, executed on 03.05.2013, registered at the office of District Sub Registrar, Ranchi vide Deed No. 2597 for the year 2013, entered in Book No.I, Volume No.97, at Pages from 223 to 242 sold and transferred the SAID PROPERTY for valuable consideration to Pacific Alcobev Pvt. Ltd. (the VENDOR herein) and put them in khas, effective and exclusive possession of the same as absolute owner thereof; AND

WHEREAS the name of the VENDOR has been mutated in respect of the SAID PROPERTY in the sherista of the State by the order passed by the Circle Officer, Ormanjhi in Mutation Case No. 123 R 27 of 2013-14 and they are paying rent to the State in their own name and in their own interest, title and possession and the State is going on to grant rent receipt to them. Zamabandi is running in Volume 3 at Page 7 of Register-II and rent has been paid upto the period 2019-20, vide Rent Receipt No. 0330469624 dated 05/09/2019; AND

WHEREAS the VENDOR, thus, holds, owns and is in possession of the SAID PROPERTY, ALL THAT PIECE AND PARCEL OF LAND

2021/11/11
DIRECTOR
PACIFIC ALCOBEV (PVT) LTD.

having raiyatee rights, ground with messuages, tenements, hereditaments and premises containing by total admeasurement 1.59 Acre (One acre Fifty nine Decimal) being R.S. Plot No. 352 (area 1.34 acre) and Portion of R.S. Plot no. 360 (area 0.25 acre) both appertaining to Khata No. 36, situated at village : Madhukama, Thana : Ormanjhi, Thana No.4, District : Ranchi, togetherwith all easements and inheritance thereto and all things attached to earth, which is subject matter of these presents in their own rights, title, interest and possession and the VENDOR is in seisin of the SAID PROPERTY and more particularly described in the SCHEDULE hereunder written as absolute and lawful owner and has been coming in and enjoying quiet and peaceful possession thereof, having exclusive and sole rights to sell and transfer the same; AND

WHEREAS in order to raise fund to meet their lawful expenses and also some important, urgent and unavoidable expenses the VENDOR is desirous of selling the SAID PROPERTY, morefully described in the SCHEDULE hereunder written ; AND

WHEREAS on having come to know the above desire of the VENDOR, the PURCHASER approached the VENDOR and on the approach made by the PURCHASER, the VENDOR has negotiated with the PURCHASER to sell the SAID PROPERTY. Upon due deliberation and negotiation, the VENDOR has agreed to sell the SAID PROPERTY, that is, ALL THAT PIECE AND PARCEL OF LAND having raiyatee rights, ground with messuages, tenements, hereditaments and premises containing by total admeasurement 1.59 Acre (One acre Fifty nine Decimal) being R.S. Plot No. 352 (area 1.34 acre) and Portion of R.S. Plot no. 360 (area 0.25 acre) both appertaining to Khata No. 36, situated at village : Madhukama, Thana : Ormanjhi, Thana No.4, District : Ranchi,

20/11/11
DIRECTOR
PACIFIC ALCOHEM (P) LTD.

togetherwith all easements and inheritance thereto and all things attached to earth and more particularly described in the SCHEDULE hereunder written and delineated on the plan thereof hereto annexed and shown with RED COLOUR thereon, absolutely and forever, free from all encumbrances, charges, mortgages, attachments, lis, lispences, demands, liens and trusts of whatsoever nature at and for the total consideration amount of Rs.37,84,200/- (Rupees Thirty Seven Lakh Eighty Four Thousand Two Hundred) only and the PURCHASER has agreed to purchase the SAID PROPERTY at the said price, absolutely and forever, free from all encumbrances, charges, mortgages, attachments, lis, lispences, demands, liens and trusts of whatsoever nature and hence, this Deed of Absolute Sale.

NOW, THEREFORE, THIS DEED OF ABSOLUTE SALE WITNESSETH that pursuant to foregoing and in pursuance of the said agreement and in consideration of the entire sale consideration of Rs.37,84,200/- (Rupees Thirty Seven Lakh Eighty Four Thousand Two Hundred) only well and truly paid by the PURCHASER to the VENDOR on or before execution of these presents in the manner set-out in the Memo of Consideration mentioned hereinbelow, being the full and final consideration money agreed to paid as aforesaid (the receipt whereof the VENDOR doth hereby admit and acknowledge as well as by its 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 for ever acquit, release and discharge the PURCHASER as well as the "SAID PROPERTY) the VENDOR doth hereby indefeasibly transfer, grant, assign and convey by way of sale and assure ABSOLUTELY AND FOREVER TO AND UNTO the PURCHASER free from all

PACIFIC ALCOHOL (P) LTD
DIRECTOR
20/11/11

encumbrances, charges, mortgages, attachments, liens, lis, lispendences, acquisition and/or trusts of whatsoever nature and reasonable doubts all rights, title, interest and possession of the VENDOR and further ensuring quiet and peaceful possession in and over the SAID PROEPRTY, i.e. all that piece and parcel of land having raiyatee rights, ground with messuages, tenements, hereditaments and premises containing by total admeasurement 1.59 Acre (One acre Fifty nine Decimal) being R.S. Plot No. 352 (area 1.34 acre) and Portion of R.S. Plot no. 360 (area 0.25 acre) both appertaining to Khata No. 36, situated at village : Madhukama, Thana : Ormanjhi, Thana No.4, District : Ranchi, togetherwith all easements and inheritance thereto and all things attached to earth and delineated on the plan thereof hereto annexed and shown with RED COLOUR thereon OR HOWSOEVER OTHERWISE the SAID PROEPRTY now are or is or heretobefore were or was situated, butted, bounded, called, known, numbered, described or distinguished AND 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 any wise 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 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 VENDOR 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,



20/11/11
DIRECTOR
PRACTICE ACCOUNTANT

transferred, assigned, assured or expressed or intended so to be with their rights members and appurtenances UNTO and TO the use and benefit of the PURCHASER absolutely and forever and the PURCHASER 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 owner thereof being their own chattel.

AND the VENDOR doth covenant with the PURCHASER:-

- (1) That the VENDOR has put this day the PURCHASER in physical and peaceful possession of the SAID PROPERTY.
- (2) AND THAT the VENDOR doth categorically covenant that they and/or any person or persons lawfully or equitably claiming by, from, through under or in trust for them or any of them has or 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 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 VENDOR 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, lispensens, liens, demand, let and attachment, whatsoever.
- (3) AND THAT the VENDOR now has 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

2021/11/11
DIRECTOR
PACIFIC ALCOHOL (NEW ZEALAND) LTD.



thereof hereby granted, conveyed, sold, transferred and assured or intended so to be unto and to the use of the PURCHASER in the manner aforesaid.

(4) AND THAT the VENDOR doth hereby confirm and record that on execution hereby put the PURCHASER in quiet, peaceful and vacant possession of the SAID PROPERTY and every part thereof as absolute owner thereof. It shall be lawful for the PURCHASER 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 VENDOR 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 trusts of the VENDOR.

(5) AND THAT the PURCHASER 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 PURCHASER 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 PURCHASER shall have and enjoy full and absolute proprietary right on and over the SAID PROPERTY. The PURCHASER shall have full right and absolute authority and liberty to transfer assign

PACIFIC ALCOHOL COMPANY
DIRECTOR
2021/11/11

the SAID PROPERTY or any part thereof in any manner to and in favour of any person, whomsoever.

- (6) THAT the PURCHASER shall further get their name mutated in the official and public records of the Sherista of the State Circle Officer, Ormanjhi. The PURCHASER henceforth shall pay all rent, taxes, cess etc. to the concerned authority and obtain receipt in their own name.
- (7) AND THAT against encumbrances the VENDOR doth covenant with the PURCHASER that free and clear and freely and clearly and absolutely acquitted exonerated released and forever discharged or otherwise by the VENDOR 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 VENDOR or any other person or persons lawfully or equitably claiming or to claim by from under or in trusts for the VENDOR. The VENDOR doth further covenant that should there ever be discovered any defect deficiency or flaw in the title and possession of the VENDOR and/or in the rights of the VENDOR in respect of the SAID PROPERTY or portion thereof, the VENDOR doth promise to keep the PURCHASER always indemnified against all losses, expenses and damages which the PURCHASER might incur or sustain in consequence thereof.
- (8) AND FURTHER that the VENDOR and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the SAID PROPERTY hereby granted, conveyed, transferred, sold and assured or any part thereof by from under or in



2022/11/11
DIRECTOR
PACIFIC ALCOHOL & BEVERAGE

trusts for them the VENDOR and their successors, assigns, legal representatives shall and will from time to time and at all times hereafter at the request and cost of the PURCHASER do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, matter and things conveyances and assurances in law whatsoever for the better further and more perfectly and absolutely granting unto and to the use of the PURCHASER in the manner aforesaid as shall or may be reasonably required by the PURCHASER for assuring the SAID PROPERTY and every part thereof hereby granted, conveyed, sold, assigned and assured unto and to the use of the PURCHASER.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT PIECE AND PARCEL of land having raiyatee rights, ground with messuages, tenements, hereditaments and premises containing by total admeasurement 1.59 Acre (One acre Fifty nine Decimal) being R.S. Plot No. 352 (area 1.34 acre) and Portion of R.S. Plot no. 360 (area 0.25 acre) both appertaining to Khata No. 36, situated at village : Madhukama, Thana : Ormanjhi, Thana No. 4, District : Ranchi, togetherwith all easements and inheritance thereto and all things attached to earth, bounded and butted as follows :-

Bounded of R.S. Plot of 352 (area 1.34 acre)

NORTH : R.S. Plot No. 339, 337

SOUTH : R.S. Plot No. 362

EAST : R.S. Plot No. 353

WEST : R.S. Plot No. 363, 351 and 340

2002/11/5
DIRECTOR
FACIFIC ALCOBEV (P) LTD.
1/11/02

Bounded of R.S.Plot of 360 (area 0.25 acre)

NORTH : R.S.Plot No.353 and 359

SOUTH : Portion of R.S.Plot No.360

EAST : R.S.Plot No.358.

WEST : R.S.Plot No.361

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 State of Jharkhand, through the Circle Officer, Ormanjhi.

RIGHT : Raiyatee right with permanent heritable and transferable right.

MEMO OF CONSIDERATION

RECEIVED OF and FROM the within named PURCHASER VINAIKA INFRA THE WITHIN MENTIONED sum of Rs.37,84,200/- (Rupees Thirty Seven Lakh Eighty Four Thousand Two Hundred) only being the consideration amount in full and final for sale abovementioned as per memo hereunder written:-

Date	Mode of payment	Bank	In favour of	Amount (in Rs.)
21.10.2020	RTGS	Canara Bank, Chutia, Ranchi	Pacific Alcobev Pvt. Ltd.	Rs.10,00,000/-
21.10.2020	RTGS	Canara Bank, Chutia, Ranchi	Pacific Alcobev Pvt. Ltd.	Rs.10,00,000/-

2020/11/25
DIRECTOR
PACIFIC ALCOBEV (PVT.) LTD.

02.11.2020	Cheque No.513251	Canara Bank, Chutia, Ranchi	Pacific Alcobev Pvt. Ltd.	Rs.17,84,200/-
Total				Rs.37,84,200/-

(Rupees Thirty Seven Lakh Eighty Four Thousand Two Hundred) only.

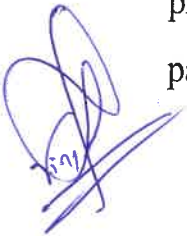
CERTIFICATE

THIS IS TO CERTIFY THAT the land which is subject matter of these presents and mentioned in the Schedule is not the Keshar-e-hind land. The same is neither acquired by the Government for civic 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 belong nor 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 Khutkatti, Sarna, Masna, Hargarhi, Fodder Scam, Land Scam land, and it is also certified that the said land has not been mortgaged with any Institution. The land is not Khas Mahal Land. The land is Raiyatee land.

THIS is also to certify that the VENDOR does not belong to Scheduled Tribe, Scheduled 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 in case of any discrepancy or wrong submission will be



02/11/2020
DIRECTOR
PACIFIC ALCOBEV
PVT. LTD.

on the party /parties who have presented and appeared for registration of the documents.

IN WITNESS WHEREOF the VENDOR has hereunto set and subscribed its hands to this, Deed of Absolute Sale and has executed these presents at Ranchi on the day, month and year written first above.

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

WITNESSES :

1. *Akhilleshwar Karmali*
S/o Sri Surjan Karmali
Kotkan, Sadar, Ranchi
4/11/2020

2. *Bhushan Bhagat*
S/o Ramnandan Bhagat
Kathi tar Ratu
4/11/2020

PACIFIC ALCOHOL & LTD.
12/11/2020
DIRECTOR

VENDOR

Drafted by :

Bhaya Anand Kumar
Advocate

Typed by :

E No.-4317/05



Shaiya Anand Kumar.
Advocate

F No.-4317/05

M/s VINAICA INFRA

PKA
Partner
04/11/2020



Shaiya Anand Kumar.
Advocate

F No.-4317/05

M/s VINAICA INFRA

Partner
4/11/2020

SIGNATURE OF PURCHASER

FINGER IMPRESSION OF LEFT HAND

Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb
VINAICA INFRA (through its Designated Partner Sri Ajay Kumar Agarwal)				
Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb
VINAICA INFRA (through its Designated Partner Sri Vinay Kumar Agarwal)				

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.

Shaiya Anand Kumar.
Advocate

PACIFIC ALCOBELE LTD.
Director
4/11/2020

[Handwritten signature]

सम्पत्ति का मूल्य
37,84,200/-

सम्पत्ति... 151375/...

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05/11/20

[Handwritten signature]
Commercial

मार्ग दर्शिका पंजी से मिलान किया

जमीन का दर/डी०..... 23712/-

कच्चा दर वर्ग फीट.....

[Handwritten signature]
05/11/20

गैर मजसूद का...
खात... 36... सीट 352,360
का...

[Handwritten signature]
5/11



[Handwritten signature]
and Kuma.
Advocate
No. 4317/05

SALE DEED

THIS DEED OF ABSOLUTE SALE is made and executed on this the
04th day of NOV., 2020, A.D. at Ranchi;

BETWEEN

PACIFIC ALCOBEV PVT. LTD., (having CIN : U15500JH
2011PTC014949, PAN : AAGCP0807M), a company, incorporated under
the provisions of the companies Act, 1956, having its Registered office at
Pee Pee Compound, P.S. Hindpiri, District : Ranchi, represented by and
through its Managing Director **SRI ANUP CHAWLA** (PAN :
ABIPC2911M, UID No.4519-0942-1096, MOBILE No.94311-09095), son
of Late Baldeo Raj Chawla, and Grandson of Late Ramlalji Chawla by

[Handwritten signature]
DIRECTOR
PACIFIC ALCOBEV LTD.

[Handwritten signature]

[Handwritten signature]
05/11/20



प्राप्त पशुपालन की भूमि घोटला
एवं खास महल की सुदी में
वर्गित प्लॉट का...

VILLAGE - MADRAMA

THANA - CRIMACHÉ

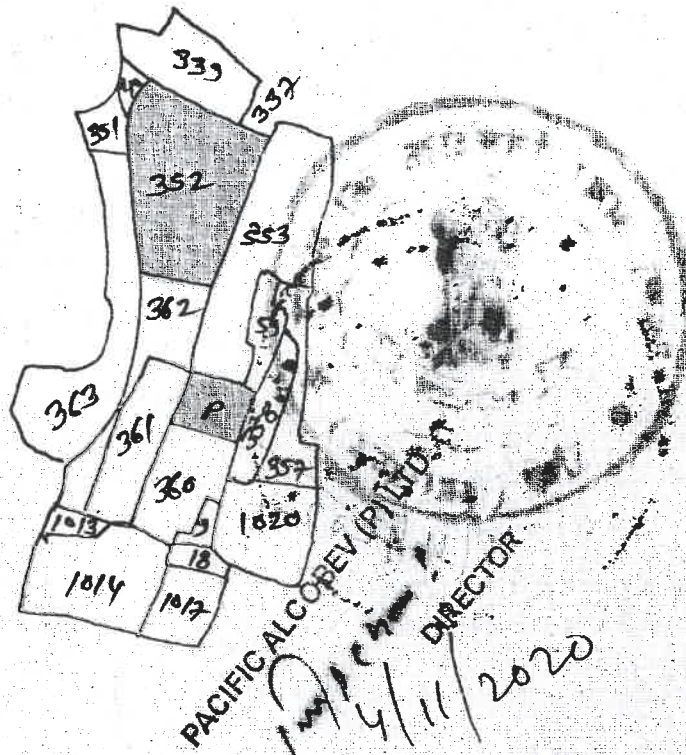
THANA NO - 4

DIST - RANCHI

SCALE - 16" = 1 MILE

MAP ON - 1932-33 YEARS

<u>PLOT NO</u>	<u>S. AREA</u>	<u>SHOW</u>
352	1.34 Acres	■
364P	0.25 "	
<u>TOTAL - 1.59 Acres</u>		



[Handwritten signature]

*Ac/s
Dinesh
Ranchi*

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल । नाम मौजा मय

थाना वो थाना नम्बर

V

फरद मलकी / फरद रैयती Page No. : 7

नाम रैयत मय वलियत जमाबन्दी Vol. No. : 3

वो सकुनत नम्बर। Receipt No. : 0330469624

ओरमांडी । मधुकामा । 4 । पेसिफिक एतकोवेब प्रा. लि. द्वारा डायरेक्टर श्री मनिज राय		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
36	352,360	1 एकड़ 59 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लुगान भावली
------------	-------------	-------------------------

जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बावत	सालाना	बकाया				हाल (2019-2020)
		तीन वर्ष से ज्यादा (2014-2015) - (2015-2016)	३ रा वर्ष (2016-2017)	२ रा वर्ष (2017-2018)	१ ला वर्ष (2018-2019)	
माल (नकदी)	50.00	100.00	50.00	50.00	50.00	50.00
गुजारी (भावली)	12.50	25.00	12.50	12.50	12.50	12.50
सेस	25.00	50.00	25.00	25.00	25.00	25.00
सूद	25.00	50.00	25.00	25.00	25.00	25.00
मुतफरकात	10.00	20.00	10.00	10.00	10.00	10.00
मीजान	122.50	245.00	122.50	122.50	122.50	122.50

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालबा हाल (2019-2020)	फाजिल
	तीन वर्ष से ज्यादा (2014-2015) - (2015-2016)	३ रा वर्ष (2016-2017)	२ रा वर्ष (2017-2018)	१ ला वर्ष (2018-2019)		
माल (नकदी)	100.00	50.00	50.00	50.00	50.00	
गुजारी (भावली)	25.00	12.50	12.50	12.50	12.50	
सेस	50.00	25.00	25.00	25.00	25.00	
सूद	50.00	25.00	25.00	25.00	25.00	
मुतफरकात	20.00	10.00	10.00	10.00	10.00	
मीजान अदायकारी	245.00	122.50	122.50	122.50	122.50	

(१) मीजान कुल (लफजों में) : Seven Hundred Thirty Five Rupees

(२) नाम देहिन्दा -

(३) कुल बकाया- 735.00

तारीख अमला तहसील कुनिन्दा : 05-09-2019

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



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

Print



झारखण्ड सरकार

झारखण्ड सरकार
राजस्व एवं भूमि सुधार विभाग

पंजी II प्रति

November 2, 2020

जांचा
अनुमोदित

भूगर्तमान	3	पृष्ठ संख्या	7	अंश का नाम	ओरमांझी	हलका का नाम	हल्का-01	इस्टेट का नाम	झारखण्ड
जिला का नाम	राँची	अनुमंडल नाम	सदर	तौजी संख्या	0	थाना नम्बर	4	खाला का प्रकार	---
मौजा का नाम	मधुकामा	होल्डिंग संख्या	36	अंश संख्या	0	थाना नम्बर	4	खाला का प्रकार	---

पेसिफिक एतकोवेब प्रा. लि. द्वारा डायरेक्टर श्री मनिज राय,
पिता-रमेशचन्द्र राय, जाति-.....

खाला नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार	तयान	सेस								
36	352	1 ऐ 34 डि 0 हे	123 R 27 / 2013-14	50	72.5								
36	360	0 ऐ 25 डि 0 हे											
कुल परिमाण		1 ऐ 59 डि 0 हे											
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत. बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल
09-10/2013-2019	2182073	2014-2015	2014-2020	0	30	0	12.5	25	0	25	0	25	10
09-05-2019	0330469624	2014-2015	2019-2020	250	50	62.5	12.5	25	125	25	125	25	10

List Of Mutation Cases on the above transaction in Register-II Mutation Cases Not Found !!

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 अंशदाधिकारी से संपर्क करें
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें

नक्शा देखें

BACK

Correction Slip in Showing Mutation in Respect of Tenancies in Estates Vested in Govt.
 Dist - Ranchi Subdivision - Ranchi Sadar Anchal - Ormanjhi Halka State-Jharkhand

SI no.	Mutati on case no. in register 27	Village	Thana and Thana no.	No. of Tenancy to which the Mutation Relates	Authority Sanctioning Mutation with Date of Order	Whether Mutation Due to Sale, Gift Exchange, Partition or Succession	Full Details Of Exchange Effect by Mutation	Date of Correction of the Halka Register by the K/c	Remarks
1	2	3	4	5	6	7	8	9	10
	123 R27/20-103-161	मण्डकमा	ओरमांझी थाना नम्बर 04	खता 36 प्लॉट 352 रकबा 1.34 ए० वाषिर्क लगान 50 हवय 360 कुल - 1.59 ए०	अवल अधिकारी, ओरमांझी दिनांक -	रजि० पट्टा सं० 2597 दिनांक - 03-05-2013	क्रमा - श्रीरामदास रजवाड़ा श्री ० श्रीरामदास रजवाड़ा श्री ० श्रीरामदास रजवाड़ा श्री ० श्रीरामदास रजवाड़ा श्री ० श्रीरामदास रजवाड़ा श्री ० श्रीरामदास रजवाड़ा श्री ० श्रीरामदास रजवाड़ा श्री ० श्रीरामदास रजवाड़ा श्री ० श्रीरामदास रजवाड़ा श्री ० श्रीरामदास रजवाड़ा		



Forwarded to the Karamchhari Halka No.
 Forwarded to Sri/Smt.
 श्रीरामदास रजवाड़ा

S/o AWO
 For information and Necessary Action
 Village Office, Ormanjhi Halka, Ranchi Sadar Subdivision, Ranchi District, Jharkhand

Signature of Anchal Adhikari
 Anchal Adhikari
 Ormanjhi

श्रीरामदास रजवाड़ा

दिनांक 01/07/13



हरियाणा सरकार

नक्शा देखें



BACK

झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

ज़मीनदार नाम	रैयत का नाम, अभिभावक का नाम, रिश्ता
महाराजा प्रताप उदय नाथ साहीदेव	मनीनाथ सिंह, सौनाथ सिंह, रामनाथ सिंह, पेशरान-हरिनाथ सिंह, जाति-राजपुत, निवासी-साकीन हीसारी थाना बुड़मु व जुगल सिंह, वल्द-जैनाथ सिंह, जाति-राजपुत, निवासी-साकीन हीसारी थाना बुड़मु मोताबिक मो 0 न0 45 सन् 1935 -36 ईस्वी हसवदफा 85 माल मोक़रर हुवा मोवलीग 3-5-0 तीन रूपैया पांच आना काबील लगान का माल 0-10-0 मोक़रर सुदा माल के सम्बत 1993 साल से अमल मे आवेगा तारीख 10-10-35 दः हाकीम

जिला का नाम	राँची	अंचल का नाम	ओरमांड़ी	हलका का नाम	हल्का-01	मौजा का नाम	मधुकामा	खाता का प्रकार	रैयती
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खेवट नम्बर	1	खाता नम्बर	36	थाना का नाम	ओरमांड़ी	थाना नम्बर	4
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(1)	(2)	(3)	किसम जमीन	मिजान क्षेत्र	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त
							रौ (10)	आ (11)	पै (12)	
36	344	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	दोन तीन 1	0 (एकड़) 6 (डिसमील) 0			1	15	0	कायमी
	350	दोन बुधुवा उरांव वगैरह दोन करन सिंह	दोन तीन 2	0 (एकड़) 19 (डिसमील) 0			1	15	0	कायमी
	352	टांड जुंगु सिंह परती कदीम	टांड तीन 1	1 (एकड़) 34 (डिसमील) 0			1	15	0	कायमी
	360	टांड रूपु सिंह टांड नीज	टांड तीन 1	0 (एकड़) 74 (डिसमील) 0			1	15	0	कायमी
	708	दोन मझीहस दोन बिसुवा मुंडा	दोन दो 2	0 (एकड़) 51 (डिसमील) 0			1	15	0	कायमी
	709	दोन वकास्त मालिक दोन बीगुवा मुंडा	दोन दो 2	0 (एकड़) 9 (डिसमील) 0			1	15	0	कायमी
	740	दोन मझीहस दोन बलवा उरांव वगैरह	दोन तीन 2	0 (एकड़) 7 (डिसमील) 0			1	15	0	कायमी
	758	रास्ता दोन सुकरा पाहन	दोन तीन 4	0 (एकड़) 17 (डिसमील) 0			1	15	0	कायमी
	957	टांड जुगु सिंह वगैरह टांड	टांड एक 1	0 (एकड़) 8 (डिसमील) 0	बैर/1 लकडी वो लाह वकबजे रैयत		1	15	0	कायमी

ऑनलाइन जॉब

(Handwritten signature)

	नीज			फल वकबजे कुल मौजा कटहल/1 अमरूद/1 कुल हक वकबजे रैयत					
959	टांड बुधुवा मुंडा वगैरह टांड सुकरा पाहन	टांड एक 1	0 (एकड़) 13 (डिसमील) 0		1	15	0	कायमी	
968	टांड नीज रास्ता	मकान/2, सहन/1 0	0 (एकड़) 5 (डिसमील) 0		1	15	0	कायमी	
971	रास्ता मकान नीज	टांड एक 1	0 (एकड़) 9 (डिसमील) 0	बांस कोठी/1 वकबजे रैयत आम/1 लकड़ी वकबजे मालिक फल वकबजे करन सिंह वल्द दीगम्बर सिंह कौम राजपुत साकीन देह टोला मन्डा टोली	1	15	0	कायमी	
1000	टांड नीज रास्ता	दोन तीन 1	0 (एकड़) 6 (डिसमील) 0		1	15	0	कायमी	
1002	टांड करन सिंह दोन नीज	टांड तीन 1	0 (एकड़) 55 (डिसमील) 0	बैर/1 लकड़ी वो लाह वकबजे रैयत फल वकबजे कुल मौजा	1	15	0	कायमी	
1013	परती कदीम टांड नीज	दोन तीन 1	0 (एकड़) 11 (डिसमील) 0		1	15	0	कायमी	
1014	दोन नीज टांड राम उरांव	टांड दो 1	0 (एकड़) 75 (डिसमील) 0	बैर/1 लकड़ी वो लाह वकबजे रैयत फल वकबजे कुल मौजा	1	15	0	कायमी	
1019	टांड नीज दोन बीसुनाथ सिंह	परती कदीम 1	0 (एकड़) 9 (डिसमील) 0		1	15	0	कायमी	
250	दोन सावना मुंडा दोन नीज	दोन तीन 2	0 (एकड़) 10 (डिसमील) 0		1	15	0	कायमी	
241	दोन नीज दोन नीज	दोन दो 1	0 (एकड़) 32 (डिसमील) 0		1	15	0	कायमी	
252	दोन नीज दोन नीज	दोन दो 7	0 (एकड़) 57 (डिसमील) 0		1	15	0	कायमी	
253	परती कदीम परती कदीम	मोटा आर 1	0 (एकड़) 8 (डिसमील) 0		1	15	0	कायमी	
254	परती कदीम परती कदीम	दोन तीन 1	0 (एकड़) 16 (डिसमील) 0		1	15	0	कायमी	
256	दोन नीज परती कदीम	दोन तीन 1	0 (एकड़) 6 (डिसमील) 0		1	15	0	कायमी	

खाता मे कुल प्लोट
सख्या

23

खाता का कुल
मिजान

6 (एकड़) 37
(डिसमील) 0

खाता का कुल

1 15 0

Madkama

नाम
पत्ता नम्बर
जिल्हा

मदकमा
प्रमाणित
&
पत्ती

प्लॉट नम्बर २

कोस लक्ष माहल वसकर दि. २२
२२ - २२

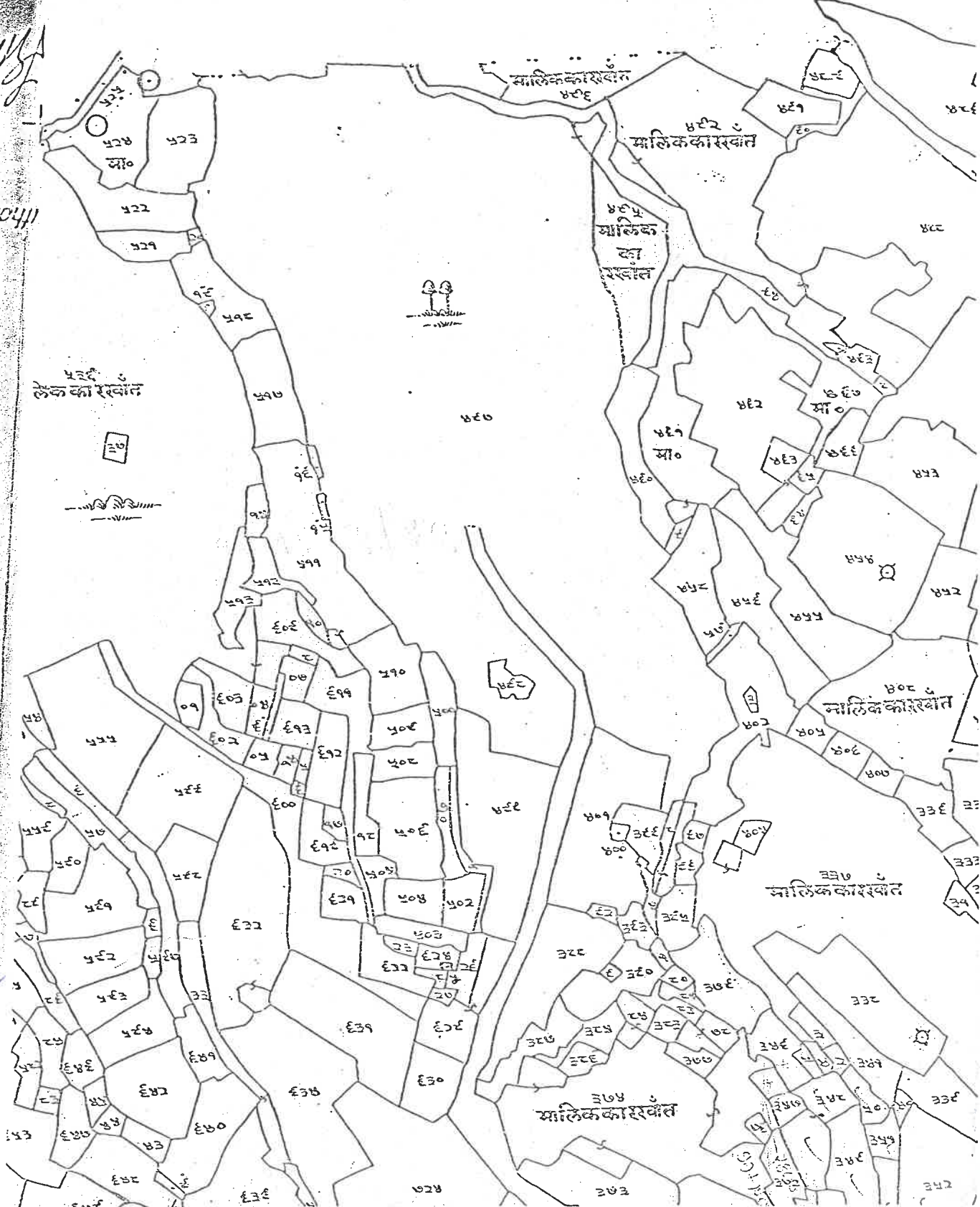
चरखी नगर



Intendent of

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Authority of G.O.



[Handwritten signature]

11 6329

5801



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 4bc0efe1d54fbca22e56

Receipt Date : 03-Nov-2020 06:21:18 pm

Receipt Amount : 224900/-

Amount In Words : Two Lakh Twenty Four Thousands Nine Hundred Rupees Only

Token Number : 20200000094430

Office Name : SRO - Ranchi

Document Type : Sale Deed

Payee Name : VINAIKA INFRA REPRESENTED BY AND THRO ITS PARTNERS VINAY KUMAR AGARWAL (Vendee)

GRN Number : 2002618548



-: For Office Use :-

क्यापुनः प्रिन्ट
का अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय

[Signature]
04/11/2020

DIRECTOR
RANCHI
03/11/2020

[Handwritten mark]

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट का अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय

मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।



Government of Jharkhand

Receipt of Online Payment of Stamp Duty



RECEIVED
JHARKHAND

1/11/2020

2/11/20

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[Handwritten signature]

प्राप्त पशुपालन वी भूमि घोटाला
एवं खास महल लीज की ~~मिली व~~
वर्णित प्लॉट दर्ज नहीं है *[Handwritten signature]*

सम्पत्ति का मूल्य

56,20,500/-

22,49,000/-

पर मुजल्फा *[Handwritten signature]*

36 *[Handwritten signature]*

[Handwritten signature]



[Handwritten signature]
U Com Recd -

मार्ग दर्शिका पंजी से मिलान किया

जमीन का दर/डी०

कच्चा भकान का दर/वर्ग फीट

पक्का भकान का दर/वर्ग फीट

प्लॉट का दर/वर्ग फीट

23712/-

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]
Advocate
E No.-4317105
DIRECTOR
PACIFIC ALCOBEV (P) LTD.
[Handwritten signature]

SALE DEED

THIS DEED OF ABSOLUTE SALE is made and executed on this the
04th day of NOV., 2020, A.D. at Ranchi;

BETWEEN

PACIFIC ALCOBEV PVT. LTD., (having CIN : U15500JH
2011PTC014949, PAN : AAGCP0807M), a company, incorporated under
the provisions of the companies Act, 1956, having its Registered office at
Pee Pee Compound, P.S. Hindpiri, District : Ranchi, represented by and
through its Managing Director SRI ANUP CHAWLA (PAN :
ABIPC2911M, UID No.4519-0942-1096, MOBILE No.94311-09095), son



[Handwritten signature]
[Handwritten signature]
[Handwritten signature]

of Late Baldeo Raj Chawla, and Grandson of Late Ramlalji Chawla by faith : Hindu, by caste : Punjabi, by occupation : Business, resident of Prem Nivas, Second Floor, Opposite Singhee Marg, Pee Pee Compound, P.S. : Hindpiri, District : Ranchi, Indian National, hereinafter called the "VENDOR" (which expression shall, unless it be repugnant to the subject or context or meaning thereof be deemed to mean and include themselves, their successors, administrators, executors, assigns etc.) of the **ONE PART;**

AND

VINAIKA INFRA (PAN : AARFV8328B) a partnership concern, having its office at Vinaika Campus, Opposite Chutia Police Station, Station Road, P.S.Chutia, District – Ranchi (Jharkhand) represented by and through its Partners (1) **SRI AJAY KUMAR AGARWAL** (UID No. 9788-2070-2486, MOBILE No.93043-18238), and (2) **SRI VINAY KUMAR AGARWAL** (UID No.7261-5999-8405, MOBILE No.94311-70041), both sons of Sri Om Prakash Agarwal and Grandson of Late Surajmal Agarwal, by faith : Hindu, by caste : Agarwal, by Occupation : Business, resident of Vinaika Perfumery Works, Station Road (East), Opposite Chutia Thana, P.S.Chutia, District – Ranchi-834001, in the State of Jharkhand, Indian National, hereinafter called the "PURCHASER" (which expression shall, unless it be repugnant to the context or subject or meaning thereof be deemed to mean and include its Partners, successive Partner(s), his/their legal representatives, successors-in-interest, executors, administrators permitted assigns, etc.) of the **OTHER PART;**

In this deed unless the context otherwise demands, the reference to :

- (i) the words importing masculine gender shall include feminine and/or neuter gender. Likewise the words importing feminine gender shall

PACIFIC ALCOBEV (PVT) LTD
DIRECTOR
20/11/2023

include masculine and/or neuter gender and the words importing neuter gender shall include masculine and/or feminine gender as the case may be;

- (ii) singular shall mean and include plural and vice-versa; and
- (iii) living person shall mean and include the body incorporate and/or other artificial person;

WHEREAS the VENDOR is the lawful owner and is seized and possessed of and hold and otherwise well and sufficiently entitled to ALL THAT PIECE AND PARCEL of land having raiyatee rights, ground with messuages, tenements, hereditaments and premises containing by total admeasurements 1.47 Acre (One Acre and Forty seven Decimal) being R.S. Plot No. 1000 (area 0.06 acre), R.S. Plot No. 1002 (area 0.55 acre) R.S. Plot No. 1013 (area 0.11 acre) and R.S. Plot no. 1014 (area 0.75 acre) all appertaining to Khata No. 36, along with 1560 Sqft approx constructed area (building) situated at village : Madhukama, Thana : Ormanjhi, Thana No.4, District : Ranchi, together with all easements and inheritance thereto and all things attached to earth 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 the said land of R.S. Plot No. 1000,1002,1013 and 1014 all appertaining to Khata No. 36 of village Madhukama stands recorded in the Record of Rights in the name of Maninath Singh, Shainath Singh, Ramnath Singh sons of Harinath Singh and Jugal Singh son of Jainath Singh all by caste : Rajput; AND

22/01/11
DIRECTOR
PACIFIC ALCOBEY (P) LTD.

WHEREAS the said Recorded tenants were amicable partitioned the said land and the respective co-sharer Ramnath Singh son of Harinath Singh was came in exclusive possession over the land as allotted to him. The said Ramnath Singh died leaving behind his only son Laxman Singh. The said Laxman Singh died leaving behind his only son Chhedi Singh. The said Chhedi Singh also died leaving behind his only son Mithlesh Singh.; AND

WHEREAS the said Mithlesh Singh, sold and transferred through his Power of Attorney Holder Sri Pankaj Soni, the said Land having an area 1.47 Acre (One Acre and Forty seven Decimal) being R.S. Plot No. 1000 (area 0.06 acre), R.S. Plot No. 1002 (area 0.55 acre) R.S. Plot No. 1013 (area 0.11 acre) and R.S.Plot no. 1014 (area 0.75 acre) all appertaining to Khata no. 36, by virtue of a Registered Deed of Sale, executed on 27.02.2013, registered at the office of District Sub Registrar, Ranchi vide Deed No. 1056 for the year 2013, entered in Book No. 1 Volume No.39, at Pages from 561 to 584, sold and transferred the SAID PROPERTY for valuable consideration to Pacific Alcobev Pvt. Ltd. (the VENDOR herein) and put in khas, effective and exclusive possession of the same as absolute owner thereof; AND

WHEREAS the name of the VENDOR has been mutated in respect of the SAID PROPERTY in the sherista of the State by the order passed by the Circle Officer, Ormanjhi in Mutation Case No. 124 R 27 of 2013-14 and they are paying rent to the State in their own name and in their own interest, title and possession and the State is going on to grant rent receipt to them. Zamabandi is running in Volume 3 at Page 8 of Register-II and

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PACIFIC ALCOBEV (P) LTD.
DIRECTOR

rent has been paid upto the period 2019-20, vide Rent Receipt No. 0695640656 dated 05/09/2019; AND

WHEREAS the VENDOR, thus, holds, owns and is in possession of the SAID PROPERTY, ALL THAT PIECE AND PARCEL OF LAND having raiyatee rights, ground with messuages, tenements, hereditaments and premises containing by total admeasurement 1.47 Acre (One Acre and Forty seven Decimal) being R.S. Plot No. 1000 (area 0.06 acre), R.S. Plot No. 1002 (area 0.55 acre) R.S. Plot No. 1013 (area 0.11 acre) and R.S. Plot no. 1014 (area 0.75 acre) all appertaining to Khata No. 36, along with 1560 Sqft approx constructed area (building) situated at village : Madhukama, Thana : Ormanjhi, Thana No.4, District : Ranchi, togetherwith all easements and inheritance thereto and all things attached to earth, which is subject matter of these presents in their own rights, title, interest and possession and the VENDOR is in seisin of the SAID PROPERTY and more particularly described in the SCHEDULE hereunder written as absolute and lawful owner and has been coming in and enjoying quiet and peaceful possession thereof, having exclusive and sole rights to sell and transfer the same; AND

WHEREAS in order to raise fund to meet their lawful expenses and also some important, urgent and unavoidable expenses the VENDOR is desirous of selling the SAID PROPERTY, morefully described in the SCHEDULE hereunder written ; AND

WHEREAS on having come to know the above desire of the VENDOR, the PURCHASER approached the VENDOR and on the approach made by the PURCHASER, the VENDOR has negotiated with the PURCHASER to sell the SAID PROPERTY. Upon due deliberation

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PACIFIC ALCOBEV (P) LTD

and negotiation, the VENDOR has agreed to sell the SAID PROPERTY, that is, ALL THAT PIECE AND PARCEL OF LAND having raiyatee rights, ground with messuages, tenements, hereditaments and premises containing by total admeasurement 1.47 Acre (One Acre and Forty seven Decimal) being R.S. Plot No. 1000 (area 0.06 acre), R.S. Plot No. 1002 (area 0.55 acre) R.S. Plot No. 1013 (area 0.11 acre) and R.S. Plot no. 1014 (area 0.75 acre) all appertaining to Khata No. 36, along with 1560 Sqft approx constructed area (building) situated at village : Madhukama, Thana : Ormanjhi, Thana No.4, District : Ranchi, togetherwith all easements and inheritance thereto and all things attached to earth and more particularly described in the SCHEDULE hereunder written and delineated on the plan thereof hereto annexed and shown with RED COLOUR thereon absolutely and forever, free from all encumbrances, charges, mortgages, attachments, lis, lispences, demands, liens and trusts of whatsoever nature at and for the total consideration amount of Rs.56,20,500/- (Rupees Fifty Six Lakh Twenty Thousand Five Hundred) only and the PURCHASER has agreed to purchase the SAID PROPERTY at the said price, absolutely and forever, free from all encumbrance charges, mortgages, attachments, lis, lispences, demands, liens and trusts of whatsoever nature and hence, this Deed of Absolute Sale.

NOW, THEREFORE, THIS DEED OF ABSOLUTE SALE WITNESSETH that pursuant to foregoing and in pursuance of the said agreement and in consideration of the entire sale consideration of Rs.56,20,500/- (Rupees Fifty Six Lakh Twenty Thousand Five Hundred) only well and truly paid by the PURCHASER to the VENDOR on or before execution of these presents in the manner set-out in the Memo of Consideration mentioned hereinbelow, being the full and final

20/11/15
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PACIFIC ALCOHOL (PVT) LTD

consideration money agreed to paid as aforesaid (the receipt whereof the VENDOR 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 for ever acquit, release and discharge the PURCHASER as well as the "SAID PROPERTY) the VENDOR doth hereby indefeasibly transfer, grant, assign and convey by way of sale and assure ABSOLUTELY AND FOREVER TO AND UNTO the PURCHASER free from all encumbrances, charges, mortgages, attachments, liens, lis, lispences, acquisition and/or trusts of whatsoever nature and reasonable doubts all rights, title, interest and possession of the VENDOR and further ensuring quiet and peaceful possession in and over the SAID PROEPRTY, i.e. all that piece and parcel of land having raiyatee rights, ground with messuages, tenements, hereditaments and premises containing by total admeasurement 1.47 Acre (One Acre and Forty seven Decimal) being R.S. Plot No. 1000 (area 0.06 acre), R.S. Plot No. 1002 (area 0.55 acre) R.S. Plot No. 1013 (area 0.11 acre) of R.S. Plot no. 1014 (area 0.75 acre) all appertaining to Khata No. 36, along with 1560 Sqft approx constructed area (building) situated at village : Madhukama, Thana : Ormanjhi, Thana No.4, District : Ranchi, togetherwith all easements and inheritance thereto and all things attached to earth and delineated on the plan thereof hereto annexed and shown with RED COLOUR thereon OR HOWSOEVER OTHERWISE the SAID PROEPRTY now are or is or heretobefore were or was situated, butted, bounded, called, known, numbered, described or distinguished AND 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 any wise appertaining to the

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DIRECTOR
PACIFIC ALCOBEV (P) LTD

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 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 VENDOR 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 rights members and appurtenances UNTO and TO the use and benefit of the PURCHASER absolutely and forever and the PURCHASER 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 owner thereof being their own chattel.

AND the VENDOR doth covenant with the PURCHASER:-

- (1) That the VENDOR has put this day the PURCHASER in physical and peaceful possession of the SAID PROPERTY.
- (2) AND THAT the VENDOR doth categorically covenant that they and/or any person or persons lawfully or equitably claiming by, from , through under or in trust for them or any of them has or 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 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,

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DIRECTOR
PACIFIC ALCOHOL (P) LTD



transferred in any form, sold or in any way impeached its title and possession and further whereby or by reason or means whereof the VENDOR 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, lispensens, liens, demand, let and attachment, whatsoever.

(3) AND THAT the VENDOR now has 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 PURCHASER in the manner aforesaid.

(4) AND THAT the VENDOR doth hereby confirm and record that on execution hereby put the PURCHASER in quiet, peaceful and vacant possession of the SAID PROPERTY and every part thereof as absolute owner thereof. It shall be lawful for the PURCHASER 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 VENDOR 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 trusts of the VENDOR .

PACIFIC ALCOBEW (INC) DIRECTOR
2002/11/15

- (5) AND THAT the PURCHASER 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 PURCHASER 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 PURCHASER shall have and enjoy full and absolute proprietary right on and over the SAID PROPERTY. The PURCHASER 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) THAT the PURCHASER shall further get their name mutated in the official and public records of the Sherista of the State Circle Officer, Ormanjhi. The PURCHASER henceforth shall pay all rent taxes, cess etc. to the concerned authority and obtain receipt in their own name.
- (7) AND THAT against encumbrances the VENDOR doth covenant with the PURCHASER that free and clear and freely and clearly and absolutely acquitted exonerated released and forever discharged or otherwise by the VENDOR 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 VENDOR or any other person or persons lawfully or equitably claiming or to claim by from under or in trusts for the VENDOR . The VENDOR doth further covenant that should there ever be discovered any defect deficiency or flaw in the title and possession

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DIRECTOR
PACIFIC ALCOBEY (PVT) LTD.

of the VENDOR and/or in the rights of the VENDOR in respect of the SAID PROPERTY or portion thereof, the VENDOR doth promise to keep the PURCHASER always indemnified against all losses, expenses and damages which the PURCHASER might incur or sustain in consequence thereof.

(8) AND FURTHER that the VENDOR and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the SAID PROPERTY hereby granted, conveyed, transferred, sold and assured or any part thereof by from under or in trusts for them the VENDOR and their successors, assigns, legal representatives shall and will from time to time and at all times hereafter at the request and cost of the PURCHASER do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, matter and things conveyances and assurances in law whatsoever for the better further and more perfectly and absolutely granting unto and to the use of the PURCHASER in the manner aforesaid as shall or may be reasonably required by the PURCHASER for assuring the SAID PROPERTY and every part thereof hereby granted, conveyed, sold, assigned and assured unto and to the use of the PURCHASER.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT PIECE AND PARCEL of land having raiyatee rights, ground with messuages, tenements, hereditaments and premises containing by total admeasurement 1.47 Acre (One Acre and Forty seven Decimal) being R.S. Plot No. 1000 (area 0.06 acre), R.S. Plot No. 1002 (area 0.55 acre) R.S. Plot No. 1013 (area 0.11 acre) and R.S. Plot no. 1014 (area 0.75

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DIRECTOR
PACIFIC ALCOBEY REALTY

acre) all appertaining to Khata No. 36, along with 1560 Sqft approx constructed area (building) situated at village : Madhukama, Thana : Ormanjhi, Thana No.4, District : Ranchi, togetherwith all easements and inheritance thereto and all things attached to earth, bounded and butted as follows :-

Bounded of R.S.Plot of 1000 (area 0.06 acre)

NORTH : R.S.Plot No.1002

SOUTH : Road

EAST : R.S.Plot No. 999

WEST : R.S.Plot No. 1001

Bounded of R.S.Plot of 1002 (area 0.55 acre)

NORTH : R.S.Plot No. 1011 and 1012

SOUTH : R.S.Plot No.1000 and 1001

EAST : R.S.Plot No. 999

WEST : R.S.Plot No. 1003 and 1004

Bounded of R.S.Plot of 1013 (area 0.11 acre)

NORTH : R.S.Plot No. 1009, 361 and 362

SOUTH : R.S.Plot No.1014

EAST : R.S.Plot No. 1014

WEST : R.S.Plot No. 1009

Bounded of R.S.Plot of 1014 (area 0.75 acre)

NORTH : R.S.Plot No. 1013, 360 and 361

SOUTH : R.S.Plot No. 999, 1015 and 1016

EAST : R.S.Plot No. 1017 and 1018

WEST : R.S.Plot No. 1009, 1012 and 1013

PACIFIC ALCOBEV (P) LTD.
DIRECTOR
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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 State of Jharkhand, through the Circle Officer, Ormanjhi.

RIGHT : Raiyatee right with permanent heritable and transferable right.

Value of Land (147 Decimal)

Rs. 34,98,600/-

Value of constructed area (building) 1560 Sqft approx

Rs. 21,21,900/-

Rs. 56,20,500/-

MEMO OF CONSIDERATION

RECEIVED OF and FROM the within named PURCHASER VINAIKA INFRA THE WITHIN MENTIONED sum of Rs.56,20,500/- (Rupees Fifty Six Lakh Twenty Thousand Five Hundred) only being the consideration amount in full and final for sale abovementioned as per memo hereunder written:-

Date	Mode of payment	Bank	In favour of	Amount (in Rs.)
21.10.2020	RTGS	Canara Bank, Chutia, Ranchi	Pacific Alcobev Pvt. Ltd.	Rs.10,00,000/-
21.10.2020	RTGS	Canara Bank, Chutia, Ranchi	Pacific Alcobev Pvt. Ltd.	Rs.10,00,000/-
21.10.2020	RTGS	Canara Bank, Chutia, Ranchi	Pacific Alcobev Pvt. Ltd.	Rs.10,00,000/-

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DIRECTOR
PACIFIC ALCOBEV (P) LTD.

21.10.2020	RTGS	Canara Bank, Chutia, Ranchi	Pacific Alcobev Pvt. Ltd.	Rs.10,00,000/-
02.11.2020	Cheque No.513250	Canara Bank, Chutia, Ranchi	Pacific Alcobev Pvt. Ltd.	Rs.15,78,346/-
02.11.2020	Tax Deducted at Source by Purchaser			Rs. 42,154/-
Total				Rs.56,20,500/-

(Rupees Fifty Six Lakh Twenty Thousand Five Hundred) only

CERTIFICATE

THIS IS TO CERTIFY THAT the land which is subject matter of these presents and mentioned in the Schedule is not the Keshar-e-hind land. The same is neither acquired by the Government for civic 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 belong nor 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 Khutkatti, Sarna, Masna, Hargarhi, Fodder Scam, Land Scam land, and it is also certified that the said land has not been mortgaged with any Institution. The land is not Khas Mahal Land. The land is Raiyatee land.

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

DIRECTOR
PACIFIC ALCOBEV (P) LTD
22/11/2020

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 in case of any discrepancy or wrong submission will be on the party /parties who have presented and appeared for registration of the documents.

IN WITNESS WHEREOF the VENDOR has hereunto set and subscribed its hands to this Deed of Absolute Sale and has executed these presents at Ranchi on the day, month and year written first above.

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

WITNESSES :

1. *Prakashwar Kamali*
s/o Sri Sarjan Kamali
Kokan, Sadar, Ranchi
4/11/2020

2. *Bhishan Bhagat*
s/o Ramchand Bhagat
Kathi tar, Ranchi
4/11/2020

PACIFIC ALCOBEV (P) LTD.
Director
4/11/2020
VENDOR

Drafted by : *[Signature]* 04/11/2020
Typed by *Shriya Alind Jha.*
Advocate

E. No.-4317/05

[Signature]



AM
Bhaiya Anand Kumar
Advocate

En. No.-4317/05
M/s VINAIKA INFRA

AM
Partner 4/11/2020



AM
Anand Kumar
Advocate
No.-4317/05

M/s VINAIKA INFRA

AM
Partner 4/11/2020

SIGNATURE OF PURCHASER

FINGER IMPRESSION OF LEFT HAND

Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb
VINAIKA INFRA (through its Designated Partner Sri Ajay Kumar Agarwal)				
Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb
VINAIKA INFRA (through its Designated Partner Sri Vinay Kumar Agarwal)				

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.

AM

PACIFIC ALCOBE (PVT) LTD.
127/2 Chowk
DIRECTOR
4/11/2020

AM
Bhaiya Anand Kumar
Advocate
En. No.-4317/05

VICARIE - MADKAMA

ZHANA - OMANCHI

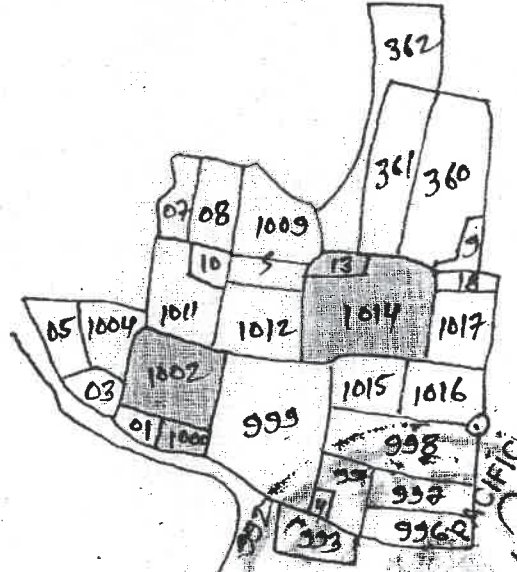
ZHANANO - 4

DET - RANCHO

SCALE - 16" = 1 MILE

MAP ON - 1932-33 YEARS

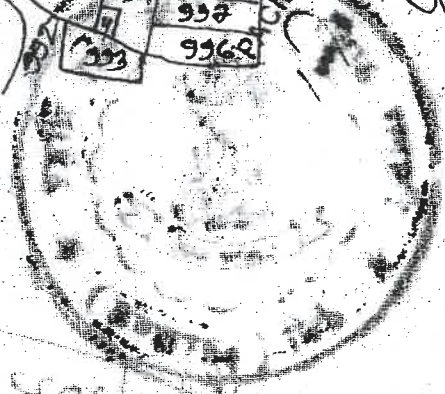
<u>PIOT NO</u>	<u>S. AREA</u>	<u>SHOW</u>
1000	0.06	☐
1002	0.55	
1013	0.11	
1014	0.75	
<u>TOTAL - 1.47 ACRES</u>		



OFFICIAL COBEV (P) LTD.

DIRECTOR

4 / 11 / 2020



[Handwritten signature]

*Kito
Miy
Ranchi*



Taxpayer's Counterfoil

Name of the Assessee VINXXXX INFRA

PAN

A A R F V 8 3 2 8 B ✓

Major Head

0021 - INCOME-TAX (OTHER THAN COMPANIES)

Minor Head

800 - TDS on Sale of Property

5620500
21102020
AAGCP0807M
AH3625930
RANCHI

Description of Tax	Amount in Rupees
Basic Tax	42,154.00
Surcharge	0.00
Education Cess	0.00
Penalty	0.00
Others	0.00
Interest	0.00
Fee	0.00
TOTAL	42,154.00

HDFC BANK LIMITED

Challan No 280
BSR Code 0510308
Date of Receipt 03/11/2020
Challan Serial No 13676
Assessment Year 2021-22
Bank Reference 13676
Drawn On HDFC Bank Netbanking

Rupees (In words)

INR FORTY TWO THOUSAND ONE HUNDRED FIFTY FOUR ONLY

CIN

051030803112013676

Debit Account No.

50100083701697

Payment Realization Date

03/11/2020 12:25:44

Please Save a copy of this Acknowledgement Receipt for your future reference.

Sch XIV-F.No. 180v

रसीद मालगुजारी

नाम सर्कल। नाम मौजा मय

थाना वो थाना नम्बर

V

फरद मलकी / फरद रैयती Page No. : 8
 नाम रैयत मय वलिदयत जमाबन्दी Vol. No. : 3
 वो सकुनत नम्बर। Receipt No. : 0695640656

ओरमांड़ी। मधुकामा। 4। पैसिफिक एतकोवेब प्रा. लि. पी. पी. कम्पाउंड द्वारा मैनेजिंग डायरेक्टर अनुप चावला		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
36	1000,1002,1013,1014	1 एकड़ 47 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 (2019-2020)
		तीन वर्ष से ज्यादा (2014-2015) - (2015-2016)	३ रा वर्ष (2016-2017)	२ रा वर्ष (2017-2018)	१ ला वर्ष (2018-2019)	
माल (नकदी)	60.00	120.00	60.00	60.00	60.00	60.00
गुजारी (भावली)	15.00	30.00	15.00	15.00	15.00	15.00
सेस	30.00	60.00	30.00	30.00	30.00	30.00
सूद	30.00	60.00	30.00	30.00	30.00	30.00
मुतफरकात	12.00	24.00	12.00	12.00	12.00	12.00
मीजान	147.00	294.00	147.00	147.00	147.00	147.00

तफसील अदायकारी

अदायकारी बावत	बकाया				मोतालबा हाल (2019-2020)	फाजिल
	तीन वर्ष से ज्यादा (2014-2015) - (2015-2016)	३ रा वर्ष (2016-2017)	२ रा वर्ष (2017-2018)	१ ला वर्ष (2018-2019)		
माल (नकदी)	120.00	60.00	60.00	60.00	60.00	
गुजारी (भावली)	30.00	15.00	15.00	15.00	15.00	
सेस	60.00	30.00	30.00	30.00	30.00	
सूद	60.00	30.00	30.00	30.00	30.00	
मुतफरकात	24.00	12.00	12.00	12.00	12.00	
मीजान अदायकारी	294.00	147.00	147.00	147.00	147.00	

(१) मीजान कुल (लफजों में) : Eight Hundred Eighty Two Rupees

(२) नाम देहिन्दा -

(३) कुल बकाया- 882.00

तारीख अमला तहसील कुनिन्दा : 05-09-2019

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।

ऑनलाइन प्रॉया



झारखण्ड सरकार

झारखण्ड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

ज़मीनदार नाम	रैयत का नाम, अभिभावक का नाम, रिश्ता
महाराजा प्रताप उदय नाथ साहीदेव	मनीनाथ सिंह, सौनाथ सिंह, रामनाथ सिंह, पेशरान-हरिनाथ सिंह, जाति-राजपुत, निवासी-साकीन हीसारी थाना बुड़मु व जुगल सिंह, वल्द-जैनाथ सिंह, जाति-राजपुत, निवासी-साकीन हीसारी थाना बुड़मु मोताबिक मो 0 न0 45 सन् 1935 -36 ईस्वी हसवदफा 85 माल मोक़रर हुवा मोवलीग 3-5-0 तीन रूपैया पांच आना काबील लगान का माल 0-10-0 मोक़रर सुदा माल के सम्वत 1993 साल से अमल मे आवेगा तारीख 10-10-35 दः हाकीम

जिला का नाम	राँची	अचल का नाम	ओरमांझी	हलका का नाम	हल्का-01	मौजा का नाम	मधुकामा	खाता का प्रकार	रैयती
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खेवट नम्बर	1	खाता नम्बर	36	थाना का नाम	ओरमांझी	थाना नम्बर	4
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खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान क्षेत्र	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त
							रौ (10)	आ (11)	पै (12)	
(1)	(2)	(3)	कियारी संख्या (5)	क्षेत्र	(8)	(9)	(10)	(11)	(12)	(13)
36	344	परती कदीम करन िसंह दोन करन सिंह	दोन तीन 1	0 (एकड़) 6 (डिसमील) 0			1	15	0	कायमी
	350	दोन बुधुवा उरांव वगैरह दोन करन सिंह	दोन तीन 2	0 (एकड़) 19 (डिसमील) 0			1	15	0	कायमी
	352	टांड जुंगु सिंह परती कदीम	टाड़ तीन 1	1 (एकड़) 34 (डिसमील) 0			1	15	0	कायमी
	360	टांड रूपु सिंह टांड नीज	टाड़ तीन 1	0 (एकड़) 74 (डिसमील) 0			1	15	0	कायमी
	708	दोन मझीहस दोन बिसुवा मुंडा	दोन दो 2	0 (एकड़) 51 (डिसमील) 0			1	15	0	कायमी
	709	दोन वकास्त मालिक दोन बीगुवा मुंडा	दोन दो 2	0 (एकड़) 9 (डिसमील) 0			1	15	0	कायमी
	740	दोन मझीहस दोन बलवा उरांव वगैरह	दोन तीन 2	0 (एकड़) 7 (डिसमील) 0			1	15	0	कायमी
	758	रास्ता दोन सुकरा पाहन	दोन तीन 4	0 (एकड़) 17 (डिसमील) 0			1	15	0	कायमी
	957	टांड जुगु सिंह वगैरह टांड	टाड़ एक 1	0 (एकड़) 8 (डिसमील) 0	बैर/1 लकड़ी वो लाह वकबजे रैयत		1	15	0	कायमी

खानेलाइल जॉवा

(Handwritten signature)

	नीज			फल वकबजे कुल मौजा कटहल/1 अमरूद/1 कुल हक वकबजे रैयत					
959	टांड बुधुवा मुंडा वगैरह टांड सुकरा पाहन	टांड एक 1	0 (एकड़) 13 (डिसमील) 0		1	15	0	कायमी	
968	टांड नीज रास्ता	मकान/2, सहन/1 0	0 (एकड़) 5 (डिसमील) 0		1	15	0	कायमी	
971	रास्ता मकान नीज	टांड एक 1	0 (एकड़) 9 (डिसमील) 0	बांस कोठी/1 वकबजे रैयत आम/1 लकड़ी वकबजे मालिक फल वकबजे करन सिंह वल्द दीगम्बर सिंह कौम राजपुत साकीन देह टोला मन्डा टोली	1	15	0	कायमी	
1000	टांड नीज रास्ता	दोन तीन 1	0 (एकड़) 6 (डिसमील) 0		1	15	0	कायमी	
1002	टांड करन सिंह दोन नीज	टांड तीन 1	0 (एकड़) 55 (डिसमील) 0	बैर/1 लकड़ी वो लाह वकबजे रैयत फल वकबजे कुल मौजा	1	15	0	कायमी	
1013	परती कदीम टांड नीज	दोन तीन 1	0 (एकड़) 11 (डिसमील) 0		1	15	0	कायमी	
1014	दोन नीज टांड राम उरांव	टांड दो 1	0 (एकड़) 75 (डिसमील) 0	बैर/1 लकड़ी वो लाह वकबजे रैयत फल वकबजे कुल मौजा	1	15	0	कायमी	
1019	टांड नीज दोन बीसुनाथ सिंह	परती कदीम 1	0 (एकड़) 9 (डिसमील) 0		1	15	0	कायमी	
250	दोन सावना मुंडा दोन नीज	दोन तीन 2	0 (एकड़) 10 (डिसमील) 0		1	15	0	कायमी	
241	दोन नीज दोन नीज	दोन दो 1	0 (एकड़) 32 (डिसमील) 0		1	15	0	कायमी	
252	दोन नीज दोन नीज	दोन दो 7	0 (एकड़) 57 (डिसमील) 0		1	15	0	कायमी	
253	परती कदीम परती कदीम	मोटा आर 1	0 (एकड़) 8 (डिसमील) 0		1	15	0	कायमी	
254	परती कदीम परती कदीम	दोन तीन 1	0 (एकड़) 16 (डिसमील) 0		1	15	0	कायमी	
256	दोन नीज परती कदीम	दोन तीन 1	0 (एकड़) 6 (डिसमील) 0		1	15	0	कायमी	

खाता मे कुल प्लोट संख्या	23	खाता का कुल मिजान	6 (एकड़) 37 (डिसमील) 0	खाता का कुल	1 15 0
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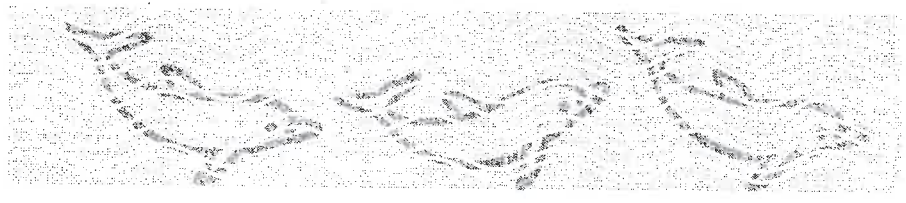


सत्यमेव जयते

INDIA NON JUDICIAL Government of Jharkhand

e-Stamp

Certificate No.	: IN-JH31653379709100S
Certificate Issued Date	: 26 Aug 2020 12:58 PM
Account Reference	: SHCIL (FI) Jhshcil01/RANCHI/JH-RNC
Unique Doc. Reference	: SUBIN-JHJHSHCIL0148108107896168S
Purchased by	: VINAIKA INFRA
Description of Document	: Article 23 Conveyance
Property Description	: SALE DEED
Consideration Price (Rs.)	: 9,99,998 (Nine Lakh Ninety Nine Thousand Nine Hundred And Ninety Eight only)
First Party	: ANITA SINGH THROUGH KRISHNA MURAREE
Second Party	: VINAIKA INFRA THROUGH AJAY KUMAR AGARWAL AND OTHER
Stamp Duty Paid By	: VINAIKA INFRA THROUGH AJAY KUMAR AGARWAL AND OTHER
Stamp Duty Amount(Rs.)	: 40,000 (Forty Thousand only)



-----Please write or type below this line-----

[Handwritten Signature]

46011 Bro 4

श्री अक्ट 1968 की धारा ...
 को शाहब है। मातृका स्टाप बलिष्ठ
 को अनुसूचि । ग । क व
 शहीन प्रबाबत स्टाप महिसे वा स्टाप क
 वा स्टाप वा स्टाप क

कृष्ण मुरारी
28/8/2020

28/08/2020

RS 0000243935

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.

Certified Copy
28/8/20

सम्पत्ति का मूल्य
₹ 99,998/-

स्टाम्प... 40.000/-



प्राप्त पशुपालन वी भूमि घोटेला
एवं खाशमहल लीज की सूची में
वर्णित प्लॉट दर्ज नहीं है।

माय वशिका पंजी से मिलान किया
जमीन का दर/डी०..... 11955/-
कच्चा मकान का दर/वर्ग फीट.....
पक्का मकान का दर/वर्ग फीट.....
प्लॉट का दर/वर्ग फीट.....

28/8/20

SALE DEED

THIS DEED OF ABSOLUTE SALE is made and executed on this the
28th day of August 2020, A.D. at Ranchi;

BETWEEN

SMT. ANITA SINGH (PAN: BJRPS6593R, UID No. 2065-4018-6166,
MOBILE No. 898760005), wife of Sri Ramanuj Singh, Daughter of
Gupteshwar Singh and Granddaughter of Late Sankata Singh, by faith :
Hindu, by caste : Rajput, by occupation : Home Maker, resident of Katari
Hill Road, Sheopuri Colony, Road No.1, District - Gaya, State - Bihar and
as also 40, Khas Mahal, Jamshedpur (Jharkhand) at present residing at
Birla Open Minds School, Next Lane, Patna Central School, New
Jaganpura, P.S. Ramkrishna Nagar, District Patna in the State of Bihar,
Indian National through her constituted Attorney KRISHNA MURAREE

महश्विन राज
कृष्णा मुरारी
28/8

(Handwritten signature in blue ink)

कृष्णा मुरारी
28/8/2020



गैर मजसुवा प्रतिबंधित सूचि से
खाता..... 44..... प्लॉट. 361.....
का मिलान किया दर्ज नहीं पाया
28/8

(UID No.4147-7123-9924, MOBILE No. 7479802912), son of Harihar Nath Pandey and Grandson of Late Sriram Pandey, by Faith : Hindu, by caste: Brahman, Resident of Qr. No. DT-889, Dam Side, P.S. Dhurwa, District Ranchi, hereinafter called the "VENDOR" (which expression shall, unless it be repugnant to the subject or context or meaning thereof be deemed to mean herself, her legal heirs, successors, legal representatives, executors, administrators, assigns etc.) of the **ONE PART**;

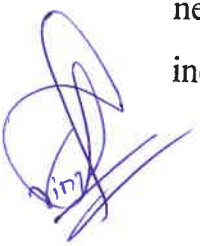
AND

VINAIKA INFRA (PAN : AARFV8328B) a partnership concern, having its office at Vinaika Campus, Opposite Chutia Police Station, Station Road, P.S.Chutia, District – Ranchi (Jharkhand) represented by and through its Partners (1) **SRI AJAY KUMAR AGARWAL** (UID No. 9788-2070-2486, MOBILE No.93043-18238), and (2) **SRI VINAY KUMAR AGARWAL** (UID No..7261-5999-8405, MOBILE No.94311-70041), both sons of Sri Om Prakash Agarwal and Grandson of Late Surajmal Agarwal, by faith : Hindu, by caste : Agarwal, by Occupation : Business, resident of Vinaika Perfumery Works, Station Road (East), Opposite Chutia Thana, P.S.Chutia, District – Ranchi-834001, in the State of Jharkhand, Indian National, hereinafter called the **PURCHASER**" (which expression shall, unless it be repugnant to the context or subject or meaning thereof be deemed to mean and include its Partners, successive Partner(s), his/their legal representatives, successors-in-interest, executors, administrators permitted assigns, etc.) of the **OTHER PART**;

In this deed unless the context otherwise demands, the reference to :

- (i) the words importing masculine gender shall include feminine and/or neuter gender. Likewise the words importing feminine gender shall include masculine and/or neuter gender and the words importing

28/8/2020
SRI VINAY KUMAR AGARWAL



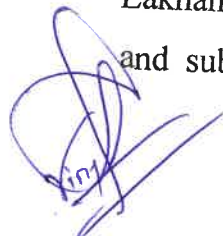
neuter gender shall include masculine and/or feminine gender as the case may be;

- (ii) singular shall mean and include plural and vice-versa; and
- (iii) living person shall mean and include the body incorporate and/or other artificial person;

WHEREAS the VENDOR is the lawful owner and is seized and possessed of and hold and otherwise well and sufficiently entitled to ALL THAT PIECE AND PARCEL of land having raiyatee rights, ground with messuages, tenements, hereditaments and premises containing by admeasurements 54 (Fifty four) Decimal being R.S. Plot No. 361 appertaining to Khata No. 44, situated at village : Madhukama, Thana : Ormanjhi, Thana No.4, District : Ranchi, togetherwith all easements and inheritance thereto and all things attached to earth 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 referred to as the "SAID PROPERTY"; AND

WHEREAS the said land of R.S. Plot No. 361, appertaining to Khata No. 44 of village Madhukama stands recorded in the Record of Rights in the name of Lalu Singh and Rupu Singh, both sons of Leda Singh, and others all by caste : Rajput; AND

WHEREAS the said Recorded tenants were amicable portioned the said land and the respective co-sharer Lalu Singh and Rupu Singh both sons of Leda Singh were came in exclusive possession over the land as allotted to them. The said Lalu Singh died leaving behind his only son Lakhan Singh. The said Lakhan Singh died issueless and without any heir and subsequent to death of Lakhan Singh his rights, title, interest and



28/8/2020
RUPU SINGH
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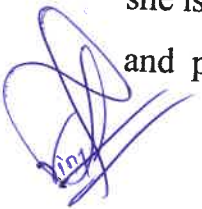
possession on and over the SAID PROPERTY developed upon Rupu Singh; AND

WHEREAS the said Rupu Singh died leaving behind his two sons, namely Dhana Singh (who also died issueless and without any heirs) and Balku Singh as his legal heirs and successors. The said Balku Singh succeeded to the estate of the aforesaid recorded tenants being only legal heir and co-parcener; AND

WHEREAS the said Balku Singh died leaving behind his wife Fulmani and two sons Jai Mangal Singh and Laxman Singh (minor) and subsequent to death of the said Balku Singh, his aforesaid wife and two sons had inherited and succeeded to the estate of the said deceased Balku Singh; AND

WHEREAS the said Mosomat Fulmani keeping in view the interest and welfare of her minor son Laxman Singh, she for herself and on behalf of her aforesaid minor son Laxman Singh alongwith her another adult son Jai Mangal Singh by virtue of a Registered Deed of Sale, executed on 05.03.2005 and registered on 24.03.2005, registered at the office of District Sub Registrar, Ranchi vide Deed No. 4037 for the year 2005 sold and transferred the SAID PROPERTY for valuable consideration to Smt. Anita Singh (the VENDOR herein) and put her in khas, effective and exclusive possession of the same as absolute owner thereof; AND

WHEREAS the name of the VENDOR has been mutated in respect of the SAID PROPERTY in the sherista of the State by the order passed by the Circle Officer, Ormanjhi in Mutation Case No. 63 R 27 of 2006-07 and she is paying rent to the State in her own name and in her own interest, title and possession and the State is going on to grant rent receipt to her.



28/8/2020
SUB REGISTRAR
RANCHI

Zamabandi is running in Volume II at Page 21 of Register-II and rent has been paid upto the period 2019-2020 vide Rent Receipt No.0912137487 dated 06/07/2019; AND

WHEREAS the VENDOR, thus, holds, owns and is in possession of the SAID PROPERTY, ALL THAT PIECE AND PARCEL OF LAND having raiyatee rights, ground with messuages, tenements, hereditaments and premises containing by admeasurement 54 (Fifty four) Decimal being R.S. Plot No. 361 appertaining to Khata No. 44, situated at village : Madhukama, Thana : Ormanjhi, Thana No.4, District : Ranchi, togetherwith all easements and inheritance thereto and all things attached to earth, which is subject matter of these presents in her own rights, title, interest and possession and the VENDOR is in seisin of the SAID PROPERTY and more particularly described in the SCHEDULE hereunder written as absolute and lawful owner and has been coming in and enjoying quiet and peaceful possession thereof, having exclusive and sole rights to sell and transfer the same; AND

WHEREAS in order to raise fund to meet her lawful expenses and also some important, urgent and unavoidable expenses the VENDOR is desirous of selling the SAID PROPERTY, morefully described in the SCHEDULE hereunder written ; AND

WHEREAS on having come to know the above desire of the VENDOR, the PURCHASER approached the VENDOR and on the approach made by the PURCHASER, the VENDOR has negotiated with the PURCHASER to sell the SAID PROPERTY. Upon due deliberation and negotiation, the VENDOR has agreed to sell the SAID PROPERTY, that is, ALL THAT PIECE AND PARCEL OF LAND having raiyatee rights, ground with messuages, tenements, hereditaments and premises

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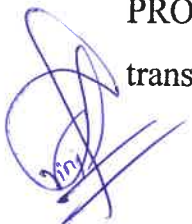
containing by admeasurements 54 (Fifty four) Decimal being R.S. Plot No. 361 appertaining to Khata No. 44, situated at village : Madhukama, Thana : Ormanjhi, Thana No.4, District : Ranchi, togetherwith all easements and inheritance thereto and all things attached to earth and more particularly described in the SCHEDULE hereunder written and delineated on the plan thereof hereto annexed and shown with RED COLOUR thereon absolutely and for ever, free from all encumbrances, charges, mortgages, attachments, lis, lispences, demands, liens and trusts of whatsoever nature at and for the total consideration amount of Rs.9,99,998/- (Rupees Nine Lakh Ninety Nine Thousand Nine Hundred Ninety Eight) only and the PURCHASER has agreed to purchase the SAID PROPERTY at the said price, absolutely and forever, free from all encumbrances, charges, mortgages, attachments, lis, lispences, demands, liens and trusts of whatsoever nature and hence, this Deed of Absolute Sale.

NOW, THEREFORE, THIS DEED OF ABSOLUTE SALE WITNESSETH that pursuant to foregoing and in pursuance of the said agreement and in consideration of the entire sale consideration of Rs.9,99,998/- (Rupees Nine Lakh Ninety Nine Thousand Nine Hundred Ninety Eight) only well and truly paid by the PURCHASER to the VENDOR on or before execution of these presents in the manner set-out in the Memo of Consideration mentioned hereinbelow, being the full and final consideration money agreed to paid as aforesaid (the receipt whereof the VENDOR doth hereby admit and acknowledge as well as by her 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 for ever acquit, release and discharge the PURCHASER as well as the "SAID PROPERTY) the VENDOR doth hereby indefeasibly transfer, grant, assign and convey by way of sale and assure ABSOLUTELY AND

28/8/2020
PURSE
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FOREVER TO AND UNTO the PURCHASER free from all encumbrances, charges, mortgages, attachments, liens, lis, lispences, acquisition and/or trusts of whatsoever nature and reasonable doubts all rights, title, interest and possession of the VENDOR and further ensuring quiet and peaceful possession in and over the SAID PROEPRTY, i.e. all that piece and parcel of land having raiyatee rights, ground with messuages, tenements, hereditaments and premises containing by admeasurements 54 (Fifty four) Decimal being R.S. Plot No. 361 appertaining to Khata No. 44, situated at village : Madhukama, Thana : Ormanjhi, Thana No.4, District : Ranchi, togetherwith all easements and inheritance thereto and all things attached to earth and delineated on the plan thereof hereto annexed and shown with RED COLOUR thereon OR HOWSOEVER OTHERWISE the SAID PROEPRTY now are or is or heretobefore were or was situated, butted, bounded, called, known, numbered, described or distinguished AND 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 any wise 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 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 VENDOR 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



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rights members and appurtenances UNTO and TO the use and benefit of the PURCHASER absolutely and forever and the PURCHASER 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 owner thereof being their own chattel.

AND the VENDOR doth covenant with the PURCHASER:-

- (1) That the VENDOR has put this day the PURCHASER in physical and peaceful possession of the SAID PROPERTY.
- (2) AND THAT the VENDOR doth categorically covenant that she and/or any person or persons lawfully or equitably claiming by, from , through under or in trust for her has or 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 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 VENDOR 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 VENDOR now has 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

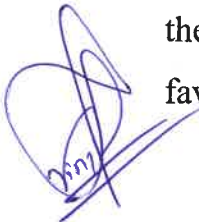
28/8/2022
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INSR



intended so to be unto and to the use of the PURCHASER in the manner aforesaid.

(4) AND THAT the VENDOR doth hereby confirm and record that on execution hereby put the PURCHASER in quiet, peaceful and vacant possession of the SAID PROPERTY and every part thereof as absolute owner thereof. It shall be lawful for the PURCHASER 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 VENDOR or her successors and assigns or any of them, from or by any person lawfully or equitably claiming or to claim by from under or in trusts of the VENDOR .

(5) AND THAT the PURCHASER 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 PURCHASER 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 PURCHASER shall have and enjoy full and absolute proprietary right on and over the SAID PROPERTY. The PURCHASER 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.



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- (6) THAT the PURCHASER shall further get their name mutated in the official and public records of the Sherista of the State Circle Officer, Ormanjhi. The PURCHASER henceforth shall pay all rent, taxes, cess etc. to the concerned authority and obtain receipt in their own name.
- (7) AND THAT against encumbrances the VENDOR doth covenant with the PURCHASER that free and clear and freely and clearly and absolutely acquitted exonerated released and forever discharged or otherwise by the VENDOR 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 VENDOR or any other person or persons lawfully or equitably claiming or to claim by from under or in trusts for the VENDOR . The VENDOR doth further covenant that should there ever be discovered any defect deficiency or flaw in the title and possession of the VENDOR and/or in the rights of the VENDOR in respect of the SAID PROPERTY or portion thereof, the VENDOR doth promise to keep the PURCHASER always indemnified against all losses, expenses and damages which the PURCHASER might incur or sustain in consequence thereof.
- (8) AND FURTHER that the VENDOR and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the SAID PROPERTY hereby granted, conveyed, transferred, sold and assured or any part thereof by from under or in trusts for them the VENDOR and her successors, assigns, legal representatives shall and will from time to time and at all times hereafter at the request and cost of the PURCHASER do and



28/8/2020
GIVE 1000
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execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, matter and things conveyances and assurances in law whatsoever for the better further and more perfectly and absolutely granting unto and to the use of the PURCHASER in the manner aforesaid as shall or may be reasonably required by the PURCHASER for assuring the SAID PROPERTY and every part thereof hereby granted conveyed sold assigned and assured unto and to the use of the PURCHASER.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT PIECE AND PARCEL of land having raiyatee rights, ground with messuages, tenements, hereditaments and premises containing by admeasurements 54 (Fifty four) Decimal being R.S. Plot No. 361 appertaining to Khata No. 44, situated at village : Madhukama, Thana : Ormanjhi, Thana No.4, District : Ranchi, togetherwith all easements and inheritance thereto and all things attached to earth, bounded and butted as follows :-

NORTH : R.S.Plot No.362

SOUTH : R.S.Plot No.1013 and 1014

EAST : R.S.Plot No.360

WEST : R.S.Plot No.362

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 State of Jharkhand, through the Circle Officer, Ormanjhi.

RIGHT : Raiyatee right with permanent heritable and transferable right.

 RIGHT

22/18/82
20/18/82

MEMO OF CONSIDERATION

RECEIVED OF and FROM the within named PURCHASER VINAIKA INFRA THE WITHIN MENTIONED sum of Rs.9,99,998/- (Rupees Nine Lakh Ninety Nine Thousand Nine Hundred Ninety Eight) only being the consideration amount in full and final for sale abovementioned as per memo hereunder written:-

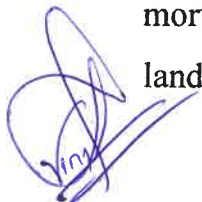
Date	Mode of payment	Bank	In favour of	Amount (in Rs.)
07.08.2020	DD No. 797213	Canara Bank, Chutia, Ranchi	Anita Singh	Rs.4,99,999/-
07.08.2020	DD No. 797214	Canara Bank, Chutia, Ranchi	Anita Singh	Rs.4,99,999/-
Total				Rs.9,99,998/- ✓

(Rupees Nine Lakh Ninety Nine Thousand Nine Hundred Ninety Eight) only

CERTIFICATE

THIS IS TO CERTIFY THAT the land which is subject matter of these presents and mentioned in the Schedule is not the Keshar-e-hind land. The same is neither acquired by the Government for civic 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 belong nor 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 Khutkatti, Sarna, Masna, Hargarhi, Fodder Scam, Land Scam land, and it is also certified that the said land has not been mortgaged with any Institution. The land is not Khas Mahal Land. The land is Raiyatee land.



28/8/2020
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THIS is also to certify that the VENDOR does not belong to Scheduled Tribe, Scheduled 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 in case of any discrepancy or wrong submission will be on the party /parties who have presented and appeared for registration of the documents.

IN WITNESS WHEREOF the VENDOR has hereunto set and subscribed her hands to this Deed of Absolute Sale and has executed these presents at Ranchi on the day, month and year written first above.

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

WITNESSES :

1. Santosh Kumar
S/o Sri Sushant Sharma
Ratu Road, Ranchi
28/8/2020

कृष्ण मुरारी
28/8/2020
VENDOR

(through her constitute of attorney)

2. Anup Chawla
(ANUP CHAWLA)
S/o Late Baledar Rajchandra
Pee Pee Compound, Ranchi
28/8/2020

Drafted by
Typed by:



VILLAGE - MADKAMA

THANA - CRMAWATI

THANA NO - 4

DIST - NANDED


SCALE - 16" = 1 MILE

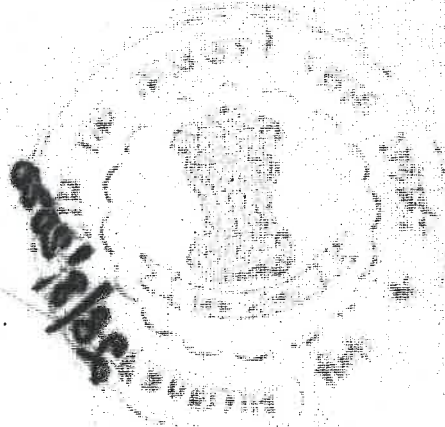
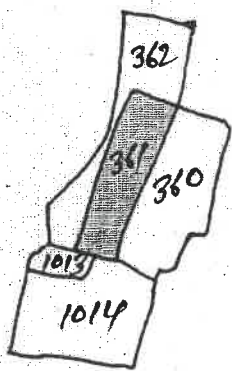
MAP ON - 1932-33 YEARS

KHATA NO. PLOT NO. SAREA SHOW

44

361 -

0.54 ~~Ac~~ 



[Handwritten signature]

कृष्ण सुराजी
28/8/2020

[Handwritten signature]



Pre Registration Docket

Date :- 27-08-2020 02:25 pm

Office Name :- SRO - Ranchi
Token No:- 20200000066069

Appoinment :- 08-Sep-2020 Time:- 12:0

Article	Sale Deed
Pre Registration Date	24-Aug-2020
No. Of Pages	58
Stamp Duty	40000
Paid Stamp Duty	0
Total Fees	₹ 36,894.

Property Id: **377793**

Valuation No. : 499164 / 2020	:- 2020-2021	User Id : 3516	Date : 27-August-2020 14:35:PM
State : Jharkhand	District : Ranchi	Tahsil : Ormanjhi	
Land Type : Rural	Corporation :	Village/City : Madhukama ✓	
Madhukama Word No 1 ✓	Other Road	-	
Volume Number - 2			
Page Number - 21			
Khata Number - 44			
Plot Number - 361			
Valuation Rule : Residential Land			
Property Details			
1	Land area	54 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 54 x 11955=645570	₹6,45,570/-
A	Total		₹6,45,570/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹6,45,600/-
Total Amount in Words : Six Lakh Forty Five Thousands Six Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: R.S. PLOT NO. 360, West: R.S. PLOT NO. 362, South: R.S. PLOT NO. 1013 AND 1014, North: R.S. PLOT NO. 362
Area	Land area : 54.00 Decimal
Other Description of the Property	
Government/Market Value	645570

Transaction Amount	999998
--------------------	--------

✓

SELLER	-Mr. KRISHNA MURAREE, Address - QR. NO. DT-889 DAM SIDE DHURWA RANCHI- ,Father/Husband Name HARIHAR NATH PANDEY , PAN No.- *****437L,Permission Case No.- , Aadhaar No. *****9924
	-Mrs. ANITA SINGH THRO, Address - BIRLA OPEN MINDS SCHOOL NEXT LANE PATNA CENTRAL SCHOOL NEAW JAGANPURA RAMKRISHNA NAGAR PATNA BIHAR- ,Father/Husband Name GUPTESHWAR SINGH , PAN No.- ,Permission Case No.- , Aadhaar No. *****6166
PURCHASER	-Ms. VINAIKA INFRA THRO ITS PARTNERS AJAY KUMAR AGARWAL, Address - VINAIKA PERFUMERY WORKS STATION ROAD EAST OPPOSITE CHUTIA THANA CHUTIA RANCHI- ,Father/Husband Name OM PRAKASH AGARWAL , PAN No.- *****328B,Permission Case No.- , Aadhaar No. *****2486
	-Ms. VINAIKA INFRA THRO ITS PARTNERS VINAY KUMAR AGARWAL, Address - VINAIKA PERFUMERY WORKS STATION ROAD EAST OPPOSITE CHUTIA THANA CHUTIA RANCHI- ,Father/Husband Name OM PRAKASH AGARWAL , PAN No.- *****328B,Permission Case No.- , Aadhaar No. *****8405

Witness Information	Mr. SANTOSH KUMAR , Address - RATU ROAD SUKHDEONAGAR RANCHI-, Father/Husband Name-SUSHANT SHARMA
---------------------	--

Identifier Details	Mr. AKHILESHWAR KARMALI , Address - KOKAR SADAR RANCHI-, Father/Husband Name-SURJAN KARMALI
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Property Id: 377793		
Fee Rule: Sale Deed		
1	Stamp Duty	40,000

1	SP	1,740
Total		1,740

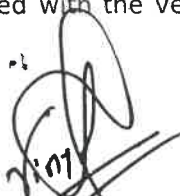
Property Id: 377793		
Fee Rule: Sale Deed		
1	M(b) Fee	150
2	I fee	5,000
3	PR	1
4	LL	3
5	A1	30,000
Total		35,154

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

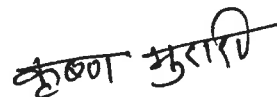
Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I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



Deed Writer / Advocate



Vendee / Claimant



Vendor / Executant





Document Registration Summary 1

Date :-28-Aug-2020

- Government/Market Value: ₹645600/-
- Transaction Amount: ₹999998 /-
- Paid Stamp Duty: ₹40000 /-

Receipt : 353909

Receipt Date : 28-08-2020

Presenter Name: KRISHNA MURAREE

PR	₹1
SP	₹1740
I fee	₹5000
M(b) Fee	₹150
LL	₹59
A1	₹30000
Stamp Duty	₹40000

On Date 28-08-2020 Presented at SRO - Ranchi

Signature of Presenter

SRO - Ranchi

Total	₹76950
--------------	---------------

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	40000	40000	0	E-STAMP	VINAIKA INFRA	Certificate Number : IN- JH31653379709100S	40000
PR	1	1	0	GRAS	VinaikaInfraThroltsPartnersAjayKumarAgarwal	GRN Number : 2001739114 DEPT Transaction Id : 25a2cf7f0c8e05ad7043 Transaction Type :	1
SP	1740	1740	0	GRAS	VinaikaInfraThroltsPartnersAjayKumarAgarwal	GRN Number : 2001739114 DEPT Transaction Id : 25a2cf7f0c8e05ad7043 Transaction Type :	1740

I fee	5000	5000	0	GRAS	VinaikaInfraThroltsPartnersAjayKumarAgarwal	GRN Number : 2001739114 DEPT Transaction Id : 25a2cf7f0c8e05ad7043 Transaction Type :	5000
M(b) Fee	150	150	0	GRAS	VinaikaInfraThroltsPartnersAjayKumarAgarwal	GRN Number : 2001739114 DEPT Transaction Id : 25a2cf7f0c8e05ad7043 Transaction Type :	150
A1	30000	30000	0	GRAS	VinaikaInfraThroltsPartnersAjayKumarAgarwal	GRN Number : 2001739114 DEPT Transaction Id : 25a2cf7f0c8e05ad7043 Transaction Type :	30000
LL	3	59	-56	GRAS	VinaikaInfraThroltsPartnersAjayKumarAgarwal	GRN Number : 2001739114 DEPT Transaction Id : 25a2cf7f0c8e05ad7043 Transaction Type :	59
Sub Total	76894	76950	-56				

Article : Sale Deed Number of Pages : 116

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer





OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- 20200000066069

Deed Type	Sale Deed
Number of Pages	116
Fee Details	Stamp Duty :- Rs. 40000, PR :- Rs. 1, SP :- Rs. 1740, I fee :- Rs. 5000, M(b) Fee :- Rs. 150, A1 :- Rs. 30000, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.645570/- , Transaction Amount :- Rs.999998/-
Property Details	District :- Ranchi , Tehsil :- Ormanjhi , Village Name :- Madhukama Location :- Other Road, Madhukama Word No 1 Property Boundaries :- East: R.S. PLOT NO. 360, West: R.S. PLOT NO. 362, South: R.S. PLOT NO. 1013 AND 1014, North: R.S. PLOT NO. 362 Volume Number - 2 Page Number - 21 Khata Number - 44 Plot Number - 361 Area Of Land :- 54.00 Decimal

Sh./Smt. KRISHNA MURAREE s/o/d/o/w/o HARIHAR NATH PANDEY has presented the document for registration in this office



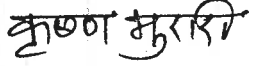






today dated :- 28-Aug-2020 Day :- Friday Time :- 15:10:05 PM






KRISHNA MURAREE (Power Of Attorney)

Party Name	Document Type	Document Number
KRISHNA MURAREE	PAN/UID	BBHPM1467L

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	ANITA SINGH THRO ,, , Jharkhand PAN No.:	No.	Address:-	KRISHNA MURAREE ,, , Jharkhand PAN No.: BBHPM1467L	SELLER Age:41			

Sl.No	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
2	KRISHNA MURAREE Address1 - QR. NO. DT-889 DAM SIDE DHURWA RANCHI, Address2 - , , , Jharkhand PAN No.: BBHPM1467L,Permission Case No.-	Yes	Krishna Muraree Address:- Qr N0 D. T. 889, , , Dam Side, Dhurwa, , Ranchi, 834004, , Jharkhand, India		SELLER Age:45			
3	VINAICA INFRA THRO ITS PARTNERS AJAY KUMAR AGARWAL Address1 - VINAICA PERFUMERY WORKS STATION ROAD EAST OPPOSITE CHUTIA THANA CHUTIA RANCHI, Address2 - , , , Jharkhand PAN No.: AARFV8328B,Permission Case No.-	Yes	Ajay Kumar Agarwal Address:- vinaika perfumery works, opposite chutia thana, station road east, vill- chutia ps- chutia, Ranchi G.P.O., , Ranchi, 834001, , Jharkhand, India		PURCHASER Age:52			
4	VINAICA INFRA THRO ITS PARTNERS VINAY KUMAR AGARWAL Address1 - VINAICA PERFUMERY WORKS STATION ROAD EAST OPPOSITE CHUTIA THANA CHUTIA RANCHI, Address2 - , , , Jharkhand PAN No.: AARFV8328B,Permission Case No -	Yes	Vinay Kumar Agarwal Address:- vinaika perfumery works, opposite chutia thana, station road east, vill- chutia ps- chutia, Ranchi G.P.O., , Ranchi, 834001, , Jharkhand, India		PURCHASER Age:43			


Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	AKHILESHWAR KARMALI S/o-D/o SURJAN KARMALI Address1 - KOKAR SADAR RANCHI, Address2 - ,,, Jharkhand PAN No.:			

Witness:


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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SANTOSH KUMAR Address1 - RATU ROAD SUKHDEONAGAR RANCHI, Address2 - ,,, Jharkhand			

Signature of Operator Seal and Signature of Registering Officer 

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (KRISHNA MURAREE), has/have admitted the execution before me. He/ She/ They has / have been identified by (AKHILESHWAR KARMALI) Son/Daughter/Wife of (SURJAN KARMALI) resident of (KOKAR SADAR RANCHI) and by occupation (Business).

Signature of Registering Officer Date:- 28-Aug-2020 Seal and Signature of Registering Officer 

Token No.: 20200000066069

CERTIFICATE

Office of the SRO - Ranchi

This Sale Deed was presented before the registering officer on date **31-Aug-2020** by **KRISHNA MURAREE, S/O, D/O, W/O HARIHAR NATH PANDEY** resident of QR. NO. DT-889 DAM SIDE DHURWA RANCHI ,,
This deed was registered as Document No:- **2020/RAN/4698/BK1/4319** in Book No :- **BK1**, Volume No :- 591
from Page No :- 1 to 116 at, office of **SRO - Ranchi**

Date:- **31-Aug-2020**

Registering Officer



(Handwritten signature in blue ink)

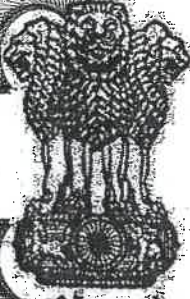
4693

4315

INDIA NON JUDICIAL

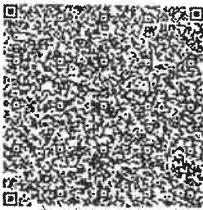
Government of Jharkhand

e-Stamp



सत्यमेव जयते

Certificate No.	: IN-JH31653167383290S
Certificate Issued Date	: 28 Aug 2020 12:57 PM
Account Reference	: SFCIC (F) JH31653167383290S
Unique Doc. Reference	: SUBIN-01JHSH010148108081644479S
Purchased by	: VINAKA INFRA
Description of Document	: Article 23 Conveyance
Property Description	: SALE DEED
Consideration Price (Rs.)	: 93,86,000 (Ninety Three Lakh Eighty Six Thousand only)
First Party	: PACIFIC ALCOBEY PVT LTD THROUGH SRI ANUP CHAWLA
Second Party	: VINAKA INFRA THROUGH AJAY KUMAR AGARWAL AND OTHER
Stamp Duty Paid By	: VINAKA INFRA THROUGH AJAY KUMAR AGARWAL AND OTHER
Stamp Duty Amount(Rs.)	: 3,75,500 (Three Lakh Seventy Five Thousand Five Hundred only)



Please write or type below this line

PACIFIC ALCOBEY (P) LTD
DIRECTOR

4601A20G

www.sholestamp.com
भारत का राष्ट्रिय है। भारतीय स्टाम्प विधिक
199 को अनुसूचि 1 का 1 क ब

सहीत प्रभावित स्टाम्प महत वा स्टाम्प क
प्रवण वा स्टाम्प शक परेचित हने।

28/08/2020

RS 0000243936

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.sholestamp.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.

Caste Punjabi

सम्पत्ति का मूल्य
93,86,000/-

स्ताम्प... 3,75,500/- रुपये

प्राप्त पशुपालन वी भूमि घोटाला
एवं खाशमहल लीज वी भूमि से
वर्गित प्लॉट दर्ज नहीं है 23712/12
मार्ग वर्शिका पंजी से मिलान किया
जमीन का दर/डी० 23712/12
कच्चा मकान का दर/वर्ग फीट
पक्का मकान का दर/वर्ग फीट
फ्लैट का दर/वर्ग फीट



TDS का प्रति हस्ताक्षर

21/08

SALE DEED

THIS DEED OF ABSOLUTE SALE is made and executed on this the
28th day of August, 2020, A.D. at Ranchi;

BETWEEN

PACIFIC ALCOBEV PVT. LTD., (having CIN : U15500JH
2011PTC014949, PAN : AAGCP0807M), a company, incorporated under
the provisions of the companies Act, 1956, having its Registered office at
Pee Pee Compound, P.S. Hindpiri, District : Ranchi, represented by and
through its Managing Director SRI ANUP CHAWLA (PAN :
ABIPC2911M, UID No.4519-0942-1096, MOBILE No.94311-09095), son
of Late Baldeo Raj Chawla, and Grandson of Late Ramlalji Chawla by
faith : Hindu, by caste : Punjabi, by occupation : Business, resident of
Prem Nivas, Second Floor, Opposite Singhee Marg, Pee Pee Compound,
P.S. : Hindpiri, District : Ranchi, Indian National, hereinafter called the

PACIFIC ALCOBEV (P) LTD.
DIRECTOR
28/08/2020

Handwritten signature in blue ink.

मजसूवा प्रतिबंधित सूचि से
खाता... 1.3... प्लॉट 331...
मिलान किया दर्ज नहीं प्राप्त
28/8



मजसूवा प्रतिबंधित सूचि से
खाता... 1.3... प्लॉट 331...
मिलान किया दर्ज नहीं प्राप्त
28/8

“VENDOR” (which expression shall, unless it be repugnant to the context or subject or meaning thereof be deemed to mean and include themselves, their successors, administrators, executors, assigns etc.) of the **ONE PART;**

AND

VINAIKA INFRA (PAN : AARFV8328B) a partnership concern, having its office at Vinaika Campus, Opposite Chutia Police Station, Station Road, P.S.Chutia, District – Ranchi (Jharkhand) represented by and through its Partners (1) **SRI AJAY KUMAR AGARWAL** (UID No. 9788-2070-2486, MOBILE No.93043-18238), and (2) **SRI VINAY KUMAR AGARWAL** (UID No..7261-5999-8405, MOBILE No.94311-70041), both sons of Sri Om Prakash Agarwal and Grandson of Late Surajmal Agarwal, by faith : Hindu, by caste : Agarwal, by Occupation : Business, resident of Vinaika Perfumery Works, Station Road (East), Opposite Chutia Thana, P.S.Chutia, District – Ranchi-834001, in the State of Jharkhand, Indian National, hereinafter called the **PURCHASER**” (which expression shall, unless it be repugnant to the context or subject or meaning thereof be deemed to mean and include its Partners, successive Partner(s), his/their legal representatives, successors-in-interest, executors, administrators permitted assigns, etc.) of the **OTHER PART;**

In this deed unless the context otherwise demands, the reference to :

- (i) the words importing masculine gender shall include feminine and/or neuter gender. Likewise the words importing feminine gender shall include masculine and/or neuter gender and the words importing neuter gender shall include masculine and/or feminine gender as the case may be;
- (ii) singular shall mean and include plural and vice-versa; and



PACIFIC ALCOBEY (P) LTD
DIRECTOR
28/8/2022

- (iii) living person shall mean and include the body incorporate and/or other artificial person;

WHEREAS the VENDOR is the lawful owner and is seized and possessed of and hold and otherwise well and sufficiently entitled to ALL THAT PIECE AND PARCEL of land having raiyatee rights, ground with messuages, tenements, hereditaments and premises containing by total admeasurements 2.47 acre (Two acre and forty seven decimal) being R.S. Plot No. 351 (area 0.18 acre), R.S. Plot No. 356 (area 0.46 acre), R.S. Plot No. 363 (acre : 1.00 acre), R.S. Plot No. 364 (area 0.03 acre), R.S. Plot No. 365 (area 0.55 acre), R S Plot No. 325 (area 0.17 acre) and R.S. Plot No. 1011 (area 0.08 acre) all appertaining to Khata No. 13, situated at village : Madhukama, Thana : Ormanjhi, Thana No.4, District : Ranchi, togetherwith all easements and inheritance thereto and all things attached to earth 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 the aforesaid land of R.S. Plot Nos. 351,356, 363, 364, 365, 325 and 1011 of village Madhukama was owned and possessed by the then Landlord Maharaja Pratap Udai Nath Shahdeo, the tenure holder; AND

WHEREAS by virtue of Registered Indenture of Kabuliyat Raiyati Settlement, registered at the office of the District Sub Registrar, Ranchi vide Deed No. 2412 for the year 1939, registered at Book No.1, Volume No.28 at pages from 445 to 451, one Budhu Singh son of Vachan Singh, by faith: Hindu, by caste: Rajput, resident of village Hethu, District: Ranchi had acquired the SAID PROPERTY and he was paying rent in



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PACIFIC ALCOBEY (P) LTD
DIRECTOR

respect of the SAID PROPERTY to the aforesaid the then Landlord and after vesting of the estate to the State; AND WHEREAS the said Budhu Singh by virtue of a Registered Deed of Sale dated 16.10.1968, registered at the office of the District Sub-Registrar, Ranchi vide Deed No.9050 for the year 1968, registered at Book No.1, Volume No.72 at pages from 271 to 276, sold and transferred the SAID PROPERTY for valuable consideration to Smt. Deo Kunwari, by faith: Hindu, by caste: Rajput and put her in effective and khas possession thereof as absolute owner ; AND

WHEREAS the said Smt. Deo Kunwari died leaving behind his two sons namely, Jugu Singh and Mogo Singh. The said Jugu Singh died leaving behind his three sons, namely, Ram Prasad Singh, Rambriksha Singh and Lakhendra Singh and subsequent to death of the said Jugu Singh his aforesaid three sons had succeeded to the estate of the deceased Jugu Singh being his sons and legal heirs. The said Mogo Singh also died leaving behind his three sons namely, (1) Devendra Singh (2) Ramkishore Singh and (3) Rajkishore Singh and subsequent to death of the said Mogo Singh, his aforesaid three sons had succeeded to the estate of the deceased Mogo Singh being his sons and legal heirs ; AND

WHEREAS upon mutual family arrangement between the sons of the aforesaid Late Jugu Singh and Late Mogo Singh, the SAID PROPERTY was allotted to and given in the share of the aforesaid Ram Prasad Singh, Rambriksha Singh, Ramkishore Singh and Raj Kishore Singh co-jointly in severalty and they have been put in effective possession of the same as absolute owners thereof ; AND

WHEREAS the said Ram Prasad Singh, Rambriksha Singh, Ramkishore Singh and Rajkishore Singh all by faith: Hindu, by caste: Rajput by virtue of a Registered Deed of Sale dated 19.02.2013, registered



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Ranchi

at the office of Sub-Registrar, Ranchi Rural Area, vide Deed No.1023/927 for the year 2013, recorded in Book No.I, Volume No.34 at pages from 561 to 592 sold and transferred the SAID PROPERTY for valuable consideration to Pacific Alcobev Pvt. Ltd (the VENDOR herein) and put them in effective and khas possession of the said vended property (the SAID PROPERTY) as absolute owner thereof; AND

WHEREAS the name of the VENDOR in respect of the SAID PROPERTY has been mutated in the Sherista of the State by order passed by the Circle Officer, Ormanjhi Anchal in two Mutation Case No.122R27/2013-14 and 858R27/2014-15 and Zamabandi is running in Volume No.3 at Page 6 of Register-II. The VENDOR has paid rent to the State upto the period 2019-2020 vide Rent Receipt No.0276578163 dated 24.08.2020; AND

WHEREAS the VENDOR, thus, holds, owns and is in possession of the SAID PROPERTY, ALL THAT PIECE AND PARCEL OF LAND having Raiyatee rights, ground with messuages, tenements, hereditaments and premises containing by total admeasurement 2.47 acre (two acre and forty seven decimal) or thereabouts being R.S. Plot No. 351 (area 0.18 acre), R.S. Plot No. 356 (area 0.46 acre), R.S. Plot No. 363 (acre : 1.00 acre), R.S. Plot No. 364 (area 0.03 acre), R.S. Plot No. 365 (area 0.55 acre), R.S. Plot No. 325 (area: 0.17 acre) and R.S. Plot No. 1011 (area 0.08 acre) all appertaining to Khata No. 13, situated at village : Madhukama, Thana : Ormanjhi, Thana No.4, District : Ranchi, togetherwith all easements and inheritance thereto and all things attached to earth , which is subject matter of these presents in their own rights, title, interest and possession and the VENDOR is in seisin of the SAID PROPERTY and more particularly described in the SCHEDULE hereunder written as absolute and lawful owner and has been coming in and enjoying quiet and

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peaceful possession thereof, having exclusive and sole rights to sell and transfer the same; AND

WHEREAS in order to raise fund to meet their lawful expenses and also some important, urgent and unavoidable expenses the VENDOR is desirous of selling the SAID PROPERTY, morefully described in the SCHEDULE hereunder written ; AND

WHEREAS on having come to know the above desire of the VENDOR, the PURCHASER approached the VENDOR and on the approach made by the PURCHASER, the VENDOR has negotiated with the PURCHASER to sell the SAID PROPERTY. Upon due deliberation and negotiation, the VENDOR has agreed to sell the SAID PROPERTY, that is, ALL THAT PIECE AND PARCEL OF LAND having raiyati rights, ground with messuages, tenements, hereditaments and premises containing by total admeasurements 2.47 acre (Two acre and forty seven decimal) being R.S. Plot No. 351 (area 0.18 acre), R.S. Plot No. 356 (area 0.46 acre), R.S. Plot No. 363 (acre : 1.00 acre), R.S. Plot No. 364 (area 0.03 acre), R.S. Plot No. 365 (area 0.55 acre), R.S. Plot No. 325 (area: 0.17 acre) and R.S. Plot No. 1011 (area 0.08 acre) all appertaining to Khata No. 13, situated at village : Madhukama, Thana : Ormanjhi, Thana No.4, District : Ranchi, togetherwith all easements and inheritance thereto and all things attached to earth and more particularly described in the SCHEDULE hereunder written and delineated on the plan thereof hereto annexed and shown with RED COLOUR thereon absolutely and forever, free from all encumbrances, charges, mortgages, attachments, lis, lispences, demands, liens and trusts of whatsoever nature at and for the total consideration amount of Rs.93,86,000/- (Rupees Ninety Three Lakh Eighty Six Thousand) only and the PURCHASER has agreed to purchase the SAID PROPERTY at the said price, absolutely and forever, free from



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PACIFIC ALCOBEX (P) LTD.

all encumbrances, charges, mortgages, attachments, lis, lispendences, demands, liens and trusts of whatsoever nature and hence, this Deed of Absolute Sale

NOW, THEREFORE, THIS DEED OF ABSOLUTE SALE WITNESSETH that pursuant to foregoing and in pursuance of the said agreement and in consideration of the entire sale consideration of Rs.93,86,000/- (Rupees Ninety Three Lakh Eighty Six Thousand) only well and truly paid by the PURCHASER to the VENDOR on or before execution of these presents in the manner set-out in the Memo of Consideration mentioned hereinbelow, being the full and final consideration money agreed to paid as aforesaid (the receipt whereof the VENDOR doth hereby admit and acknowledge as well as by its 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 for ever acquit, release and discharge the PURCHASER as well as the "SAID PROPERTY") the VENDOR doth hereby indefeasibly transfer, grant, assign and convey by way of sale and assure ABSOLUTELY AND FOREVER TO AND UNTO the PURCHASER free from all encumbrances, charges, mortgages, attachments, liens, lis, lis pendences, acquisition and/or trusts of whatsoever nature and reasonable doubts all rights, title, interest and possession of the VENDOR and further ensuring quiet and peaceful possession in and over the SAID PROEPRTY, i.e. all that piece and parcel of land having Raiyatee rights, ground with messuages, tenements, hereditaments and premises containing by total admeasurements 2.47 acre (Two acre and forty seven decimal) being R.S. Plot No. 351 (area 0.18 acre), R.S. Plot No. 356 (area 0.46 acre), R.S. Plot No. 363 (acre : 1.00 acre), R.S. Plot No. 364 (area 0.03 acre), R.S. Plot No. 365 (area 0.55 acre), R.S. Plot No. 325 (0.17 acre) and R.S. Plot No. 1011 (area 0.08 acre) all appertaining to Khata No. 13, situated at village :

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DIRECTOR



Madhukama, Thana : Ormanjhi, Thana No.4, District : Ranchi, togetherwith all easements and inheritance thereto and all things attached to earth and delineated on the plan thereof hereto annexed and shown with RED COLOUR thereon OR HOWSOEVER OTHERWISE the SAID PROEPRTY now are or is or heretobefore were or was situated, butted, bounded, called, known, numbered, described or distinguished AND 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 any wise 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 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 VENDOR 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 rights members and appurtenances UNTO and TO the use and benefit of the PURCHASER absolutely and forever and the PURCHASER 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 owner thereof being their own chattel.

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DIRECTOR
PACIFIC ALCOBEY (P) LTD
1/1/88

AND the VENDOR doth covenant with the PURCHASER:-

- (1) That the VENDOR has put this day the PURCHASER in physical and peaceful possession of the SAID PROPERTY.



(2) AND THAT the VENDOR doth categorically covenant that they and/or any person or persons lawfully or equitably claiming by, from , through under or in trust for them or any of them have/has 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 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 VENDOR 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, lispensens, liens, demand, let and attachment, whatsoever.

(3) AND THAT the VENDOR now has 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 PURCHASER in the manner aforesaid.

(4) AND THAT the VENDOR doth hereby confirm and record that on execution hereby put the PURCHASER in quiet, peaceful and vacant possession of the SAID PROPERTY and every part thereof as absolute owner thereof. It shall be lawful for the PURCHASER 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



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1/11/1 (Law 1)

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 VENDOR 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 VENDOR .

- (5) AND THAT the PURCHASER 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 PURCHASER 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 PURCHASER shall have and enjoy full and absolute proprietary right on and over the SAID PROPERTY. The PURCHASER 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) THAT the PURCHASER shall further get their name mutated in the official and public records of the Sherista of the State Circle Officer, Ormanjhi. The PURCHASER henceforth shall pay all rent, taxes, okcess etc. to the concerned authority and obtain receipt in their own name.
- (7) AND THAT against encumbrances the VENDOR doth covenant with the PURCHASER that free and clear and freely and clearly and absolutely acquitted exonerated released and forever discharged or otherwise by the VENDOR 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

PACIFIC ALCOBEY (P) LTD
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the VENDOR or any other person or persons lawfully or equitably claiming or to claim by from under or in trust for the VENDOR . The VENDOR doth further covenant that should there ever be discovered any defect deficiency or flaw in the title and possession of the VENDOR and/or in the rights of the VENDOR in respect of the SAID PROPERTY or portion thereof, the VENDOR doth promise to keep the PURCHASER always indemnified against all losses, expenses and damages which the PURCHASER might incur or sustain in consequence thereof.

- (8) AND FURTHER that the VENDOR and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the SAID PROPERTY hereby granted, conveyed, transferred, sold and assured or any part thereof by from under or in trust for them the VENDOR and their successors, assigns, legal representatives shall and will from time to time and at all times hereafter at the request and cost of the PURCHASER do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, matter and things conveyances and assurances in law whatsoever for the better further and more perfectly and absolutely granting unto and to the use of the PURCHASER in the manner aforesaid as shall or may be reasonably required by the PURCHASER for assuring the SAID PROPERTY and every part thereof hereby granted conveyed sold assigned and assured unto and to the use of the PURCHASER.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT PIECE AND PARCEL of land having raiyatee rights, ground with messuages, tenements, hereditaments and premises containing by total admeasurements 2.47 acre (Two acre and forty seven decimal) being



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R.S. Plot No. 351 (area 0.18 acre), R.S. Plot No. 356 (area 0.46 acre), R.S. Plot No. 363 (area : 1.00 acre), R.S. Plot No. 364 (area 0.03 acre), R.S. Plot No. 365 (area 0.55 acre), R.S. Plot No. 325 (area: 0.17 acre) and R.S. Plot No. 1011 (area 0.08 acre) all appertaining to Khata No. 13, situated at village : Madhukama, Thana : Ormanjhi, Thana No.4, District : Ranchi, togetherwith all easements and inheritance thereto and all things attached to earth, bounded and butted as follows :-

BOUNDARY OF PLOT NO.351, 363, 364 AND 365

NORTH : R.S.Plot No.350, 349 and 348

SOUTH : R.S. Plot No.362, 1009.

EAST : R.S.Plot No.352, 362, 340 and 349

WEST : R.S.Plot No.349, 1009, 366 and 367

BOUNDARY OF PLOT NO.325

NORTH : R.S.Plot No.326

SOUTH : R.S. Plot No.321

EAST : R.S.Plot No.324

WEST : R.S.Plot No.337

BOUNDARY OF PLOT NO.356

NORTH : R.S.Plot No.355

SOUTH : R.S. Plot No.1021

EAST : R.S.Plot No.355, 303, 302, 301 and 1021

WEST : R.S.Plot No.1020, 357

BOUNDARY OF PLOT NO.1011

NORTH : R.S.Plot No.1007, 1008 and 1010



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DIRECTOR
PACIFIC ALCOBEY (P) LTD.

SOUTH : R.S. Plot No.1002

EAST : R.S.Plot No.1010 and 1012

WEST : R.S.Plot No.1006 and 1004

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 State of Jharkhand, through the Circle Officer, Ormanjhi.

RIGHT : Raiyatee right with permanent heritable and transferable right.

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PACIFIC ALCOBEV (P) LTD.

MEMO OF CONSIDERATION

RECEIVED OF and FROM the within named PURCHASER VINAIKA INFRA THE WITHIN MENTIONED sum of Rs.93,86,000/- (Rupees Ninety Three Lakh Eighty Six Thousand) only being the consideration amount in full and final for sale abovementioned as per memo hereunder written:-

Date	Mode of payment	Bank	In favour of	Amount (in Rs.)
02.03.2020	Cheque No.522976	Canara Bank, Chutia, Ranchi	PACIFIC ALCOBEV PVT. LTD	Rs.26,00,000/-
21.03.2020	RTGS	Canara Bank, Chutia, Ranchi	PACIFIC ALCOBEV PVT. LTD	Rs.14,00,000/-
07.04.2020	RTGS	Canara Bank, Chutia, Ranchi	PACIFIC ALCOBEV PVT. LTD	Rs.50,00,000/-

26.08.2020	Cheque No.522998	Canara Bank, Chutia, Ranchi	PACIFIC ALCOBEV PVT. LTD	Rs. 3,15,605/-
26.08.2020	Tax Deducted at Source by Purchaser			Rs. 70,395/-
Total				Rs.93,86,000/- ✓

(Rupees Ninety Three Lakh Eighty Six 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 Keshar-e-hind land. The same is neither acquired by the Government for civic 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 belong nor 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 Khutkatti, Sarna, Masna, Hargarhi, Fodder Scam, Land Scam land, and it is also certified that the said land has not been mortgaged with any Institution. The land is not Khas Mahal Land. The land is Raiyatee land.

THIS is also to certify that the VENDOR does not belong to Scheduled Tribe, Scheduled 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 in case of any discrepancy or wrong submission will be on the party /parties who have presented and appeared for registration of the documents.

26/08/2020
DIRECTOR
PACIFIC ALCOBEV (P) LTD

IN WITNESS WHEREOF the VENDOR has hereunto set and subscribed its hands and seal to this Deed of Absolute Sale and has executed these presents at Ranchi on the day, month and year written first above.

SIGNED AND DELIVERED by the within named VENDOR, PACIFIC ALCOBEV PVT. LTD. through its Managing Director SRI ANUP CHAWLA in presence of the

WITNESSES :

1. Sambosh Kumar
S/o Sri Subhant Sharma
Ratu Road, Ranchi
28/8/2020

2. Arhiteshwar Karmali
S/o Sri Surjan Karmali
Kokar, Ranchi 28/8/2020

PACIFIC ALCOBEV (P) LTD.
Sri Anup Chawla
DIRECTOR
28/8/2020
VENDOR



Drafted by :

Typed by :





M/s VINAIKA INFRA

AKA

Partner 28/8/2020



M/s VINAIKA INFRA

AKA

Partner 28/8/2020

SIGNATURE OF PURCHASER

FINGER IMPRESSION OF LEFT HAND

Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb
VINAIKA INFRA (through its Designated Partner Sri Ajay Kumar Agarwal)				
Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb
VINAIKA INFRA (through its Designated Partner Sri Vinay Kumar Agarwal)				

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.

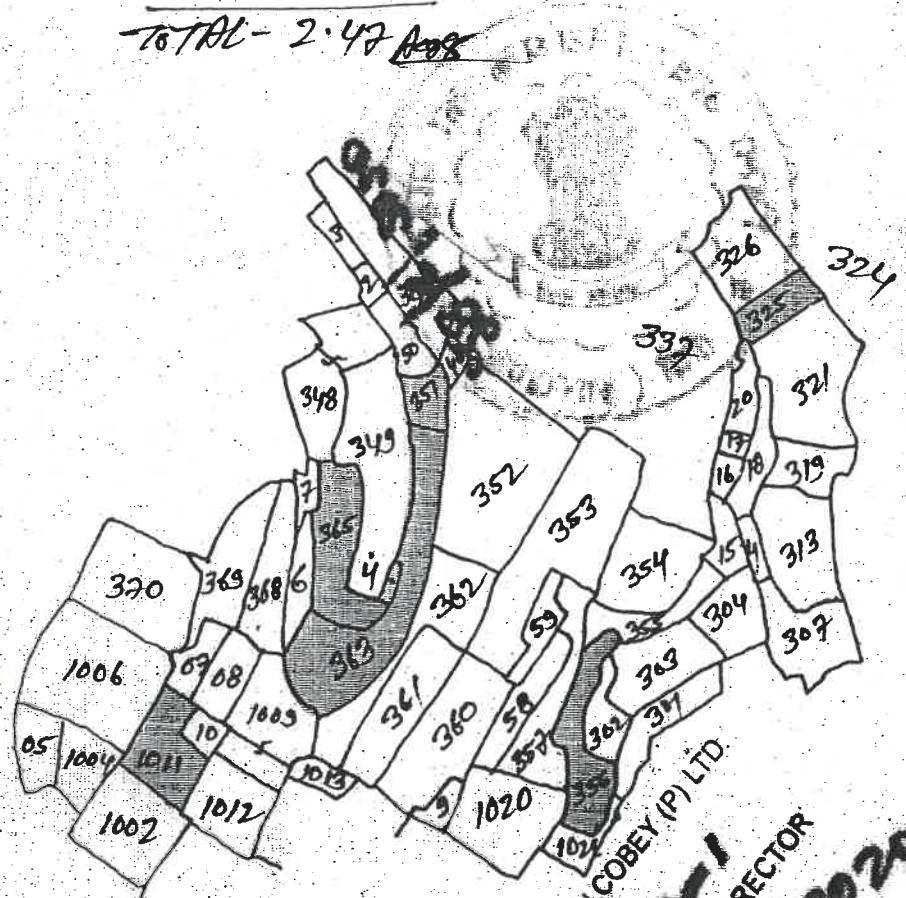
PACIFIC ALCOBEY
1/11/1. Chowk
DIRECTOR
28/8/2020



VICINIO - MADKAMA
RIANA ORMANHI
THANANO - 4
DIST. RANCHIL
SCALE - 1" = 1 MILE
MAP ON - 1932 - 33 YEARS

THANANO PLOT NO & AREA SHOW

13	-	351	-	0.18	Acres	■
		356	-	0.46	"	
		363	-	1.00	"	
		364	-	0.03	"	
		365	-	0.55	"	
		325	-	0.17	"	
		1011	-	0.08	"	
		<u>TOTAL</u>		<u>2.47</u>	<u>Acres</u>	



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PACIFIC ALCOBEY (P) LTD.
 DIRECTOR
 28/8/2020



Pre Registration Docket

Date :- 27-08-2020 02:21 pm

Office Name :- SRO - Ranchi
Token No:- 20200000067233

Appoinment :- 08-Sep-2020 Time:- 12:6

Article	Sale Deed
Pre Registration Date	26-Aug-2020
No. Of Pages	47
Stamp Duty	375440
Paid Stamp Duty	0
Total Fees	₹ 2,88,144.

Property Id: 377826

Valuation No. : 499170 / 2020	:- 2020-2021	User Id : 3516	Date : 27-August-2020 14:46:PM
State : Jharkhand	District : Ranchi	Tahsil : Ormanjhi	
Land Type : Rural	Corporation :	Village/City : Madhukama	
Madhukama Word No 1 - Other Road	-		
Volume Number - 3			
Page Number - 6			
Khata Number - 13			
Plot Number - 351			
Valuation Rule : Commercial land			
Property Details			
1	Land area	18 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	18 x 23712=426816	₹4,26,816/-
A	Total		₹4,26,816/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹4,26,900/-
Total Amount in Words : Four Lakh Twenty Six Thousands Nine Hundred Rupees Only			

Land measurement, Sub Part and House No.	Property Boundaries East: R.S. PLOT NO. 352, 362, 340 AND 349, West: R.S. PLOT NO. 349, 1009, 366 AND 367, South: R.S. PLOT NO. 362, 1009, North: R.S. PLOT NO. 350, 349 AND 348
Area	Land area : 18.00 Decimal
Other Description of the Property	

Government/Market Value	426816
Transaction Amount	9386000

Property Id: 377829

Valuation No. : 499171 / 2020	:- 2020-2021	User Id : 3516	Date : 27-August-2020 14:46:PM
State : Jharkhand	District : Ranchi	Tahsil : Ormanjhi	
Land Type : Rural	Corporation :	Village/City : Madhukama	
Madhukama Word No 1 - Other Road -			
Volume Number - 3			
Page Number - 6			
Khata Number - 13			
Plot Number - 363			
Valuation Rule : Commercial land			
Property Details			
1	Land area	100 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 100 x 23712=2371200	₹23,71,200/-
A	Total		₹23,71,200/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹23,71,200/-
Total Amount in Words : Twenty Three Lakhs Seventy One Thousands Two Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: R.S. PLOT NO. 352, 362, 340 AND 349, West: R.S. PLOT NO. 349, 1009, 366 AND 367, South: R.S. PLOT NO. 362, 1009, North: R.S. PLOT NO. 350, 349 AND 348
Area	Land area : 100.00 Decimal
Other Description of the Property	
Government/Market Value	2371200
Transaction Amount	-

Property Id: 377830

Valuation No. : 499172 / 2020	:- 2020-2021	User Id : 3516	Date : 27-August-2020 14:46:PM
State : Jharkhand	District : Ranchi	Tahsil : Ormanjhi	
Land Type : Rural	Corporation :	Village/City : Madhukama	
Madhukama Word No 1 - Other Road -			
Volume Number - 3			
Page Number - 6			

Khata Number - 13			
Plot Number - 364			
Valuation Rule : Commercial land			
Property Details			
1	Land area	3 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	✓ 1 3 x 23712=71136	₹71,136/-
A	Total		₹71,136/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹71,200/-
Total Amount in Words : Seventy One Thousands Two Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: R.S. PLOT NO. 352, 362, 340 AND 349, West: R.S. PLOT NO. 349, 1009, 366 AND 367, South: R.S. PLOT NO. 362, 1009, North: R.S. PLOT NO. 350, 349 AND 348
Area	Land area : 3.00 Decimal
Other Description of the Property	
Government/Market Value	71136
Transaction Amount	-

Property Id: 377832

Valuation No. : 499173 / 2020	:- 2020-2021	User Id : 3516	Date : 27-August-2020 14:46:PM
State : Jharkhand	District : Ranchi	Tahsil : Ormanjhi	
Land Type : Rural	Corporation :	Village/City : Madhukama	
Madhukama Word No 1 - Other Road	-		
Volume Number - 3			
Page Number - 6			
Khata Number - 13			
Plot Number - 365			
Valuation Rule : Commercial land			
Property Details			
1	Land area	55 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	✓ 1 55 x 23712=1304160	₹13,04,160/-
A	Total		₹13,04,160/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹13,04,200/-

Total Amount in Words : Thirteen Lakhs Four Thousand Two Hundred Rupees Only.

Land measurement, Sub Part and House No.	Property Boundaries East: R.S. PLOT NO. 352, 362, 340 AND 349, West: R.S. PLOT NO. 349, 1009, 366 AND 367, South: R.S. PLOT NO. 362, 1009, North: R.S. PLOT NO. 350, 349 AND 348
Area	Land area : 55.00 Decimal
Other Description of the Property	
Government/Market Value	1304160
Transaction Amount	-

Property Id: **377833**

Valuation No. : 499174 / 2020	:- 2020-2021	User Id : 3516	Date : 27-August-2020 14:46:PM
State : Jharkhand	District : Ranchi	Tahsil : Ormanjhi	
Land Type : Rural	Corporation :	Village/City : Madhukama	
Madhukama Word No 1 - Other Road	-		
Volume Number - 3			
Page Number - 6			
Khata Number - 13			
Plot Number - 325			
Valuation Rule : Commercial land			
Property Details			
1	Land area	17 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	$1 \times 17 \times 23712 = 403104$	₹4,03,104/-
A	Total		₹4,03,104/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹4,03,200/-
Total Amount in Words : Four Lakh Three Thousand Two Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: R.S. PLOT NO. 324, West: R.S. PLOT NO. 337, South: R.S. PLOT NO. 321, North: R.S. PLOT NO. 326
Area	Land area : 17.00 Decimal
Other Description of the Property	
Government/Market Value	403104
Transaction Amount	-

Property Id: 377834

Valuation No. : 499177 / 2020	:- 2020-2021	User Id : 3516	Date : 27-August-2020 14:46:PM
State : Jharkhand	District : Ranchi	Tahsil : Ormanjhi	
Land Type : Rural	Corporation :	Village/City : Madhukama	
Madhukama Word No 1 - Other Road -			
Volume Number - 3			
Page Number - 6			
Khata Number - 13			
Plot Number - 1011			
Valuation Rule : Commercial land			
Property Details			
1	Land area	8 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1.8 x 23712 = 189696	₹1,89,696/-
A	Total		₹1,89,696/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹1,89,700/-
Total Amount in Words : One Lakh Eighty Nine Thousands Seven Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: R.S. PLOT NO. 1010 AND 1012, West: R.S. PLOT NO. 1006 AND 1004, South: R.S. PLOT NO. 1002, North: R.S. PLOT NO. 1007, 1008 AND 1010
Area	Land area : 8.00 Decimal
Other Description of the Property	
Government/Market Value	189696
Transaction Amount	-

Property Id: 377839

Valuation No. : 499179 / 2020	:- 2020-2021	User Id : 3516	Date : 27-August-2020 14:46:PM
State : Jharkhand	District : Ranchi	Tahsil : Ormanjhi	
Land Type : Rural	Corporation :	Village/City : Madhukama	
Madhukama Word No 1 - Other Road -			
Volume Number - 3			
Page Number - 6			
Khata Number - 13			
Plot Number - 356			
Valuation Rule : Commercial land			
Property Details			
1	Land area	46 Decimal	

Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	46 x 23712-1090752	₹10,90,752/-
A	Total		₹10,90,752/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹10,90,800/-
Total Amount in Words - Ten Lakhs Ninety Thousands Eight Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: R.S. PLOT NO. 355, 303, 301 AND 1021, West: R.S. PLOT NO. 1020 AND 357, South: R.S. PLOT NO. 1021, North: R.S. PLOT NO. 355
Area	Land area : 46.00 Decimal
Other Description of the Property	
Government/Market Value	1090752
Transaction Amount	-

SELLER	-Ms. PACIFIC ALCOBEV PVT LTD REPRESENT BY AND THRO ITS MANAGING DIRECTOR ANUP CHAWLA, Address - PREM NIVAS SECOND FLOOR OPPOSITE SINGHEE MARG PEE PEE COMPOUND HINDPIRI RANCHI- ,Father/Husband Name LATE BALDEO RAJ CHAWLA , PAN No.- *****807M,Permission Case No.- , Aadhaar No. *****1096
PURCHASER	-Ms. VINAICA INFRA THRO ITS PARTNERS VINAY KUMAR AGARWAL, Address - VINAICA PERFUMERY WORKS STATION ROAD EAST OPPOSITE CHUTIA THANA CHUTIA RANCHI- ,Father/Husband Name OM PRAKASH AGARWAL , PAN No.- *****328B,Permission Case No.- , Aadhaar No. *****8405
	-Ms. VINAICA INFRA THRO ITS PARTNERS AJAY KUMAR AGARWAL, Address - VINAICA PERFUMERY WORKS STATION ROAD EAST OPPOSITE CHUTIA THANA CHUTIA RANCHI- ,Father/Husband Name OM PRAKASH AGARWAL , PAN No.- *****328B,Permission Case No.- , Aadhaar No. *****2486

Witness Information	Mr. SANTOSH KUMAR , Address - RATU ROAD SUKHDEONAGAR RANCHI-, Father/Husband Name-SUSHANT SHARMA
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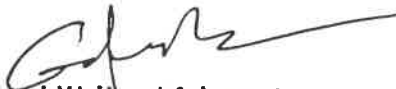
Identifier Details	Mr. AKHILESHWAR KARMALI , Address - KOKAR SADAR RANCHI-, Father/Husband Name-SURJAN KARMALI
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Fee Rule:Sale Deed		
1	Stamp Duty	3,75,440

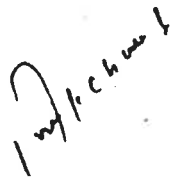
1	SP	1,410
Total		1,410
Fee Rule: Sale Deed		
1	M(b) Fee	150
2	I fee	5,000
3	PR	1
4	LL	3
5	A1	2,81,580
Total		2,86,734

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.


Deed Writer / Advocate


Vendor / Claimant


Vendor / Executant





4878

4487

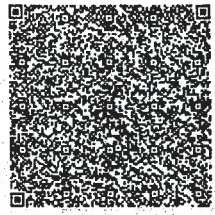


सत्यमेव जयते

INDIA NON JUDICIAL Government of Jharkhand

e-Stamp

Certificate No.	: IN-JH32047976433198S
Certificate Issued Date	: 03-Sep-2020 02:08 PM
Account Reference	: SHCIL (FI)/ jhshcil01/ RANCHI/ JH-RNC
Unique Doc. Reference	: SUBIN-JHJHSHCIL0148870405119071S
Purchased by	: VINAIKA INFRA
Description of Document	: Article 23 Conveyance
Property Description	: SALE DEED
Consideration Price (Rs.)	: 1,86,00,000 (One Crore Eighty Six Lakh only)
First Party	: PACIFIC ALCOBEV PVT LTD THROUGH SRI ANUP CHAWLA
Second Party	: VINAIKA INFRA THROUGH AJAY KUMAR AGARWAL AND OTHER
Stamp Duty Paid By	: VINAIKA INFRA THROUGH AJAY KUMAR AGARWAL AND OTHER
Stamp Duty Amount(Rs.)	: 7,44,500 (Seven Lakh Forty Four Thousand Five Hundred only)



Please write or type below this line

... 27 ...
... 23 ...
...

05/09/2020

PACIFIC ALCOBEV (P) LTD.

Sri Anup Chawla
DIRECTOR

RS 0000227717

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.

Carls Punjabhi
5/9

सम्पत्ति का मूल्य
1,86,00,000/-
स्टाम्प... 44,500/- रुपये

प्राप्त पशुपालन की भूमि घोटाला
एवं खाशमहल लीज का सूची में
वर्णित प्लॉट दर्ज नहीं है

मात्र दर्शिका पंजी से मिलान किया
जमीन का दर/डी०..... 237121
कच्चा मकान का दर/वर्ग फीट.....
पक्का मकान का दर/वर्ग फीट.....
पत्तों का दर/वर्ग फीट.....



गैर मजसूदा प्र. कायदा सूचि से
खाता... 13... प्लॉट... 24...
का मिलान किया जा नहीं पाया

TDS का प्रति हस्ताक्षर
05/9/2020

SALE DEED

THIS DEED OF ABSOLUTE SALE is made and executed on this the
05th day of sep....., 2020, A.D. at Ranchi;

BETWEEN

PACIFIC ALCOBEV PVT. LTD., (having CIN : U15500JH
2011PTC014949, PAN : AAGCP0807M), a company, incorporated under
the provisions of the companies Act, 1956, having its Registered office at
Pee Pee Compound, P.S. Hindpiri, District : Ranchi, represented by and
through its Managing Director **SRI ANUP CHAWLA** (PAN :
ABIPC2911M, UID No.4519-0942-1096, MOBILE No.94311-09095), son
of Late Baldeo Raj Chawla, and Grandson of Late Ramlalji Chawla by
faith : Hindu, by caste : Punjabi, by occupation : Business, resident of
Prem Nivas, Second Floor, Opposite Singhee Marg, Pee Pee Compound,
P.S. : Hindpiri, District : Ranchi, Indian National, hereinafter called the

PACIFIC ALCOBEV (P) LTD.
Anup Chawla
5/9/2020
DIRECTOR

(Handwritten signature)

महशयन व नकली में
हैं नब है
5/9



“VENDOR” (which expression shall, unless it be repugnant to the context or subject or meaning thereof be deemed to mean and include themselves, their successors, administrators, executors, assigns etc.) of the **ONE PART**;

AND

VINAIKA INFRA (PAN : AARFV8328B) a partnership concern, having its office at Vinaika Campus, Opposite Chutia Police Station, Station Road, P.S.Chutia, District – Ranchi (Jharkhand) represented by and through its Partners (1) **SRI AJAY KUMAR AGARWAL** (UID No. 9788-2070-2486, MOBILE No.93043-18238), and (2) **SRI VINAY KUMAR AGARWAL** (UID No..7261-5999-8405, MOBILE No.94311-70041), both sons of Sri Om Prakash Agarwal and Grandson of Late Surajmal Agarwal, by faith : Hindu, by caste : Agarwal, by Occupation : Business, resident of Vinaika Perfumery Works, Station Road (East), Opposite Chutia Thana, P.S.Chutia, District – Ranchi-834001, in the State of Jharkhand, Indian National, hereinafter called the **PURCHASER**” (which expression shall, unless it be repugnant to the context or subject or meaning thereof be deemed to mean and include its Partners, successive Partner(s), his/their legal representatives, successors-in-interest, executors, administrators permitted assigns, etc.) of the **OTHER PART**;

In this deed unless the context otherwise demands, the reference to :

- (i) the words importing masculine gender shall include feminine and/or neuter gender. Likewise the words importing feminine gender shall include masculine and/or neuter gender and the words importing neuter gender shall include masculine and/or feminine gender as the case may be;
- (ii) singular shall mean and include plural and vice-versa; and

PACIFIC ALCOHOL (P) LTD.


DIRECTOR



- (iii) living person shall mean and include the body incorporate and/or other artificial person;

WHEREAS the VENDOR is the lawful owner and is seized and possessed of and hold and otherwise well and sufficiently entitled to ALL THAT PIECE AND PARCEL of land having raiyatee rights, ground with messuages, tenements, hereditaments and premises containing by total admeasurements 5.05 acre (Five acre and five decimal) being R.S. Plot No. 342 (area 0.07 acre), R.S. Plot No. 343 (area 0.12 acre), R.S. Plot No. 345 (acre : 0.06 acre), R.S. Plot No. 346 (area 0.34 acre), R.S. Plot No. 347 (area 0.19 acre), R S Plot No. 348 (area 0.57 acre), R.S.Plot No. 349 (area 0.88 acre), R.S.Plot No. 999 (area 1.00 acre), R.S.Plot No. 1001 (area 0.07 acre), R.S.Plot No. 1007 (area 0.15 acre), R.S.Plot No. 1008 (area 0.25 acre), R.S.Plot No. 1009 (area 0.54 acre), R.S.Plot No. 1010 (area 0.10 acre), R.S.Plot No. 1011 (area 0.30 acre) and R.S.Plot No. 1012 (area 0.41 acre) all appertaining to Khata No. 13, alongwith 6000 sq.ft. approx constructed area (Building) situated at village : Madhukama, Thana : Ormanjhi, Thana No.4, District : Ranchi, togetherwith all easements and inheritance thereto and all things attached to earth 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 the aforesaid land of R.S. Plot Nos. 342, 343, 345, 346, 347, 348, 349, 999, 1001, 1007, 1008, 1009, 1010, 1011 and 1112 of village Madhukama was owned and possessed by the then Landlord Maharaja Pratap Udai Nath Shahdeo, the tenure holder; AND

WHEREAS by virtue of Registered Indenture of Kabuliyat Raiyati Settlement, registered at the office of the District Sub Registrar, Ranchi

PACIFIC ALCOBEV (P) LTD.

5/9/2020
DIRECTOR

vide Deed No. 2412 for the year 1939, registered at Book No.1, Volume No.28 at pages from 445 to 451, one Budhu Singh son of Vachan Singh, by faith: Hindu, by caste: Rajput, resident of village Hethu, District: Ranchi had acquired the SAID PROPERTY and he was paying rent in respect of the SAID PROPERTY to the aforesaid the then Landlord and after vesting of the estate to the State; AND WHEREAS the said Budhu Singh by virtue of a Registered Deed of Sale dated 16.10.1968, registered at the office of the District Sub-Registrar, Ranchi vide Deed No.9050 for the year 1968, registered at Book No.1, Volume No.72 at pages from 271 to 276, sold and transferred the SAID PROPERTY for valuable consideration to Smt. Deo Kunwari, by faith: Hindu, by caste: Rajput and put her in effective and khas possession thereof as absolute owner ; AND

WHEREAS the said Smt. Deo Kunwari died leaving behind his two sons namely, Jugu Singh and Mogo Singh. The said Jugu Singh died leaving behind his three sons, namely, Ram Prasad Singh, Rambriksha Singh and Lakhendra Singh and subsequent to death of the said Jugu Singh his aforesaid three sons had succeeded to the estate of the deceased Jugu Singh being his sons and legal heirs. The said Mogo Singh also died leaving behind his three sons namely, (1) Devendra Singh (2) Ramkishore Singh and (3) Rajkishore Singh and subsequent to death of the said Mogo Singh, his aforesaid three sons had succeeded to the estate of the deceased Mogo Singh being his sons and legal heirs ; AND

WHEREAS upon mutual family arrangement between the sons of the aforesaid Late Jugu Singh and Late Mogo Singh, the SAID PROPERTY was allotted to and given in the share of the aforesaid Ram Prasad Singh, Rambriksha Singh, Ramkishore Singh and Raj Kishore Singh co-jointly in severalty and they have been put in effective possession of the same as absolute owners thereof ; AND

PACIFIC ALCOBEV (P) LTD.


DIRECTOR



WHEREAS the said Ram Prasad Singh, Rambriksha Singh, Ramkishore Singh and Rajkishore Singh all by faith: Hindu, by caste: Rajput by virtue of a Registered Deed of Sale dated 19.02.2013, registered at the office of Sub-Registrar, Ranchi Rural Area, vide Deed No.1024/928 for the year 2013, recorded in Book No.I, Volume No.34 at pages from 593 to 638 sold and transferred the SAID PROPERTY for valuable consideration to Pacific Alcobev Pvt. Ltd (the VENDOR herein) and put them in effective and khas possession of the said vended property (the SAID PROPERTY) as absolute owner thereof; AND

WHEREAS the name of the VENDOR in respect of the SAID PROPERTY has been mutated in the Sherista of the State by order passed by the Circle Officer, Ormanjhi Anchal in Mutation Case No.118R27 / 2013-14 and Zamabandi is running in Volume No.3 at Page 6 of Register-II. The VENDOR has paid rent to the State upto the period 2020-2021 vide Rent Receipt No.0276578163 dated 24.08.2020; AND

WHEREAS the VENDOR, thus, holds, owns and is in possession of the SAID PROPERTY, ALL THAT PIECE AND PARCEL OF LAND having Raiyatee rights, ground with messuages, tenements, hereditaments and premises containing by total admeasurement 5.05 acre (Five acre and five decimal) being R.S. Plot No. 342 (area 0.07 acre), R.S. Plot No. 343 (area 0.12 acre), R.S. Plot No. 345 (area : 0.06 acre), R.S. Plot No. 346 (area 0.34 acre), R.S. Plot No. 347 (area 0.19 acre), R S Plot No. 348 (area 0.57 acre), R.S.Plot No. 349 (area 0.88 acre), R.S.Plot No. 999 (area 1.00 acre), R.S.Plot No. 1001 (area 0.07 acre), R.S.Plot No. 1007 (area 0.15 acre), R.S.Plot No. 1008 (area 0.25 acre), R.S.Plot No. 1009 (area 0.54 acre), R.S.Plot No. 1010 (area 0.10 acre), R.S.Plot No. 1011 (area 0.30 acre) and R.S.Plot No. 1012 (area 0.41 acre) all appertaining to Khata No.

PACIFIC ALCOBEV (P) LTD.

Manoj Chandra
19/08/2020
DIRECTOR

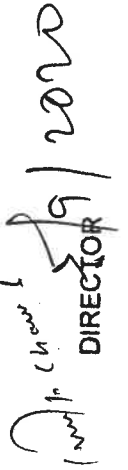
Manoj

13, alongwith 6000 sq.ft. approx constructed area (Building) situated at village : Madhukama, Thana : Ormanjhi, Thana No.4, District : Ranchi, togetherwith all easements and inheritance thereto and all things attached to earth , which is subject matter of these presents in their own rights, title, interest and possession and the VENDOR is in seisin of the SAID PROPERTY and more pàrticularly described in the SCHEDULE hereunder written as absolute and lawful owner and has been coming in and enjoying quiet and peaceful possession thereof, having exclusive and sole rights to sell and transfer the same; AND

WHEREAS in order to raise fund to meet their lawful expenses and also some important, urgent and unavoidable expenses the VENDOR is desirous of selling the SAID PROPERTY, morefully described in the SCHEDULE hereunder written ; AND

WHEREAS on having come to know the above desire of the VENDOR, the PURCHASER approached the VENDOR and on the approach made by the PURCHASER, the VENDOR has negotiated with the PURCHASER to sell the SAID PROPERTY. Upon due deliberation and negotiation, the VENDOR has agreed to sell the SAID PROPERTY, that is, ALL THAT PIECE AND PARCEL OF LAND having raiyatee rights, ground with messuages, tenements, hereditaments and premises containing by total admeasurements 5.05 acre (Five acre and five decimal) being R.S. Plot No. 342 (area 0.07 acre), R.S. Plot No. 343 (area 0.12 acre), R.S. Plot No. 345 (acre : 0.06 acre), R.S. Plot No. 346 (area 0.34 acre), R.S. Plot No. 347 (area 0.19 acre), R S Plot No. 348 (area 0.57 acre), R.S.Plot No. 349 (area 0.88 acre), R.S.Plot No. 999 (area 1.00 acre), R.S.Plot No. 1001 (area 0.07 acre), R.S.Plot No. 1007 (area 0.15 acre), R.S.Plot No. 1008 (area 0.25 acre), R.S.Plot No. 1009 (area 0.54 acre), R.S.Plot No. 1010 (area 0.10 acre), R.S.Plot No. 1011 (area 0.30 acre) and

PACIFIC ALCOBEV (P) LTD.


DIRECTOR



R.S.Plot No. 1012 (area 0.41 acre) all appertaining to Khata No. 13, alongwith 6000 sq.ft. approx constructed area (Building), situated at village : Madhukama, Thana : Ormanjhi, Thana No.4, District : Ranchi, togetherwith all easements and inheritance thereto and all things attached to earth and more particularly described in the SCHEDULE hereunder written and delineated on the plan thereof hereto annexed and shown with RED COLOUR thereon absolutely and forever, free from all encumbrances, charges, mortgages, attachments, lis, lispendences, demands, liens and trusts of whatsoever nature at and for the total consideration amount of Rs.1,86,00,000/- (Rupees One Crore Eighty Six Lakh) only and the PURCHASER has agreed to purchase the SAID PROPERTY at the said price, absolutely and forever, free from all encumbrances, charges, mortgages, attachments, lis, lispendences, demands, liens and trusts of whatsoever nature and hence, this Deed of Absolute Sale

NOW, THEREFORE, THIS DEED OF ABSOLUTE SALE WITNESSETH that pursuant to foregoing and in pursuance of the said agreement and in consideration of the entire sale consideration of Rs.1,86,00,000/- (Rupees One Crore Eighty Six Lakh) only well and truly paid by the PURCHASER to the VENDOR on or before execution of these presents in the manner set-out in the Memo of Consideration mentioned hereinbelow, being the full and final consideration money agreed to paid as aforesaid (the receipt whereof the VENDOR doth hereby admit and acknowledge as well as by its 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 for ever acquit, release and discharge the PURCHASER as well as the "SAID PROPERTY") the VENDOR doth hereby indefeasibly transfer, grant, assign and convey by way of sale and assure ABSOLUTELY AND FOREVER TO AND UNTO the

PACIFIC ALCOBEV (P) LTD.

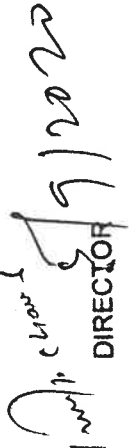
DIRECTOR

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PURCHASER free from all encumbrances, charges, mortgages, attachments, liens, lis, lis pendences, acquisition and/or trusts of whatsoever nature and reasonable doubts all rights, title, interest and possession of the VENDOR and further ensuring quiet and peaceful possession in and over the SAID PROEPRTY, i.e. all that piece and parcel of land having Raiyatee rights, ground with messuages, tenements, hereditaments and premises containing by total admeasurements 5.05 acre (Five acre and five decimal) being R.S. Plot No. 342 (area 0.07 acre), R.S. Plot No. 343 (area 0.12 acre), R.S. Plot No. 345 (acre : 0.06 acre), R.S. Plot No. 346 (area 0.34 acre), R.S. Plot No. 347 (area 0.19 acre), R S Plot No. 348 (area 0.57 acre), R.S.Plot No. 349 (area 0.88 acre), R.S.Plot No. 999 (area 1.00 acre), R.S.Plot No. 1001 (area 0.07 acre), R.S.Plot No. 1007 (area 0.15 acre), R.S.Plot No. 1008 (area 0.25 acre), R.S.Plot No. 1009 (area 0.54 acre), R.S.Plot No. 1010 (area 0.10 acre), R.S.Plot No. 1011 (area 0.30 acre) and R.S.Plot No. 1012 (area 0.41 acre) all appertaining to Khata No. 13, alongwith 6000 sq.ft. approx constructed area (Building), situated at village : Madhukama, Thana : Ormanjhi, Thana No.4, District : Ranchi, togetherwith all easements and inheritance thereto and all things attached to earth and delineated on the plan thereof hereto annexed and shown with RED COLOUR thereon OR HOWSOEVER OTHERWISE the SAID PROEPRTY now are or is or heretobefore were or was situated, butted, bounded, called, known, numbered, described or distinguished AND 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 any wise 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 therewith or forming part and parcel or member thereof and the reversion or reversions,

PACIFIC ALCOBEY (P) LTD.


DIRECTOR



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 VENDOR 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, conveyéd, transferred, assigned, assured or expressed or intended so to be with their rights members and appurtenances UNTO and TO the use and benefit of the PURCHASER absolutely and forever and the PURCHASER 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 owner thereof being their own chattel.

AND the VENDOR doth covenant with the PURCHASER:-

- (1) That the VENDOR has put this day the PURCHASER in physical and peaceful possession of the SAID PROPERTY.
- (2) AND THAT the VENDOR doth categorically covenant that they and/or any person or persons lawfully or equitably claiming by, from , through under or in trust for them or any of them have/has 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 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 VENDOR is prevented from conveying, transferring, selling or assuring the SAID PROPERTY in the manner aforesaid. The SAID

PACIFIC ALCOHOL (P) LTD.

Handwritten signature
DIRECTOR

PROPERTY is free from all encumbrances, charges, lis, lispensens, liens, demand, let and attachment, whatsoever.

(3) AND THAT the VENDOR now has 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 PURCHASER in the manner aforesaid.

(4) AND THAT the VENDOR doth hereby confirm and record that on execution hereby put the PURCHASER in quiet, peaceful and vacant possession of the SAID PROPERTY and every part thereof as absolute owner thereof. It shall be lawful for the PURCHASER 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 VENDOR 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 VENDOR.

(5) AND THAT the PURCHASER 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 PURCHASER 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 PURCHASER shall have and enjoy full and absolute proprietary

PACIFIC ALCOBEV (P) LTD.

Handwritten signature and the word "DIRECTOR" printed vertically next to it.

right on and over the SAID PROPERTY. The PURCHASER 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) THAT the PURCHASER shall further get their name mutated in the official and public records of the Sherista of the State Circle Officer, Ormanjhi. The PURCHASER henceforth shall pay all rent, taxes, or cess etc. to the concerned authority and obtain receipt in their own name.
- (7) AND THAT against encumbrances the VENDOR doth covenant with the PURCHASER that free and clear and freely and clearly and absolutely acquitted exonerated released and forever discharged or otherwise by the VENDOR 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 VENDOR or any other person or persons lawfully or equitably claiming or to claim by from under or in trust for the VENDOR . The VENDOR doth further covenant that should there ever be discovered any defect deficiency or flaw in the title and possession of the VENDOR and/or in the rights of the VENDOR in respect of the SAID PROPERTY or portion thereof, the VENDOR doth promise to keep the PURCHASER always indemnified against all losses, expenses and damages which the PURCHASER might incur or sustain in consequence thereof.
- (8) AND FURTHER that the VENDOR and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the SAID PROPERTY hereby granted, conveyed, transferred, sold and assured or any part thereof by from under or in

PACIFIC ALCOBEV (P) LTD.


DIRECTOR



trust for them the VENDOR and their successors, assigns, legal representatives shall and will from time to time and at all times hereafter at the request and cost of the PURCHASER do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, matter and things conveyances and assurances in law whatsoever for the better further and more perfectly and absolutely granting unto and to the use of the PURCHASER in the manner aforesaid as shall or may be reasonably required by the PURCHASER for assuring the SAID PROPERTY and every part thereof hereby granted conveyed sold assigned and assured unto and to the use of the PURCHASER.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT PIECE AND PARCEL of land having raiyatee rights, ground with messuages, tenements, hereditaments and premises containing by total admeasurements 5.05 acre (Five acre and five decimal) being R.S. Plot No. 342 (area 0.07 acre), R.S. Plot No. 343 (area 0.12 acre), R.S. Plot No. 345 (acre : 0.06 acre), R.S. Plot No. 346 (area 0.34 acre), R.S. Plot No. 347 (area 0.19 acre), R S Plot No. 348 (area 0.57 acre), R.S. Plot No. 349 (area 0.88 acre), R.S. Plot No. 999 (area 1.00 acre), R.S. Plot No. 1001 (area 0.07 acre), R.S. Plot No. 1007 (area 0.15 acre), R.S. Plot No. 1008 (area 0.25 acre), R.S. Plot No. 1009 (area 0.54 acre), R.S. Plot No. 1010 (area 0.10 acre), R.S. Plot No. 1011 (area 0.30 acre) and R.S. Plot No. 1012 (area 0.41 acre) all appertaining to Khata No. 13, alongwith 6000 sq.ft. approx constructed area (Building), situated at village : Madhukama, Thana : Ormanjhi, Thana No.4, District : Ranchi, togetherwith all easements and inheritance thereto and all things attached to earth, bounded and butted as follows :-

BOUNDARY OF PLOT NO.342,343,345,346,347,348 AND 349

PACIFIC ALCOBEV (P) LTD.

DIRECTOR

(Handwritten signature)
9/20/20

(Handwritten signature)

NORTH : R.S.Plot No.337, 379, 374, 344 and 341

SOUTH : R.S.Plot No.350, 365 and 367

EAST : R.S.Plot No.341, 350, 351, 363, 364, 337 and 344

WEST : R.S.Plot No.337, 344, 374, 375 and 365

BOUNDARY OF PLOT NO.999,1001,1007,1008,1009, 1010,1011& 1012

NORTH : R.S.Plot No.1014, 363, 366, 368, 369 and 1002

SOUTH : R.S.Plot No. 993, 1002 and 972

EAST : R.S.Plot No.994, 995, 998, 1015, 1014, 1013, 362 and 363

WEST : R.S.Plot No.369, 370, 1006, 1004, 1003, 1002 and 1000

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 State of Jharkhand, through the Circle Officer, Ormanjhi.

RIGHT : Raiyatee right with permanent heritable and transferable right.

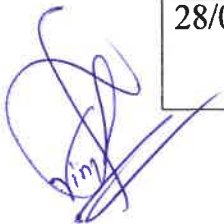
Value of Land (505 Decimal) : Rs.1,08,00,000/- ✓
Value of constructed area (Building) (6000 sq.ft.) : Rs. 78,00,000/- ✓
Rs.1,86,00,000/- ✓

MEMO OF CONSIDERATION

RECEIVED OF and FROM the within named PURCHASER VINAIKA INFRA THE WITHIN MENTIONED sum of Rs.1,86,00,000/- (Rupees One Crore Eighty Six Lakh) only being the consideration amount in full and final for sale abovementioned as per memo hereunder written:-

PACIFIC ALCOBEV (P) LTD.
DIRECTOR
11/11/2020

Date	Mode of payment	Bank	In favour of	Amount (in Rs.)
11/05/2020	RTGS	Canara Bank, Chutia, Ranchi	PACIFIC ALCOBEV PVT. LTD	Rs.10,00,000/-
11/05/2020	RTGS	Canara Bank, Chutia, Ranchi	PACIFIC ALCOBEV PVT. LTD	Rs.10,00,000/-
11/05/2020	RTGS	Canara Bank, Chutia, Ranchi	PACIFIC ALCOBEV PVT. LTD	Rs.10,00,000/-
11/05/2020	RTGS	Canara Bank, Chutia, Ranchi	PACIFIC ALCOBEV PVT. LTD	Rs.10,00,000/-
11/05/2020	RTGS	Canara Bank, Chutia, Ranchi	PACIFIC ALCOBEV PVT. LTD	Rs.10,00,000/-
27/05/2020	RTGS	Canara Bank, Chutia, Ranchi	PACIFIC ALCOBEV PVT. LTD	Rs.15,00,000/-
27/05/2020	RTGS	Canara Bank, Chutia, Ranchi	PACIFIC ALCOBEV PVT. LTD	Rs.10,00,000/-
12/06/2020	RTGS	Canara Bank, Chutia, Ranchi	PACIFIC ALCOBEV PVT. LTD	Rs.10,00,000/-
12/06/2020	RTGS	Canara Bank, Chutia, Ranchi	PACIFIC ALCOBEV PVT. LTD	Rs.10,00,000/-
12/06/2020	RTGS	Canara Bank, Chutia, Ranchi	PACIFIC ALCOBEV PVT. LTD	Rs.10,00,000/-
12/06/2020	RTGS	Canara Bank, Chutia, Ranchi	PACIFIC ALCOBEV PVT. LTD	Rs.10,00,000/-
12/06/2020	RTGS	Canara Bank, Chutia, Ranchi	PACIFIC ALCOBEV PVT. LTD	Rs.10,00,000/-
29/06/2020	RTGS	Canara Bank, Chutia, Ranchi	PACIFIC ALCOBEV PVT. LTD	Rs.20,00,000/-
28/07/2020	RTGS	Canara Bank, Chutia, Ranchi	PACIFIC ALCOBEV PVT. LTD	Rs.30,00,000/-



PACIFIC ALCOBEV (P) LTD

For Director
19/07/2020
DIRECTOR

03/09/2020	Cheque No. 513241	Canara Bank, Chutia, Ranchi	PACIFIC ALCOBEV PVT. LTD	Rs. 9,60,500/-
03/09/2020	Tax Deducted at Source by Purchaser			Rs. 1,39,500/-
Total				Rs.1,86,00,000/-

(Rupees One Crore Eighty Six Lakh) only

CERTIFICATE

THIS IS TO CERTIFY THAT the land which is subject matter of these presents and mentioned in the Schedule is not the Keshar-e-hind land. The same is neither acquired by the Government for civic 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 belong nor 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 Khutkatti, Sarna, Masna, Hargarhi, Fodder Scam, Land Scam land, and it is also certified that the said land has not been mortgaged with any Institution. The land is not Khas Mahal Land. The land is Raiyatee land:

THIS is also to certify that the VENDOR does not belong to Scheduled Tribe, Scheduled 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 in case of any discrepancy or wrong submission will be on the party /parties who have presented and appeared for registration of the documents.

PACIFIC ALCOBEV (P.) LTD.


Handwritten signature and date 09/09/2020
DIRECTOR

IN WITNESS WHEREOF the VENDOR has hereunto set and subscribed its hands and seal to this Deed of Absolute Sale and has executed these presents at Ranchi on the day, month and year written first above.

SIGNED AND DELIVERED by the within named VENDOR, PACIFIC ALCOBEV PVT. LTD. through its Managing Director SRI ANUP CHAWLA in presence of the

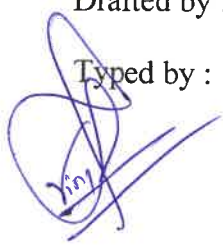
WITNESSES :

- 1. Santosh Kumar
S/o Sri Jyeshant Sharma
Ratu Road, Ranchi
5/9/2020
- 2. Akhileshwar Karmali
S/o Sri Surjan Karmali
Kokari, Ranchi
5/9/2020

PACIFIC ALCOBEV (P) LTD.

 DIRECTOR
 5/9/2020

VENDOR

Drafted by : 

Typed by : 



M/s VINAICA INFRA

Partner

05/9/2020

SIGNATURE OF PURCHASER

FINGER IMPRESSION OF LEFT HAND



M/s VINAICA INFRA

Partner

05/9/2020

Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb
VINAICA INFRA (through its Designated Partner Sri Ajay Kumar Agarwal)				
Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb
VINAICA INFRA (through its Designated Partner Sri Vinay Kumar Agarwal)				

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.

[Handwritten signature in blue ink]

PACIFIC ALCOBEV (P) LTD.

DIRECTOR

05/9/2020

VICCOBE - MADNAMA

ZHANA - BANTANON

ZHANA NO - 4

EDIST. RAJOCHE

SCALE - 16" = 1 MILE

MAP ON - 1937-33 YEARS

KHATA NO PLAT NO S. AREA SH. NO.

13 - 342 - 0.07

343 - 0.12

345 - 0.06

346 - 0.34

347 - 0.19

348 - 0.57

349 - 0.88

999 - 1.00

1001 - 0.07

1007 - 0.15

1008 - 0.25

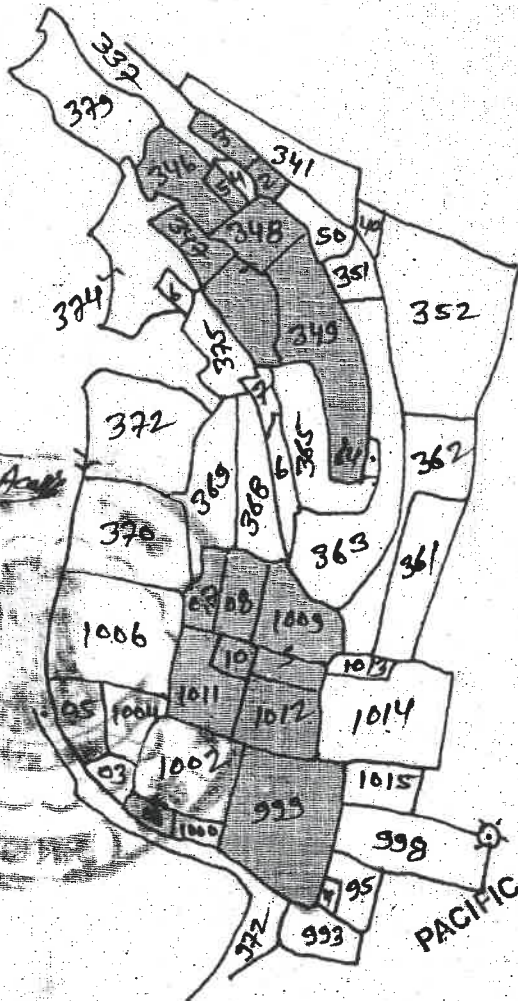
1009 - 0.54

1010 - 0.10

1011 - 0.30

1012 - 0.41

TOTAL - 5.05 Acres



Handwritten signature in blue ink.

Handwritten signature in black ink.

PACIFIC ALCOBEV (P) LTD.
DIRECTOR

5/9/2020

Taxpayer's Counterfoil

Name of the Assessee VINXXXX INFRA

PAN

A A R F V 8 3 2 8 B

Major Head

0021 - INCOME-TAX (OTHER THAN COMPANIES)

Minor Head

800 - TDS on Sale of Property

18600000
03092020
AAGCP0807M
AH1936675
RANCHI

Description of Tax	Amount in Rupees
Basic Tax	139,500.00
Surcharge	0.00
Education Cess	0.00
Penalty	0.00
Others	0.00
Interest	0.00
Fee	0.00
TOTAL	139,500.00

HDFC BANK LIMITED	
Challan No	280
BSR Code	0510308
Date of Receipt	03/09/2020
Challan Serial No	18310
Assessment Year	2021-22
Bank Reference	18310
Drawn On	HDFC Bank Netbanking

Rupees (In words)

INR ONE LAKH(S) THIRTY NINE THOUSAND FIVE HUNDRED ONLY

CIN

051030803092018310

Debit Account No.

50100083701697

Payment Realization Date

03/09/2020 14:34:55

Please Save a copy of this Acknowledgement Receipt for your future reference.



ओरमांझी । मधुकामा । 4 । पैसिफिक एतकोवेब प्रा. लि. पी. पी. कम्पाउंड द्वारा मैनेजिंग डायरेक्टर अनुप चावला

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
13	1001,1007,1008,1009,1010,1011,1012,342,343,345,346,347,348,349,351,356,363,364,365,999	7 एकड़ 11.999 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली

जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बावत	सालाना	बकाया				हाल (2020-2021)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल गुजारी (नकदी)	510.00					510.00
सेस (भावली)	127.50					127.50
सूद	255.00					255.00
मुतफरकात	255.00					255.00
मीजान	102.00					102.00
	1249.50					1249.50

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालबा हाल (2020-2021)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल गुजारी (नकदी)					510.00	
सेस (भावली)					127.50	
सूद					255.00	
मुतफरकात					255.00	
मीजान अदायकारी					102.00	
					1249.50	

(१) मीजान कुल (लफजों में) : One Thousand Two Hundred Fourty Nine Rupees and Fifty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 1249.50

तारीख अमला तहसील कुनिन्दा : 24-08-2020

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



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

पंजी II प्रति

August 26, 2020

भाग वर्तमान	3	पृष्ठ संख्या	6
ज़िला का नाम	राँची	अनुमंडल नाम	सदर
मौजा का नाम	मधुकामा	होल्डिंग संख्या	13
अचल का नाम	ओरमांडी	हलका का नाम	हल्का-01
तौजी संख्या	0	थाना नम्बर	4
इस्टेट का नाम	झारखण्ड	खाता का प्रकार	—

पैसिफिक एतकोवेब प्रा. लि. पी. पी. कम्पाउंड द्वारा मैनेजिंग डायरेक्टर अनूप चावला, पिता-स्व. बलदेव राज चावला पी. पी. हिंदपीडी, जाति- —

खाता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार	लगान	सेस
13	351	0 ऐ 18 डि 0 हे	122,118 R 27 / 2013-14	510	739.5
13	356	0 ऐ 23 डि 0 हे			
13	363	1 ऐ 0 डि 0 हे			
13	364	0 ऐ 3 डि 0 हे			
13	365	0 ऐ 55 डि 0 हे			
13	1011	0 ऐ 8 डि 0 हे			
13	342	0 ऐ 7 डि 0 हे			
13	343	0 ऐ 12 डि 0 हे			
13	345	0 ऐ 6 डि 0 हे			
13	346	0 ऐ 34 डि 0 हे			
13	347	0 ऐ 19 डि 0 हे			
13	348	0 ऐ 57 डि 0 हे			
13	349	0 ऐ 88 डि 0 हे			
13	999	1 ऐ 0 डि 0 हे			
13	1001	0 ऐ 7 डि 0 हे			
13	1007	0 ऐ 15 डि 0 हे			
13	1008	0 ऐ 25 डि 0 हे			
13	1009	0 ऐ 54 डि 0 हे			
13	1010	0 ऐ 10 डि 0 हे			
13	1011	0 ऐ 30 डि 0 हे			
13	1012	0 ऐ 41 डि 0 हे			
कुल परिमाण		7 ऐ 11.999 डि 0 हे			

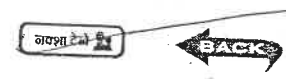
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल
09/10/2013	2182072	2013	2014	0	510	0	127.5	0	255	0	255	0	102
09-04-2019	0939324523	2014-2015	2019-2020	2550	510	637.5	127.5	1275	255	1275	255	510	102
2020-08-24 10:23:13	0276578163	2020-2021	2020-2021	0	510	0	127.5	0	255	0	255	0	102

List Of Mutation Cases on the above transaction in Register-II Mutation Cases Not Found !!

List Of Case Status Details

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

(Handwritten signature)



ऑनलाइन जाँची



झारखण्ड सरकार

झारखण्ड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

नक्शा देखें



BACK

जमीनदार नाम	रैयत का नाम, अभिभावक का नाम, रिश्ता
महाराजा प्रताप उदय नाथ साहीदेव	करन सिंह, बरन सिंह, पेशरान-दीगम्बर सिंह दो हिस्सा हिस्सा बराबर, जाति-राजपुत, निवासी-साकीन देह टोला मन्डा टोली व पुंगु सिंह, चरकु सिंह, मोगो सिंह, जलेश्वर सिंह, पेशरान-देवपाल सिंह दो हिस्सा हिस्सा बराबर, जाति-राजपुत, निवासी-साकीन देह टोला मन्डा टोली व लालु सिंह, रूपु सिंह, पेशरान-लेदा सिंह दो हिस्सा हिस्सा बराबर, जाति-राजपुत, निवासी-साकीन देह टोला मन्डा टोली व उदयनाथ सिंह, जगरनाथ सिंह, पेशरान-बलदेव सिंह एक हिस्सा हिस्सा बराबर, जाति-राजपुत, निवासी-साकीन देह टोला मन्डा टोली व मोसमात फुदन कुअरी, जोजे-धुधु सिंह 1 हीसा, जाति-राजपुत, निवासी-साकीन देह टोला मन्डा टोली मोताविक मो0 न0 45 सन् 1935-36 हसफदफा 85 माल मोकरर हुआ मो0 11-0-0 एगारह रुपैआ शम्बत 1993 से अमल मे आवेगा 1993 से 1995 साल तक 9 -15-0 देना होगा शम्बत 1996 से पुरा माल 11-0-0 मौसेस देनाहोगा ता: 10-10-35 दः

जिला का नाम	राँची	अंचल का नाम	ओरमांडी	हलका का नाम	हल्का-01	मौजा का नाम	मधुकामा	खाता का प्रकार	रैयती
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खेवट नम्बर	1	खाता नम्बर	13	थाना का नाम	ओरमांडी	थाना नम्बर	4
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खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान		कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त
				कियारी संख्या (5)	ऐ			डिस	रौ (10)	आ (11)	
13	287	दोन उधुवा उरांव परती कदीम	दोन दो 4	0	37	वकबजे उदैनाथ सिंह वो जगरनाथ सिंह	9-3-0	0	0	0	कायमी
	301	दोन जैराम लोहार टांड बलवा उरांव वगैरह	दोन तीन 6	0	33	वकबजे रूपु सिंह	9-3-0	0	0	0	कायमी
	319	दोन नीज दोन बुधुवा उरांव	दोन एक 1	0	24	वकबजे लालु सिंह वो मुसामात फुदन कुअरी	9-3-0	0	0	0	कायमी
	321	दोन रूपु सिंह दोन मुसामात फुदन कुअरी	दोन एक 2	0	74	वकबजे लालु सिंह वो मुसामात फुदन कुअरी	9-3-0	0	0	0	कायमी
	325	दोन इजमाल रैयत दोन लालु सिंह वगैरह	दोन एक 1	0	23	वकबजे रूपु सिंह	9-3-0	0	0	0	कायमी
	342	दोन बुधुवा उरांव वगैरह दोन	परती कदीम 1	0	7	वकबजे करन सिंह सखुवा/15 वकबजे रैयत	9-3-0	0	0	0	कायमी

ऑनलाइन जाँच

	मनीनाथ सिंह वगैरह									
343	दोन बुधुवा उरांव वगैरह दोन मनी नाथ सिंह वगैरह	टाड़ तीन 3	0	12	वकबजे रन सिंह	9-3-0	0	0	0	कायमी
345	दोन करन सिंह दोन जंग सिंह	दोन दो 3	0	6	वकबजे करन सिंह	9-3-0	0	0	0	कायमी
346	दोन जगेशर सिंह वगैरह दोन बरन सिंह	दोन दो 3	0	34	वकबजे बरन सिंह	9-3-0	0	0	0	कायमी
351	परती कदीम दोन नीज	टाड़ दो 1	0	18	वकबजे जुंगु सिंह वगैरह वसरह नम्बर 349	9-3-0	0	0	0	कायमी
356	दोन मोसमात फुदन कुअरी दोन रूपु सिंह	दोन तीन 6	0	46	वकबजे इजमाल रैयत	9-3-0	0	0	0	कायमी
363	टांड नीज परती कदीम नीज	दोन तीन 6	1	0	वकबजे जुंगु सिंह वगैरह वसरह नम्बर 349 परास/1 कुल हक वकबजे मालिक	9-3-0	0	0	0	कायमी
364	दोन नीज दोन नीज	परती कदीम 1	0	3	वकबजे जुंगु सिंह वगैरह वसरह नम्बर 349	9-3-0	0	0	0	कायमी
365	दोन नीज दोन नीज	दोन तीन 0	0	55	वकबजे जुंगु सिंह वगैरह वसरह नम्बर 349	9-3-0	0	0	0	कायमी
538	दोन सुकरा पाहन दोन वरन सिंह	दोन तीन 1	0	11	वकबजे बरन सिंह	9-3-0	0	0	0	कायमी
539	दोन सुकरा पाहन दोन बरन सिंह	दोन तीन 1	0	5	वकबजे करन सिंह	9-3-0	0	0	0	कायमी
540	दोन करन सिंह दोन करन सिंह	दोन दो 2	0	16	वकबजे बरन सिंह	9-3-0	0	0	0	कायमी
543	दोन बरन सिंह दोन बरन सिंह	दोन एक 3	0	25	वकबजे करन सिंह	9-3-0	0	0	0	कायमी
544	दोन बरन सिंह दोन बरन सिंह	दोन तीन 1	0	7	वकबजे करन सिंह	9-3-0	0	0	0	कायमी
545	दोन करन सिंह दोन जुंगु सिंह वगैरह	दोन तीन 2	0	16	वकबजे बरन सिंह	9-3-0	0	0	0	कायमी
546	दोन नीज दोन बरन सिंह	दोन दो 1	0	4	वकबजे करन सिंह	9-3-0	0	0	0	कायमी
547	दोन करन सिंह दोन जुंगु सिंह वगैरह	दोन एक 3	0	16	वकबजे करन सिंह	9-3-0	0	0	0	कायमी
548	दोन मसीदास उरांव दोन जुंगु	दोन एक 2	0	8	वकबजे करन सिंह	9-3-0	0	0	0	कायमी



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 1161fe2ebbf3744baedc

Receipt Date : 08-Jul-2021 12:29:47 pm

Receipt Amount : 10/-

Amount In Words : Ten Rupees Only

Document Type : Copy or Extract

District Name : Ranchi

Stamp Duty Paid By : AKHILESHWER KAMALI

Purpose of stamp duty paid : CERTIFIED COPY

First Party Name : AKHILESHWER KARMALI

Second Party Name : NA

GRN Number : 2106321930

-: This stamp paper can be verified in the jharnibandhan site through receipt number :-

Handwritten text: 6321/147/23

Deed No - 9050	
Vol - 72	
Page - 271 to 276	
BOOK - 5	
year - 1968	

This Receipt is to be used as proof of payment of stamp duty only for one document. The use of the same receipt as proof of payment of stamp duty in another document through reprint, photo copy or other means is penal offence under section-62 of Indian Stamp Act, 1899

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

पुस्तकें और प्रमाणपत्रों की नकल के लिये यों और का हाशिया।

२। दस्तावेज की नकल के लिये बिचला ध्यान (बीस पंक्तियां हर पंक्ति में पन्द्रह शब्दों के हिसाब से)

१। टिप्पणी के लिये बायीं ओर का हाशिया

Executions
admitted by the Govt
Budhu Singh
who is notified
by Ram Lal
Singh &
Majid Singh
of village
Mathura
D. S. Orman
Dist. Panch
& caste
Rajput
Lyzofu
cultivator
Tr. 6/11/50
214/50/10
21/10/52

386	दो क (1) को या	3	दो	3			9	31	
382	दो क (1) को या	3	दो	3			46	31	
382	दो क (1) को या	2	दो	2			22	31	
389	दो क को या	2	दो	2			92	31	
384	दो क को या	3	दो	3			84	31	
383	दो क (1) को या	3	दो	3		9	100	31	
388	दो क (1) को या	3	दो	3		8	3	31	
384	दो क (1) को या	3	दो	3		0	44	31	
432	दो क (1) को या	3	दो	3			4	31	
432	दो क (1) को या	3	दो	3			29	31	
480	दो क (1) को या	2	दो	2			98	31	
483	दो क (1) को या	3	दो	3			24	31	
488	दो क (1) को या	3	दो	3			6	31	
484	दो क (1) को या	2	दो	2			98	31	
484	दो क (1) को या	2	दो	2			8	31	
486	दो क (1) को या	3	दो	3			98	31	
482	दो क (1) को या	2	दो	2			2	31	
482	दो क (1) को या	4	दो	4			24	31	
480	दो क (1) को या	8	दो	8			22	31	

(Handwritten signature)

४४०

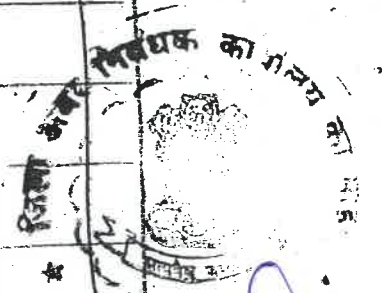
दरगजा

४ दोग २

२२/३/१

म(प)के
१६-२०-६२
R. R. ...
१७/१०/६२

४४१	दरगजा	२	३/०	३	१३	३१
४४२	दरगजा	१	दोग	३	२	३१
४४३	दरगजा	१	दोग	३	१६	३१
६२२	दरगजा	१	दोग	३	११	३१
६३०	दरगजा	१	दोग	३	२४	३१
६४२	दरगजा	१	दोग	३	११	३१
६४२	दरगजा	१	दोग	३	१३	३१
६४२	दरगजा	१	दोग	३	१३	३१
६६०	दरगजा	१	दोग	३	१६	३१
६६१	उस सुदीम रांड	२	रांड	२	१६	३१
६६२	उस सुदीम रांड	१	पल्लिकदीम		१२	३१
६६३	उस सुदीम रांड	३	रांड	२	४४	३१
६६४	दरगजा	१	रांड	१	२४	३१
६२०	दरगजा	१	रांड	१	१४	३१
६२१	डी हाण्ड रांड	१	रांड	१	१४	३१
६२२	डी हाण्ड रांड	१	पल्लिकदीम		४	३१
६२६	डी हाण्ड रांड	१	रांड	१	२६	३१
६२६	डी हाण्ड रांड	१	रांड	२	१६	३१
६२४	डी हाण्ड रांड	१	रांड	१	१४	३१
२२०	दरगजा	१	रांड	१	१४	३१
२४१	दरगजा रांड	२	रांड	१	२१	३१

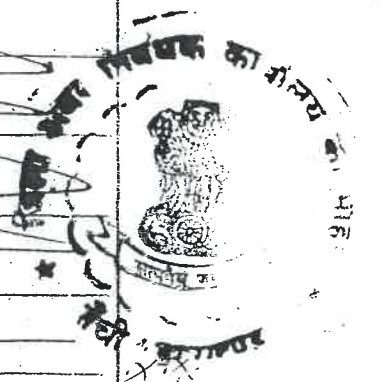


१। पृष्ठोंकन और प्रमाणपत्रों (सर्टिफिकेटों) की नकल के लिये बायीं ओर का हाशिया।

२। दस्तावेज की नकल के लिये बिचला स्थान (बीस पंक्तियां हर पंक्ति में पन्द्रह शब्दों के हिसाब से)

३। टिप्पणों के लिये दायीं ओर का हाशिया

पंक्ति संख्या	विवरण	पंक्ति संख्या	विवरण	पंक्ति संख्या	विवरण	पंक्ति संख्या	विवरण
242	का (बाडी)	9	दांड	9		0	2 31
243	का (बाडी)	9	दांड	9		0	2 31
244	का (बाडी)	9	दांड	9		0	4 31
243	34 (दांड)	9	दांड	2		93	51
254	34 (दांड)	9	दांड	3		94	31
264	34 (दांड)	9	दांड	2		43	31
275	दांड	9	दांड	2		9	0
9009	दांड	9	दांड	9		0	6 31
9006	दांड	9	दांड	2		0	94 31
9002	दांड	2	दांड	3		0	24 31
9002	दांड	2	दांड	3		0	4 8 31
9090	दांड	9	दांड	3		1	90 31
9099	दांड	9	दांड	2		1	32 31
9072	दांड	9	दांड	2		1	89 31
9034	दांड	2	दांड	3		1	28 31
223	जमना बाडी	9	दांड	3		1	2 31
228	जमना बाडी	2	दांड	2		9	92 51
622	बीहारी दांड	9	दांड	2		0	90 31
						92	502 31



ES per original

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