

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

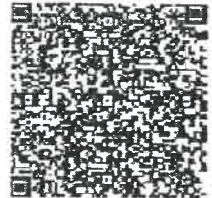
Token Number : 2020000094446

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.O.)

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



4/11/2020

A handwritten signature in blue ink, located in the bottom left corner of the document.

~~Handwritten signature~~

सम्पत्ति का मूल्य
37,84,200/-

क्रमांक... 151375/...

Handwritten signature

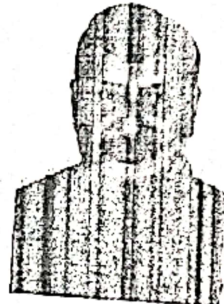
Commercial

मार्ग दर्शक कंपनी से विस्थापन किया
कार्य का दर/फीस 23712/-

Handwritten signature

वीर मण्डल का...
खता... 36... सी... 352,30

Handwritten signature



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 : U15500JH2011PTC014949, 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

Handwritten text: PACIFIC ALCOBEV PVT. LTD.

Handwritten signature and text: श्री अनूप चवला



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,



PRAGATI ACCOUNTS
DIRECTOR
11/11/11

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 & SUGAR

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.

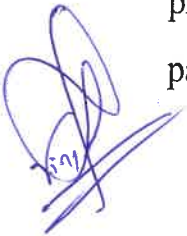
CERTIFICATE

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: *[Signature]*
Bhaiya Anand Kumar
Advocate
E No.-4317/05

Typed by:

[Signature]



Shaiya Anand Kumar, Advocate

F No.-4317/05

M/s VINAICA INFRA

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/...

[Handwritten signature]
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...
वर्गित प्लॉट...

VILLAGE - MADRAMA

THANA - CRIMACHÉ

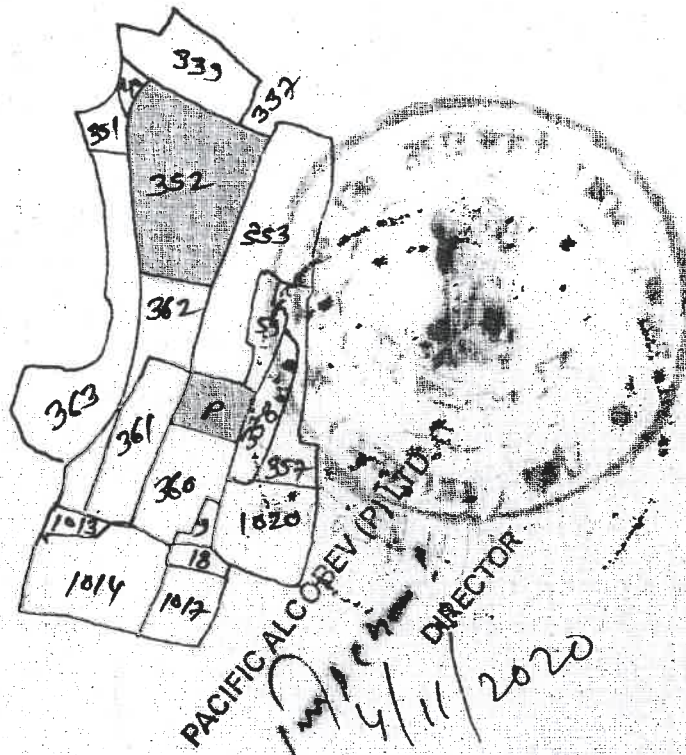
THANA NO - 4

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> | | |



act/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 | सालाना | 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) | 50.00 | 100.00 | 50.00 | 50.00 | 50.00 | | |
| गुजारी (भावली) | 12.50 | 25.00 | 12.50 | 12.50 | 12.50 | | |
| सेस | 25.00 | 50.00 | 25.00 | 25.00 | 25.00 | | |
| सूद | 25.00 | 50.00 | 25.00 | 25.00 | 25.00 | | |
| मुतफरकात | 10.00 | 20.00 | 10.00 | 10.00 | 10.00 | | |
| मीजान अदायकारी | 122.50 | 245.00 | 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 | अवंत 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 | अवंत का नाम | ओरमांझी | हलका का नाम | हल्का-01 | इस्टेट का नाम | झारखण्ड |

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 | 0 | 125 | 25 | 0 | 25 | 10 |
| 09-05-2019 | 0330469624 | 2014-2015 | 2019-2020 | 250 | 50 | 62.5 | 12.5 | 125 | 25 | 25 | 0 | 50 | 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 अंवलधिकारी से संपर्क करें
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें

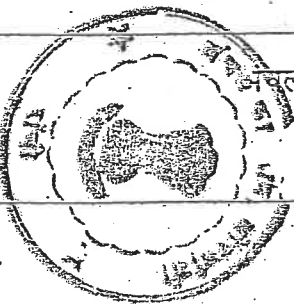
नक्शा देखें

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. | Mutation 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 R27/20-163-16 | मण्डकमा | ओरमांझी थाना नम्बर 04 | खाना 36 प्लॉट 352 रकबा 1.34 ए० वाषिक लगान 50 एवम 360 कुल 1.59 ए० | अवल अधिकारी, ओरमांझी दिनांक - | रजि० पट्टा सं० 2597 दिनांक 03-05-2013 | क्रमांक - 416/2007-2008 श्री 01/01/2007-2008 श्री 01/01/2007-2008 श्री 01/01/2007-2008 श्री 01/01/2007-2008 | | |



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

25/11/13 210

S/o M/Wo.
Village ...

20/11/13 01/07/13

For information and Necessary Action
Anchal Adhikaari Ormanjhi



झारखण्ड सरकार

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 |
|-------------|-------|-------------|----------|-------------|----------|-------------|---------|----------------|-------|

| | | | | | | | |
|------------|---|------------|----|-------------|----------|------------|---|
| खेवट नम्बर | 1 | खाता नम्बर | 36 | थाना का नाम | ओरमांड़ी | थाना नम्बर | 4 |
|------------|---|------------|----|-------------|----------|------------|---|

| (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 | 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 | 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

| | | | | | | | | | |
|------|--|-----------------|---------------------------|---|---|----|---|-------|--|
| | 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

महामोक्ष

मदकमा

प्लॉट नम्बर २

नाम राजा

श्रीसांगी

घाना नम्बर

&

जिला

रांची

कोलकाता महानगरपालिका क्षेत्र

वडा नम्बर - १०

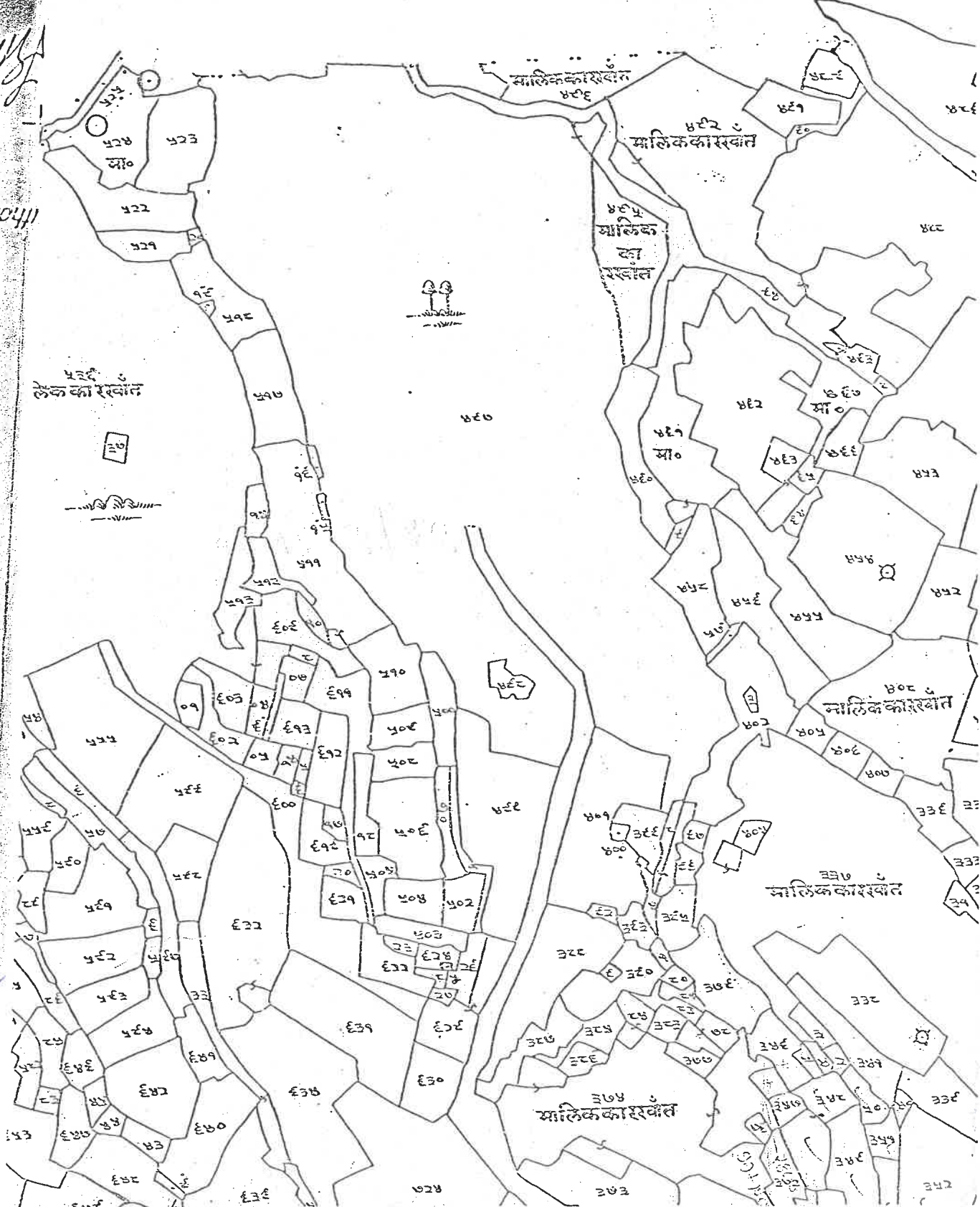
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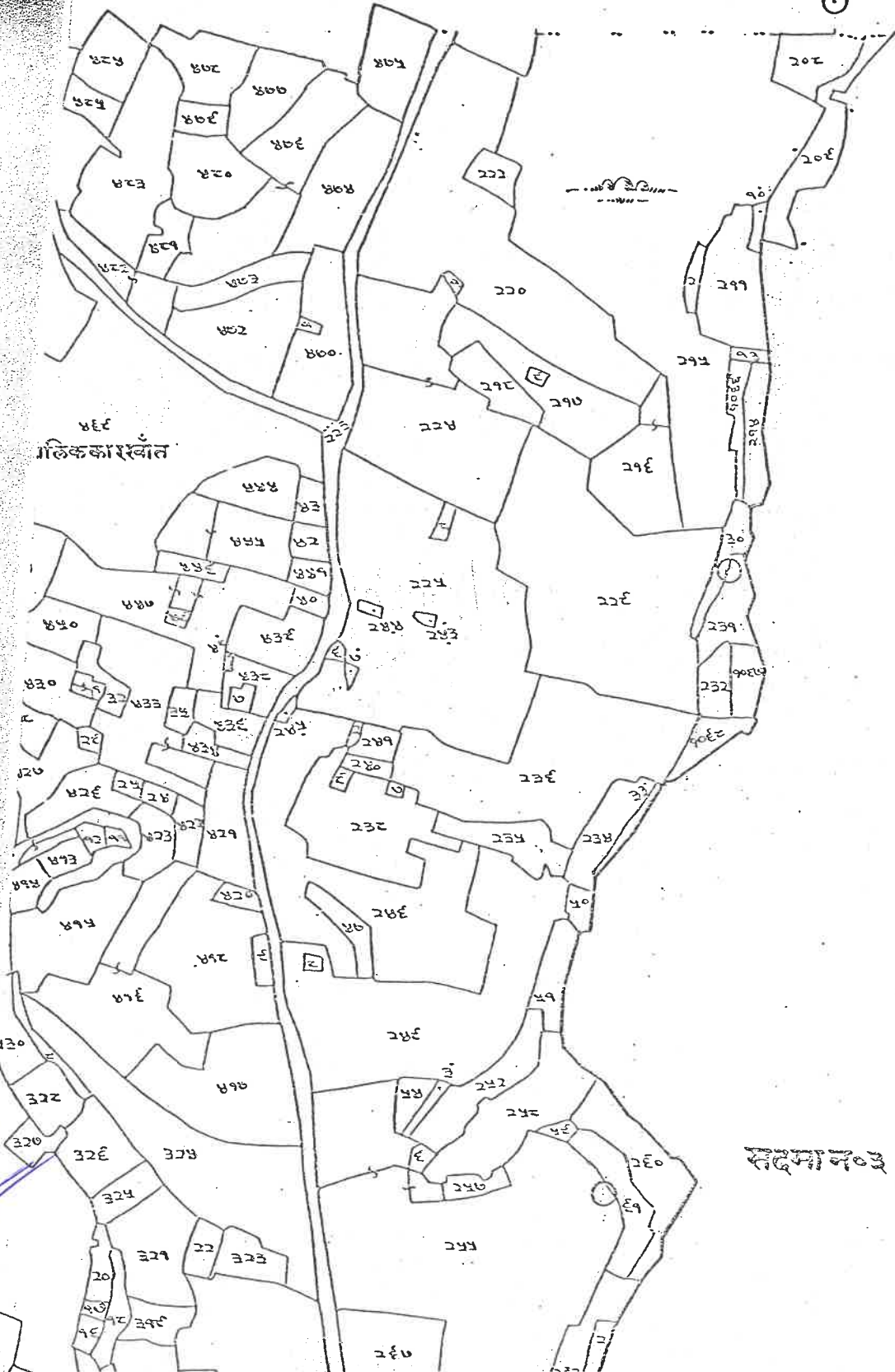
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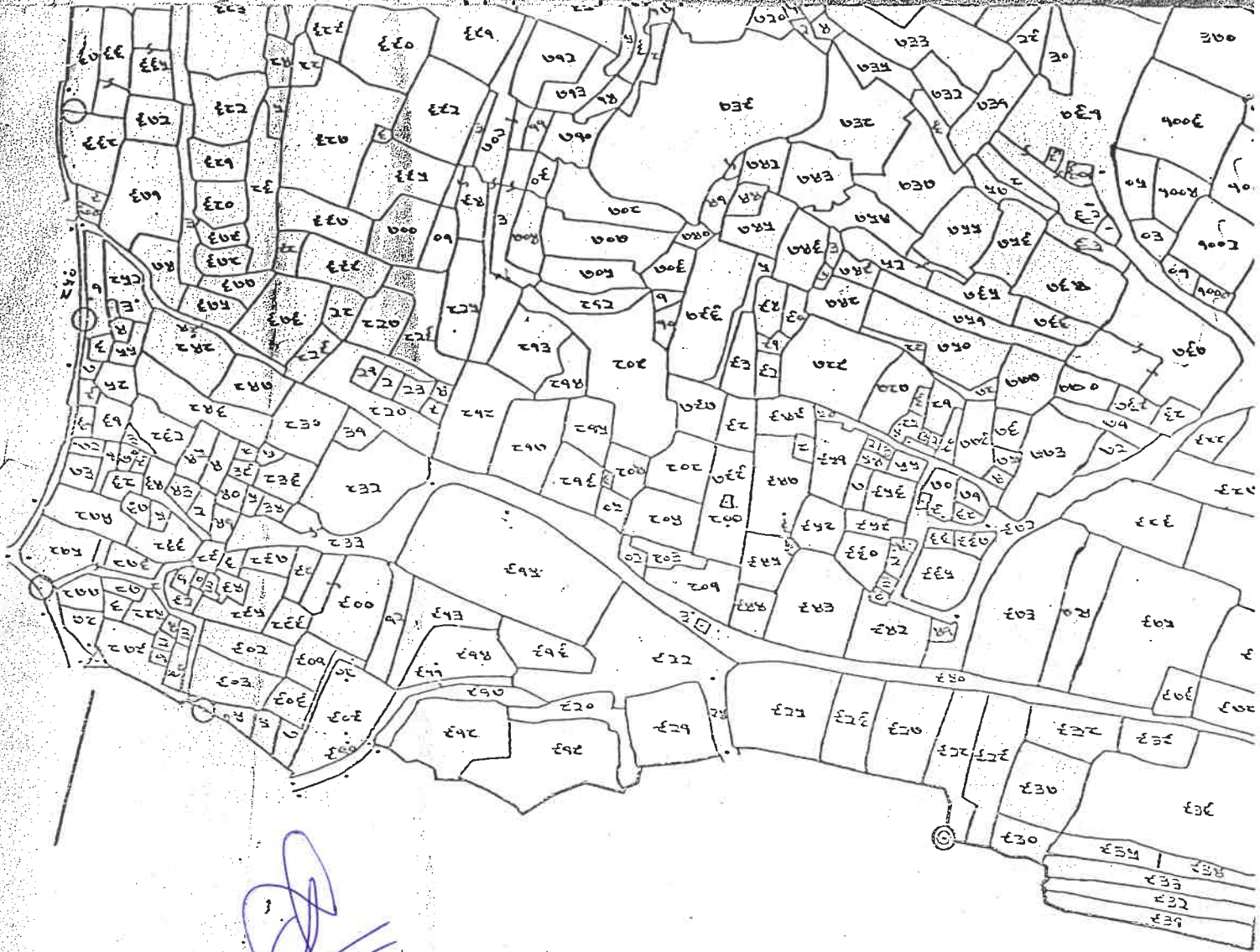
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मलिक कारखाना

मलिक कारखाना





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NOTES



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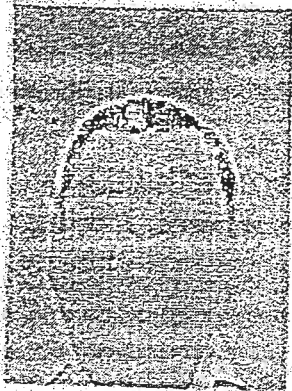
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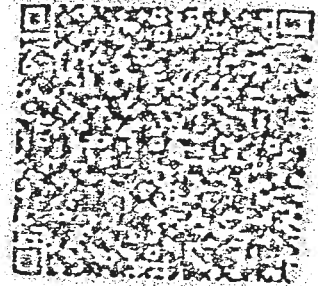
भारत सरकार
GOVERNMENT OF INDIA



अनूप चावला
Anup Chawla

जन्म वर्ष / Year of Birth : 1960

पुरुष / Male



4519 0942 1096

आधार — आम आदमी का अधिकार

[Handwritten signature]

Anup Chawla

Anup Chawla

M/s VINAIKA INFRA

Scanned with CamScanner



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O स्व. बलदेव राज चावला, प्रेम
निवास 2ND फ्लोर, सिंघी मार्ग के सामने,
पी.पी.कम्पाउन्ड, सुजाता चौक, हिन्दू,
रांची, झारखण्ड, 834001

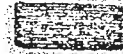
Address: S/O Late Baldev Raj
Chawla, PREM NIWAS 2ND
FLOUR, OPP. SINGHEE MARG,
P.P. COMPOUND, SUJATA
CHOWK, HINDOO, Ranchi,
Jharkhand, 834001



1847
1800 180 1847



help@uidai.gov.in



www.uidai.gov.in

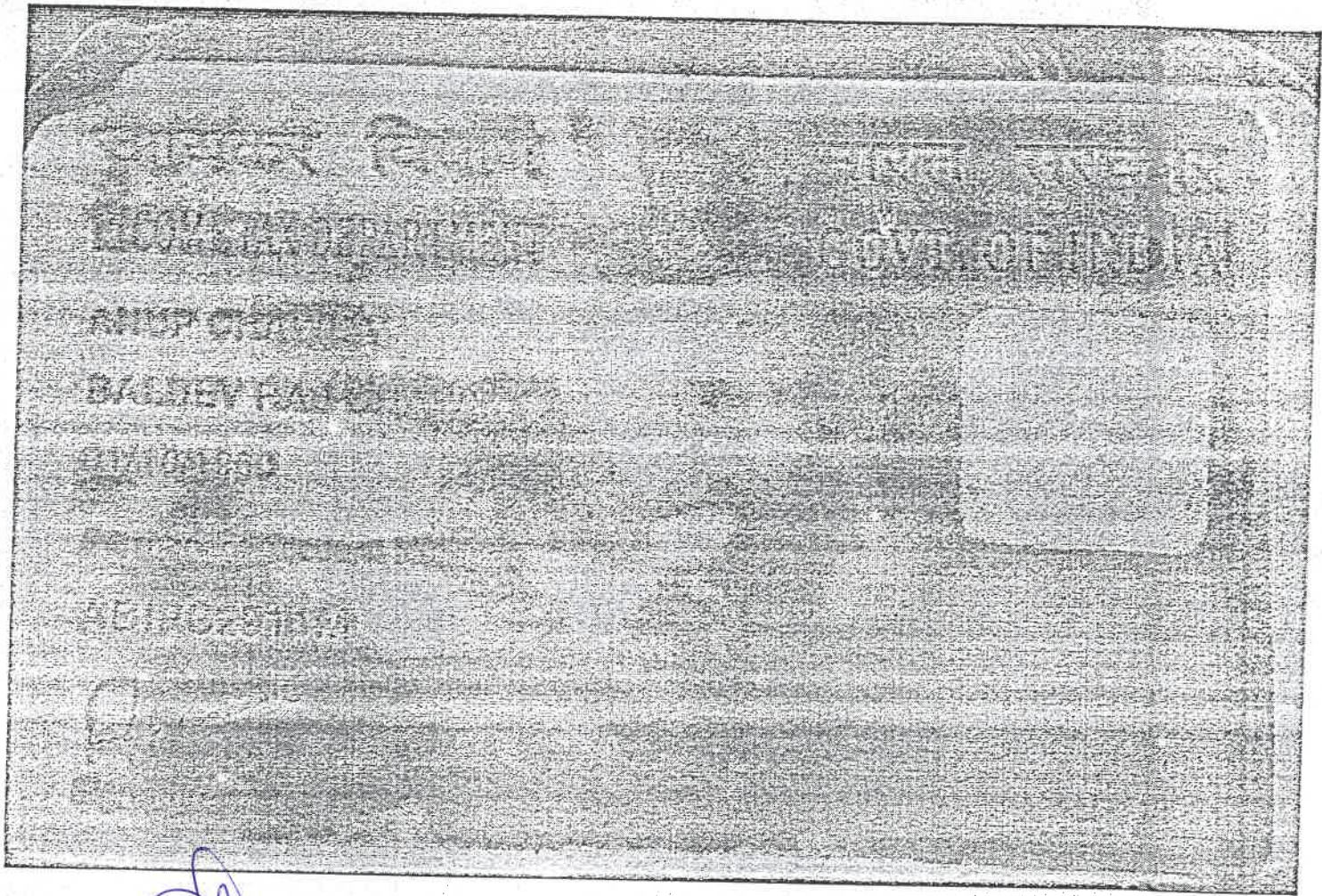


P.O. Box No. 1547,
Bangalore-560 001

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[Handwritten signature: Smt. Chawla]

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PACIFIC ALCOHOL (P) LTD.
PACIFIC ALCOHOL (P) LTD.
DIRECTOR



भारत सरकार



आधार

भारत सरकार

Unique Identification Authority of India

Government of India

नामांकन क्रम / Enrollment No 1218/77148/07886

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

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



SH701794601FT



आपका आधार क्रमांक / Your Aadhaar No. :

9788 2070 2486

आधार - आम आदमी का अधिकार



भारत सरकार

Government of India



अजय कुमार अग्रवाल
Ajay Kumar Agarwal

जन्म तिथि / DOB : 05/01/1968
पुरुष / Male



9788 2070 2486

आधार - आम आदमी का अधिकार

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सत्यमेव जयते
भारत सरकार



आधार

भारत सरकार
Unique Identification Authority of India
Government of India

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

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

18/08/2013

81867159



MD818671595FH



आपका आधार क्रमांक / Your Aadhaar No. :

7261 5999 8405

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



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

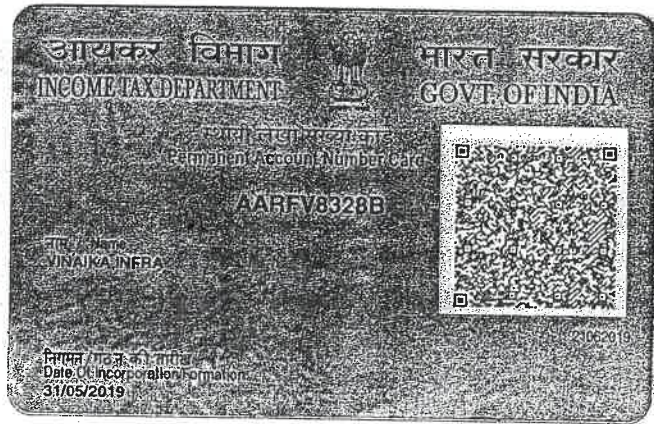


7261 5999 8405

मेरा आधार, मेरी पहचान

(Handwritten signature in blue ink)

(Handwritten signature in blue ink)



M/s VINAIKA INFRA

[Signature]
Partner

[Signature]

M/s VINAIKA INFRA

[Signature]
Partner

]

Certified copy of the Minutes of proceedings of at the meeting of the Board of Directors of the Company held on 19TH May 2020 through zoom app/video conferencing where proper quorum was present

PRESENT:-

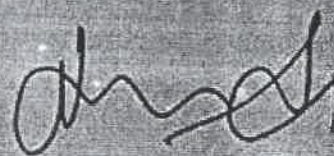
1. Anup Chawla
2. Balbir Singh Malhotra
3. Manish Rai
4. Ramesh Chand Rai

Sri Balbir Singh Malhotra was on Chair.

The minutes of the previous meeting having been circulated were taken as read and the chairman of the confirmed the same as being signed as fair and correct record.

It was informed to the directors present that the project of the company for putting up of a brewery is pending since long and seeing the Covid - 19 pandemic, the company has finally decided not to pursue this project any further. Mr. Anup Chawla, Director of the company was requested to locate a buyer to dispose of land and building in progress on as and where basis. Mr. Anup Chawla who is permanent resident of Ranchi has located and negotiated for sale of company's land and building work in progress situated at Village Madhukama, PO & PS Ormanjhi, District Ranchi. Mr. Anup Chawla, Director of the company informed the realizable value of land and building work in progress for discussion and approval. All the directors discussed about the deal, payment schedule and approved the transaction to be entered on behalf of the Company.

REGISTERED OFFICE
PREM NIWAS, 2ND FLOOR, PEE PEE COMPOUND, RANCHI-834001(JHARKHAND)





Pre Registration Docket

Date :- 03-11-2020 04:01 pm

Office Name :- SRO - Ranchi
Token No:- 2020000094446

Appoinment :- 04-Nov-2020 Time:- 14:15

| | |
|-----------------------|-------------|
| Article | Sale Deed |
| Pre Registration Date | 02-Nov-2020 |
| No. Of Pages | 41 |
| Stamp Duty | 151368 |
| Paid Stamp Duty | 0 |
| Total Fees | ₹ 1,19,910. |

Property Id: **415294**

| Valuation No. : 550960 / 2020 | :- 2020-2021 | User Id : 3516 | Date : 03-November-2020 16:10:PM |
|---|--------------------------|---------------------------------|---|
| State : Jharkhand | District : Ranchi | Tahsil : Ormanjhi | |
| Land Type : Rural | Corporation : | Village/City : Madhukama | |
| Madhukama Word No 1 - Other Road - | | | |
| Plot Number - 352 | | | |
| Volume Number - 3 | | | |
| Page Number - 7 | | | |
| Khata Number - 36 | | | |
| Valuation Rule : Commercial land ✓ | | | |
| Property Details | | | |
| 1 | Land area | 134 Decimal | |
| Calculation Details | | | |
| Sr.No. | Description | Calculation | Total |
| 1 | Open Land Valuation | 1. 134 x 23712=3177408 | ₹31,77,408/- |
| Note : Final Valuation is Rounded to Next 100/- | | | |
| Total Valuation (A) | | | ₹31,77,500/- |
| Total Amount in Words : Thirty One Lakhs Seventy Seven Thousands Five Hundred Rupees Only. | | | |

| | |
|--|--|
| Land measurement, Sub Part and House No. | Property Boundaries East: R.S. PLOT NO. 353, West: R.S. PLOT NO. 363, 351 AND 340, South: R.S. PLOT NO. 362, North: R.S. PLOT NO. 339, 337 |
| Area | Land area : 134.00 Decimal |
| Other Description of the Property | |

| | |
|-------------------------|---------|
| Government/Market Value | 3177408 |
| Transaction Amount | 3784200 |

Property Id: **415296**

| | | |
|---|--------------------------|---|
| Valuation No. : 551713 / 2020 :- 2020-2021 | User Id : 3516 | Date : 03-November-2020 16:10: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 - 7 | | |
| Khata Number - 36 | | |
| Plot Number - 360 | | |

Valuation Rule : Commercial land

Property Details

| | | |
|---|-----------|------------|
| 1 | Land area | 25 Decimal |
|---|-----------|------------|

Calculation Details

| Sr.No. | Description | Calculation | Total |
|--------|---------------------|----------------------|--------------------|
| 1 | Open Land Valuation | 1. 25 x 23712=592800 | ₹5,92,800/- |
| Total | | | |

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A) ₹5,92,800/-

Total Amount in Words : Five Lakh Ninety Two Thousands Eight Hundred Rupees Only.

| | |
|--|---|
| Land measurement, Sub Part and House No. | Property Boundaries East: R.S. PLOT NO. 358, West: R.S. PLOT NO. 361, South: PORTION OF R.S. PLOT NO. 360, North: R.S. PLOT NO. 353 AND 359 |
| Area | Land area : 25.00 Decimal |
| Other Description of the Property | |
| Government/Market Value | 592800 |
| Transaction Amount | - |

| | |
|--------|--|
| SELLER | -Ms. PACIFIC ALCOBEV PVT LTD REPRESENTED 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 REPRESENTED BY AND 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 REPRESENTED BY AND 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 RANCHI-, Father/Husband Name-SUSHANT SHARMA |
|---------------------|---|

| | |
|--------------------|---|
| Identifier Details | Mr. AKHILESHWAR KARMALI , Address - KOKAR SADAR RANCHI-, Father/Husband Name-SURJAN KARMALI |
|--------------------|---|

| Fee Rule:Sale Deed | | |
|--------------------|------------|----------|
| 1 | Stamp Duty | 1,51,368 |


| | | |
|-------|----|-------|
| 1 | SP | 1,230 |
| Total | | 1,230 |

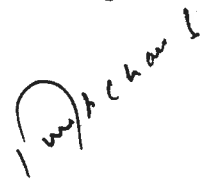
| Fee Rule:Sale Deed | | |
|--------------------|----------|----------|
| 1 | M(b) Fee | 150 |
| 2 | I fee | 5,000 |
| 3 | PR | 1 |
| 4 | LL | 3 |
| 5 | A1 | 1,13,526 |
| Total | | 1,18,680 |

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 :-04-Nov-2020

- Government/Market Value: ₹3770300/-
- Transaction Amount: ₹3784200 /-
- Paid Stamp Duty: ₹151375 /-

Receipt : 386575

Receipt Date : 04-11-2020

Presenter Name: -

| | |
|------------|---------|
| PR | ₹1 |
| SP | ₹1230 |
| I fee | ₹5000 |
| M(b) Fee | ₹150 |
| LL | ₹43 |
| A1 | ₹113526 |
| Stamp Duty | ₹151375 |

On Date 04-11-2020 Presented at SRO - Ranchi

Signature of Presenter

SRO - Ranchi

Vinay Kumar

| | |
|--------------|----------------|
| Total | ₹271325 |
|--------------|----------------|

| Payment Head | Amount To Be paid | Paid Amount | Balance Amount | Payment Mode | Payer Name | Reference No. | Payment Amount |
|--------------|-------------------|-------------|----------------|--------------|--|---|----------------|
| Stamp Duty | 151368 | 151375 | -7 | GRAS | VinaikaInfraRepresentedByAndThroltsPartnersVinayKumarAgarwal | GRN Number : 2002618457 DEPT Transaction Id : 7808cf4e9bbd98faf1ab Transaction Type : | 151375 |
| PR | 1 | 1 | 0 | GRAS | VinaikaInfraRepresentedByAndThroltsPartnersVinayKumarAgarwal | GRN Number : 2002618803 DEPT Transaction Id : 800292688abc58d77089 Transaction Type : | 1 |
| SP | 1230 | 1230 | 0 | GRAS | VinaikaInfraRepresentedByAndThroltsPartnersVinayKumarAgarwal | GRN Number : 2002618803 DEPT Transaction Id : 800292688abc58d77089 Transaction Type : | 1230 |
| I fee | 5000 | 5000 | 0 | GRAS | VinaikaInfraRepresentedByAndThroltsPartnersVinayKumarAgarwal | GRN Number : 2002618803 DEPT Transaction Id : 800292688abc58d77089 Transaction Type : | 5000 |
| M(b) Fee | 150 | 150 | 0 | GRAS | VinaikaInfraRepresentedByAndThroltsPartnersVinayKumarAgarwal | GRN Number : 2002618803 DEPT Transaction Id : 800292688abc58d77089 Transaction Type : | 150 |



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- 2020000094446

| | |
|-------------------|---|
| Deed Type | Sale Deed |
| Number of Pages | 82 |
| Fee Details | Stamp Duty :- Rs. 151368, PR :- Rs. 1, SP :- Rs. 1230, I fee :- Rs. 5000, M(b) Fee :- Rs. 150, A1 :- Rs. 113526, LL :- Rs. 3, |
| Property No. | 1 |
| Valuation Details | Value :- Rs.3177408/- , Transaction Amount :- Rs.3784200/- |
| Property Details | District :- Ranchi , Tehsil :- Ormanjhi , Village Name :- Madhukama Location :- Other Road, Madhukama Word No 1 Property Boundaries :- East: R.S. PLOT NO. 353, West: R.S. PLOT NO. 363, 351 AND 340, South: R.S. PLOT NO. 362, North: R.S. PLOT NO. 339, 337 Plot Number - 352 Volume Number - 3 Page Number - 7 Khata Number - 36 Area Of Land :- 134.00 Decimal |
| Property No. | 2 |
| Valuation Details | Value :- Rs.592800/- , Transaction Amount :- Rs.0/- |
| Property Details | District :- Ranchi , Tehsil :- Ormanjhi , Village Name :- Madhukama Location :- Other Road, Madhukama Word No 1 Property Boundaries :- East: R.S. PLOT NO. 358, West: R.S. PLOT NO. 361, South: PORTION OF R.S. PLOT NO. 360, North: R.S. PLOT NO. 353 AND 359 Volume Number - 3 Page Number - 7 Khata Number - 36 Plot Number - 360 Area Of Land :- 25.00 Decimal |

Sh./Smt. PACIFIC ALCOBEV PVT LTD REPRESENTED BY AND THRO ITS
MANAGING DIRECTOR ANUP CHAWLA s/o/d/o/w/o LATE BALDEO RAJ CHAWLA
has presented the document for registration in this office



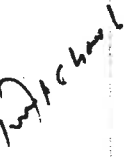






today dated :- 04-Nov-2020 Day :- Wednesday Time :- 14:45:59 PM






PACIFIC ALCOBEV PVT LTD
REPRESENTED BY AND THRO ITS
MANAGING DIRECTOR ANUP
CHAWLA(Individual)

| Party Name | Document Type | Document Number |
|---|---------------|-----------------|
| PACIFIC ALCOBEV PVT LTD REPRESENTED BY AND THRO ITS MANAGING DIRECTOR ANUP CHAWLA | PAN/UID | AAGCP0807M |

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

| Sr.NO | Party Name and Address | Is e-KYC Verified? | e-KYC Details | Power Of Attorney | Party Type | Party_Photo | Finger Print | Signature |
|-------|--|--------------------|---|-------------------|---------------------|---|---|---|
| 1 | PACIFIC ALCOBEV PVT LTD REPRESENTED BY AND THRO ITS MANAGING DIRECTOR ANUP CHAWLA Address1 - PREM NIVAS SECOND FLOOR OPPOSITE SINGHEE MARG PEE PEE COMPOUND HINDPIRI RANCHI, Address2 - , , , Jharkhand PAN No.: AAGCP0807M, Permission Case No.- | Yes | Anup Chawla Address:- PREM NIWAS 2ND FLOUR,OPP.SINGHEE MARG, , , P.P. COMPOUND, ,SUJATA CHOWK, Hinoo, , Ranchi, 834001, , Jharkhand, India | | SELLER Age:60 |  |  |  |
| 2 | VINAICA INFRA REPRESENTED BY AND 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 |  |  |  |
| 3 | VINAICA INFRA REPRESENTED BY AND 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 |  |  |  |

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.: |  |  |  |

| | | | | | | | |
|--------------|--------|--------|-----|------|--|---|--------|
| A1 | 113526 | 113526 | 0 | GRAS | VinaikaInfraRepresentedByAndThroltsPartnersVinayKumarAgarwal | GRN Number : 2002618803 DEPT Transaction Id : 800292688abc58d77089 Transaction Type : | 113526 |
| LL | 3 | 43 | -40 | GRAS | VinaikaInfraRepresentedByAndThroltsPartnersVinayKumarAgarwal | GRN Number : 2002618803 DEPT Transaction Id : 800292688abc58d77089 Transaction Type : | 43 |
| Sub Total | 271278 | 271325 | -47 | | | | |

Article : Sale Deed Number of Pages : 82

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer



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 RANCHI, Address2 - ,, , Jharkhand | | | |

Signature of Operator

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**PACIFIC ALCOBEV PVT LTD REPRESENTED BY AND THRO ITS MANAGING DIRECTOR ANUP CHAWLA**), 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:- 04-Nov-2020

Seal and Signature of Registering Officer



Token No.: 2020000094446

CERTIFICATE

Office of the SRO - Ranchi

This Sale Deed was presented before the registering officer on date 05-Nov-2020 by **PACIFIC ALCOBEV PVT LTD REPRESENTED BY AND THRO ITS MANAGING DIRECTOR ANUP CHAWLA, S/O, D/O, W/O LATE BALDEO RAJ CHAWLA** resident of PREM NIVAS SECOND FLOOR OPPOSITE SINGHEE MARG PEE PEE COMPOUND HINDPIRI RANCHI ,.

This deed was registered as Document No:- 2020/RAN/6330/BK1/5802 in Book No :- **BK1**, Volume No :- 783 from Page No :- 453 to 534 at, office of **SRO - Ranchi**

Date:- 05-Nov-2020

Registering Officer

