Serial No. 11646 Book No. :- 1 Deed No. 11345

Serial No. 11646 Deed No. 11345

Govt. of Bihar
Sub Registry Office, Danapur
Summary of Endorsement

This document was presented for registration on 11/12/2014 by Bimal Dalmia
A stamp duty of Rs. 1961000/- and other fees of Rs. 492050/- has been paid in it.
The document was found admissible. The names, photographs and fingerprints and signatures of the executants, and their identifier, who have admitted execution before me, are affixed on the reverse page.
The document has been registered as deed no. 11345 in Book No. 1, Volume No. 224 on pages from 90 to 109 and has been preserved in total 20 pages in C.D. No. 35 / Year 2014

बिहार सरकार

SCORE 3.0

Signature with Date
(Dhananjay Kumar Rao)
Registering Officer, Danapur

Date: 11/12/2014 Token No: 11745 /2014

T 11745/2014 Pr

11-12-14

Arun

11/12

DEED OF ABSOLUTE SALE

1. **NAME & FULL PARTICULARS OF THE VENDORS /LANDOWNERS :-**

i.) **SRI BIMAL DALMIA**, S/o Late Nagarmal Dalmia; Resident of– Flat No.67 & 68, 6th floor, Saraswati Apartment, S. P. Verma Road, P.S.– Kotwali, Dist.- Patna;

ii.) **SRI ARUN KUMAR AGRAWAL**, S/o Late Mahabir Prasad; Resident of – Shanti Vihar, 206/B, S. K. Puri, Boring Canal Road, Patna – 800001.

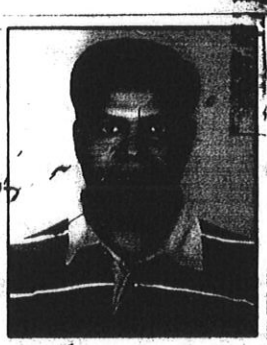
For, M/s VHP Real Estate
11/12/14
Lead Partner

For, M/s VHP Real Estate
11.12.14
Joint Venture Partner

Sub District Registry Office, Danapur

Token Number 11745 | Reg. Year 2014 | Serial Number 11646 | Deed Number 11345

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Presented By	Bimal Dalmia						
Sig.	11/12/14						
Executant	Arun Kumar Agrawal						
Sig.	11-12-14						
Executant	Pravin Agrawal						
Sig.	11.12.14						
Executant	Bimal Dalmia						
Sig.	11/12/14		N/A	N/A	N/A	N/A	N/A	N/A
Claimant	Sanjay Kumar Singh						
Sig	11/12/14						
Claimant	Sharad Keshri						
Sig.	11.12.14.						
Identified By	Ajeet Kumar						
Sig.	11/12/14						



11.12.14

For M/s VHP Real Estate

...ार विभाग

...या अन्य प्रति वाले स्टाम्प शुल्क / निबंधन शुल्क एवं ...

...शुल्कों के निबंधन शुल्क के भुगतान के लिए बैंक चालान

...का नाम एवं पता M/S VHP Real Estate (JV) Ltd
Sanjay Kr. Singh
Sale
Danapur Main

भुगतान का मद एवं शीर्ष	रकम	कुल रकम
...शीर्ष-0030-स्टाम्प एवं पंजीकरण-उप-मुख्य शीर्ष 02-... शीर्ष-103-दस्तावेजों पर स्टाम्प शुल्क लगाना-उप ... सकल प्राप्तियां प्राथमिक इकाई-75-49 सकल प्राप्तियां विपन्न RO030021030001, A/c No.- 10963226587		19,61,000/-
...शीर्ष-0030-स्टाम्प एवं पंजीकरण शुल्क उप मुख्य ... पंजीकरण शुल्क ... शीर्ष-104-दस्तावेजों का पंजीकरण ... शीर्ष-0001 प्राथमिक इकाई-75-49 सकल प्राप्तियां विपन्न RO030031040001, A/c No.- 10963226576		4,90,000 1000 4,91,000
...शीर्ष-0030-... स्टाम्प ... शीर्ष-800-अन्य प्राप्तियां-उप ... का प्राथमिक इकाई-75-49 भांप निबंधन शुल्क से आय RO029008000006, A/c No.- 10963226598		500 50 550
...प्राप्तकर्ता बाउचर द्वारा	कुल योग	24,52,550/- 400/- 24,52,950

Part
10/12/14

...या पो० का ... मे०।

DANAPUR-012
AJ KUMAR
10-5 08492

...ी मान्य होगी

जमाकर्ता के नाम
एवं ...

FOR USE OF THE BANK

...तारीख ... उपयुक्त कालम संख्या- 05

...में ...

प्राधिकृत पदाधिकारी का
हस्ताक्षर एवं मुहर

...भुगतान हेतु सर्विस चार्ज ... जमा करने का विवरण

A/c NO. 30978445108

बिहार सरकार

वित्तलाभ विभाग

नाम मानक

स्टाम्प शुल्क / निबंधन शुल्क एवं

निबंधन शुल्क के भुगतान के लिए बैंक चालान

M/S VHP Real Estate (Sv)

Sanjeeva Sah

Sah

अवर निबंधन कार्यालय दानापुर

S 2201

का नाम एवं शाखा

की जानेवाली राशि का विवरण :

भुगतान का मद एवं शीर्ष	रकम	कुल रकम
स्टाम्प शुल्क-मुख्य शीर्ष-0030 स्टाम्प एवं पंजीकरण-उप-मुख्य शीर्ष 02-आर्थिक लघु शीर्ष-103-दस्तावेजों पर स्टाम्प शुल्क लगाना-उप प्रकृत प्राप्तियां प्राथमिक इकाई-75 49 सकल प्राप्तियां विपत्र R0030021030001, A/c No.- 10963226587		
मुख्य शीर्ष 0030-स्टाम्प एवं पंजीकरण शुल्क उप मुख्य पंजीकरण शुल्क लघु शीर्ष-104 दस्तावेजों का पंजीकरण शीर्ष-0001 प्राथमिक इकाई 75 49 सकल प्राप्तियां विपत्र R0030031040001, A/c No.- 10963226576		
निबंधन शुल्क मुख्य शीर्ष-0030-भू राजस्व लघु शीर्ष-800-अन्य प्राप्तियां-उप अन्य मद-प्राथमिक इकाई-75 49 भूमि निबंधन शुल्क में आय विपत्र कोड R0029008000006, A/c No.- 10963226598		

का माध्यम : नगद/चेक/ड्राफ्ट

कुल योग 100/-

शब्दों में

12/14 100

का विवरण मेरे से अंकित करें।

का उक्त अभिलेख होने के पश्चात ही मान्य होगी

जमाकर्ता का नाम एवं हस्ताक्षर

FOR USE OF THE BANK

तारीख ---------- उपर्युक्त कालम संख्या- 05

रुपये में

प्राधिकृत पदाधिकारी का हस्ताक्षर एवं मुहर

करने का विवरण

SBI DANAPUR BR. 01265
CASH RECEIVED
CASH PAID
RAJ KUMAR
ID No. - 998492
INITIAL
CHECKED
U.No.

1147/2014

iii.) **SRI PRAVIN AGRAWAL**, S/o Late Brij Krishna Das Agarwal, Resident of – Ganesh Bhawan, Kadamkuan, behind Apsara Hotel, Patna, Bihar, all by profession business, by Nationality Indian, hereinafter jointly referred to as the VENDORs–FIRST PARTY which expression shall unless excluded by or repugnant to the context to include its expression shall his/their heir(s) executor(s), administrator(s), legal representative(s), assignee(s) and successor(s) of the First Part.

Arun Kumar Agrawal 11-12-14

2. NAME & FULL PARTICULARS OF THE VENDEE:-

M/s VHP Real Estate, (Joint Venture),
Principle Office at– 4c, 4th Floor, Bhagwati Saran Enclave, Boring Road P.S.- Sri Krishnapuri, P.O.- Boring Road, District–Patna, represented through its Partners. (i) Sri Sanjay Kumar Singh (PAN) & Sri Sharad Kesri (PAN).

11/12/14 11/12/14

3. NATURE OF DOCUMENT:- Deed of Absolute Sale

11/12/14

4. CONSIDERATION:-

Rs.2,45,00,000/-(Rupees Two Crore Forty Five Lacs) only; Value of the property as per Govt. rate of the land and Value of Old Boundary is Rs.2,45,00,000/- (Rupees Two Crore Fourty Five Lacs) only
Value of The Land – Rs.2,40,00,000/-(Rupees Two Crore Fourty Lacs) only;
Value of The Old Boundary – Rs.5,00,000/-(Rupees Five Lacs) only.

11/12/14

For, M/s VHP Real Estate
Joint Venture Partner

5. DESCRIPTION OF THE PROPERTY:-

ALL THAT piece and parcel of residential land measuring an area of 75 decimals equivalent to more or less 24 Katha, lying and situated at Mouza–Babakkarpur, under

For, M/s VHP Real Estate
11/12/14
Lead Partner

Pargana & Revenue Survey Thana–Phulwari, P.S.- Danapur, within the Jurisdiction of Sub Registry- Danapur and Town and District of Patna, within Tauzi No.5059 (Five Thousand Fifty Nine) Revenue Survey Thana No.35(Thirty Five), bearing Cadastral Survey Plot (Khesra)No.15(p),(Fifteen) appertaining to Khata No.54 (Fifty four), within the limits of Danapur Nizamat, Annual Ground Rent Rs.110.25/-besides Cess payable to the Government of Bihar through the Circle Officer, Danapur against Jamabandi No.997 existing in the names of the vendors, and bounded as follows:-

North- Plot No.10;
South-Plot No.13, 15(P), & 16,
East – Plot No.12 & 15(P),
West – Branch Road;

RECITALS

This DEED OF ABSOLUTE SALE is made and executed at Patna on this the 11th day of December, 2014 of the Christian era,

By

i. **Sri BIMAL DALMIA**, S/o Late Nagarmal Dalmia; Resident of– Flat No.67 & 68, 6th floor, Saraswati Apartment, S.P.Verma Road, P.S. – Kotwali, Dist.- Patna;

ii. **Sri ARUN KUMAR AGRAWAL**, S/o Late Mahabir Prasad; Resident of – Shanti Vihar, 206/B, S.K.Puri, Boring Canal Road, Patna-800001.

iii. **Sri PRAVIN AGRAWAL**, S/o Late Brij Krishna Das Agarwal, Resident of – Ganesh Bhawan, Kadamkuan, behind Apsara Hotel, Patna, Bihar, all by profession

Arun Kumar Agrawal 11-12-14

11/12/14

11/12/14

For, M/s VHP Real Estate
Joint Venture Partner
11.12.14.

For, M/s VHP Real Estate
Sanjay kumar Singh
11/12/14
Lead Partner

business, by Nationality Indian, hereinafter jointly referred as the VENDORs–FIRST PARTY which expression shall unless exclude by or repugnant to the context to include its expression shall his/their heir(s) executor(s), administrator(s), representative(s), assignee(s), nominees and successor(s) of the FIRST PARTY.

IN FAVOUR OF

M/s VHP REAL ESTATE, (Joint Venture)
Principle Office at- 4c, 4th Floor, Bhagwati Sharan Enclave, Boring Road, District- Patna, A Registered Joint Venture of, (1) **M/S VENUS STAR CONSTRUCTION PVT. LTD., (PAN AADCV5348L)** (Lead Partner) a Private Limited Company, registered under Companies Act, 1956, having its registered office at Flat No.3C, 3rd Floor, Bhagwati Sharan Enclave, Boring Road P.S.-Sri Krishnapuri, P.O.- Boring Road, District–Patna, Represented through its Managing Director, Sri Sanjay Kumar Singh, Son of Sri Bidhan Chand Singh;

&

(2) **M/s HIRA PANNA CONSTRUCTION PVT. LTD., (PAN AABCH1635E),** (Joint Venture Partner) a Private Limited Company, Registered Office- 7, Hira Place, Dak Bunglow Road, Dist.- Patna, represented through its Managing Director, Sri Sharad Keshri, Son of Sri Satish Kumar Keshri, form its joint venture vide Registered **Joint Venture Agreement** Deed No.868 registered on 10.12.2014 preserved in Book No.4, Vol. No.43, Token No.12970, Serial No.12719, Page No...to ..... CD - 6, registered at Sadar Registry Office Town & District – Patna, hereinafter referred to as "the VENDEE", which

For, M/s VHP Real Estate
Joint Venture Partner

For, M/s VHP Real Estate
Lead Partner

expression shall, unless repugnant to the context or meaning thereof, include its executor(s), administrator(s), representative(s), assignee(s) and successor(s), party of the SECOND PART

RECITAL

Whereas Originally the same piece and parcel of land details mentioned in the Col. No.5 has been purchased by one Sri Jung Bahadur Singh, Son of Sri Subedar Singh, who had purchased the said land vide Registered Sale Deed bearing No.2682 dated 10.06.1942 from one Sri Guru Sharan Bhagat. After purchase he came in peaceful possession of the said land and he got his name mutated in records of the said land and he got his name mutated in records of rights of the State of Bihar,

And Whereas, the same piece of land purchased by one Sri Ram Sharan Sharma, vide registered sale deed bearing no.4127 dated 11.07.1951 from Sri Jung Bahadur Singh, Son of Sri Subedar Singh for a valid consideration. After purchase he came in peaceful possession of the said land and he got his name mutated in records of rights of the State of Bihar and was paying annual land revenue rent receipt was issued to the said piece of land;

Whereas, prior to January, 1969 Sri Ram Sharan Sharma was the Karta of Hindu undevided family. On 26.01.1969 an Oral Partition took place between Ram Sharan Sharma and his three sons namely Sri Kristo

Arun Kumar Agrawal 11-12-14

For. M/s VHP Real Estate Joint Venture Partner 11.12.14

For, M/s VHP Real Estate
Sanjay kumar 11/12/14
Lead Partner

Prasad Sharma, Sri Nagendra Kumar Sharma and Sri Surendra Kumar Sharma and as per the said oral partition each of the parties got ¼ share of undivided property and subsequently, all the parties of the partition took possession of their respective shares.

Whereas, the said Ram Sharan Sharma died some time in the month of March 1972, leaving behind his three Sons namely Sri Krishto Prasad Sharma, Sri Nagendra Kumar Sharma and Sri Surendra Kumar Sharma as his only legal heirs. It is relevant to mention here that Sri Ram Saran Sharma had one more son namely Sri Rabindra Kumar Sharma who has been traceless since 1964;

Whereas, Sri Kristo Prasad Sharma @ Kristo Prasad and his three minor sons namely Sri Pravin Chandra Sharma, Sri Navin Chandra Sharma and Sri Sunil Chandra Sharma, jointly filed a Title Partition Suit bearing Suit No.32 of 1976 in the Court of Sub Judge-1st Patna, in which Sri Nagendra Kumar Sharma(Brother of Krishto Prasad Sharma) and his two minor sons namely Abhay Sharma@ Babli and Lokesh Sharma and Sri Surendra Kumar Sharma (Brother of Sri Krishto Prasad Sharma) were made parties,

Subsequently, the aforesaid Suit had been transferred in the Court of Sub Judge -2nd Patna, for final disposal. On 25.03.1976, all the parties of the Suit jointly filed a compromise petition and accordingly decreed the suit on 29.09.1977 and said compromise petition was made part of the decree.

For, M/s VHP Real Estate
Sanjay kumar Singh
11/12/14
Lead Partner

Arun Kumar Agarwal
11-12-14

For, M/s VHP Real Estate
Authorised Signatory
11.12.14.
Joint Venture Partner

And Whereas, as per the said decree and compromise petition, the property fully mentioned in column no.5 of this deed, fell into the share of Sri Surendra Kumar Sharma and he subsequently took possession of the said allotted land and got his name mutated in government records and was paying ground rent to the state of Bihar through Circle Office and accordingly rent receipt was issued in his name.

And Whereas, on 06.05.2003, the said Surendra Kumar Sharma died leaving behind his widow Smt. Madhuri Sharma, two sons namely Sri Rohit Sharma, and Sri Rahul Sharma and three married daughters namely Smt. Monica Pradhan, W/o Sri Jitendra Pradhan, Smt. Namrata Srivastava, W/o Sri Mukesh Srivastava and Smt. Priti Sharma, W/o Sri Abhisekh Kumar as his only legal heirs. All the above named three daughters of Late Surendra Kumar Sharma are married and they are living with their in -laws outside the state of Bihar. After the death of Surendra Kumar Sharma, his wife and his two sons got their names mutated in government records and are paying ground rent to the state of Bihar through Circle Office and accordingly rent receipt is being issued in their joint names. The above named daughters of Late Surendra Kumar Sharma have relinquished their right, title and interest over the aforesaid land in favour of their mother and two brothers.

And whereas their names stood jointly in the Records of Rights of the State of Bihar against Jamabandi and annual land revenue receipt was being issued in their name with respect to the said piece of land;

Arun Kumar Agrawal 11-12-14

For, M/s VHP Real Estate
Joint Venture Partner

For, M/s VHP Real Estate
Lead Partner

Whereas the said piece and parcel of land measuring an area of 75 decimals equivalent to 24 katha, bearing Cadestral Survey Plot (Khesra) No.15(p), appertaining to Khata No.-54, Tauzi No. 5059, lying at Mouza-Babbakarpur, was jointly sold by (1) Smt. Madhuri Sharma, (2) Sri Rohit Sharma, (3), Sri Rahul Sharma, (4), Sri Monica Pradhan, (5), Smt. Namrata Srivastava & (6) Smt. Priti Sharma, (4, 5 & 6 represented through her attorney Smt. Madhuri Sharma, W/o Late Surendra Kumar Sharma vide Power No.IV-1084 dated 11/07/2007 registered at Registration Office, Ranchi) to the present Vendors in their joint names vide Regd. Sale Deed No.17262 dt. 17.07.2007 at registry office Patna the same is maintained in Book No.1, Vol. No. 228, Page No.148 to 158 CD No.35, total 11 pages. After purchase the Vendors came in peaceful possession over the said land,

And whereas after purchase the land came in the actual physical possession of the purchaser and the names of Shri Bimal Dalmia, Arum Kumar Agarwal and Sri Pravin Agarwal Patna, the Vendors/Landowners, also stands in the Records of Rights of the State of Bihar against Jamabandi no. 997 having been created on account of an order dt. 17.08.2007 passed by the Circle Officer, Danapur Sadar in Mutation Case No. 563 /07-08 whereupon annual land revenue receipt is being issued in their joint names with respect to the said piece of land;

Arun Kumar Agarwal 11-12-14

For, M/s VHP Real Estate
Joint Venture Partner
11/12/14

For, M/s VHP Real Estate
Lead Partner
11/12/14

And whereas it is further Represented and Declared by the Landowners:-

1. That the said land is under their/his exclusive possession with absolute right, title and interest, free from all encumbrances, charges or lien, capable of being transferred and conveyed in whole or in part, having a fully marketable title thereby.
2. That they had not created any encumbrances on the said land or any part thereof by way of sale, gift, exchange, mortgage, lease, trust, assessment, lien, license, permission, rent, possession, charges or in any other manner whatsoever.
3. That no notice or notification for any acquisition/requisition under any of the statute of the past or presently enforce have been received, served or passed by the Patna Regional Development Authority (now dissolved)/Patna Municipal Corporation, Danapur Nizamat, Income tax Department or any other Government Authority for acquisition or requisition of the said land or any part thereof.
4. That apart from the Landowner(s), none else is entitled to have any share, right, title and/or interest in the said land or in any part thereof

And whereas in assertion of his/thier right, title and interest in the Column No. 05 property and desirous of selling out the same to the Vendees, M/s VHP Real Estate(JV) through its Lead Partner (VSCPL) & Joint Venture Partner(HPCPL), in order to meet their/his urgent monetary needs, the vendee had entered into an

Arun Kumar Agrawal 11-12-14

11/12/14

For, M/s VHP Real Estate
Joint Venture Partner

For, M/s VHP Real Estate
11/12/14
Lead Partner

Agreement to Sale for the sale of **Column No.05** property for a total consideration amount of **Rs.2,45,00,000/- (Rupees Two Crore Forty Five Lacs)** only to be paid by the Vendee to the Vendors.

And whereas the vendee has already paid the entire consideration amount of **Rs.2,45,00,000/- (Rupees Two Crore Forty Five Lacs)** only to the Vendors in order to effect the transfer of **Column No.5** property in his/their favour as per the terms of agreement to sale in the mode and manner detailed hereinafter.

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

1. That in pursuant to the Agreement to Sale in between the Vendors and the Vendee, and in consideration for a total sum of **Rs.2,45,00,000/- (Rupees Two Crore Forty Five Lacs)** only already paid by the vendee to the vendors before the execution of this Deed of Absolute Sale which the Vendors had received in full and the receipt of which is being acknowledged by the Vendor herein, the Vendors, being in sound state of his/their mind and body and in full sense, do hereby CONVEY and TRANSFER by way of sale of all his rights, title and interest in the immovable property detailed in Column No.05 hereinbefore written, out of his own free will and accord without any external pressure, undue influence, thereat, coercion, duress and inducement or any or all of them from any quarter whatsoever and after fully understanding the

Arun Kumar Agarwal 11-12-14

11/12/14

11/12/14

For, M/s VHP Real Estate 11-12-14. Joint Venture Partner

For, M/s VHP Real Estate
Lead Partner

implication of the present transaction with the Vendees who is put in possession of the vended property and is enabled to HAVE and HOLD the same ABSOLUTELY AND FOREVER from generation to generation.

2. That the Vendors has received the consideration amount in the account of their names, Patna in the following manner;

Sl. No.	Name	Cheque No.	Date	Name of the Bank	Amount (Rs.In lacs)
01.	Pravin Agarwal	382547	25.07.2014	Indusind Bank	8.00
02.	Arun Agarwal	382548	25.07.2014	Indusind Bank	8.00
03.	Vimal Dalmia	382549	25.07.2014	Indusind Bank	9.00
04.	Pravin Agarwal	260641	26.07.2014	Central Bank of India	9.00
05.	Arun Agarwal	260642	26.07.2014	Central Bank of India	8.00
06.	Vimal Dalmia	260643	26.07.2014	Central Bank of India	8.00
07.	Arun Agarwal	173412	13.08.2014	Central Bank of India	10.00
08.	Pravin Agarwal	173413	20.08.2014	Central Bank of India	10.00
09.	Vimal Dalmia	173411	20.08.2014	Central Bank of India	30.00
10.	Vimal Dalmia	154594	26.09.2014	Central Bank of India	20.00

For, M/s VHP Real Estate

Lead Partner

For, M/s VHP Real Estate

11.	Pravin Agarwal	154595	26.09.2014	Central Bank of India	20.00
12.	Arun Agarwal	154596	26.09.2014	Central Bank of India	10.00
13.	Vimal Dalmia	382563	25.11.2014	Indusind Bank	10.00
14.	Arun Agarwal	382564	25.11.2014	Indusind Bank	20.00
15.	Pravin Agarwal	382565	25.11.2014	Indusind Bank	20.00
16.	Vimal Dalmia	382566	01.12.2014	Indusind Bank	05.00
17.	Arun Agarwal	382567	01.12.2014	Indusind Bank	20.00
18.	Pravin Agarwal	382568	01.12.2014	Indusind Bank	15.00
				Total -	**240.00**

Arun Kumar Agarwal 11-12-14

And Cash of Rs.5,00,000/- (Five Lacs) only .

So, Total amount paid through Cash or Bank of Rs.2,45,00,000/- (Rupees Two Crore Fourty Five Lacs) only.

11/12/14

3. That the Vendors has assured the Vendee that they has never entered into any agreement to sell the vended property with any person till date apart from the Vendee itself.

4. That the vended property is absolutely free from encumbrance, charge, lien or any sort of litigation or attachment or defect in title and if, in future, any encumbrance, charge, lien, litigation, attachment or defect in title or right to convey

11/12/14

For, M/s VHP Real Estate

11/12/14

Lead Partner

For, M/s VHP Real Estate

11.12.14

Joint Venture Partner

absolutely is discovered at any stage or point of time and the Vendee or anybody claiming through them or on its behalf, is dispossessed of the vended property or any part thereof on that account, the Vendee, its Partners, authorized person, assignees or successors-in- interest shall be entitled to receive from the Vendors the entire amount of consideration or the proportionate amount, as the case may be, with interest at the rate as admissible in the eye of law.

5. That it is covenanted between the parties that the Vendee shall have right, title, interest, claim, demand, easement and appurtenance to the said property and shall fully ENJOY the same without any hindrance, obstruction, claim or demand whatsoever from the Vendor or any body claiming through or under his and the Vendee shall hold, possess, occupy, use and enjoy the property sold, conveyed and transferred hereby to them as full and absolute owner in any manner according to his wishes. The Vendee shall further be entitled to use the property hereby sold, conveyed and transferred to it in any manner as the said Vendee shall like either by selling, mortgaging, leasing or otherwise transferring/alienating in any manner as the said Vendee shall consider themselves proper to do so.

6. That the vendee shall utilize all the facilities/amenities attached with Column No. 05 property.

For, M/s VHP Real Estate

11/12/14

Lead Partner

Arun Kumar Agrawal

For, M/s VHP Real Estate

Joint Venture Partner

7. That the Vendee shall be free to get its name mutated in all or any of the Records of Rights of the State of Bihar or any local body or wherever necessary and the Vendee shall, henceforth, pay all rent, cess, tax etc. with respect to the Vended property in its own name.

8. That from this day, all rights, title and interest in the Vended property, vested in the Vendors, is entirely transferred to the Vendee and hereinafter the Vendor and his/their heirs, assignees, successors-in-interest shall have no claim, right, title and interest whatsoever in the vended property and the Vendee shall peacefully ENJOY the same in any manner as it likes.

9. That it is agreed upon and specifically stated that wherever the word "VENDORS" and the word "VENDEE" have herein been used shall be given fullest meaning and widest scope to extend to their heirs, successors, administrators or assigns.

For, M/s VHP Real Estate
Lead Partner

For, M/s VHP Real Estate
Joint Venture Partner

In witness whereof the parties hereto have put their respective hand and seal and signature on the day, month and year first above written in the presence of below noted attesting witnesses who have set their hands on this Deed in their presence.

Witnesses:

Bimal Dalmia 11/12/14

(Sri **Bimal Dalmia**)
PAN: AARPD5337J

1. AJEET KUMAR
S/o DHARM RAY
F.NO 56 TULSI VATIKA
PATALIPUTRA, PATNA

Arun Kumar Agarwal

(Sri **Arun Kumar Agarwal**)
PAN: AAMPA2998R

Pravin Agrawal
11.12.14

(Sri **Pravin Agarwal**)
PAN: ADCPA32888B

Signature of the Vendors/First Party

For, M/s VHP Real Estate

Sanjay Kumar Singh 11/12/2014

Lead Partner

2. Malan Gopal Agrwl
S/O Sri Amram Chand Agrwl
R. Nagar Road No 3
Patna - 16
11-12-14

(Sanjay Kumar Singh)
Lead Partner
M/s VHP Real Estate(JV)
Managing Director
M/s Venus Star Construction Private Limited.
PAN: AADCV5348L

For, M/s VHP Real Estate

11-12-14

Joint Venture Partner
(Sharad Keshri)
Joint Venture Partner
M/s VHP Real Estate(JV)
Managing Director
M/s Hira Panna Construction Pvt. Ltd.
PAN: AABCH1635E

Signature of the Vendee /Second Party

Online Bank chartan checked
11/12/14
Signature

Advocate
Patna High Court
11/12/14

SKETCH MAP

1.NAME & FULL PARTICULARS OF THE VENDORs/LANDOWNERs:-

i.) **Sri BIMAL DALMIA**, S/o Late Nagarmal Dalmia; Resident of– Flat No.67 & 68, 6th floor, Saraswati Apartment, S. P. Verma Road, P.S.– Kotwali, Dist.- Patna;

ii.) **Sri ARUN KUMAR AGRAWAL**, S/o Late Mahabir Prasad; Resident of – Shanti Vihar, 206/B, S. K. Puri, Boring Canal Road, Patna; 800001;

iii.) **Sri PRAVIN AGRAWAL**, S/o Late Brij Krishna Das Agarwal, Resident of – Ganesh Bhawan, Kadamkuan, behind Apsara Hotel, Patna, Bihar

2.NAME & FULL PARTICULARS OF THE VENDEE:-

M/s VHP Real Estate, (Joint Venture),

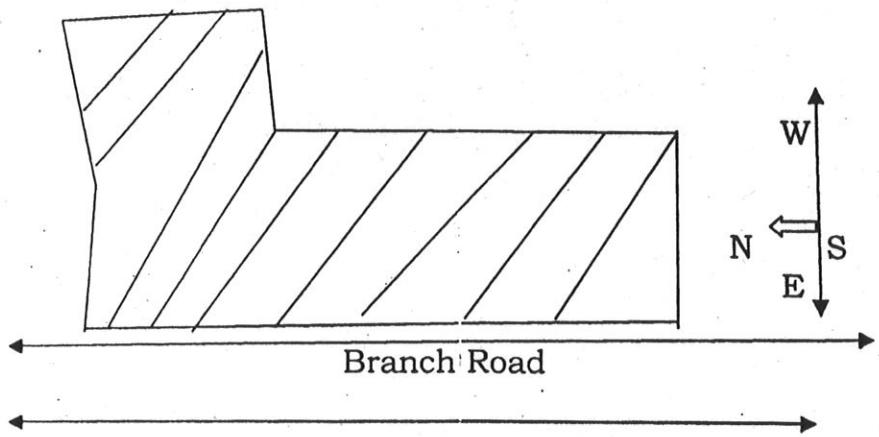
Principle Office at– 4c, 4th Floor, Bhagwati Saran Enclave, Boring Road P.S.- Sri Krishnapuri, P.O.- Boring Road, District–Patna, represented through its Partners.

3. DESCRIPTION OF PROPERTY CONVEYED:-

ALL THAT piece and parcel of residential land measuring an area of 75 decimals equivalent to more or less 24 Katha, lying and situated at Mouza–Babakkarpur, under Pargana & Revenue Survey Thana–Phulwari, P.S.- Danapur, within the Jurisdiction of Sub Sadar Registry- Danapur and Town and District of Patna, within Tauzi No.5059 (Five Thousand Fifty Nine) Revenue Survey Thana No.35(Thirty Five), bearing Cadastral Survey Plot (Khesra)No.15(p),(Fifteen) appertaining to Khata No.54 (Fifty four), within the limits of Danapur Nizamat, Annual Ground Rent Rs.110.25 besides Cess payable to the Government of Bihar through the Circle Officer, Danapur against Jamabandi No.997 existing in the names of the vendors, and bounded as follows:-

North- Plot No.10; South-Plot No.13, 15(P), & 16,

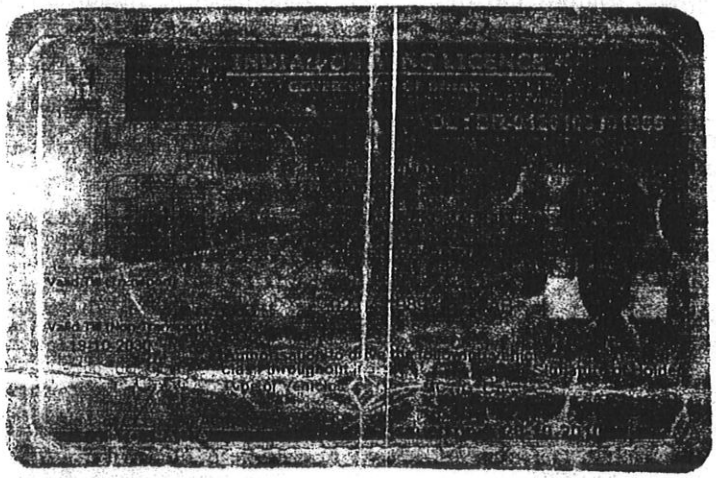
East - Plot No.12 & 15(P), West – Branch Road;



Signature of Vendors Signature of Vendee

For, M/s VHP Real Estate
Joint Venture Partner

For, M/s VHP Real Estate
Lead Partner



Ascot Kurve.

Endorsement of Certificate of Admissibility

missible under Rule 5 : duly Stamped (or exempted from or does not require stamp duty) under the Indian amp Act, 1899 Schedule I or I-A, No. '23'. Also admissible under section 26(a) of the B. T. Act.

Stamp duty paid under Indian Stamp Act	Rs. 1471000/-	Amt.Paid By N.J Stamp Paper	Rs. 0/-
Addl Stamp duty paid under Municipal Act	Rs. 490000/-	Amt.paid through Bank Challan	Rs. 2453050/-

Registration Fee

FEE PAID									
	A1	490000	C	0	H1b	0	K1a	0	Lii	0
	A8	0	D	0	H2	0	K1b	0	Liii	0
	A9	0	DD	0	I	0	K1c	0	Mb	0
	A10	0	E	1000	J1	0	K2	0	Na	0
	B	0	H1a	0	J2	0	Li	0		
								TOTAL-		491000

Total amont paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 492050

LLR + Proc Fee		Service Charge
LLR	500	500
Proc.Fee	50	
Total	550	

Registering Offic
Danap

Date: 11/12/2014

Endorsement under section 52

Presented for registration at Registration Office, Danapur on Thursday, 11th December 2014 by Bimal Dalmia S/ Late Nagarmal Dalmia by profession Others. Status - Executant

11/12/14

Signature/L.T.I. of Presentant

Date:11/12/2014

Registering Offic
Danap

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Ajeet Kumar' age '25' Sex 'M', 'S/O-Dharm Ray', resident of 'C/O-Sanjay Kumar Singh,flat No-56,tulsi Vatika,patliputra,patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Offi
Danap

Date : 11/12/2014

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Danapur in Book 1 Volume No. 224 on pages on 90 -109 , for the year 2014 stored in CD volume No. CD-35 year 2014 .The document no. is printed on the Front Page of the document.

Registering Offi
Dana

Date : 11/12/2014

Token No. : 11745 Year : 2014 S.No. : 11646 SCORE Ver.3.0 Deed No . : 1134

Scanned by

दाखिल खारीज वाद संख्या :- 1217

शुद्धि-पत्र

सन्

हलका नं0

मौजा एवं थाना नं0	मूल लग्गीतदार का नाम एवं पता	जमाबंदी नं0	मूल लग्गीदार के नाम से जमीन का विवरण				नया लग्गीतदार का नाम एवं पता	नया लग्गीदार के विवरण			
			खाता	खेसरा	रकवा	लगान		खाता	खेसरा	रकवा	लगान
१	२	३	४	५	६	७		९	१०	११	१२
दानापुर 35	लालपाक राय पिता- स्व0 गिरधर पा साo- तरियक दानापुर पटना	1116	54	15	12½ डी०		मेसर्स भी० एच० पी० रिजनल डिस्ट्रीब्यूशन कार्यालय 4 सी० ब्लॉक दूसरा तल्ला गगन इन्क्लेव फेज-II दानापुर पटना पावर श्री संजय कुमार सिंह पिता- श्री विद्यानन्द सिंह मुख्य निदेशक अन्य वरद छेत्री पिता- सुरेश छेत्री हीराप्लेस पटना।	54	15	न. 3.425 डी०	2=00 अ०पै०

उं०न० 1620 पटना

अंचल अधिकारी, दानापुर (पटना)

अंचल कार्यालय, दानापुर (पटना)

शुद्धि-पत्र

दाखिल खारीज वाद संख्या :- 1218

सन् 2015-16

हलका नं0 - 5

मौजा एवं थाना नं0	मूल लग्गीतदार का नाम एवं पता	जमाबंदी नं0	मूल लग्गीदार के नाम से जमीन का विवरण				नया लग्गीतदार का नाम एवं पता	नया लग्गीदार के विवरण			
			खाता	खेसरा	रकवा	लगान		खाता	खेसरा	रकवा	लगान
१	२	३	४	५	६	७		९	१०	११	१२
दानापुर 35	लालपाक राय पिता- स्व0 गिरधर पा साo- तरियक दानापुर पटना।	1116	54	15	12½ डी०		मेसर्स भी० एच० पी० रिजनल डिस्ट्रीब्यूशन कार्यालय 4 सी० ब्लॉक दूसरा तल्ला गगन इन्क्लेव फेज-II दानापुर पटना, पावर श्री संजय कुमार सिंह पिता- विद्यानन्द सिंह मुख्य निदेशक अन्य वरद छेत्री पिता- सुरेश छेत्री हीराप्लेस पटना।	54	15	5.4687 डी०	2=00 अ०पै०

उं०न० 1620 पटना

अंचल अधिकारी, दानापुर (पटना)

अंचल कार्यालय दानापुर (पटना)

कैम्प कोट

हल्का नं०:- 05 ग्राम..... दिनांक

वाद संख्या सन् 2015-16

पूर्व लगीतदार का नाम एवं पता	जमा बन्दी नं०	खाता खेसरा रकबा	नया लगीतदार का नाम एवं पता	खाता	खेसरा	रकबा	लगान	अभियुक्त
2. 3.	4.	5.	6.	7.	8.	9.	10.	11.
[illegible]	535	180-245 + 247/2 पुर	[illegible]	180	245	5 पुर [illegible]	2 [illegible]	[illegible]
[illegible]	1054	189-236 0.04½	[illegible]	189	236	13 पुर [illegible]	2 [illegible]	
	1054	189-236 0.4½	[illegible]	189	236	12 पुर [illegible]	2 [illegible]	
[illegible]	200	88-133-90 134-0.23½ -0.6½	[illegible]	88 90	133 134	10 पुर [illegible]	2 [illegible]	
[illegible]	2302	78-688-714 144-685-442	[illegible]	144 78	685 688	442 714 [illegible]	2 [illegible]	
[illegible]	1116	54-15 0.12½	[illegible]	54	15	0.4. 3.25	2 [illegible]	
	1116	54-15 0.12½	[illegible]	54	15	0.5. 4.87	2 [illegible]	

[illegible]

अंचला अधिकारी, दानापुर

दाखिल खारिज-प्रतिवेदन

नम्बर - 4082 साल - 2014-15 हल्का नम्बर 5 अंचल - दानापुर

-खवज्जपुर राजस्व थाना नम्बर -35 जिला - पटना

मु० में जमीन रकबा - प्राप्त का जरिया - क्रय-पत्र

जरशमन - केबाला - 11845 तिथि - 11/12/2014

जमाबंदी रैयत का नाम	खाता	प्लौट	रकबा	लगान	जमाबंदी नम्बर 997
① श्री विमल डालमिया पिता -स्व० नगरमल डालमिया सा० फ्लैट न०42/68 दूगातल्ला सरस्वती अपार्टमेन्ट ए०पी० वर्मा रोड पटना ② श्री अरुण कु० अग्रवाल पिता -स्व० महावीर प्रसाद सा० -शान्तीविहार सा० कृष्णापुरी बोरिंग कैनालरोड पटना ③ श्री मणि अग्रवाल पिता -स्व० बृजकृष्ण दास अग्रवाल सा० गंजेश्वर भवन कदमकुआँ पटना	54	15	ए० डी० 0.75	15.00	सं०अ०, दानापुर दा०खा०केस् आवेदन प्राप्तकर्ता, उक्त पश्नांकित प्रतिवेदित भूमि की जमाबंदी विक्रेतागण के नाम पंजी II के न०-न० पर दर्ज है। प्रतिवेदित भूमि पूर्व से ही शम्भु- टबंदी, मुदान, पू० सर्वमित्र सिंह से मुक्त है, एवं भूमिकेता के दखल कब्जे में है। अतः आम मद्दाल पर सूचना पश्चात राजस्व वसूली के हित में केता के नाम दा०खा० की स्वीकृति दी जा सकती है।
बचा हुआ रकबा	2	2	2	2	

CNC - 4115
2.3.15

जमाबंदी रैयत का नाम	खाता	प्लौट	रकबा	लगान	
सर्व श्री एच० पी० रिअल इस्टेट प्रा० लि० - 4C मुन्नीमा तल्ला शक्ती शरण, कैनाल बोरिंग रोड पो० - श्री कृष्णापुरी जिला - पटना पार्टनर - श्री संजय कुमार सिंह पो० - श्री विजय चन्द्र सिंह राष्ट्र केशरी पिता - सतीश कु० केशरी	54	15	0.75	15.0	अं०अ० अधीन प्रस्तावित अधोपस्ताक्षरी अधिपति होने पर राजस्व पंजी के हित में दा०खा० की स्वीकृति दी जा सकती है।

Certified to be true Copy
Head Clerk
Authorised under sec, 76 Act of 1872

आदेश–पत्रक

(देखें अभिलेख हस्तक 1941 का नियम 129)

..... तक

...देश पत्रक

...जिला:– पटना सन्

केश का प्रकार दा० खा० वाद सं०..... 4082/ सन् 2014-15

आदेश की क्र०सं० एवं तारीख	आदेश और पदाधिकारी का हस्ताक्षर	आदेश पर की गई कार्रवाई के बारे में टिप्पणी तारीख सहित

30/12/14

श्री मेसर्स एम० एच० पी० रियल इस्टेट प्रा० लि० 4C, 4th फ्लोर, भगवतीकरण इनक्लेव बोरिंग रोड, पत्रा श्रीकृष्णापुरी, पटना, पार्टनर श्री संजय कुमार सिंह पिता श्री विद्यानन्द सिंह वल्द ~~श्री शारद केशरी पिता सतीशकुमार केशरी~~ ग्राम..... पो०.....

थाना..... जिला पटना केवाला नं० 11345 दिनांक 11/12/14

के आधार पर निम्नांकित ज़मीन का दाखिल–खारिज हेतु आवेदन पत्र दाखिल किया है।

मौजा	थाना नं०	खाता नं०	खेसरा	एरियी	लगान
~~बक्करपुर~~	35	54	15 /	ए० डि० सी० 0.75 डि० (पचहत्तर डी०) /	15.00 रु० /

C.110 – 415
2.3.15

मूल आवेदन पत्र हल्का कर्मचारी को अंचल निरीक्षक के माध्यम से जाँच प्रतिवेदन हेतु दें, आम महाल पर सूचना जारी कर आपत्ति की मांग करें। अभिलेख दिनांक 17/1/15 को रखें।

लेखापित एवं संशोधित।

अंचल अधिकारी
दानापुर

अंचल अधिकारी
दानापुर

17/1/15 नोटिस का तामिला प्राप्त है। कोई आपत्ति प्राप्त नहीं है। राजस्व कर्मचारी का प्रतिवेदन अंचल निरीक्षक के माध्यम से प्राप्त है। उनलोगों ने आवेदक के नाम दाखिल–खारिज करनें की अनुशंसा किये हैं। फलतः उनके अनुशंसा के आधार पर दाखिल–खारिज की ...विधि... दी जाती है। शुद्धि–पत्र निर्गत करें।

अंचल अधिकारी
दानापुर

Certified to be true Copy
Head

अंचल अधिकारी
दानापुर

Registration Excise & Prohibition Deptt. PATNA SCORE: PATNA
COURT FEE
Authorization No. 2915
INDIA
Rs. 10 -2.3.2015
00000 375303 BIHAR JUDICIAL

Sch. XIV.—F.No. 180 V.

रसीद मालगुजारी

नाम सर्कल। नाम मौजा मय थाना वो थाना नम्बर

X

98

00850236

कानपुर	कल्याणपुर ३५

अराजी नुमा

०-७५ डीह

जोत का सालाना माल

मांग बावत २०१४-२०१५	सालाना	2रा वर्ष।	1ला वर्ष।	मौजूदा हाल
माल– (नकदी)	१५.७			१५.७
गुजारी (भावली)	३.३५			३.३५
सेस ...	०.५०			०.५०
*सुद ...	०.५०			०.५०
मुतफरकात ...	४.००			४.००
मीजान	३६.३५			३६.३५

अदायकारी बावत २०१४-२०१५	तीन वर्ष से ज्यादा	2रा वर्ष।	1ला वर्ष।	मौतालबा हाल	कामिल
माल– (नकदी)				१५.७	
गुजारी (भावली)				३.३५	
सेस ...				०.५०	
*सुद ...				०.५०	
मुतफरकात ...				४.००	
मीजान अदायकारी				३६.३५	३६.३५

(1) मीजान कुल (लफ्जों में) — छत्तीस रुपया पचहत्तर पैसा मात्र

(2) नाम देहिन्दा — [illegible]

(3) कुल बकाया — ०

दस्तखत वो तारीख अमला तहसील कानपुर

*खास महाल का बकाया मालगुजारी पर (जिसमें ऐसे बकाया पर जिस पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।

वि.स.मु (राजस्व) 1–201

[illegible] दि० आदेश ४०८/१-१४-१५

Sch. XIV.—F.No. 180 V.
रसीद मालगुजारी
नाम सर्कल। नाम मौजा मय
थाना वो थाना नम्बर

बि०स०मु०, पटना X
फरद मालकी / फरद रैयती। 102 १९२०
नाम रैयत मय वल्दियत जमाबन्दी

00681501

[illegible]	[illegible] ३५	[illegible]	[illegible]

अराजी नगदी | अराजी भावली

७.७४	[illegible]

जोत का सालाना मांग मय [illegible] (बकाया वो हाल) [illegible]

मांग बाबत २०१४-१९		सालाना	बकाया				हाल
			तीन वर्ष से ज्यादा।	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।	
माल-गुजारी	(नकदी)	१४					१४
	(भावली)	३.७४					३.७४
सेस	...	२.४०					२.४०
*सुद	...	२.४०					२.४०
मुतफरकात	...	३					३
मीजान		३९.७४					३९.७४

तफसील अदायकारी।

अदायकारी बाबत २०१४-१९		बकाया				मालालबा हाल	फाजिल
		तीन वर्ष से ज्यादा।	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।		
माल-गुजारी	(नकदी)					१४	
	(भावली)					३.७४	
सेस	...					२.४०	
*सुद	...					२.४०	
मुतफरकात	...					३	
मीजान अदायकारी						३९.७४	

[illegible]

३९.७४ (1) मीजान कुल (लफ्जों में) —
(2) नाम देहिन्दा —
(3) कुल बकाया —

दस्खत वो तारीख अमला तहसील [illegible]

* खास महाल का बकाया मालगुजारी पर (सेवाय ऐसे बकायों पर जिन पर [illegible] लिया
[illegible] 2011

१२.८.१५

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रसीद मालगुजारी

नाम सर्कल। नाम मौजा मय थाना वो थाना नम्बर

बि०स०मु०, पटना X

फरद मालकी / फरद रैयती। 102

नाम रैयत मय वल्दियत जमाबन्दी

00681502

अराजी नगदी

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

मांग बाबत		सालाना	बकाया				हाल
			तीन वर्ष से ज्यादा।	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।	
माल-गुजारी	(नकदी)						
	(भावली)						
सेस							
*सुद							
मुतफरकात							
मीजान							

तफसील अदायकारी।

अदायकारी बाबत		बकाया				मोतालबा हाल	फाजिल
		तीन वर्ष से ज्यादा।	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।		
माल-गुजारी	(नकदी)						
	(भावली)						
सेस							
*सुद							
मुतफरकात							
मीजान अदायकारी							

(1) मीजान कुल (लफ्जों में) —

(2) नाम देहिन्दा —

(3) कुल बकाया —

दस्खत वो तारीख अमला तहसील वसूलिन्दा

* ... महाल का बकाया मालगुजारी पर सिवाय ऐसे बकायों पर जिन ... लिया

... 2011