

2450

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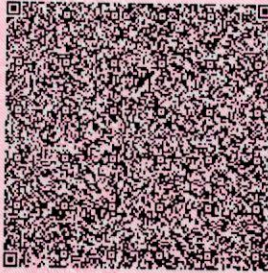


सत्यमेव जयते

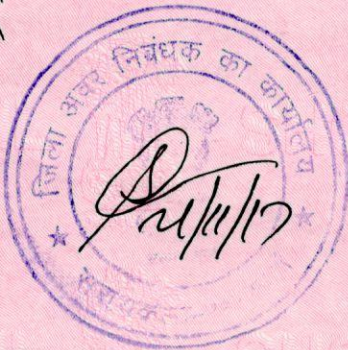
INDIA NON JUDICIAL Government of Jharkhand

e-Stamp

Certificate No. : IN-JH07464311552236P
Certificate Issued Date : 23-Oct-2017 12:06 PM
Account Reference : GOVACC (GV)/ jhsrogv07/ SERAIKELA/ JH-SK
Unique Doc. Reference : SUBIN-JHJHSROGV0710703382036462P
Purchased by : AVIJIT MANDAL
Description of Document : Article 23 Conveyance
Property Description : LAND
Consideration Price (Rs.) : 5,76,000
 (Five Lakh Seventy Six Thousand only)
First Party : TECHNOCULTURE BUILDING CENTRE PVT LTD
Second Party : SHAKUNTALA DEVI AND OTHER
Stamp Duty Paid By : SHAKUNTALA DEVI AND OTHER
Stamp Duty Amount(Rs.) : 23,100
 (Twenty Three Thousand One Hundred only)



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



Jeenuar Kuthika

VO 0000718622

Sale value - 576000/- Stamp - 23100/- Adityapur.

दस्तावेज में वर्णित मूल्य
प्रतिबंधित सूची से 98%

जि.सि.सि.सि.सि.सि.
जि.सि.सि.सि.सि.सि.

Residential Krbhale



27



23/10

9

मूल्यांकन सूची से जांच केय

जि.सि.सि.सि.सि.सि.सि.

उपस्थापित दस्तावेज में बख्तकारी
की जाति... यह जाति
C.N.T.A. 208 की धारा 461(B) के
अन्तर्गत नहीं है।

दस्तावेज जांच केय

जि.सि.सि.सि.सि.सि.सि.

2017

SALE DEED

नियम-21 के अधीन ग्राह्य
भारतीय स्टाम्प अधिनियम

This Sale Deed is made on this the 28th day of Oct, 2017, at Seraikela.

(इण्डियन स्टाम्प एक्ट-1989) की
अनुसूची-1 या 1 (क) में...के
अधीन यथावत स्टाम्प...के
स्टाम्प शुल्क से विमुक्त या
स्टाम्प शुल्क अपेक्षित नहीं।

BY AND BETWEEN

TECHNOCULTURE BUILDING CENTRE Pvt. Ltd., Incorporation / CIN No.

U45200BR2002PTC9767, incorporated as per the Indian Companies Act 1956,

having its Corporate Office at 417 & 419, 4th Floor, Ashiana Towers, Exhibition

Road, Patna 800001, State Bihar, Local Office at 518, 5th Floor, Ashiana Trade

Centre, Adityapur, P.O. & P.S. Adityapur, District Seraikela Kharsawan, State

Jharkhand, represented by its Authorized Official Mr. PRABHAT KUMAR SINHA,

son of Surendra Prasad, by Faith Hindu, by Occupation Service, by Nationality

Indian, Resident of Village Munshichak, P.O. Bajaura, Dobhi, Gaya, District Gaya,

Pin 824201, State Bihar, on the basis of Board Resolution, Sl. No. TBCPL / HR / 16

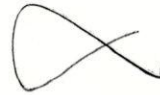
- 17 / 146, Dt: 3rd July, 2016. Hereinafter called the VENDOR / SELLER (which

expression shall unless excluded by and / or repugnant to the context must mean and

include his legal heirs, successors, administrators, executors, legal representatives,

nominees, and assigns) of the One Part. (Pan No. AABCT9952A)

(By Gate kayantha)



शकुन्ता देवी

IN FAVOUR OF

- 1) Mrs. SHAKUNTALA DEVI, w/o Mr. Nand Kishor Thakur, &
- 2) Mr. NAND KISHOR THAKUR, s/o Shivnath Thakur,

Both By Faith Hindu, By Nationality Indian, By Occupation 1) Housewife, & 2) Service, Resident of Qtr. No. L4/34, Kalindi Road, Behind Jusco School, Kadma, P.O. & P.S. Kadma, Town Jamshedpur, Pin 831005, District East Singhbhum, and State Jharkhand. Hereinafter called the VENDEE/S / PURCHASER/S (which expression shall unless excluded by and / or repugnant to the context must mean and include their legal heirs, successors, legal representatives, administrators, executors, nominees, and assigns) of the Other Part. (Pan No AOKPD2301R & ABIPT4682Q) (UIDAI No 8877 4854 9716 & 7917 6461 8925)

NATURE OF DEED

SALE DEED

CONSIDERATION AMOUNT

Rs. 5,76,000/-

(Rupees Five Lacs and Seventy Six Thousand) only

WITNESSETH AS FOLLOWS:

WHEREAS, all that piece and parcel of raiyati land measuring an area 34.50 Decimals, in Old Plot No. 456, recorded under Old Khata No. 48, corresponding to New Plot No. 2481, recorded under New Khata No. 110, Situated in Mouza Asangi, within Old Ward No 14 / New Ward No 22 (A.N.A.C.), P.S. Adityapur, Thana No. 131, Block Gamharia, under the District Sub Registry Office at Seraikela, District Seraikela Kharsawan, has been purchased by the Vendor from its previous owner: Anita Devi, w/o Manikant Choudhary, R/o M 59, R.I.T. Adityapur, by virtue of

8
1000000/-

registered Sale Deed No. 836, Serial No. 884, Book I, Volume No. 111, Pages 1 to 122, Dt: 04.05.2017, registered at the District Sub Registry Office, Seraikela, and after purchasing the same, the Vendor also got its name mutated in the records of the Circle Officer, Gamharia, vide Mutation Case No. 68 / R27 / 2017 – 2018, recorded in the register II, Volume No. 9, and in Page No. 18. and from then onwards the Vendor is in peaceful physical possession over the same, without any interruption from any person or corner.

AND WHEREAS, the company i.e. the Vendor after acquiring the land has decided to develop the land by dividing it into several plot/s and by providing road, sewer line, alley etc., for the purpose of making colony, and the Vendor has also published advertisements through different media modes, and after knowing about the project the Purchaser/s has visited and selected one sub plot, and then approached the Vendor and requested him to sell the plot more fully described in the schedule below, to which the Vendor agreed and fixed the full & final consideration amount for the plot of land at Rs. 5,76,000/- only, to which the Purchaser/s agreed and offered to pay the same, hence, to avoid future legal complications and disputes the parties have agreed to enter into this indenture on the following terms and conditions, which the Purchaser/s promise to follow.

NOW THIS DEED OF SALE IS WITNESETH AS FOLLOWS:

1. That, in consideration for sum of Rs. 5,76,000/- only, is paid by the Purchaser/s to the Vendor for the schedule below land, the payment made is more clearly mentioned in the memo of consideration the receipt of which the Vendor hereby accepts, admits, and acknowledges. as full, final and highest consideration amount received for the sale of the schedule below property, the Vendor has conveyed and transferred by way of sale, transfer the schedule below property with

Signature - R. B. B. B.

all its right, title, interest, possession, easements, and appurtenances thereto in favour of the Purchaser/s TO HAVE AND TO HOLD the same as the lawful owner thereof, along with right to use the facilities, amenities, advantages, and all other common services as provided by the Vendor for the said project commonly known as "VASTU VIHAR", Asangi, Adityapur.

2. That, from today all the right, title, and interest of the Vendor over the schedule below property has vested completely with the Purchaser/s, and they becomes the lawful owner of the same and they were free to enjoy over the same, in any manner as they may deem fit and proper.

3. That, the Purchaser/s is entitled to get the schedule below property mutated in their name/s in the record of the Landlord i.e. the State of Jharkhand, through Circle Officer, Gamharia, and accordingly shall pay the rent, taxes, or any other charges for the same and to obtain receipts thereof in their name/s.

4. That, the Vendor hereby declares that prior to this date it has not sold / transferred the schedule below property to any person or person/s except the Purchaser/s by executing this Sale Deed. The schedule below property is free from all encumbrances, liens, and charges of any kind whatsoever, and the said property is not mortgaged with any bank or financial institution or any other party.

5. That, it has been mutually decided between the Vendor and the Purchaser/s that the Purchaser/s will unconditionally appoint the Vendor: Techno Culture Building Center Pvt. Ltd., whenever, they want to construct house over the said land in future, and the Purchaser/s will also follow and abide by the rules and regulations of the Society, exactly with other occupant/s of said project "Vastu Vihar", Asangi.

Sh. Prabhakar K. Bhat

6. That, the Vendor has further agreed to execute and register at the cost of the Purchaser/s any deed of assurance if any required in future to more perfectly ensure the ownership and possession of the Purchaser/s over the schedule below property. The Vendor hereby declares that the schedule below property does not fall under the Gair Majurwa, Khas Mahal or Government Land category, and there is no violation of Sec 22 (A) of the Indian Registration Act.

7. That, the Purchaser/s will pay the proportionate ground rent, taxes, and other charges, security, common maintenance, and common electricity charges, etc., to the Vendor and / or to the Owner's Association form or to be formed in future and/or in charge authority as per their proportion.

8. That, neither the Purchaser/s nor any Occupant/s shall trespass or block the common space, passages, common roads, passages, or alleys or pavements etc., of the colony commonly known as "Vastu Vihar", Asangi, Adityapur, as such space/s must remain open for free movement of all Occupant/s.

9. That, the parties will remain true to fulfill their respective obligations and none will try to deceit the other party under any circumstances, this Sale Deed shall be binding on all concerned including the legal heirs and successors of both the Vendor and Purchaser/s. Seraikela Court has jurisdiction in any or all matters arising out of this indenture.

MEMO OF CONSIDERATION

<u>Mode of Payment</u>	<u>Amount (Rs.)</u>
By Cheque/s / RTGS / NEFT (Rupees Five Lacs and Seventy Six Thousand) only	Rs. 5,76,000/-

8
Seraikela - Kuchik

SCHEDULE

All that piece and parcel of raiyati homestead land measuring an area 942 Sq.ft. i.e. 2.16 Decimals, being in Portion of Old Plot No. 456, recorded under Old Khata No. 48, corresponding to New Plot No. 2481, (Colony Sub Plot No. JW V4), recorded under New Khata No. 110, Situated in Mouza Asangi, within Old Ward No 14 / New Ward No 22 (A.N.A.C.), P.O. & P.S. Adityapur, Thana No. 131, Block / Anchal Gamharia, under the District Sub Registry Office at Seraikela, District Seraikela Kharsawan, State Jharkhand. (The above vacant land is situated in Branch / Other Road)

The above land is bounded as:

North : Plot No. 2481 (Part)

South : Plot No. 2481 (Part)

East : Plot No. 2481 (Part)

West : Proposed Road

The annual rent of Rs. 5/- only is payable to the State of Jharkhand, through Circle Officer, Gamharia.

The above land is more clearly shown in the sketch map attach herewith which also forms part of this Sale Deed.

In witness whereof the Vendor has hereunto set and subscribed her hand on this Sale Deed, today at Seraikela, on the date aforementioned.

Read and over and explained the contents of this Sale Deed to the parties by me, who found it to be true and correct: A. K. Singh.

Isrobat Krishi

WITNESSES:

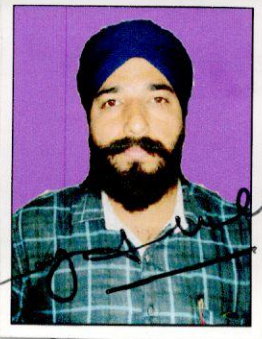
- 1. MID IMRAN SID MID ISRAZUL Md Imran
R/O Duplex No Jayanti 2 Kuchiputya West Urban Adityapur
- 2. Mangil Sid Sid Satwat Sid.
Reside at Mayo, J.R.

Drafted & Printed by: A. Nishu

Old Court Campus, Jamshedpur.

PURCHASER/S

IDENTIFIER



A. Nishu
Md Imran
Mangil Sid



Shakuntala Devi
A. Nishu
Attested

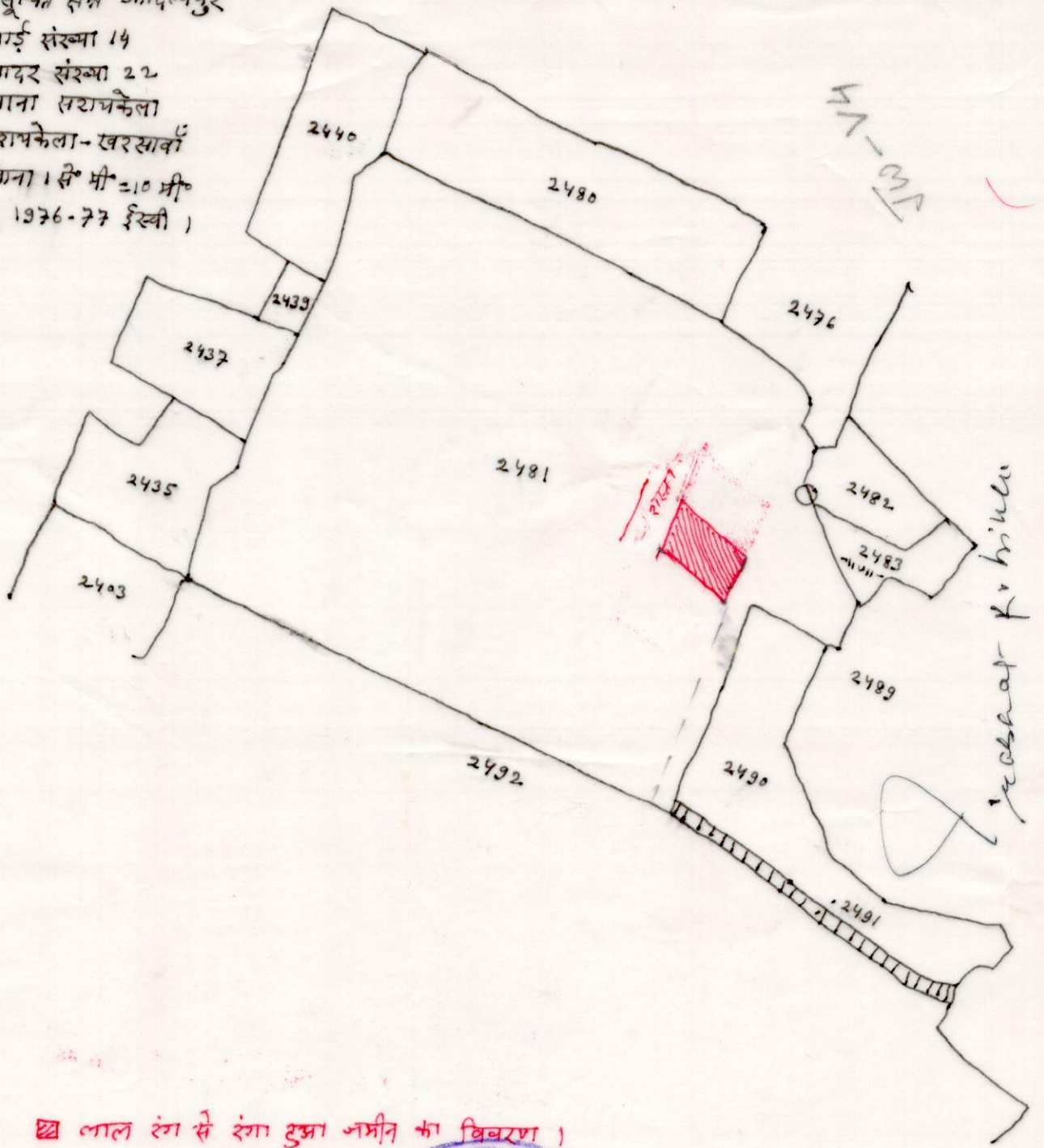


Nand Kishore Thakur
A. Nishu
Attested

Certificate:

It is certified that the finger prints of left hand of each persons whose photograph is affixed in the document have been obtained before/by me. A. Nishu

नाम अधिसूचित क्षेत्र आदित्यपुर
 बार्ड संख्या 14
 चादर संख्या 22
 राजस्व चाना सराफकेला
 जिला सराफकेला-खरसावाँ
 पैमाना 1 से.मी = 10 मी.
 सन् 1976-77 ईस्वी)



लाल रंग से रंगा हुआ जमीन का विवरण ।

भौजा	खाना नं	प्लोट नं	किलीम	रकबा	मोटरी
आसंगी	पुराना 48 नया 110	पुराना 456 नया 2481	होमस्टेड	942 गर्गफीट	3- प्लेट नं 2481 भंग 2- " " 2481 " " 1- " " 2481 " " 0- रस्ता

certified to be a true copy of the original map.

Prajapati Mahato. (Amin)
 08/05/2017

PRAJAPATI MAHATO
AMIN
 REGISTRATION NO. -472/2008

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

TECHNOCULTURE BUILDING CENTRE
PRIVATE LIMITED

25/02/2002



Permanent Account Number

AABCT9952A


Signature



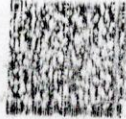
Signature
Rohit

Signature

भारत सरकार
GOVERNMENT OF INDIA



प्रभात कुमार सिन्हा
Prabhat Kumar Sinha
जन्म तिथि/DOB: 15/10/1984
पुरुष / MALE



8821 8171 2598

आधार-मेरा आधार, मेरी पहचान

Prabhat. K. Sinha.

आधार-मेरा आधार, मेरी पहचान
आधार प्राधिकरण
AUTHORITY OF INDIA

पता: Address:
आत्मज: सुरेन्द्र प्रसाद, पी.ओ. 370, Surendra Prasad, P.O.,
बाजौरा, विलेज - मुंशीचक, BAJAURA, VILLAGE -
डोभी, गया, बजौरा, गया, MUNSHICHAK, DOBHI, GAYA,
बिहार - 824201 Bajaura Gora
Bihar - 824201

8821 8171 2598

Aadhaar-Mera Aadhaar, Meri Pehachan

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ABIPT4682Q


नाम /NAME
NAND RISHORE THAKUR

पिता का नाम /FATHER'S NAME
SHIV NATH THAKUR

जन्म तिथि /DATE OF BIRTH
13-01-1956

हस्ताक्षर /SIGNATURE
NM Thakur

आयकर आयुक्त, रांची
COMMISSIONER OF INCOME TAX, RANCHI



Nand Rishore Thakur





भारत सरकार



नन्द किशोर ठाकुर
Nand Kishor Thakur
जन्म वर्ष / Year of Birth : 1950
पुरुष / Male



7917 6461 8925

आधार - आम आदमी का अधिकार

Nand Kishor Thakur



भारतीय जनता पार्टी प्रधान प्राधिकरण
भारतीय जनता पार्टी प्रधान प्राधिकरण
INDIAN NATIONAL AUTHORITY OF INDIA

पता: S/O शिवनाथ ठाकुर, हो. नं. 44 / 34, कालिन्दी रोड, जुस्को स्कूल के पीछे, कदमा, पो. कदमा, जमशेदपुर, पूर्वी सिंहभूम, झारखण्ड, 831005

Address: S/O Shivnath Thakur, H NO. L4 / 34, KALINDI ROAD, BEHIND JUSCO SCHOOL, KADMA, PO KADMA, JAMSHEDPUR, Purbi Singhbhum, Jharkhand, 831005

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

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

आयकर विभाग

INCOME TAX DEPARTMENT

SHAKUNTALA DEVI

SUKHDEO SHARMA

02/02/1966

Permanent Account Number

AOKPD2301R

Shakuntala Devi

Signature

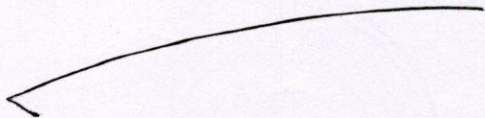


भारत सरकार

GOVT. OF INDIA

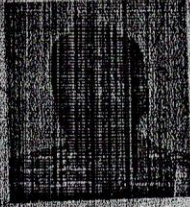


06102016



Shakuntala devi

भारत सरकार



मनप्रीत सिंह
Manprit Singh
जन्म तिथि/ DOB: 12/08/1982
पुरुष / MALE



6196 2242 2233

आधार-आम आदमी का अधिकार



भारतीय प्रजासत्ताक पहचान प्राधिकरण
INDIAN IDENTIFICATION AUTHORITY OF INDIA

पता:

आत्मज: सतवत सिंह, एच.
नं-18, एच.पी. पेट्रोल पंप के
पास, पंजाबी लाईन, मानगो,
जमशेदपुर, जमशेदपुर, पूर्वी
सिंहभूम,
झारखण्ड - 831012

Address:

S/O: Sawant Singh, H. No-18, Near
H.P. Petrol Pump, Punjabi Line,
Mango, Jamshedpur, Jamshedpur,
East Singhbhum,
Jharkhand - 831012

6196 2242 2233

Aadhaar-Aam Admi ka Adhikar



TECHNOCULTURE BUILDING CENTRE PVT. LTD.

website : www.vastuvihar.org CIN No.: U45200BR2002PTC9767 email : info@vastuvihar.org

CERTIFIED TRUE COPY OF THE RESOLUTION THROUGH CIRCULATION PASSED BY THE BOARD OF DIRECTORS OF TECHNOCULTURE BUILDING CENTRE PVT. LTD ON 3rd Day of July 2016.

To authorize official to represent the company before various Statutory Authority and Execute Agreement with customers.

The Board of Directors of Technoculture Building Centre Private Ltd. Today on 3rd Day of July 2016 RESOLVED **THAT** the company be and hereby AUTHORIZED its Official Mr. Prabhat Kumar Sinha, Aged about 33 years, S/o Surendra Prasad, R/o- 518 5th Floor, Ashiana Trade Centre, Adityapur Saraikela Kharsawan, Jamshedpur, Jharkhand, For its Vastu Vihar "Jamshedpur" project to do, execute and perform for and on behalf of the Company, all or any of the following acts, deeds, matters and things namely:-

1. To appear before Registrar or Sub-Registrar or any other registering officer/authority of "Saraikela Kharsawan" district and present for registration, acknowledge and to admit the execution of Agreement/Sale Deed and otherwise do all acts, deeds, matters and get the said Agreement/ Sale deed registered in accordance with the law on behalf of the company.
2. To Execute Agreement with customer on behalf of company.
3. To appear before Bank/Financial Institution and Execute all documents for Loan process.

This Authorization shall remain operative till further decision of the Board Meeting or in the event of Mr. Prabhat Kumar ceasing to be in the employment of the company for any reason whatsoever he will be ipso facto cease to be the authorized of the company under the signing authorities and the powers and authorities hereby conferred on him shall there after further to be stand revoked.

I, Sushma Kumari, the Director of Technoculture Building Centre Pvt. Ltd., do hereby certify this to be a true copy of the resolution duly adopted at the meeting of the Board of Directors on 3rd Day of July 2016, and that it has not been rescinded, amended or altered in any way, and that it remains in full force and in effect till further orders of the Board of Directors of the Company in this regard.

Technoculture Building Centre Pvt. Ltd.

Sushma Kumari
Signature Director
Director

Prabhat K. Sinha.
(Sinha.)

Technoculture Building Center Pvt.,Ltd.



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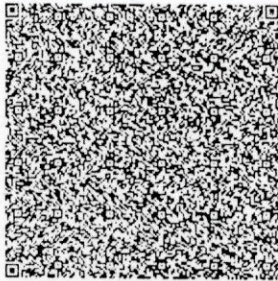
सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

Certificate No.	: IN-JH05482661434070P
Certificate Issued Date	: 18-Apr-2017 12:48 PM
Account Reference	: NONACC (FI)/ jhdopjc07/ SERAIKELA/ JH-SK
Unique Doc. Reference	: SUBIN-JHJHDOPJC0707823688383509P
Purchased by	: TECHNOCULTURE BUILDING CENTRE PVT LTD
Description of Document	: Article 23 Conveyance
Property Description	: SALE DEED
Consideration Price (Rs.)	: 83,49,000 (Eighty Three Lakh Forty Nine Thousand only)
First Party	: NA
Second Party	: TECHNOCULTURE BUILDING CENTRE PVT LTD
Stamp Duty Paid By	: TECHNOCULTURE BUILDING CENTRE PVT LTD
Stamp Duty Amount(Rs.)	: 3,34,000 (Three Lakh Thirty Four Thousand only)

Secretary, Karkhanda



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



Anish Devi
9/3/5/17
04/5/17

*0000842542

Sale Value 55,53,900/- Stamp 2,22,500/- Adityapur

6

दस्तावेज में उल्लिखित
प्रतिनिधित्व सूची

4/5/17



Ritesh Kumar Shukla



नियम-21 के अन्तर्गत भारत
भारतीय (इतिहास 1859) की
अनुसूचित जातों के
अधिनियम के अन्तर्गत
स्वामी

23
4/6/17

गुलयापूर
दस्तावेज

Ritesh Kumar Shukla
03/5/17
4/5/17

सपरस्थापित
की जाति
C.N.T.

काशी

4/5/17

.....2017... निबंधन पंजीकृत
4/5/17

Teebaid

166617-110
2.50
Salam
Process 09/17

166620-44

SALE DEED

This Sale Deed is made on this the 03rd day of May 2017, at Seraikela.

BY AND BETWEEN

Mr. RITESH KUMAR SHUKLA, son of Mr. Jitendra Kumar Shukla By Faith Hindu, By Caste Brahmin, By Occupation Business, Resident of M.L.G. 246, Adityapur - 2, P.S. R.I.T., District Seraikela Kharsawan, and State Jharkhand. Hereinafter called the "VENDOR / SELLER" (which expression shall unless excluded by and / or repugnant to the context must mean and include his legal heirs, successors, legal representatives, administrators, executors, nominees, and assigns) of the One Part.

4/5/17

Jitendra Kumar Shukla

IN FAVOUR OF

TECHNOCULTURE BUILDING CENTRE Pvt. Ltd., Incorporation (CN No. U45200BR2002PTC9767, incorporated as per the Indian Companies Act 1956, having its Corporate Office at 417 & 419, 4th Floor, Ashrama Towers, Laxmi Nagar Road, Patna 800001, State Bihar, Local Office at 518, 2nd Floor, Ashram Trade Centre, Adityapur, P.O. & P.S. Adityapur, District Seraikehi, Kharwar, State Jharkhand, represented by its Authorized Official Mr. PRABHAT KUMAR SINGH, son of Surendra Prasad, by Faith Hindu, by Occupation Service, by Address 111

Resident of Village Munshichal, P.O. Bahaura, Distt. Gaya, District Bihar Pin 824201, State Bihar, on the basis of Board Resolution SE No. 149/JC/2016

17/146, Dt. 3rd July, 2016. Hereinafter called the PURCHASER (VEHICLE) (which expression shall unless excluded by and / or repugnant to the context mean and include its / his legal heirs, successors, legal representatives, administrators, nominees, and assigns) of the Other Part (Pan No. AAAC 1995)

NATURE OF DEED

SALE DEED

CONSIDERATION MONEY

Rs. 60 Lakhs

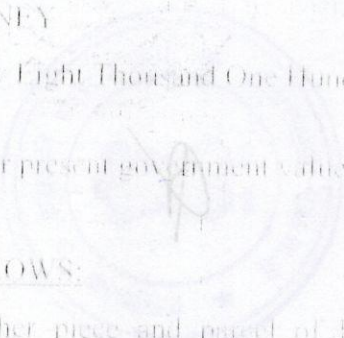
(Rupees Sixty Lacs Thirty Eight Thousand One Hundred and Sixty only)

But stamp duty paid as per present government value i.e. Rs. 85,40,000/- only

WITNESSETH AS FOLLOWS:

WHEREAS, another piece and parcel of land measuring an area of 50 Decimals, being in Old Plot No. 456, under Old Khata No. 48, corresponding to New Plot No. 2481, recorded under New Khata No. 110, situated in Mouza Bahaura within Ward No. 14 (A.N.A.C.), P.S. Adityapur, District Seraikehi, Kharwar, has been purchased by Anita Devi, from its previous owner, Tarun Pradhan, by Court Order represented by his attorney Jagwanti Devi, by virtue of Court Order

Prakash - Rohini



Deed No. IV - 555, Dt. 18.06.07, registered at the District Sub Registry Office, (Amshedpur) and by virtue of registered Sale Deed No. 2557, Serial No. 2766, Dt. 03.05.2008, registered at the District Sub Registry Office, Serankela, and after purchasing the same, she has also got her name mutated in the records of the District Officer, Gamharia, vide Mutation Case No. 471 / 2008 - 2009, and from then onwards she is in peaceful physical possession over the same, without any interruption from any person or corner.

AND WHEREAS, the Vendor being in urgent need of money to meet his financial expenses, for which he has decided to sell part of his land through the attorney's clearly mentioned in the schedule below for full and final consideration amount of Rs. 60,38,116/- (Rupees Sixty Lacs Thirty Eight Thousand One Hundred and Sixteen) only, to which the Purchaser agreed and offered to pay the same in cash to avoid all or any kind of disputes or legal complications, both the parties have decided to enter into this Sale Deed, on the following terms and conditions.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

1. That, in pursuance of the aforesaid agreement and in consideration amount of Rs. 60,38,116/- (Rupees Sixty Lacs Thirty Eight Thousand One Hundred Sixteen) only, is paid by the Purchaser to the Vendor details of which is shown in memo of consideration, the receipt of which is hereby admitted and acknowledged as the final consideration by the Vendor's, and the Vendor's does hereby absolutely and forever sell, convey, transfer, and deliver all that property more fully described in the schedule below in favour of the Purchaser by this Sale Deed. TO HAVE AND TO HOLD the same, unto the Purchaser along with his heirs, legal representatives and successors without any interruption or impediment from the side of the Vendor's.

Jeerabhat Kurbhu

Dr. Jyoti Chavan
13/5/17
27/5/17

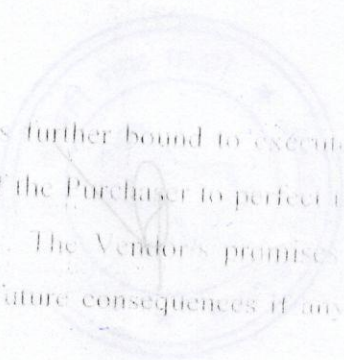
2. That, the Vendor/s has delivered peaceful physical possession of the schedule below property to the Purchaser and from this day the Purchaser will possess and enjoy the same as absolute owner in all possible ways, with power to dispose of the same by way of sale, gift, mortgage or any other ways whatsoever in any manner if the company like.

3. That, from this day the Vendor/s shall ceases to have any right, title and interest over the schedule below property, and all the right, title and interest will now be completely vested unto the Purchaser. The property hereby conveyed by this Deed of Sale is free from all encumbrances, liens or charges.

4. That, the Vendor/s hereby declares that he has good and perfect title to the schedule below property and if for any defect of title or possession of the Vendor/s in the schedule below property the Purchaser suffer any loss then the Vendor/s will be liable to compensate the same to the Purchaser or to its / his legal heirs and successors.

5. That, the Vendor/s is further bound to execute any deed of assurance that may be required in favour of the Purchaser to perfect the title of the Purchaser over the schedule below property. The Vendor/s promises to indemnify the Purchaser from all or any unforeseen future consequences if any arise by its legal heirs and successors.

6. That, the Vendor/s hereby also declare that he has never mortgaged the schedule below land with any bank or financial institution or party and the same is free from all such encumbrances, and the schedule below land is never acquired by the State or Central Government and no other party, person has any claim over the said land.



Jyoti Chavan
Kv Boinde

7. That, the Vendor/s must deliver all relevant documents like kharan, mutation paper, general power of attorney, etc. to the Purchaser with respect to the said schedule below property, and the Purchaser is at liberty to get its name mutated in the office of the superior landlord i.e. the State of Jharkhand through Circle Officer, Gamharia, and pay ground rent, and taxes for the same and obtain receipt therefor.

8. That, the terms and conditions of this Sale Deed will be binding on both the Vendor/s and the Purchaser which shall mean and include their respective legal heirs and successors. Seraikela Court alone has jurisdiction in all matters if any arising out of this Sale Deed.

SCHEDULE

In the District Seraikela Kharsawan, Situated in Mouza ANANGI (SERIKELI) Adityapur, Thana No. 131, Old Ward No. 14 (A.N.A.C.) corresponding to New Ward No. 22 (A.N.A.C.), under the District Sub Registry Office at Seraikela and State Jharkhand, all that piece and parcel of riyati homestead land recorded as:-

Khata No	Plot No	Area	Boundary
Old 48	Old 456	34.50 Decimal	North : Plot No. 2476 & 2480
New 110	New 2481	0.3450 Acre	South : Part of Plot No. 2481
			East : Plot No. 2476, 2482, 2483, 2489
			West : Part of Plot No. 2481

Total land measuring an area 34.50 Decimals

The annual rent payable to the State of Jharkhand, through Circle Officer, Gamharia

The above property is more clearly shown in sketch map attach herewith which also forms part of this indenture.

Yashraj Kishore

MEMO OF CONSIDERATION

<u>Cheque No</u>	<u>Bank</u>	<u>Amount (RS.)</u>
171256	Punjab National Bank	Rs. 5,00,000/-
RTGS/UTIBH17114481130	Axis Bank	Rs. 5,00,000/-
113568	Punjab National Bank	Rs. 5,00,000/-
113569	Punjab National Bank	Rs. 5,00,000/-
113570	Punjab National Bank	Rs. 5,00,000/-
113571	Punjab National Bank	Rs. 7,00,000/-
113572	Punjab National Bank	Rs. 7,00,000/-
113573	Punjab National Bank	Rs. 7,12,345/-
113574	Punjab National Bank	Rs. 7,12,345/-
113575	Punjab National Bank	Rs. 6,29,123/-

Total amount paid to the Vendor is Rs. 60,38,700/-
(Rupees Sixty Laes Thirty Eight Thousand One Hundred and Sixteen) only

IN WITNESS WHEREOF the Vendor has hereunto set and subscribed her hand on this Sale Deed, today at Serukela.

Read over and explained the contents of this Sale Deed to the parties by me, who found it to be true and correct: A. B. S.

WITNESSES:

1. Sanjay Kumar s/o late. Narender Nath, ...
Vill. ...

2. ... s/o late Banmalya...

Drafted & Printed by: A. B. S.
Old Court Campus, Jamshedpur.

Sanjay Kumar

PURCHASER



IDENTIFIER



Signature of Identifier



Seashal Kurbhale

Certificate

It is certified that the finger prints of left hand of each persons whose photographs are affixed in the document have been obtained before by me

भूमि संबंधित प्रतिवेदन

आवेदक का नाम - आनम देवी
 पिता/पति का नाम - मणिकान्त चौधरी
 पता :- ग्राम आरु आरु 20 का कोपरगा पीओ - आरु 20 थाना - आरु 20, अरिच
 जिला - सरायकेला - खरसावाँ

पंजी के आधार पर भूमि का विवरण निम्न है: -

ग्राम का नाम	थाना सं०	खता सं०	प्लॉट सं०	रकबा	भूमि का प्रकार	शक्तिदार नं० / खतियान पत्र संबंधित प्रतिवेदन
	1-1	0-48	0-456	34-50		
		11-110	11-2481	50		



Prasanna K. Biker

जिला अवर निबंधन पदाधिकारी, सरायकेला-खरसावाँ को सूचितार्थ एवं जांचोपरांत नियमानुसार आवेदन प्रस्तुत है।

राजस्व कर्मचारी का हस्ताक्षर
हलका नं० -

अचल निरीक्षक
गम्हरिया।

अचल निरीक्षक
गम्हरिया।



8
Jasson Krbihe

Handwritten signature/initials at the top right of the page.

Handwritten signature/initials in the middle right of the page.

Correction Slip Showing Mutation in Respect of Tenancies in Estates Vested in Govt.

1	2	3	4	5	6	7	8	9	10
Mutation Case No. in Register 27	Village	Thana and Thana No.	Temporary to whom the Mutation Relates	Authority Substituting original order by order of the District Officer	Mutation Due to sale, gift, etc. Change Partition of Succession	Full Particulars of Mutation by Mutation	Date of Correction of the Mutation Register by the A/c	Remarks	
471 / 2008 - 2009	कार्शजी	सरायकेला 131 / 4819	खाता नं० - 2110 / 848	अचल अधिकारी गम्हरिया दिनांक - 06/8/08	बिक्री दलील सं० 2597 दिनांक - 3-5-08	खाता नं० 2110 / 848 नया नं० 2110 / 848 रकबा शीर्षक नाम 34.50 अंश 67.96 अंश कामेश्वर शर्मा			21-11-08 191

Forwarded to Mr. Karanchari Halka No. 1
Amrita Jari

For Information and Necessary Action
Smt. Manoj Kishor Chaudhari

Village No. 246 Ambarkar
Smt. Manoj Kishor Chaudhari

21-11-08
191

निबंधन विभाग, झारखंड
सरकारकेतम
आज पर्वत सह घोषणा पत्र (नियम 114)

Token No: 7
 Document Type: Sale Deed
 Presenter Name & Address: M/59, R I T Housing Co-Operative Society, Adityapur, P.S. R. I.T.
 Stampable Doc. Value: 8349000
 Document/Transaction Value: 6038116
 Special Type: /
 Remarks / Other Details: Property Details:
 Token Date/Time: 04/05/2017 13:00:00
 Presenter: Anita Devi
 Date of Entry: 04/05/2017
 Total Pages: 123
 Book: /
 CNO/PNO: /
 App ID: 45633
 e-Stamp Cert. No. IN- JH05482561435407019

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No.	Plot Type	Boundary North	Boundary South	Boundary East	Boundary West	U No.	Category	Area	Area Val. us
GAMHARIA	131	22	ADITYAPUR NAGAR PARSHAD	O-48	O-456		Plot No. 2476 & 2480	Plot No. 2481	Plot No. 2476, 2482, 2483, 2489	Plot No. 2481	U_RES	0 Decimal	0	
GAMHARIA	131	22	ADITYAPUR NAGAR PARSHAD	N-110	N-2481		Plot No. 2476 & 2480	Plot No. 2481	Plot No. 2476, 2482, 2483, 2486	Plot No. 2481	U_RES	34.5 Decimal	8349000	

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	U/B	Area	Rate	Amount
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Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Relation	Caste	Gender	PAN/E 60	UID	Mobile	Pres. Address	Perma. Address
1	VENDOR	Anita Devi	W/O Manikant Choudhary	Business			Male	ACLPC4682M	99142685986C		M/59, R I T Housing Co-Operative Society Adityapur, P.S. R. I.T.	
2	VENDEE	Technoculture Building Centre Pvt. Ltd. Rep. By Prabhat Kumar Sinha	Surendra Prasad	Service			Male	AABCT9952A	88218171259B		Office At 5th 5th Floor, Ashiana Trade Centre Adityapur, P.O. S.P.S. Adityapur	
3	Identifier	Sanjay Pradhan	Late Narendra Nath Pradhan	Service			Male		77714553940C		Village: Ashara Industrial Area Dist: Seraikella Jharkhand	

Fee Details:

SN	Description	Amount	CHC	Net Amount
1	SP	1,810.00	0.00	1,810.00
2	FR	0.94	0.00	0.94
3	LL	2.50	0.00	2.50
4	AT	250,470.00	0.00	250,470.00
Total		252,303.44	0.00	252,303.44

एक प्लानटॉप दास्तावेज में अंकित तथ्यों के अनुरूप है।

निबंधन पर्व साक्ष्य में इंप्रूट कार्ड के अनुरूप डाटा इंट्री की गई है।

उपस्थित
 सतीकार किता अनिता देवी
 जिनका
 पता म/59, रीट प्रोवाइडेंट सोसाइटी
 निवासी आदिपुर

दस्तावेज लेखक का हस्ताक्षर
 परचमकी का हस्ताक्षर
 डाटा इंट्री ऑपरेटर का हस्ताक्षर

मे इस दस्तावेज के निबंधन को मैंने सत्यापित किया है।
 पेशा निबंधन प्रदायिका







Prashant K. Ghosh

निबंधन विभाग झारखंड
सरायकेला

Token No.7 Token Date: 04/05/2017 13:04:05

Serial/Deed No./Year :884/836/2017

Deed Type: Sale Deed

	Party Details	Photo	Fingerprint
1	Anita Devi Father/Husband Name:W/O Manikant Choudhary (VENDOR) M-59, R I T Housing Co-Operative Society, Adityapur, P.S. R. I.T.		
2	Technoculture Building Centre Pvt. Ltd. Rep. By Prabhat Kumar Sinha Father/Husband Name:Surendra Prasad (VENDEE) Office At 518 5th Floor, Ashiana Trade Centre Adityapur, P.O. & P.S. Adityapur		
3	Sanjay Pradhan Father/Husband Name:Late Narendra Nath Pradhan (Identifier) Village:Assangi Industrial Area, Dist:Seraikella- Kharsawan		

Book No. 1
Volume III
Page 1 To 122
Deed No. 884/836
Year 2017
Date 04/05/2017 16:53:40

Registering Officer

Signature of Operator

Prabhat Kumar Sinha

FOLIO NOT AVAILA
कॉपी की मांग नही

प्रतिमा के लिए आवेदन की तारीख Date of application for the copy	रकम और फीस का अधिसूचना संख्या और तारीख Date head for mounting the requisite number of stamps and fees	सूचित किया गया तारीख Date of delivery of the requisite stamps and fees	कॉपी तैयार होने की तारीख Date of which the copy was ready for delivery	आवेदन को प्रेषित करने की तारीख Date of making over the copy to the applicant
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नाम: श्री. सुधीर कुमार शर्मा पता: आर.टी.ओ. कार्ड नं. 14
 शहर: पटौली जिला: बलरामपुर

Seethar Kumbhli

क्र.सं.	अभिप्रेती का नाम, पिता का नाम, जति और निवासी।	खत		रकम एकड़ में।	रकम आर.ओ. में।	आयुक्ति।	नर नामदी लगान वाले करके प्लॉट के सामने बताए कि उसपर कच्चा कैसे है।		1) अधिमोनी है स्थित और की अवधि
		संख्या	आवृत्ति।				नवावकाश अवधि लगान, यदि हो।	2) लगान किस नियम के अनुसार है (यदि स्थित) की विशिष्टता	
1					रु. 30		(1) लगान (2) सस।	(1) लगान (2) सस।	
110	<u>श्री. सुधीर कुमार शर्मा</u> <u>आर.टी.ओ. कार्ड नं. 14</u> <u>पटौली</u>	<u>2275</u>	<u>30</u>	<u>0.02</u>	<u>30</u>	<u>शुद्ध</u>			
		<u>2341</u>	<u>30</u>	<u>0.22</u>	<u>70</u>	<u>शुद्ध</u>			
		<u>2488</u>	<u>30</u>	<u>0.01</u>	<u>60</u>	<u>शुद्ध</u>			

खतियान की क्रम संख्या।

1. नगर का प्लॉट

फिल्टर नं. 24042

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल | नाम मौजा मय

थान्ना वो थाना नम्बर

V

फरद मलकी / फरद रैयती

नाम रैयत मय वलिदयत जमाबन्दी

वो सकुनत नम्बर।

Page No. : 18

Vol. No. : 9

Receipt No. : 1502036691

गम्हरिया | आसंगी | 0131 | टेक्नोकल्चर बिल्डिंग सेंटर प्रा० लि०, प्रभात कुमार सिन्हा

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
48	2481/456	0 एकड़ 34.5 डिसमील 0 हेक्टर

अराजी नकदी

अराजी भावली

तफसील हिसाब लगान भावली

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

मांग बावत	सालाना	बकाया				हाल (2017-2018)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष	
माल (नकदी)	68.00					68.00
गुजारी (भावली)	17.00					17.00
सेस	34.00					34.00
सूद	34.00					34.00
मुतफरकात	13.60					13.60
मीजान	166.60					166.60

तफसील अदायकारी

अदायकारी बावत	बकाया				मोतालबा हाल (2017-2018)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष		
माल (नकदी)					68.00	
गुजारी (भावली)					17.00	
सेस					34.00	
सूद					34.00	
मुतफरकात					13.60	
मीजान अदायकारी					166.60	

(१) मीजान कुल (लफजों में) : One Hundred Sixty Six Rupees and Sixty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 166.60

तारीख अमला तहसील कुनिन्दा : 06-08-2017

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



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

इसका उपयोग किसी भी न्यायलय में साक्ष्य के रूप में नहीं किया जा सकता है।

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

Print

Yashpal K. B. B. B.



झारखंड सरकार

राजस्व एवं भूमि सुधार विभाग

नामांतरण शुद्धि-पत्र



CRSLP240597 8/5/2017

जिला का नाम	सरायकेला-खरसावां	अनुमंडल नाम	सरायकेला	अंचल का नाम	गम्हरिया	हल्का	हलका-01				
इस्टेट का नाम	झारखण्ड	भाग वर्तमान (VOL)	9	पृष्ठ संख्या वर्तमान	18	थाना न.	0131				
क्रमिक संख्या	केस न.	मौजा का नाम/ राजस्व थाना न.	थावा का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिधुत जिसमें नामांतरण संबंधित है खाता भाग न. वर्तमान	पृष्ठ संख्या वर्तमान	खाता न.	कारोबार विस्तृत सूचना प्लॉट क्षेत्रफल न.	लगान	रजिस्टर 2 अद्यतन तिथि अभ्युक्ति
97	68 /R27 2017-2018	आसंगी/ 0131	गम्हरिया	(अंचलाधिकारी) 8/5/2017 5	By Sale Deed No. 836 Dated 04/05/2017	48 3 121	48	2481/456 34.5 डिसमील	68	8/5/2017 5	(अंचलाधिकारी)
क्रेता का नाम	जमाबंदी रयत का नाम		विक्रेता का नाम								
(टेकनोकन्वर बिन्दिगा मंडर प्रा० लि० सचिव-प्रभात कुमार सिन्हा, जाति-, पत्ता-आदित्यपुर सरायकेला खरसावां) एवं (प्रभात कुमार सिन्हापिता-सुरेन्द्र प्रसाद, जाति-, पत्ता- आदित्यपुर सरायकेला खरसावां)	श्रीमति अनीता देवी-पति-मनीकान्त चौधरी		अनीता देवी, पति-मणिकान्त चौधरी, जाति-, पत्ता-आदित्यपुर सरायकेला खरसावां								
<p>राजस्व कर्मचारी हलका-01 को आवश्यक कार्यवाही एवं सूचनाएं हस्तान्तरित।</p> <p>यह एक कंप्यूटर जनित प्रति है</p> <p>यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है</p> <p>इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।</p>											
Approved By : Kamini Kaushal Lakra						अंचलाधिकारी गम्हरिया					
Correction Slip Successfully signed and Saved.											

Kamini Kaushal Lakra



प्रमुख सचिव

राजस्व एवं भूमि सुधार विभाग

नामांतरण शहियन

Shriy Kishor

18/05/2017 8:53 AM



जिला का नाम: राजकोटा-खरसावा
 अनुसूचित नाम: राजकोटा
 अंचल का नाम: राजकोटा
 इन्स्ट्र का नाम: डारखण्ड
 भागा वर्तमान (VOL): 9
 अचल का नाम: राजकोटा
 भाग संख्या वर्तमान: 16
 शाना नं: 0131

क्रमांक	केस नं	भागा का नाम	शाना का नाम	रकित दवाग और तिथि	परिवहन प्रकार	अभिपूत जितने नामांतरण सहेरिने	जाता नं	कारावर विलुप्त सूचना प्लार क्षेत्रकन	लगाव	रजिस्ट्र 2 अचल तिथि		
95	B27 2017-2018	आसगी 0131	राजकोटा	8/5/2017 5	By Sale	48	3	133	48	2481.456.22.95 डिगमोन	68 95	8/5/2017 5

क्रेता का नाम: राजकोटा-खरसावा
 डिक्रीकवर विडिग संदर पां निं मविग प्रगत कुमर
 राजकोटा, जति- राजकोटा (राजकोटा) एवं राजकोटा
 राजकोटा-खरसावा, जति- राजकोटा, राजकोटा

जनाबो रचन का नाम: राजकोटा-खरसावा
 राजकोटा-खरसावा, जति- राजकोटा, राजकोटा

विक्रेता का नाम: राजकोटा-खरसावा
 राजकोटा-खरसावा, जति- राजकोटा, राजकोटा

Sch XI No. 180v

श्री म. गुजारी

नाम मौजा मय

नाम नम्बर

V

फरद मलकी / फरद रैयती

नाम रैयत मय तल्लिदयत जमाबन्दी

वो सकुनत नम्बर।

Page No. : 16

Vol. No. 9

Receipt No. : 1502037240

खता संख्या 48	खेसरा संख्या 2481/456	रकबा (एकड़ में) 0 एकड़ 22.95 डिसमिल 0 हेक्टर
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मराजी भावली तफसील हिसाब लगान भावली

तीन वर्ष साताना माय मय तफसील (बकाया वो हाल) मौजूदा साल का।

मय शब्द	साताना	बकाया			हाल (2017-2018)
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	
माल (नकदी)	68.96				68.96
गुजारी (मिचली)	17.24				17.24
मस	34.48				34.48
सूद	34.48				34.48
मत्तफरवजान	13.79				13.79
मौजान	168.94				168.94

तफसील अदायकारी

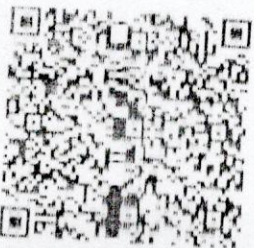
अदायकारी बाबत	साताना	बकाया			मौतलब हाल (2017-2018)	फरजिल
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष		
माल (नकदी)						
गुजारी (मिचली)						
मस						
सूद						
मत्तफरवजान						
मौजान अदायकारी						
						168.94

(1) मौजा कुल (तफसील में) One Hundred Sixty Eight Rupees and Ninety Four Paise

(2) नाम - तहेन्दा -

(3) कुल बकाया - 168.94

तारीख अमला तहसील कुनिन्दा : 06-08-2017
 खास महल का बकाया सालगुजारी पर (सिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।



यह एक कम्प्यूटर जनित प्रति है।
 यह पत्र केवल पाठों की जानकारी के लिए है।
 इसका उपयोग किसी भी न्यायलय में साक्ष्य के रूप में नहीं किया जा सकता है।
 किसी भी प्रमाण की आवश्यकता के लिए संबंधित अधिकारी से संपर्क करें।

Prebhar K. hika

885

837

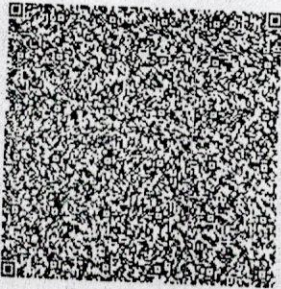


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

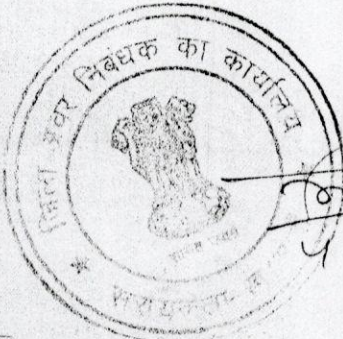
Certificate No.	: IN-JH05482713560070P
Certificate Issued Date	: 18-Apr-2017 12:48 PM
Account Reference	: NONACC (FI)/ jhdopjc07/ SERAIKELA/ JH-SK
Unique Doc. Reference	: SUBIN-JHJHDOPJC0707823532485246P
Purchased by	: TECHNOCULTURE BUILDING CENTRE PVT LTD
Description of Document	: Article 23 Conveyance
Property Description	: SALE DEED
Consideration Price (Rs.)	: 55,53,900 (Fifty Five Lakh Fifty Three Thousand Nine Hundred only)
First Party	: NA
Second Party	: TECHNOCULTURE BUILDING CENTRE PVT LTD
Stamp Duty Paid By	: TECHNOCULTURE BUILDING CENTRE PVT LTD
Stamp Duty Amount(Rs.)	: 2,22,500 (Two Lakh Twenty Two Thousand Five Hundred only)



Prepared by: K. N. Mishra

8

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



4/5/17

Ritesh kr. Shukla
03/5/17

0000842541

Sale Value 83,49,000/- Stamp 334,000/- Adityapur

17/5/17
17/5/17
Anita Devi

दस्तावेज में वर्णित भूमि
प्रतिबंधित भूमी से



मुल्यांकन

Handwritten signature

दस्तावेज जाँच

Handwritten signature

रपस्थानित दस्तावेज में

की जाँच की गयी है। यह जाति
401(B) के
त नजद

Vertical handwritten text: 'Kishor - K. K. K.' (partially illegible)

के अधीन ग्राह्य
स्टाम्प अधिनियम
स्टाम्प एक्ट-1899) की
या 1 (9) से
याथावत स्टाम्प
शुरूक से विमुक्त
शुल्क अपेक्षित नहीं।

20. निबंधन पदधिकारी

SALE DEED

This Sale Deed is made on this 03rd day of May, 2017, at Seraikela.

BY AND BETWEEN

Smt. ANITA DEVI, wife of Mr. Manikant Choudhary, By Faith Hindu, By Caste Baniya, By Occupation Business, Resident of M/59, R.I.T. Housing Co Operative Society, Adityapur, P.O. Adityapur, P.S. R.I.T., District Seraikela Kharsawan, State Jharkhand. Hereinafter called the "VENDOR / SELLER" (which expression shall unless excluded by and / or repugnant to the context must mean and include her legal heirs, successors, legal representatives, administrators, executors, nominees, and assigns) of the One Part.

Handwritten notes: Paid, 250470.00, 2550, 294

Handwritten notes: 250472.44, signature

Ritesh K. Shukla

03/5/17
5/5/17

IN FAVOUR OF

TECHNOCULTURE BUILDING CENTRE Pvt. Ltd., Incorporation / CIN No. U45200BR2002PTC9767, incorporated as per the Indian Companies Act 1956, having its Corporate Office at 417 & 419, 4th Floor, Ashiana Towers, Exhibition Road, Patna 800001, State Bihar, Local Office at 518, 5th Floor, Ashiana Trade Centre, Adityapur, P.O. & P.S. Adityapur, District Seraikela Kharsawan, State Jharkhand, represented by its Authorized Official Mr. PRABHAT KUMAR SINHA, son of Surendra Prasad, by Faith Hindu, by Occupation Service, by Nationality Indian, Resident of Village Munshichak, P.O. Bajaura, Dobhi, Gaya, District Gaya, Pin 24201, State Bihar, on the basis of Board Resolution, Sl. No. TBCPL / HR - 16 / 17, 146, Dt. 3rd July, 2016, Hereinafter called the 'PURCHASER' / 'VENDEE' (which expression shall unless excluded by and / or repugnant to the context must mean and include its / his legal heirs, successors, legal representatives, executors, administrators, nominees, and assigns) of the Other Part. (Pan No. AABCT9952A)

Prabhat K. Sinha

NATURE OF DEED

SALE DEED

CONSIDERATION MONEY

Rs. 40,50,000/-

(Rupees Forty Laes and Fifty Thousand) only

But Stamp Duty paid as per present government value i.e. Rs. 55,53,900/- only

WITNESSETH AS FOLLOWS:

WHEREAS, all that piece and parcel of land measuring an area 1.16 Acre, being in Old Plot No. 456, recorded under Old Khata No. 48, corresponding to New Plot No. 2481, recorded under New Khata No. 110, Situated in Mouza Asangi, within Ward No. 14 (A.N.A.C.), P.S. Adityapur, District Seraikela Kharsawan, has been purchased by Sanjay Jha & Ritesh Shukla, from its previous owner: Taran

Ritesh Kr Shukla

03/5/17

9/5/17

Pradhan a/ Farani Gour (represented by his attorney Jagwanti Devi by virtue of Power of attorney Deed No. IV - 555, Dt: 18.06.07, registered at the District Sub Registry Office, Jamshedpur) and by virtue of registered Sale Deed No. 1796, Serial No. 1801, Dt: 26.03.2008, registered at the District Sub Registry Office, Seraikela, and later on unfortunately said Sanjay Jha, passed away, and the land is partitioned among the legal heirs of Sanjay Jha and Ritesh Shukla, and presently the remaining area measuring 35 Decimals of land got mutated in the name of the Present vendor i.e. RITESH SHUKLA in the records of the Circle Officer, Gamharia, vide Mutation Case No. 557 / 2008 - 09, and from then onwards he is in separate peaceful physical possession over the same, without any interruption from any person or corner thereby exercising all his right, title, and interest over the same, being its lawful and bonafide owner and is also paying the rent regularly without any interruption from any person or corner.

Ritesh Kr Shukla

AND WHEREAS, the Vendor being in urgent need of money to meet his financial expenses, for which he has decided to sell part of his land through his attorney's clearly mentioned in the schedule below for full and final consideration amount of Rs. 40,50,000 - (Rupees Forty Laes and Fifty Thousand) only, to which the Purchaser agreed and offered to pay the same, hence, to avoid all or any kind of disputes or legal complications, both the parties decided to enter into this Sale Deed, on the following terms and conditions.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

1. That, in pursuance of the aforesaid agreement and in consideration amount of Rs. 40,50,000 - (Rupees Forty Laes and Fifty Thousand) only, is paid by the Purchaser to the Vendor details of which is shown in memo of consideration, the receipt of which is hereby admitted and acknowledged as full and final

Ritesh K. Shukla

8/5/17
04/5/17

consideration by the Vendor, and the Vendor does hereby absolutely and forever sell, convey, transfer, and deliver all that property, more fully described in the schedule below in favour of the Purchaser by this Sale Deed. TO HAVE AND TO HOLD the same, unto the Purchaser along with its ^{he} his legal heirs and successors without any interruption or impediment from the side of the Vendor's.

2. That, the Vendor has delivered peaceful physical possession of the schedule below ^{the} property to the Purchaser and from this day the Purchaser will possess and enjoy the same as absolute owner in all possible ways, with power to dispose of the same by way of sale, gift, mortgage or any other ways whatsoever in any manner if the company like.

3. That, from this day the Vendor shall ceases to have any right, title and interest over the schedule below property, and all the right, title and interest will now be completely vested unto the Purchaser. The property hereby conveyed by this Deed of Sale is free from all encumbrances, liens or charges.

4. That, the Vendor hereby declares that he has good and perfect title over the schedule below property, and if for any defect of title of the Vendor's in the schedule below property the Purchaser suffer any loss then the Vendor's will be liable to compensate the same to the Purchaser or to its legal heirs and successors.

5. That, the Vendor is further bound to execute any deed of assurance that may be required in favour of the Purchaser to perfect the title of the Purchaser over the schedule below property. The Vendor promises to indemnify the Purchaser from all or any unforeseen future consequences if any arise by its legal heirs and successors.

Yashraj K. Shukla

R² + cash kr Shukla

03/5/17
01/5/17

6. That, the Vendor's hereby also declare that he has never mortgaged the schedule below land with any bank or financial institution or party and the same is free from all such encumbrances, and the schedule below land is never acquired by the State or Central Government and no other party person has any claim over the said land.

7. That, the Vendor's must deliver all relevant documents like khatian, mutation paper, general power of attorney, etc. to the Purchaser with respect to the said schedule below property, and the Purchaser is at liberty to get its name mutated in the office of the superior landlord i.e. the State of Jharkhand through Circle Officer, Gamharia, and pay ground rent, and taxes for the same and obtain receipt thereof.

8. That, the terms and conditions of this Sale Deed will be binding on both the Vendor's and the Purchaser which shall mean and include their respective legal heirs and successors. Seraikela Court alone has jurisdiction in all matters if any arising out of this Sale Deed

Yashwanth - K v bika

MEMO OF CONSIDERATION

<u>Cheque No</u>	<u>Bank</u>	<u>Amount (Rs.)</u>
171253	Punjab National Bank	Rs. 10,00,000 -
RTGS	Punjab National Bank	Rs. 10,00,000 -
113565	Punjab National Bank	Rs. 6,00,000 -
113566	Punjab National Bank	Rs. 6,00,000 -
113567	Punjab National Bank	Rs. 6,50,392 -
113558	Punjab National Bank	Rs. 1,99,608 -

Total amount paid to the Vendor is Rs. 40,50,000 -

(Rupees Forty Laes and Fifty Thousand) only

Ritesh K. Shukla.

02/5/17
05/5/17

SCHEDULE

In the District Seraikela Kharsawan, Situated in Mouza ASANGI, P.S. R.L.I (Adityapur), Thana No. 131, Old Ward No. 14 (A.N.A.C.), corresponding to New Ward No. 22 (A.N.A.C.), under the District Sub Registry Office at Seraikela, and State Jharkhand, all that piece and parcel of raiyati homestead land, recorded under:

<u>Khata No</u>	<u>Plot No</u>	<u>Area</u>	<u>Boundary</u>
Old 48	Old 456	22.95 Decimal	North : Plot No. 2480
New 110	New 2481	0.2295 Acre	South : Part of Plot No. 2481 East : Part of Plot No. 2481 West : Part of Plot No. 2481

Total land measuring an area 22.95 Decimals

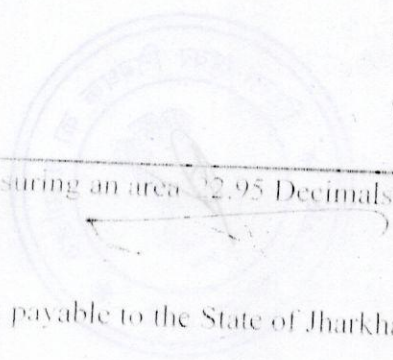
The annual rent payable to the State of Jharkhand, through Circle Officer, Gamharia

The above property is more clearly shown in sketch map attach herewith which also forms part of this indenture.

IN WITNESS WHEREOF the Vendor has hereunto set and subscribed his hand on this Sale Deed, today at Seraikela.

Read over and explained the contents of this Sale Deed to the parties by me, who found it to be true and correct: A. Kishor

Execution - K. B. Singh



Ritesh Kr. Shukla

03/5/17
04/5/17

WITNESSES:

1. Sanjay Pradhan S/o Late Naranda Nath Pradhan
Vill-Assongi industrial area
Dist. Sambalpur Khurda
2. Smt. Priya S/o Bannuli Pradhan

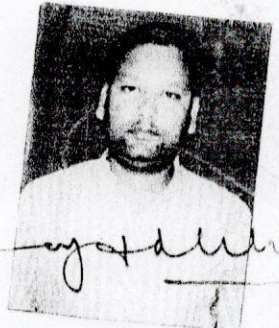
Drafted & Printed by: A. Mohanty
Old Court Campus, Jamshedpur.

IDENTIFIER

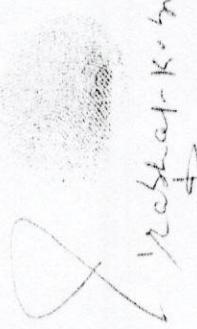
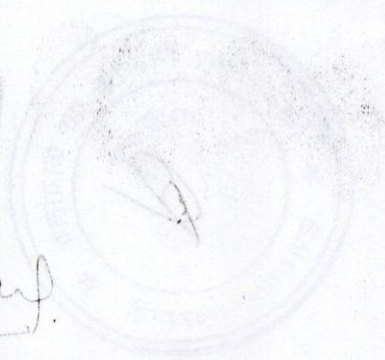


Sanjay Pradhan

PURCHASER



Ritesh Kr. Shukla



Certificate:

It is certified that the finger prints of left hand of each persons whose photograph is affixed in the document have been obtained before by me. A. Mohanty

पत्रांक 38
दिनांक 8-3-17

भूमि संबंधित प्रतिवेदन

अवेदक का नाम :- रीतेश कुमार शुक्ला
 पिता/पति का नाम :- जीतेश कुमार शुक्ला
 पता :- ग्राम MIG-246 आदिपथ थाना आदिपथ (RIT)
 जिला - सरायकेला - खरसावाँ

पंजी के आधार पर भूमि का विवरण निम्न है -

ग्राम ब्ला नाम	थाना सं०	खाता सं०	प्लॉट सं०	रकबा	भूमि का प्रकार	रजिस्टर II / खतियान से संबंधित प्रतिवेदन
आदिपथी	131	0-48	0-456	2295		नाम के 257/080 के आदेशों पर Vol-3 के Page No 133 पर रीतेश को शुक्ला पिता जीतेश कुमार शुक्ला के नाम जमाव दी जाय है। RC मूल (वित्त) लेखों में भी आदिपथी और नाम पर दर्ज है।
		11-110	11-2481	623		

H0 कर्म० अंचल निरीक्षक
हल्का सं० गम्हरिया।

जिला अवर निकायन पदाधिकारी, सरायकेला-खरसावाँ को सूचनार्थ एवं जीवोपरान्त नियमानुसार अग्रतर कार्यवाई हेतु प्रेषित।

राजस्व कर्मचारी का हस्ताक्षर
हल्का न०-

अंचल निरीक्षक
गम्हरिया।

अंचल अधिकारी
गम्हरिया।

Signature: Kishor

भूमि संबंधित प्रतिवेदन

पत्रांक 38
दिनांक 8-3-17

अवेतक का नाम - सीतेश कुमार शुक्ला
 जिला/प्रति का नाम - सीतेश कुमार शुक्ला
 पत्नी - साम M.I. 246 शा. 110 पो- आदिवा. थाना आदिवा. (रा.)
 जिला-सरायकेला-खरसावां

पट्टी के आधार पर भूमि का विवरण निम्न है -

पट्टी का नाम	थाना सं०	खाता सं०	प्लॉट सं०	रकबा	भूमि का प्रकार	रजिस्टर II / खतियान से संबंधित प्रतिवेदन
खरसावां	131	0-48	1-456	2295		नाम सं 257/000 के आदिवा. (रा.) सं 3 के पृष्ठ नं. 133 पर सीतेश कुमार शुक्ला की जमीन 21.5 का नाम पत्रांक 38 है। RC भूमि (खतियान) के लिए NTA आदिवा. शा. के नाम पर बन रहा है।
		11-110	1-2481	433		

HO कर्म०
हल्का सं०

अचल निरीक्षक
गम्हरिया।

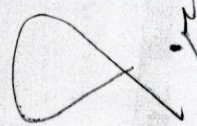
prashant kumar

जिला अचल निरीक्षण पदाधिकारी, सरायकेला-खरसावां का सुपरीक्षण एवं जांचोपरांत नियमानुसार अवेतक कार्यवाई हेतु प्रेषित।

राजस्व कर्मचारी का हस्ताक्षर
हल्का नं०-

अचल निरीक्षक
गम्हरिया।

अचल निरीक्षक
गम्हरिया।



27/11/08 - 10/12/08

Correction Slip Showing Mutation in Respect of Tenancies in Estates Vested in Govt.
 Dist.-Seraikella-Kharsawan
 Subdivision-Seraikella
 Anchal-Gamharria
 Halka No. I

No. Sl.	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	Fill Details of Exchanges Effected by Mutation	Date of Correction of the Halka Register by the K/c	Remarks
1	2	3	4	5	6	7	8	9	10
	552/2008 - 2009	मोसगाँ	सरायकेला 131 वाडि-14	खाता नं० - 4-110/048	अंचल अधिकारी गम्हरिया दिनांक- 25/8/08	विक्री दलील सं० 1796 दिनांक- 26/3/08	<p>खाता नं० 4-110/048 वरुण रं० तालुका दक्षिण तराई तालुका 880500</p> <p>4-110/048 5800 ईका 11/13/08</p> <p>5800 ईका 11/13/08</p> <p>11/13/08</p> <p>उपरोक्त पृष्ठ पर 11 पृष्ठ नं० 11/13/08 के विक्रेता श्री गणेशजी शर्मा</p> <p>परिचित कर के अन्तर्गत</p> <p>नाम खरिज कर के अन्तर्गत</p> <p>शुभला पिता श्री गणेशजी शर्मा</p> <p>नाम के पक्ष में न्यायपालना स्वीकृत किया जाता है।</p>		

Forwarded to the Karamchari Halka No. II
 Forwarded to Sr. Smt. Kishor Kumar Sarka
 for Information and Necessary Action
 Smt. Jeyarao Kumar Sarka
 Village M/G-246
 for Information
 Anchal Adhikari
 Gamharria

11/13/08

Sch. XIV-F.No. 180V

जिला का नाम सुराष्ट्र-विलास

रसीद मालगुजारी

अनुमण्डल का नाम जिहरीपा

फरद मालकी/फरद रैयती

अंचल का नाम जिहरीपा

नाम रैयत मय बल्लियत

नाम सरकाला नाम मौजा मय मालगी

बो सकुनत नम्बर: JB

थाना व थाना नम्बर 131

4 मय 7921.35

0	खसरा संख्या <u>N</u>	खसरा संख्या
<u>48</u>	<u>110</u>	

अराजी नकदी <u>0.58</u>	अराजी भावली <u>2295</u>	तफसील हिसाब लगान भावली
------------------------	-------------------------	------------------------

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

मांग बाबद	सालाना	बकाया 2011-12				हाल 2012-13
		तीन वर्ष से ज्यादा	3रा वर्ष	2रा वर्ष	1ला वर्ष	
माल गुजारी (नकदी)	68-95				206-85	68-95
सेस (भावली)	17-24				51-72	17-24
*सूद	34-48				103-44	34-48
मुतफरकात	13-19				103-44	34-48
मौजान	168-94				41-37	13-19
					206-82	168-94

अदायकारी बाबद	सालाना	तफसील अदायकारी बकाया 2011-12				मौतालबा हाल 2012-13	फाजिल
		तीन वर्ष से ज्यादा	3रा वर्ष	2रा वर्ष	1ला वर्ष		
माल गुजारी (नकदी)					1		
सेस (भावली)					1		
*सूद					206-82	168-94	
मुतफरकात							
मौजान अदायकारी							
						375-76	

- (1) मौजान कुल (लफजों में) वही लो पच हल लेने किमत (वे)
- (2) नाम देहिन्दा ...
- (3) कुल बकाया ...

दस्तखत वो तारीख अमला तहसील ...

*यदि मालगुजारी का बकाया मालगुजारी पर (मिदाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।

Ritesh Kumar Shinde



2469

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2402

2400

2493

Riteah Ku Shuml

Kassat Ku Shuml

Kassat Ku Shuml



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

Token No: 6

Token Date/Time: 04/05/2017 13:15:09

Document Type
Presenter Name & Address
Stampable Doc Value
Document/Transaction Value
Special Type
Remarks / Other Details
Property Details:

Sale Deed
MIG 246, Adityapur-2, P.S. R.I.T. Adityapur
5553900
4050000
Old Ward No. 14
Presenter
Ritesh Kumar Shukla
DOE
Stamp Value 222500
Serial / Deed No. /
Old Serial No. /
App. ID 45635

Date of Entry 04/05/2017
Total Pages 92
Book 1
CNO/PNO

e-Stamp Cert. No. IN-
JH05482713560070P

Anchal	Th. No.	Wrd/Hik	Mauza	Kh. No.	Plot No.	Plot Type	Boundary North	Boundary South	Boundary East	Boundary West	H No	Category	Area	Min. Value
GAMHARIA	131	22	ADITYAPUR NAGAR PARSHAD	O-48	O-456		Plot No. 2480	Part Of Plot No. 2481	Part Of Plot No. 2481	Part Of Plot No. 2481		U_RES	0 Decimal	0
GAMHARIA	131	22	ADITYAPUR NAGAR PARSHAD	N-110	N-2481		Plot No. 2480	Part Of Plot No. 2481	Part Of Plot No. 2481	Part Of Plot No. 2481		U_RES	22.95 Decimal	5553900

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	ULB	Area	Rate	Amount
	617							

Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Relation	Caste	Gender	PAN/F 60	UID	Mobile	Pres. Address	Perm. Address
1	VENDOR	Ritesh Kumar Shukla	Jitendra Kumar Shukla	Business			Male	ANYPS5842B	879315994363	8821817125	MIG 246, Adityapur-2, P.S. R.I.T. Adityapur	Do
2	VENDEE	Technoculture Building Centre Pvt Ltd Rep By Prabhaj Kumar Sinha	Surendra Prasad	Service			Male	AABCT9952A	882181712598	8821817125	Office At 518 5th Floor, Ashiana Trade Centre Adityapur P.C. & P.S. Adityapur	Do
3	Idea tifier	Sanjay Pradhan	Late Narendra Nath Pradhan	Service			Male		777145538460	8821817125	Village Assang Industrial Area Dist. Seraikella Kharsawan	Do

Fee Details:

SN	Description	Amount	CHC	Net Amount
1	LL		2.50	
2	AT	166,617.00	0.00	166,617.00
3	SP	1,380.00	0.00	1,380.00
4	PER	0.94	0.00	0.94
Total		168,000.44	0.00	168,000.44

उपर्युक्तियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

निबंधन पर्चा सारांश में इफ्ट फार्म के अनुरूप डाटा इंटे की गई है।

Ritesh K. Shukla

A. K. K. K.

दस्तावेज लेखक का हस्ताक्षर

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंटे ऑपरेटर का हस्ताक्षर

ने इस दस्तावेज के निष्पादन को मेरे समक्ष

उपर्युक्त स्वीकार किया गया है कि...

जिसकी पहचान निवासी...

पिता

पेशा...

निबंधन पदाधिकारी का हस्ताक्षर

K. K. K.









निबंधन विभाग, झारखंड
सरायकेला

Token No. 9 Token Date: 04/05/2017 13:15:09

Serial Deed No./Year: 885/837/2017

Deed type: Sale Deed

SN	Party Details	Photo	Thumb
1	Ritesh Kumar Shukla Father/Husband Name: Jitendra Kumar Shukla (VENDOR) M/G-246, Adityapur-2, P.S. R.I.T. Adityapur		
2	Tejanooculture Building Centre Pvt. Ltd. Rep. By Kamblat Kumar Sinha Father/Husband Name: Surendra Prasad (VENDOR) Office: At 518 5th floor, Ashina Trade Centre Adityapur, P.O. & P.S. Adityapur		
3	Sanjay Pradhan Father/Husband Name: Late Narendra Nath Pradhan (Identifier) Village: Assangi Industrial Area, Dist: Seraikella- Kharsawan		

Book No.

1

Volume

111

Page

123 To 214

Deed No

885/837

Year

2017

Date

04/05/2017 16:55:43

Registering Officer

Signature of Operator

Prasanna Kr Mishra



निबंधन विभाग, झारखंड
Saraikela


Token No.10 Token Date: 2017-11-21


Party Name: Technoculture Building Centre Pvt.Ltd. Rep By Prabhat Kumar Sinha


Father/Husband Name: Surendra Prasad
(VENDOR)


Local Office At 518 5th Floor, Ashiana Trade Centre, Adityapur, Dist: Seraikella-
Kharsawan

Deed Type: Sale Deed

Party Details	
Name :	Prabhat Kumar Sinha
Gender :	M
DOB :	15-10-1984
C/o :	S/O: Surendra Prasad
District :	Gaya
House/Building No. :	P.O. BAJAURA
Locality :	GAYA
Pincode :	824201
Post Office :	
State :	Bihar
Village/Town/City :	Bajaura
Aadhaar No :	xxxxxxxx2598
Photo :	


Registering Officer


Prabhat Kumar Sinha
Party Signature


Operator's Signature



निबंधन विभाग, झारखंड
Saraikela


Token No.10 Token Date: 2017-11-21

Party Name: Shakuntala Devi

Father/Husband Name: W/O Nand Kishor Thakur
(VENDEE)


Qtr No-64/34, Kalindi Road Behind Jusco School Kadma Jsr

Deed Type: Sale Deed

Party Details	
Name :	Shakuntala Devi
Gender :	F
DOB :	02-02-1966
C/o :	W/O Nand Kishor Thakur
District :	East Singhbhum
House/Building No. :	
Locality :	Kadma, Jamshedpur
Pincode :	831005
Post Office :	
State :	Jharkhand
Village/Town/City :	Kadma
Aadhaar No :	xxxxxxxx9716
Photo :	


Registering Officer

Shakuntala Devi
Party Signature

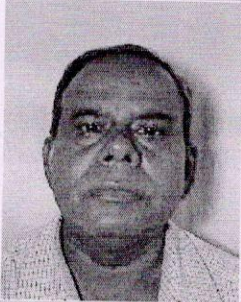

Operator's Signature



निबंधन विभाग, झारखंड
Saraikela

Token No.10 Token Date: 2017-11-21
Party Name: Nand Kishore Thakur
Father/Husband Name: Shivnath Thakur
(VENDEE)
Qtr No-64/34, Kalindi Road Behind Jusco School Kadma Jsr

Deed Type: Sale Deed

Party Details	
Name :	Nand Kishor Thakur
Gender :	M
DOB :	13-01-1956
C/o :	S/O Shivnath Thakur
District :	Purbi Singhbhum
House/Building No. :	H NO. L4 / 34
Locality :	PO KADMA
Pincode :	831005
Post Office :	
State :	Jharkhand
Village/Town/City :	JAMSHEDPUR
Aadhaar No :	xxxxxxxx8925
Photo :	

Registering Officer

Nand Kishore Thakur

Party Signature

Operator's Signature



निबंधन विभाग, झारखंड
Saraikela

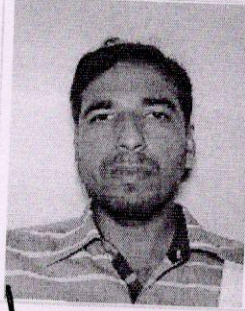
Token No.10 Token Date: 2017-11-21

Party Name: Manprit Singh

Father/Husband Name: Satwant Singh
(Identifier)

H.No. 18, Near H.P Petrol Pump, Punjabi Line Mango, Jsr

Deed Type: Sale Deed

Party Details	
Name :	Manprit Singh
Gender :	M
DOB :	12-08-1982
C/o :	S/O: Satwant Singh
District :	East Singhbhum
House/Building No. :	
Locality :	Mango, Jamshedpur
Pincode :	831012
Post Office :	
State :	Jharkhand
Village/Town/City :	Jamshedpur
Aadhaar No :	xxxxxxxx2233
Photo :	

Registering Officer

Party Signature

Operator's Signature

Issue Token 11:41:01 AM


Presenter/Executant's Name
Token For
Payment Mode
Online Application ID (If Any) [Verify On-line Payment](#)
[Verify eGras Payment](#) [View Deed](#)
e-Stamp Certificate No. (If Any) [Verify](#)

IN-JH07464311552236P:

Stamp Details For Verification. Please click issue after verification

CertificateNo: IN-JH07464311552236P
CertificateIssuedDate: 23-Oct-2017 12:06 PM
AccountReference: GOVACC (GV)/ jhsrogv07/ SERAIKELA/ JH-SK
UniqueDocReference: SUBIN-JHJHSROGV0710703382036462P
Purchasedby: AVIJIT MANDAL
DescriptionofDocument: Article 23 Conveyance
PropertyDescription: LAND
ConsiderationPriceRs: 5,76,000
FirstParty: TECHNOCULTURE BUILDING CENTRE PVT LTD
SecondParty: SHAKUNTALA DEVI AND OTHER
StampDutyPaidBy: SHAKUNTALA DEVI AND OTHER
StampDutyAmountRs: 23,100

Maximum Token Issue Time : 2 PM


Prabhat Kumar Sinha

Prabhat

Issue Token 11:40:06 AM

Presenter/Executant's Name

Token For

Payment Mode

Online Application ID (If Any) [Verify On-line Payment](#)
[Verify eGras Payment](#) **View Deed**

e-Stamp Certificate No. (If Any) [Verify](#)

Payment is done of Rs. 18993.44 on 23/10/2017 with CIN - 10002162017102300750 & GRN No. - 1700400037 & Status - SUCCESS
Maximum Token Issue Time : 2 PM

D10



निबंधन विभाग, झारखंड

Saraikela

जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token No: 10

Document Type
Presenter Name & Address

Sale Deed

Presenter

Prabhat Kumar Sinha

Token Date/Time: 21/11/2017 11:40:45.

Stampable Doc. Value
Document/Transaction Value

576000
576000

DOE

Stamp Value 23100

Serial /Deed No. /

Old Serial No. /

App. ID

92812

Total Pages

114

Book

1

CNO/PNO

Remarks / Other Details

Property Details:

Anchal	Th.No.	Wrd/Hk	Mauza	Kh. No.	Plot No.	Register Vol.No.	Register Page No.	Plot Type	Boundary North	Boundary South	Boundary East	Boundary West	H No	ULB	Category	Area	Min. Value
GAMHARIA	131	22	ADITYAPUR NAGAR PARSHAD	48-O.	456	9	16,18		Plot No-2481(P)	Plot No-2481(P)	Plot No-2481(P)	Proposed Road	0220000229000m0	ADITYAPUR MUNICIPAL CORPORATION	U_RES	0.00 Decimal	0
GAMHARIA	131	22	ADITYAPUR NAGAR PARSHAD	110-N	2481	9	16,18		Plot No-2481(P)	Plot No-2481(P)	Plot No-2481(P)	Proposed Road	0220000229000m0	ADITYAPUR MUNICIPAL CORPORATION	U_RES	2.16 Decimal	574992

e-Stamp Cert. No. IN-JH07464311552236P

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
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Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Relation	Caste	Gender	PAN/F 60	UID	Mobile	Pres. Address	Perm. Address
1	VENDOR	Technoculture Building Centre Pvt.Ltd. Rep By Prabhat Kumar Sinha	Surendra Prasad	Service	पिता		Male	AABCT9952A	xxxxxxxxx2598	xxxxxxxxx21	Local Office At 518 5th Floor, Ashiana Trade Centre, Adityapur, Dist:Saraikella-Kharsawan	Do
2	VENDEE	Shakuntala Devi	W/O Nand Kishor Thakur	H.Wife	पति		Male	AOKPD2301R	xxxxxxxxx9716	xxxxxxxxx21	Qtr No-64/34, Kalindi Road Behind Jusco School Kadma Jsr	Do
3	VENDEE	Nand Kishor Thakur	Shivnath Thakur	Service	पिता		Male	ABIPT4682Q	xxxxxxxxx8925	xxxxxxxxx21	Qtr No-64/34, Kalindi Road Behind Jusco School Kadma Jsr	Do
4	Identifier	Manprit Singh	Satwant Singh	Service	पिता		Male		xxxxxxxxx2233	xxxxxxxxx21	H.No. 18, Near H.P Petrol Pump, Punjabi Line Mango, Jsr	Do

Fee Details:

SN	Description	Amount
1	SP	1,710.00
2	PR	0.94
3	LL	2.50
4	A1	17,280.00
Total		18,993.44

(Handwritten mark)

(Handwritten signature)

Holding Details provided by the user has been mutated in the name of - Technoculture building center Pvt. Ltd

Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same. And the information provided by me are true to itself. The details 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.

(Handwritten signature)
Signature's of Executant & Claimant

उपर्युक्त प्रविष्टिया दस्तावेज में अंकित तथ्यों के अनुरूप हैं

उपर्युक्त स्वीकार किया

(Handwritten signature)

(Handwritten signature)

दस्तावेज लेखक का हस्ताक्षर प्रस्तुतकर्ता का हस्ताक्षर ऑपरेटर का हस्ताक्षर

ने इस दस्तावेज के निष्पादन को मेरे समक्ष

जिसकी

पहचान *(Handwritten signature)*

पिता *(Handwritten signature)*

निवासी *(Handwritten signature)*









पेशा *(Handwritten signature)* की।

(Handwritten signature)
निबंधन पदमंजरी का हस्ताक्षर



निबंधन विभाग, झारखंड
सरायकेला

Token No.10 Token Date: 2017-11-21
Serial/Deed No./Year :2450/2332/2017
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Technoculture Building Centre Pvt.Ltd. Rep By Prabhat Kumar Sinha Father/Husband Name:Surendra Prasad (VENDOR) Local Office At 518 5th Floor, Ashiana Trade Centre, Adityapur, Dist:Seraikella-Kharsawan		
2	Shakuntala Devi Father/Husband Name:W/O Nand Kishor Thakur (VENDEE) Qtr No-64/34, Kalindi Road Behind Jusco School Kadma Jsr		
3	Nand Kishore Thakur Father/Husband Name:Shivnath Thakur (VENDEE) Qtr No-64/34, Kalindi Road Behind Jusco School Kadma Jsr		
4	Manprit Singh Father/Husband Name:Satwant Singh (Identifier) H.No. 18, Near H.P Petrol Pump, Punjabi Line Mango, Jsr		

Book No. I
Volume 295
Page 1 To 114
Deed No 2450/2332
Year 2017
Date 2017-11-21

Registering Officer

Signature of Operator