

2067

1973



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

Certificate No. : IN-JH18139336820481R
 Certificate Issued Date : 24-Jun-2019 01:37 PM
 Account Reference : GOVACC (GV)/ jhsrogv07/ SERAIKELA/ JH-SK
 Unique Doc. Reference : SUBIN-JHJHSROGV0724012352857441R
 Purchased by : AVIJIT MANDAL
 Description of Document : Article 23 Conveyance
 Property Description : LAND
 Consideration Price (Rs.) : 10,20,030
 (Ten Lakh Twenty Thousand And Thirty only)
 First Party : T C B C P L REP BY PRABHAT KUMAR SINHA
 Second Party : RITA DEVI
 Stamp Duty Paid By : RITA DEVI
 Stamp Duty Amount(Rs.) : 10
 (Ten only)



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



Prashant Kr Singh
24/6/19

SR 0002682250

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

Sale Value 10,20,030/- Stamp 10/- Adityapur

उपस्थापित दस्तावेज में लेख्यकारी की जाति... अंकित है। यह जाति C.N.T Act 1903 की धारा 461(B) के अन्तर्गत नहीं है।

24/6/19

32



Seraikela-Kharsawan 24/6/19



24/6

नियम-21 क अधीन ग्राह्य भारतीय स्टाम्प अधिनियम (इंग्लिश में स्टाम्प एक्ट-1899) की अनुसूची - 1 या 1 (क) से... के अधीन अथवा तब स्टाम्प अधिनियम या स्टाम्प एक्ट से विमुक्त या स्टाम्प शुल्क अपेक्षित नहीं।

मूल्यांकन सूची से 24/6/19

दस्तावेज में उचित भूमि प्रतिबंधित सूची से 24/6/19

दस्तावेज जांच एवं 24/6/19

24/6/19 जांचकर्ता

24/6/19

2019 निबंधन पदाधिकारी

SALE DEED

This Sale Deed is made on this the 2nd day of June, 2019, at Seraikela.

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 Sevice, by Nationality Indian, Resident of Ashiana Trade Centre, Adityapur, P.O. & P.S. Adityapur, District Seraikela Kharsawan, State Jharkhand 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 Anli Kayantler)

Feedard
21/50
3/11/19

Prabhat K. Sinha

Yashal- 12. Don't
24/10/19

IN FAVOUR OF

Mrs. RITA DEVI, wife of Mr. Surendra Prasad Yadav, grand-daughter of Jagannath Yadav, By Faith Hindu, By Caste Yadav, By Nationality Indian, By Occupation Housewife, Resident of Pataw, Jhajha, Jamui, Jhajha, Pin 811308, State Bihar. Hereinafter called the VENDEE / PURCHASER (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 Other Part. (Pan No COTPD4117A) (UIDAI No 8046 7059 7548)

NATURE OF DEED

CONSIDERATION AMOUNT

(Rupees Ten Lacs Twenty Thousand and Thirty) only

SALE DEED

Rs. 10,20,030/-

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 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.

Signature - K. S. Dhilli
24/6/19

3. That, the Purchaser/s is entitled to get the schedule below property mutated in her name 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 her 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, she 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.

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.

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 her proportion.

Signature of K. R. Mohd.
24/6/19

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 deceive 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.

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. JEV 03), 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 : Colony Sub Plot No. JEV 02

South : Colony Sub Plot No. JEV 04

East : Proposed Road

West : Colony Sub Plot No. MGBW 3 & 4 (Part)

Jharkhand - Krbm'nd
24/6/19

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.

MEMO OF CONSIDERATION

<u>Mode of Payment</u> By Cheque/s / RTGS / NEFT (Rupees Ten Lacs Twenty Thousand and Thirty) only	<u>Amount (Rs.)</u> Rs. 10,20,030/-
--	--

In witness whereof the Vendor has hereunto set and subscribed his 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. N. M.

WITNESSES:

1. Sunder Prasad Yadav s/o Ram Yadav
2. VILL- PATAO, P.O. JHASHA DIST- JAMUI. 7811308
Mangil Singh s/o Sadwan Singh

Drafted & Printed by: A. N. M. Kto. Mangal Singh
Old Court Campus, Jamshedpur.

IDENTIFIER

PURCHASER



A. N. M.
Sunder



A. N. M.
(Advocate)
Enrollment No. 14/2010

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.



AFFIDAVIT

I. RITA DEVI w/o Surendra Prasad Yadav By Faith Hindu
By Nationality Indian, By Occupation H/W, Resident of Patwa Shykh
Jamui Bihar

do hereby solemnly affirm, undertake, and declare as follows:

1. That, I, have never obtained any discount or rebate in the past related to registration of immovable property, against Letter No. 499 & 500, Dt: 19.06.2017, and this is the First Time, I, am taking the benefit of this particular scheme of the Jharkhand State Government.
2. That, I, hereby confirm that I, am swearing this affidavit on my own free will and consent and without any influence from any person or corner.

Solemnly affirmed and stated before
me to be true by the Deponent who
is identified by [Signature]
Advocate,

Verification:

The statement made above is
true to the best of my knowledge
belief and Information and I sign
on this today at Jamshedpur.



[Signature]
22/6/19
PRAMOD KUMAR BHAGAT
NOTARY PUBLIC
East Singhbhum, Reg. No. 2842 (J)
Govt. of Jharkhand, JSR. (INDIA)

[Signature]
Rita
DEPONENT

[Signature]
Known to me (Advocate)

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RITA DEVI

MAHAVIR PRASAD YADAV

01/01/1970

Permanent Account Number

COTPD4117A

Rita

Signature



13082016

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाने :
आयकर पैन सेवा इकाई, एनएस डीएल
5 वीं मंजिल, मन्त्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

*If this card is lost / someone's lost card is found,
please inform / return to :*
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

Rita



Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन प्रमाणीकरण द्वारा प्राप्त करें।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
संबोधित: सुरेन्द्र प्रसाद यादव, पताव,
झाड़ा, झाड़ा, जमुई, झाड़ा, बिहार,
811308

Address:
W/O: Surendra Prasad Yadav,
pataw, Jhajha, Jhajha, Jamui,
Jhajha, Bihar, 811308

8046 7059 7548

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in



भारत सरकार



आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No.: 1129/60019/33895

To
रीता देवी
Rita Devi
W/O: Surendra Prasad Yadav
pataw
Jhajha
Jhajha
Jhajha Jamui
Bihar 811308
9425537471

11/07/2014
152535861



ML525358614FT



आपका आधार क्रमांक / Your Aadhaar No.

8046 7059 7548

आधार - आम आदमी का अधिक



भारत सरकार

Government of India



रीता देवी
Rita Devi
जन्म तिथि / DOB: 01/01/1970
महिला / Female

8046 7059 7548

आधार - आम आदमी का अधिक

Rita

 भारत सरकार
GOVERNMENT OF INDIA

 सुरेन्द्र प्रसाद यादव
Surendra Prasad Yadav
जन्म तिथि/ DOB: 01/01/1967
पुरुष / MALE



3062 4220 5082

आधार-आम आदमी का अधिकार

 भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: Address:
संबोधित: राम यादव, पताव, S/O: Ram Yadav, pataw, Jhajha,
आझा, जमुई, Jamui,
बिहार - 811308 Bihar - 811308

3062 4220 5082

Aadhaar-Aam Admi ka Adhikar

S. Prasad



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.



ASngi No 131

नाम ग्राम आसंगी -वादर नं १

थाना आर० आई० सी०

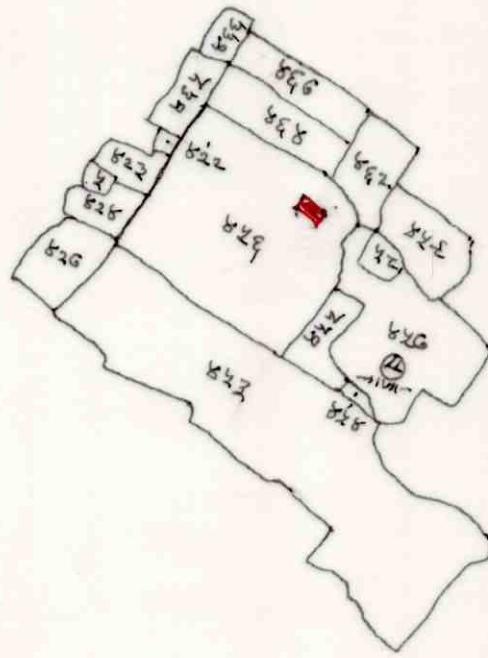
थाना नं १३१

अंचल गभारिया

जिला सराफकेला - खरखारवा

पैमाना १इं = १ मील

सन १९५८-५९

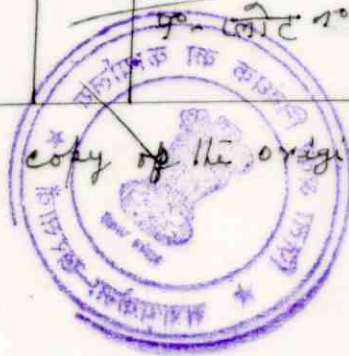


Prasanna K. Kulkarni

■ लाल रंग से रंगा हुआ जमीन का विवरण ।

मौजा	खतानं	लोटनं	किसीस	रकबा	पोस्टी
आसंगी	पुराना ४८ नया ११०	पुराना ४५६/१० नया २४८१	दोनवीत	६४२५ कोट २.१६५	३० - लोट नं ४५६ अंश २० - " " ४५६ " पुं - प्रसावित रास्ता पुं - लोट नं ४५६ अंश

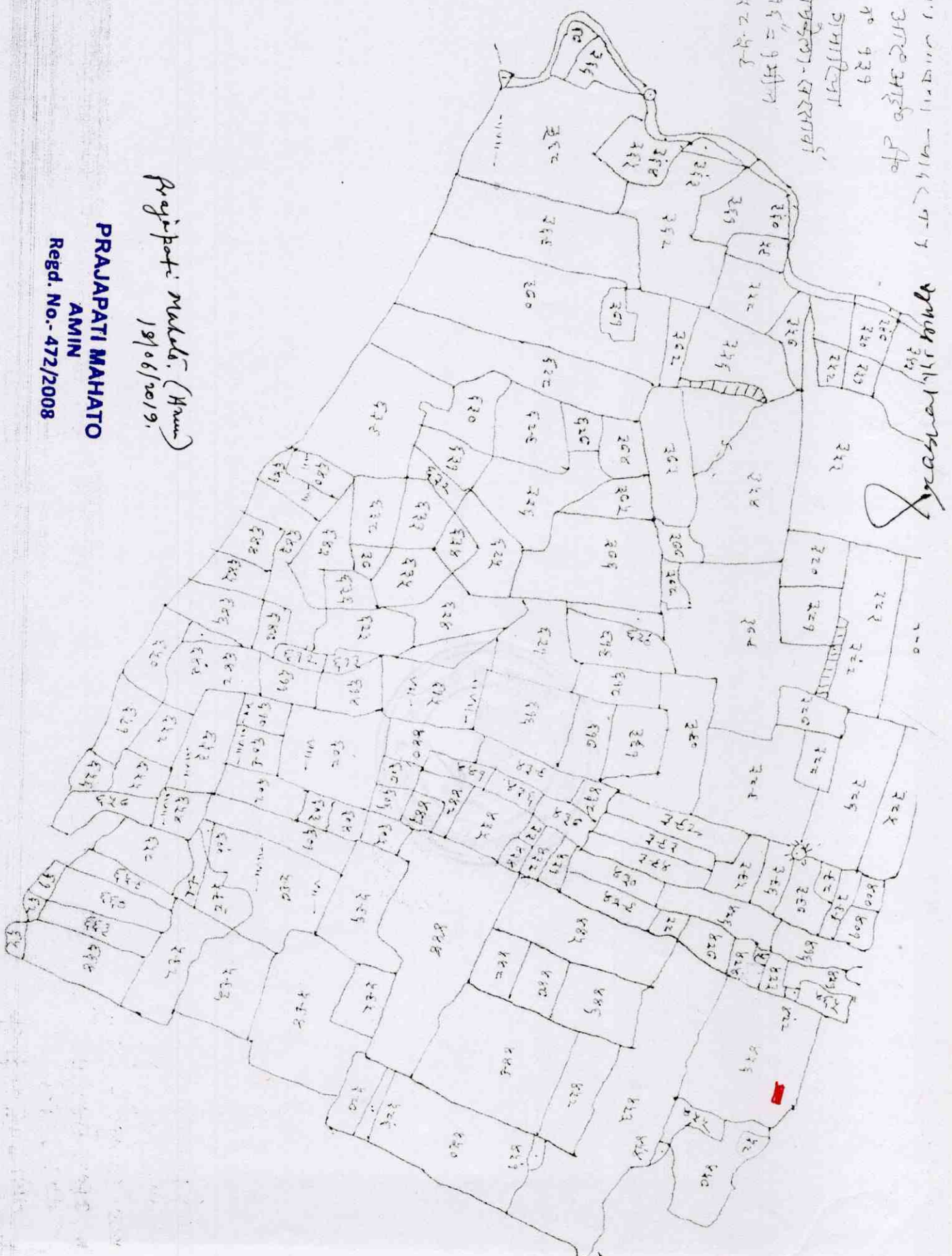
Certified to be a true copy of the original map.



Prajapati Mahato. (Amin)
18/06/2019.

PRAJAPATI MAHATO
AMIN
Regd. No.- 472/2008

117 (201) 111111-111111
 111111 111111 111111
 111111 111111
 111111 111111
 111111 111111



Prajapati Mulda, (Haram)
 19/06/2019.

PRAJAPATI MAHATO
AMIN
 Regd. No.-472/2008

Asngi. No 131

प्राजापति

आदिवासी

आरक्षक

श्री

प्राजापति

श्री

१३२

प्राजापति

आदिवासी

प्राजापति

आदिवासी

प्राजापति (RF)

प्राजापति

प्राजापति

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प्राजापति

Prajapati Mahato. (Amin)

PRAJAPATI MAHATO

AMIN

Prd. No. 472/2003

884

836

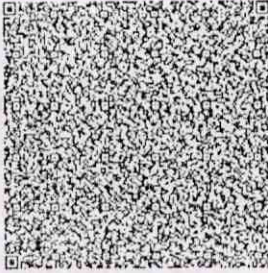


सत्यमेव जयते

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)



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Anita Devi
03/5/17
04/5/17

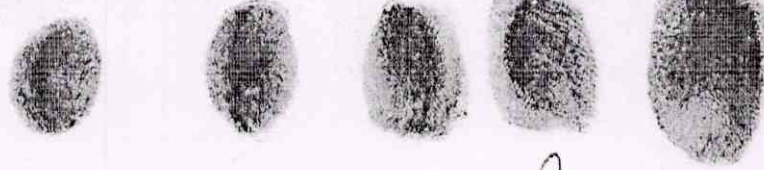
836
K. K. K. K.

UP 0000842542

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

4/5/17
4/5/17
4/5/17
4/5/17
4/5/17
Anita Devi 03/5/17

दस्तावेज में वर्णित मूल्य
प्रतिबन्धित दूरी से



नियम-21 के अधीन ग्राह्य
भारतीय स्टाम्प अधिनियम
(इम्प्रीव्ड स्टाम्प एक्ट-1899) की
अनुसूची-1 या 1 (ए) या 1 (बी) के
अधीन प्रभावी स्टाम्प
स्वीकृत से विमुक्त है।
स्टाम्प शुल्क जमा नहीं।

मूल्यांकन

दस्तावेज जॉच

सम्बन्धित मूल्य में इस्तेमाल
की जा रही है। यह आदि
अनुसूची 401(B) के
तहत है।

.....20/12/2017

SALE DEED

This Sale Deed is made on this the 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.

Recd
250472
2550
294
250472

Prakash K. Bule

Anita Devi
02/5/17
02/5/17

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 824201, 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)

NATURE OF DEED

SALE DEED

CONSIDERATION MONEY

Rs. 60,38,116/-

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

But stamp duty paid as per present government value i.e. Rs. 83,49,000/- only

WITNESSETH AS FOLLOWS:

WHEREAS, another piece and parcel of land measuring an area 34.50 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 Asangi, within Ward No. 14 (A.N.A.C.), P.S. Adityapur, District Seraikela Kharsawan, has been purchased by Anita Devi, from its previous owner: Tarani Pradhan @ Tarani Gour (represented by his attorney Jagwanti Devi, by virtue of Power of attorney

Amiga Devi
03/5/17
04/5/17

Deed No. IV – 555, Dt: 18.06.07, registered at the District Sub Registry Office, Jamshedpur) and by virtue of registered Sale Deed No. 2557, Serial No. 2566, Dt: 03.05.2008, registered at the District Sub Registry Office, Seraikela, and after purchasing the same, she has also got her name mutated in the records of the Circle 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 his attorney/s clearly mentioned in the schedule below for full and final consideration amount of Rs. 60,38,116/- (Rupees Sixty Laes Thirty Eight Thousand One Hundred and Sixteen) 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 has decided to enter into this Sale Deed, on the following terms and conditions.

NOW THIS DEED OF SALE WITNESETH AS FOLLOWS:

1. That, in pursuance of the aforesaid agreement and in consideration amount of Rs. 60,38,116/- (Rupees Sixty Laes 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 full and 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 its / his legal heirs and successors without any interruption or impediment from the side of the Vendor/s.

Aminder Devi
02/5/17
04/5/17

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 over 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.

Aditya Devi
03/5/17
04/5/17

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.

SCHEDULE

In the District Seraikela Kharsawan, Situated in Mouza ASANGLI, P.S.(R.I.T) 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	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.

Amrita Devi
03/07/17
04/05/17

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. 7,12,705/-
113574	Punjab National Bank	Rs. 7,12,705/-
113575	Punjab National Bank	Rs. 6,29,215/-

Total amount paid to the Vendor is Rs. 60,38,116/-
(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 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. Nishu.

WITNESSES:

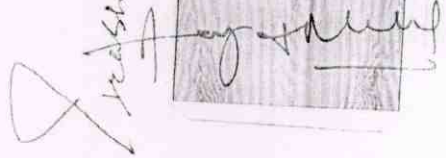
1. Sanjay Pradhan s/o late Nareendra Nath Pradhan
Vill. Assamga Industrial Area
2. S. Prasad s/o late Banmali Pradhan

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

Anita Devi
03/5/17
04/5/17



PURCHASER

Teekshat - Kothale.




IDENTIFIER

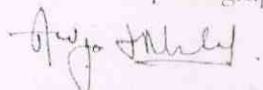


Sanjay Patil



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.



ANITA DEVI MANDAL

भूमि संबंधित प्रतिवेदन

पंजी

पत्रांक 35

दिनांक 8.3.17

आवेदक का नाम :-

अतिमा देवी

पति/पति का नाम :-

मणिकान्त चौधरी

पता :-

ग्राम आरु आरु 20 को ऑफिस 123
लोहाई, आरिलया

पो- आरिलया

थाना R.I.T

जिला-सरायकेला -खरसावाँ

पंजी के आधार पर भूमि का विवरण निम्न है :-

ग्राम का नाम	थाना सं०	खाता सं०	प्लॉट सं०	रकबा	भूमि का प्रकार	रजिस्टर II / खतियान से संबंधित प्रतिवेदन
आंसगी	131	0-48 N-110	0-456 N-2481	34-50 52		<p>नाम सं 471/08-09 के आदेशावुक्त पत्र-3 दिनांक 12/1/17 अतिमा देवी पति मणिकान्त चौधरी के नाम जमाकर्ता के रूप में है।</p> <p>R.I.T (आरिलया) के प्लॉट नं. आरिलया 123 के नाम से है।</p> <p>ह० कर्म० अंचल निरीक्षक हल्का सं० गम्हरिया।</p>

जिला अवर निबंधन पदाधिकारी, सरायकेला-खरसावाँ को सूचनार्थ एवं जॉचोपरान्त नियमानुसार अग्रेतर कार्रवाई हेतु प्रेषित।

राजस्व कर्मचारी का हस्ताक्षर
हल्का न०-

(Signature)

अंचल निरीक्षक
गम्हरिया।

(Signature)
अंचल अधिकारी
गम्हरिया



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Amida Devi

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FOLIO NOT AVAILA
फोलियो की आपूर्ति नहीं



प्रतिवेष्टि के लिए आवेदन की तारीख Date of application for the copy	रजम और फोलियो की संश्लेषित संख्या सूची बन्ने की तिथि तथा तारीख Date fixed for notifying the requisite Number of stamps and folios	अतिरिक्त रजम और फोलियो देन की तारीख Date of delivery of the requisite stamps and folios	तारीख तकके देन के लिए प्रतिवेष्टि तैयार की Date of which the copy was ready for delivery	आवेदन की प्रतिवेष्टि देन की तारीख Date of making over the copy to the applicant
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गाँव: भरतपुर तालीकी सं०: २०१४
 पंचायत: अभिरुद्रपुर वार्ड सं०: १४
 गाँव सं०: २०१४

खतियान की क्रम संख्या।

1	2	3	खेत		5	रकबा एकड़ में।		7	8		9	10
			खसरा संख्या।	चौकड़ी।		५०	३०		अनुवर्ति।	नंबर नगरी लगान वाले हरेक प्लॉट के सामने बताएं कि उसपर कच्चा क्षेत्र है।		
110	दिरात गुलामिया अमली गुलामिया पास	2275			अभिरुद्रपुर	0.02	30					
		2341			अभिरुद्रपुर	0.22	70					
		2488			अभिरुद्रपुर	0.01	60					

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

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 Ex. change Partition or Succession	File Details of Exchanges Effectee by Mutation	Date of Correction of the Halka Register by the K/c	Remarks
1	2	काशगी	सरायकेला 131/काशगी	खाता नं०- 110/048	अंचल अधिकारी, गम्हरिया दिनांक- 06/8/08	बिक्री दलील सं० 2557 दिनांक- 3.5.08	खाता नं० 110/048 खोद नं० 212981 0-456 सतवा वार्षिक लगान 34.50 रु 87.96 रु जेम्स डी.एस	9	10 UST PRTD 191

Forwarded to the Karamchari Halka No. I
 Forwarded to SMT Smt. Arpita Devi

for Information and Necessary Action
S/O W/O Maanikant Choudhary

village M/S- 246 Kasthapur
State of Jharkhand

for Information

Archal Adhikari
 S. Gamaria

06/8/08

Anidya Devi

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

8821 8171 2598

आधार-मेरा आधार, मेरी पहचान

Prabhat Kumar

आधार-मेरा आधार, मेरी पहचान प्रतिकरण
REPRODUCTION OF AADHAAR CARD OF INDIA

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

8821 8171 2598

Aadhaar-Mera Aadhaar, Meri Pehachan

Acitg Devi

वित्त विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

TECHNOCULTURE BUILDING CENTRE
PRIVATE LIMITED

25/02/2002

Permanent Account Number
AABGT9952A

Signature

8
Deasbat-10 Hindu

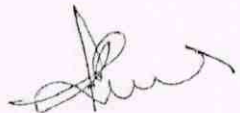
Issue Token 1:03:23 PM

Presenter/Executant's Name	<input type="text" value="Anita Devi"/>
Token For	<input type="text" value="Registry"/>
Counter No.	<input type="text" value="1"/>
Online Application ID (If Any)	<input type="text" value="45633"/> <input type="button" value="Verify On-line Payment"/>
e-Stamp Certificate No. (If Any)	<input type="text" value="IN-JH05482661434070P"/> <input type="button" value="Verify"/>

IN-JH05482661434070P-
Stamp Details For Verification. Please click issue after verification
CertificateNo: IN-JH05482661434070P
CertificateIssuedDate: 18-Apr-2017 12:48 PM
AccountReference: NONACC (FI)/ jhdopjc07/ SERAIKELA/ JH-SK
UniqueDocReference: SUBIN-JHJHDOPJC0707823688383509P
Purchasedby: TECHNOCULTURE BUILDING CENTRE PVT LTD
DescriptionofDocument: Article 23 Conveyance
PropertyDescription: SALE DEED
ConsiderationPriceRs: 83,49,000
FirstParty: NA
SecondParty: TECHNOCULTURE BUILDING CENTRE PVT LTD
StampDutyPaidBy: TECHNOCULTURE BUILDING CENTRE PVT LTD
StampDutyAmountRs: 3,34,000

Anita Devi

Maximum Token Issue Time : 2 PM



Issue Token 1:02:26 PM

Presenter/Executant's Name

Anita Devi

Token For

Registry

Counter No.

1

Online Application ID (If Any)

45633 Verify On-line Payment

e-Stamp Certificate No. (If Any)

Verify

Issue Token

Online payment is done of Rs. 252303.44 on 28/04/2017 with CIN - 02200172804201770054

Maximum Token Issue Time : 2 PM



Anita Devi





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

Token No: 7

Document Type
Presenter Name & Address

Sale Deed

Presenter Anita Devi

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

Stampable Doc. Value
Document/Transaction Value
Special Type

M/59, R I T Housing Co-Operative Society, Adityapur, P.S. :R.
I.T.
8349000
6038116

DOE
Stamp Value 334000
Serial /Deed No. /
Old Serial No. /
App. ID 45633

Date of Entry 04/05/2017

Total Pages 122
Book 1
CNO/PNO

Remarks / Other Details

e-Stamp Cert. No. IN-

JH05482661434070P

Anchal	Th.No.	Wrd/Hlk	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. 2476 & 2480	Plot No. 2481	Plot No. 2476,2482, 2483,2489	Part Of 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, 2483,2489	Part Of Plot No. 2481		U_RES	34.5 Decimal	8349000

Other Property Details:

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

Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Relation	Caste	Gender	PAN/IF 60	UID	Mobile	Pres. Address	Perm. Address
1	VENDOR	Anita Devi	W/O Manikant Choudhary	Business			Male	ACLPC4682M	991428859880		M/59, R I T Housing Co-Operative Society, Adityapur, P.S. R. I.T.	Do
2	VENDEE	Technoculture Building Centre Pvt. Ltd. Rep. By Prabhat Kumar Sinha	Surendra Prasad	Service			Male	AABCT9952A	882181712598		Office At 518 5th Floor, Ashiana Trade Centre Adityapur, P.O. & P.S. Adityapur	Do
3	Identifier	Sanjay Pradhan	Late Narendra Nath Pradhan	Service			Male		777145538460		Village:Assangi Industrial Area, Dist.Seraikella-Kharsawan	Do

Fee Details:

SN	Description	Amount	CHC	Net Amount
1	SP	1,830.00	0.00	1,830.00
2	PR	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

Anita Devi

उपर्युक्तियों दस्तावेज में अंकित तथ्यों के अनुरूप है।

निबंधन पूर्व सारांश में इंप्ट फार्म के अनुरूप डाटा इंद्रि की गई है।

दस्तावेज लेखक का हस्ताक्षर

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंद्रि ऑपरेटर का हस्ताक्षर

उपर्युक्त

स्वीकार किया

जिसकी

पहचान

निवासी

अनिता देवी

श्री जय प्रकाश

शरदा देवी

पिता

पेशा

रिजिस्ट्रार प्रधान







निबंधन पर्यधिकारी का हस्ताक्षर

1/5/17



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

SN	Party Details	Photo	Thumb
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 111
Page 1 To 122
Deed No 884/836
Year 2017
Date 04/05/2017 16:53:40

Registering Officer





Signature of Operator

Sch XIV- F.No. 180v

रसीद मातुं जारी

नाम सर्कल। नाम मौजा मय

थाना वो थाना नम्बर



फरद मलकी / फरद रैयती

नाम रैयत मय वलिदयत जमाबन्दी

वो सकुनत नम्बर।

Page No. : 18

Vol. No. : 9

Receipt No. : 1502036691

गामहरिया | 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	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष	
मात (नकदी)	68.00					
गुजारी (भावली)	17.00				68.00	
सेस	34.00				17.00	
सूद	34.00				34.00	
मुतफरकत	13.60				34.00	
मीजान	166.60				13.60	
					166.60	

तफसील अदायकारी

अदायकारी बावत	सालाना	बकाया				मोताबबा हाल (2017-2018)	फाजिल
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष		
मात (नकदी)							
गुजारी (भावली)					68.00		
सेस					17.00		
सूद					34.00		
मुतफरकत					34.00		
मीजान अदायकारी					13.60		
					166.60		

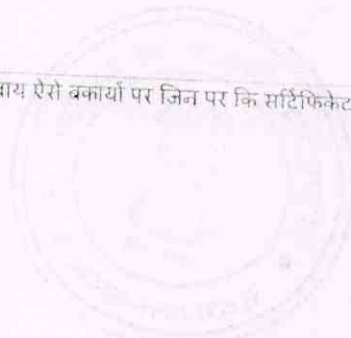
(1) मीजान कुल (लफजों में) : One Hundred Sixty Six Rupees and Sixty Paise

(2) नाम देहिन्दा -

(3) कुल बकाया- 166.60

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

तारीख अमला तहसील कुनिन्दा : 06-08-2017



यह एक कम्प्युटर जनित प्रति है।

यह पत्र केवल पार्थी 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 अधिकारी से संपर्क करें।

Amida Devi



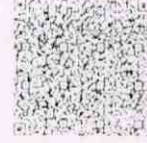


भारत सरकार
GOVERNMENT OF INDIA



अनिता देवी
Anita Devi

जन्म तिथि : 15/08/1978
पंजीकृत : 15/08/2018



9914 2885 9880

— आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
W/O मणि कान्त चौधरी, प्लॉट
नं. एम-एच. आर. आई टी हाउसिंग
सोसाइटी, अक्षयपुर रोड,
आदित्यपुर-२, पो. आदित्यपुर,
थाना- आर. आई टी, आदित्यपुर,
आदित्यपुर, सराकेला-खरसावा,
झारखण्ड, 831013

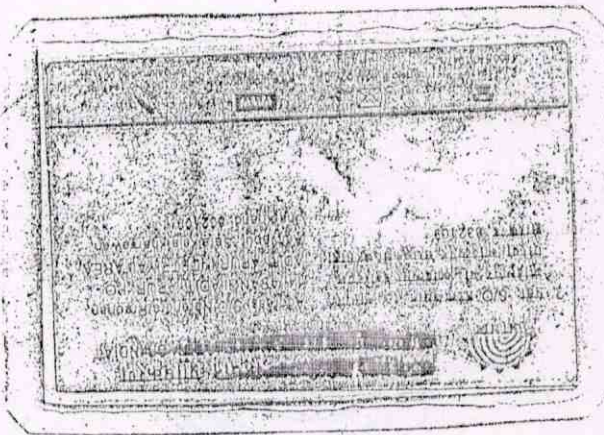
Address:
W/O Mani Kant Choudhary,
Plot No. M-62, R.I.T. Housing
Society, Ichnapur Road,
Adityapur-2, Po. Adityapur,
Thana-R.I.T. Adityapur,
Adityapur,
Seraikela-kharsawan,
Jharkhand, 831013





Sanjay Pradhan

3/3/17



Sanjay Pradhan



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.

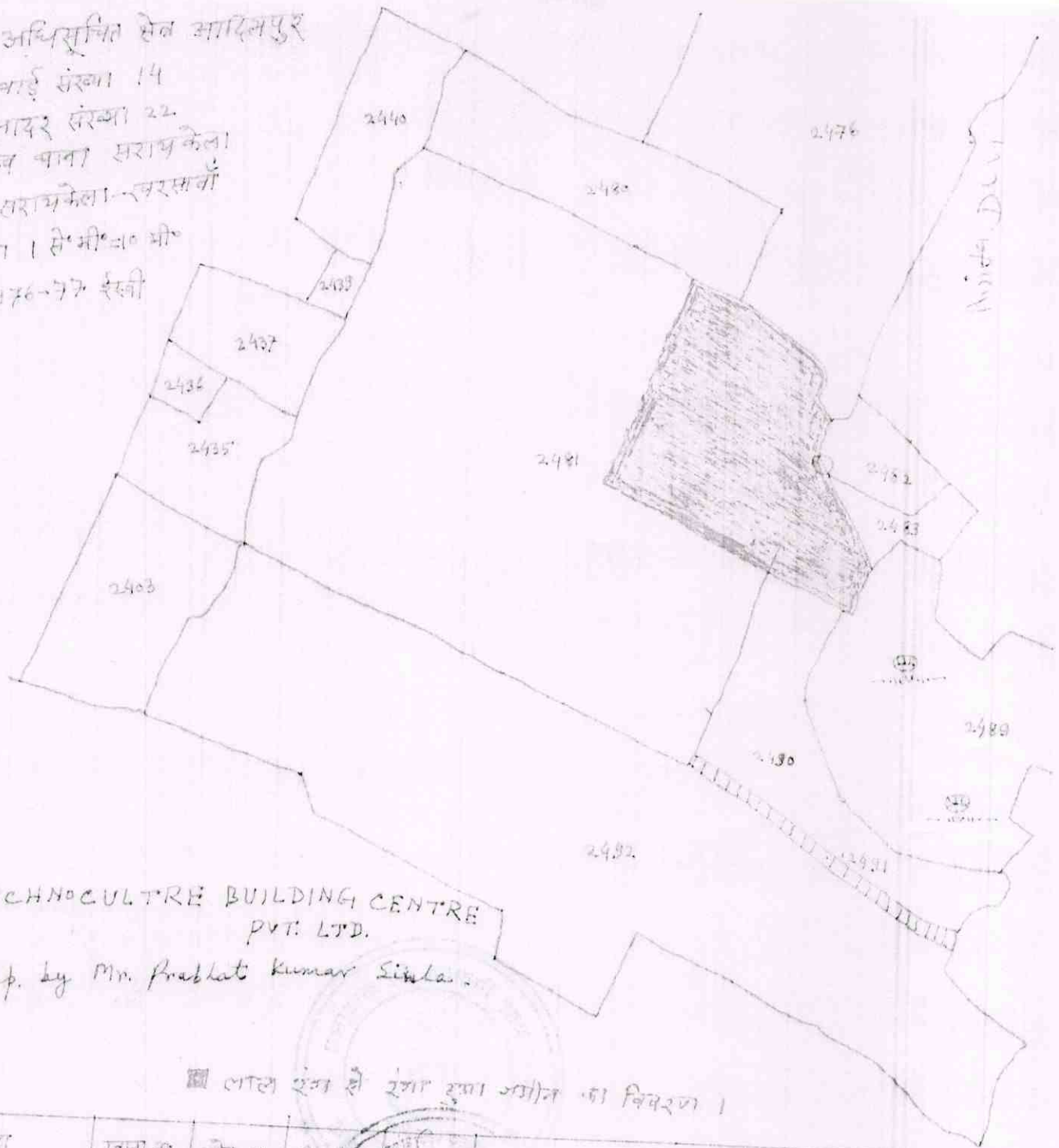
Technoculture Building Centre Pvt. Ltd.

Sushma Kumari
Signature Director
Director

Prabhat K. Sinha.
(Sinha.)
Technoculture Building Center Pvt.,Ltd.



नाम अधिसूचित क्षेत्र आदिलपुर
 वार्ड संख्या 14
 पादर संख्या 22
 राजस्व चाना सराफकेला
 जिला सराफकेला - नरसरा
 पैमाना 1 सेमी = 10 मी
 सन 1976-77 ईस्वी



M/S TECHNO-CULTRE BUILDING CENTRE PVT. LTD.

Rep. by Mr. Prabhat Kumar Sinha.

लाल रंग से रंग हुआ जमीन का विवरण ।

श्रेणी	खता नं	लॉट नं	विस्तार	विवरण
आसरांगी	पुराना 48	पुराना 454	34.50 अं	अं - लॉट नं 2476, 2480
	नया 110	नया 2481		बं - " 2481 अं
				गु - " 2476, 2480, 2483, 2489
				घं - " 2481 अं

certified to be a true copy of the original map.

Prajapati Mahato. (Honor)
24/01/2017.

PRAJAPATI MAHATO



राजस्व, निबंधन एवं भूमि सुधार विभाग

Amiga De v

Home



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पंजी II विवरण

Go Back

विवरण

भाग वर्तमान	:	3	पृष्ठ संख्या	:	121
जिला का नाम	:	सरायकेला-खरसावां	अनुमंडल नाम	:	सरायकेला
अंचल का नाम	:	गजदरिया	हलका का नाम	:	हलका-01
मौजा का नाम	:	आसंगी	होल्डिंग संख्या	:	एच-10/48
धाना नाम	:		धाना नंबर	:	
लॉजी संख्या	:	0	इस्टेट का नाम	:	झारखण्ड
रैयत का नाम	:	क्रम सं.	रैयत का नाम	जाति	निवासी
	:	1.	श्रीमति अनीता देवी पति - मनीकान्त चौधरी	-	

प्लोट का विवरण

खता नंबर	प्लोट संख्या	रकबा
48	2481/456	0 एकड़ 34.5 डिसमील 0 हेक्टर
	कुल परिमाण	0 एकड़ 34.5 डिसमील 0 हेक्टर

लगान का विवरण

लगान	रोड सेरा	शिक्षा सेरा	स्वास्थ्य सेरा	कृषि सेरा	मुक्त
67.96	16.99	33.98	33.98	13.99	166.50

कमबया देखें

पिच्यो भुगतान देखें

एनः लॉज करें

2550

शुद्ध २९९ रुड १६५/१६५ रुड २५५२

Amida Devi

१३/५



प्रमाणिकता सूची से जोड़ दिया

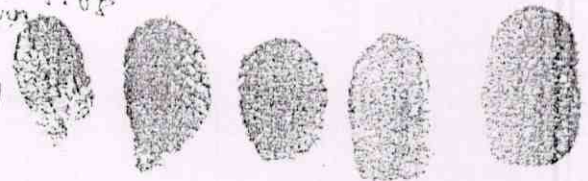
२/११/१३



२-११-१३

अमिदा देवी अश्वमेध प्रसू
 म. ११/१३/१३
 अ. १३/१३/१३
 अ. १३/१३/१३
 अ. १३/१३/१३
 अ. १३/१३/१३

अश्वमेध प्रसू
१३/१३/१३



Sale Deed
 Valued at ₹. 8,95,000/- only.
 (Rupees eight lakh Ninety five thousand)
 Consideration of ₹. 2,00,000/- only.
 (Rupees two lakh) only.

This Sale deed made on this the 2nd day of Nov,
 2009, at Serikhal. Between:
 Sri Terini Pradhan alias Terini Gour, S/O Late
 Late Pradhan, by faith Hindu, for now the
 sole proprietor, resident of Asangi, P. S. P. T. Dist. Serikhal.

अमिदा देवी
 अ. १३/१३/१३
 अ. १३/१३/१३
 अ. १३/१३/१३

5000RS.

5000RS.



- : 2 :-

Handwritten signature or text, possibly 'Smt. Jigwanti Devi'.

at present residing at Gour Basti, Mango, P. S. Mango
 Distt. East-Sinobhbum, Jharkhand, represented by his
 Attorney Smt. Jigwanti Devi w/O Sri Jitendra Kumar
 Shukla, by caste-Brahman, by occupation House wife
 resident of MIG-246, Adityapur State Housing Colony
 Near RITThana, Adityapur-2, P. S. RIT, Distt. Seraikela-
 Jharkhand Vide Registered Attorney No. IV
 555, dated 18.6.2007, registered at Distt. Registry office
 at Jamshedpur, hereinafter called the Seller of the
ONE PART.

Cont..3/-

Anita Devi



- 3 -

IN FAVOUR OF ;

MRS. ANITA DEVI W/O Mr. Manikant Choudhary, by caste Baniva,
by occupation House wife, resident of R. I. T. Co-Op-
erative Society, Adityapur, P. S. R. I. T. Adityapur,
Distt. Seraikella, Kharsawan, Jharkhand, Nationality
Indian, hereinafter called the purchaser of the

OTHER PART.

Cont.. 4/-

Handwritten notes:
Anita Devi
Seraikella



Anita Devi

-: 4 :-

10/1/1958
2/5/58

And whereas the land described in the schedule below recorded in the name of one of the above named executant. He appointed the above named Attorney to execute Sale deed and thus this sale deed is executed by virtue of the above power.

Cont. 5/-



Anita Devi

- 5 -

अनुसूचित
अनुसूचित

And whereas the said Seller is in need of money for his personal emergent expenses.

And whereas the said Seller has agreed with the said purchaser to sell the schedule mentioned land on a consideration of Rs. 2,00,000/- (two lakh) only, and the said purchaser has agreed to purchase the said property for the said consideration money free from all encumbrances charges and demands whatsoever.

Cont.. 6/-

1000Rs.



मोदी देवी

मोदी देवी

:- 6 :-

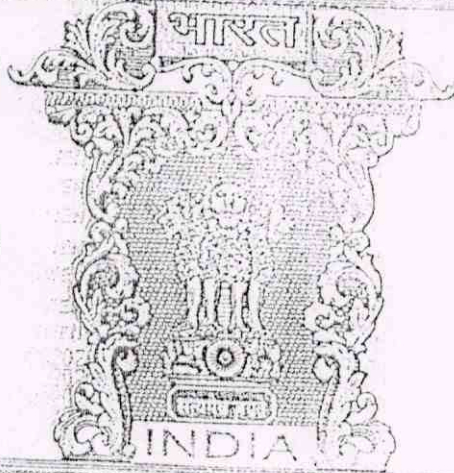
Now, this deed witness that in pursuance of
 the said agreement and in consideration of
 the sum of Rs. 2,00,000/- only, paid by the
 said purchaser to the said Seller which said
 sum the said Seller hereby acknowledge as
 having received she, the said,

Cont. 7/-

भारतीय गैर न्यायिक

बीस रुपये

₹. 20



Rs. 20

TWENTY
RUPEES

INDIA NON JUDICIAL

Arora Devi

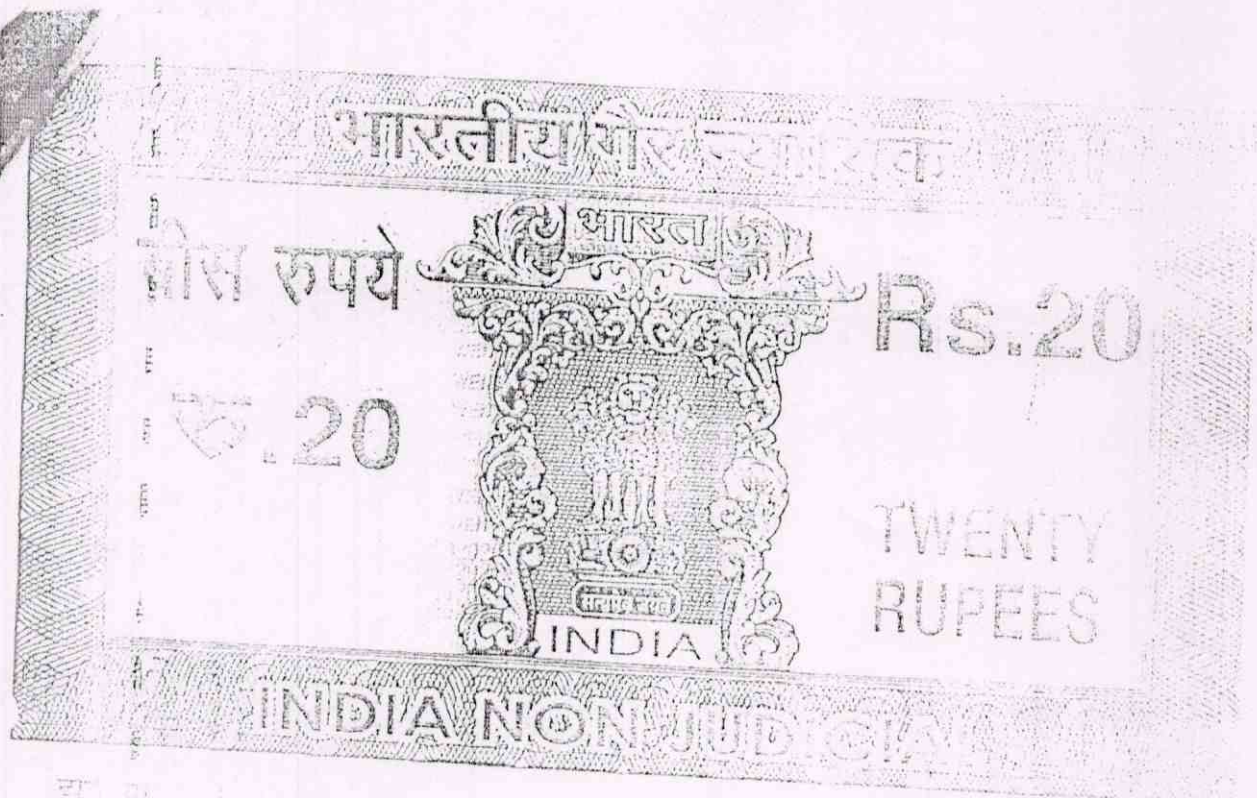
RECEIVED

01/11/18
Arora, Jyoti
3/1/18

- 7 -

Seller does hereby convey transfer and assigns unto and to the use of the purchaser her heirs executors administrators and assigns all that land and property morefully described in the schedule below.

Cont..9/-



Anita Devi

५

RECEIVED

01AA 148124
14/11/2014
14/11/2014

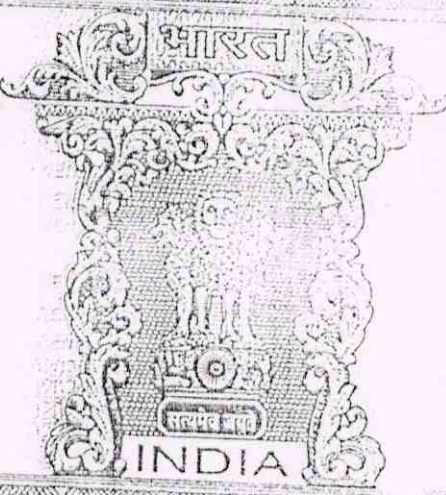
:- :- :-

And that the said purchaser shall hereafter peaceably hold use and enjoy the same as her own without any hindrance interruption claim and demand by or from the Seller or any other person whomsoever from first above noted day

Cont., 97.

भारतीय गैर न्यायिक

बीस रुपये



Rs. 20

20

TWENTY
RUPEES

INDIA NON JUDICIAL

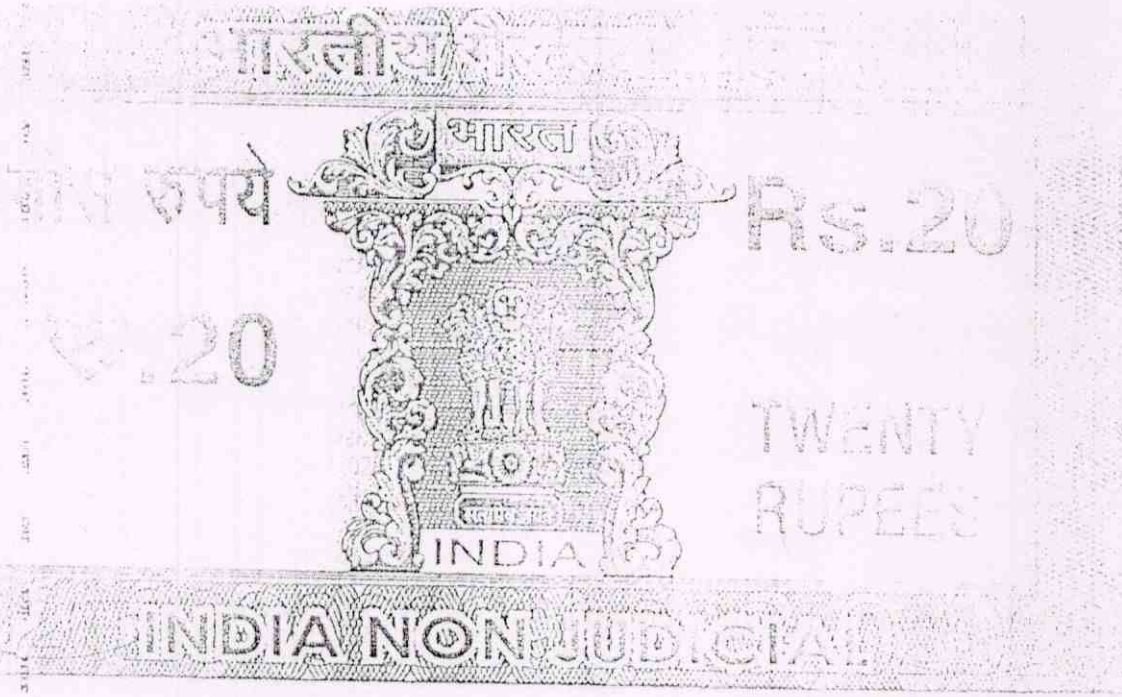
Amita Devi

-: 9 :-

and the year and the said purchaser shall
hereafter mutate the schedule land in
her name.

01/11/2015
10/11/2015
10/11/2015

Cont... 10/-



Asida Devi

BY HAND

011A 148196

10 :-

and it is hereby further declared that the said property hereby transferred is free from all encumbrances charges and demands and that the said seller has not done any thing whereby the property may be subject to any attachment or lien or any court or person whatsoever,

Cont. 11/-

भारतीय गैर न्यायिक

कागज रुपये

₹. 20



TWENTY
RUPEES

INDIA NON JUDICIAL

Amita Devi

-: 11 :

In witness whereof the said Seller has hereto at Seraikella put her hand this the day month year first above written.

Schedule

In the Distt. Seraikella-Kharshwan, Distt. Sub-registry office at Seraikella, under Mouza Asraji, P. S. R. I. T. Adityapur, Thana No. 131, N. A. C. Ward No. 14, under Plot No. 110 (one hundred ten), Plot No. 2481/A (two thousand four hundred eighty one) Hissid-Don-III, Area = 0.34 $\frac{1}{2}$ decimal (thirty four and half decimal)

Cont. 10/2

Handwritten signature and date: 2/5/20

भारतीय नैऋत्य

द्वीप रुपये
₹.20



Rs.20
TWENTY
RUPEES

INDIA NON JUDICIAL

Arindya Devi

STATE OF JHARKHAND

01AA 148198

- Bounded by
- North :- Plot No. 2476
 - South :- Rest portion of plot No. 2481
 - East :- Plot No. 2482 & 2483
 - West :- Rest portion of Plot No. 2481

Annual rent Rs. 1,50 paise only payable to the landlord the State of Jharkhand through C.O. Gamheria.

M. L. C. Case No. 126/2007-08 at Seraikella.

A Trace map attached herewith this deed.

Cont., 13/-



Amita Devi

-: 13 :-

Witnesses :

1. Sanyal, ...
...
31/3/88
2. ...
...
...

Readover and explained the contents of this deed to the executant in Hindi who has put her hand in my presence after admitting the contents to be true and correct.

[Handwritten Signature]

Witnessed by,



Amrita Devi



14

01NA 146200

संसाधन विभाग
15/08/08

Amrita Devi
5-08-08

Amrita Devi
5-08



Certified that the Seller and purchaser whose attested copies of photograph are affixed to the deed and whose left hand LTI of all fingers are laid over the deed in my presence and I have taken the same

Amrita Devi

Note :- Original and duplicate deeds are same, 5-08 having 14 pages and words are 1060.

5000RS.



Anita Devi

15

Handwritten text, possibly a date or signature, located in the lower right quadrant of the page.

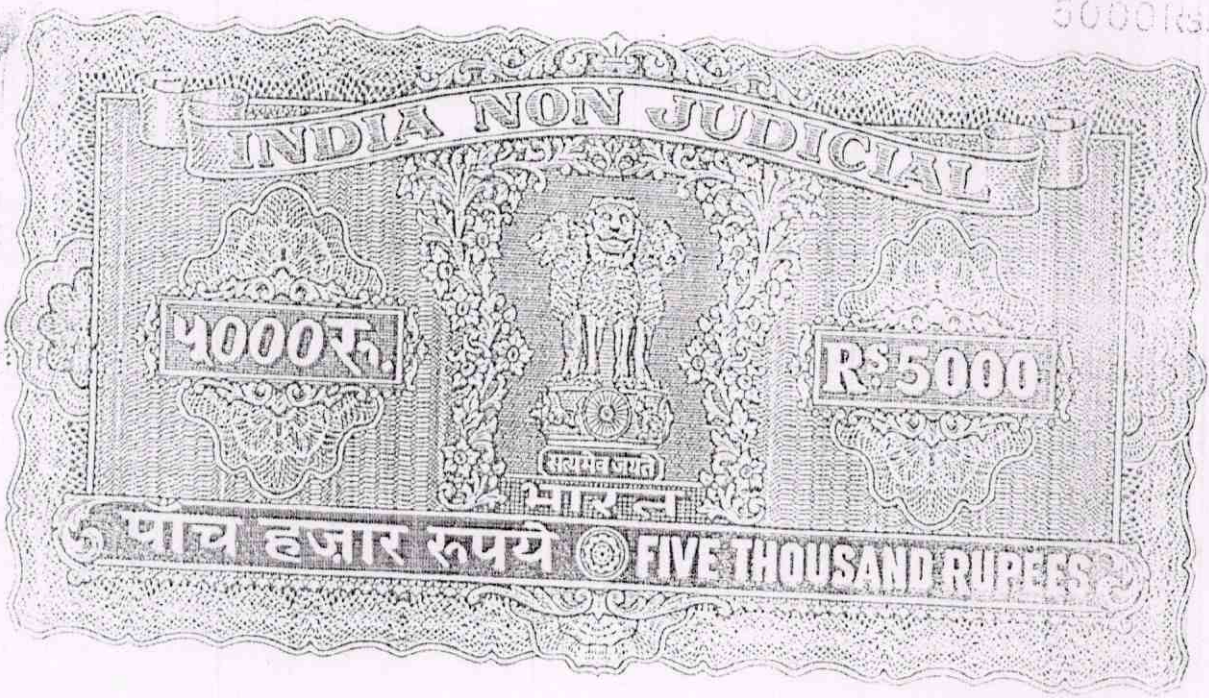


Amidh Devi

1915

5000rs.

Aritha Devi



(17)

Aritha Devi



Arida Devi

5/11/2021
5/11/2021



Amida Devi

17

Handwritten text, possibly a date or reference number, located in the lower right quadrant of the page.



Amita Devi

(20)

Handwritten signature or name

3/15/12

Bank of Baroda Internet Banking Services

Taxpayers counterfoil

Date: 26/04/17 11:45 AM

Taxpayers Counterfoil - Challan No. 280				For use in Receiving Bank	
PAN	AABCT9952A			Debit to a/c on: 26-04-17	
Received from (Name)	TECHNOCULTURE BUILDING CENTRE PRIVATE LIMITED			Bank of Baroda Law Garden Branch, Ahmedabad	
Address	8349000 26042017 ACLPC4682M AE0330466 PATNA BIHAR 800001			BSR CODE:0202976 Date Of Tender:26042017 Challan Serial No:00519	
Debit to A/c No.	00190200000546	For Rs.	83,490.00	Challan Identification No: 02029762604201700519	
Tax	83,490.00			RUPEES EIGHTY THREE THOUSAND FOUR HUNDRED NINETY ONLY	
Surcharge	0.00				
Education Cess	0.00				
Fee under sec. 234E	0.00				
Fee	0.00				
Interest	0.00				
Penalty	0.00				
Others	0.00				
Total Amount	83,490.00				
Rs.(in words)	RUPEES EIGHTY THREE THOUSAND FOUR HUNDRED NINETY ONLY				
With	Bank of Baroda, JAMSHEDPUR MAIN				
(Name of the Bank and Branch)					
on account of	(0020)Income-tax on companies (Corporation tax)				
Type of Payment					
for the Assesment Year	2018-19				
Transaction Date and Time	26-04-2017 11:41:00				

Arity Devi

Form 26QB

Anita Chaudhary

Your E-tax Acknowledgement Number is AE0330466

- The Acknowledgement No. generated will be valid only if the taxpayer makes a payment at Bank's site. Taxpayers are advised to save above Acknowledgement No. for downloading Form 16B from TRACES website.
- As communicated by Income Tax Department, TDS certificate (Form 16B) will be available for download from the TRACES website after atleast 2 days of deposit of tax amount at the respective Bank.
- The TDS amount as per Form 26QB should be entered in the field 'Basic Tax' (Income Tax) on the Bank's web-portal as TDS certificate (Form 16B) will be based on 'Basic Tax' (Income Tax) only.
- If Date of deduction is greater than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of deduction is less than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of furnishing Form 26QB is beyond prescribed due date, the same may attract late filing fee i/s 234E.

Tax Applicable	0020	Assessment Year	2018-19
Minor Head Code	800	Financial Year	2017-18
Permanent Account No. (PAN) of Transferee(Payer/Buyer)	AABCT9952A	Permanent Account No. (PAN) of Transferor (Payee/Seller)	ACLPC4682M
Full Name of the Transferee	TECHNOCULTURE BUILDING CENTRE PRIVATE LIMITED	Full Name of the Transferor	ANITA CHAUDHARY
Category of Transferee on the basis of PAN	Company	Category of Transferor on the basis of PAN	Individual
Status of PAN as per ITD PAN Master	Active PAN	Status of PAN as per ITD PAN Master	Active PAN

Complete Address of the Property Transferee		Complete Address of the Property Transferor	
Name of premises/Building/ Village	ASHIYA TOWERS	Name of premises/Building/ Village	R.I.T. HOUSING COOPERATIV
Flat/Door/Block No.	ROMM NO-417 & 419	Flat/Door/Block No.	M-59
Road/Street/Lane	EXHIBITION ROAD	Road/Street/Lane	ADITYAPUR
City/District	PATNA	City/District	SARAIKELA KHARSAWAN
State	BHAR	State	JHARKHAND
Pin Code	800001	Pin Code	831013
Email ID	CORPTAXES@GMAIL.COM	Email ID	
Mobile No.	7488535268	Mobile No.	

Date of Agreement/Booking	27/01/2017	Whether more than one Transferee/Buyer	No
Date of Payment/Credit	26/04/2017	Whether more than one Transferor/Seller	No
Date of Tax Deduction	26/04/2017	Payment Type	Lumpsum

Complete Address of the Property Transferred		Tax Deposit Details	
Type of Property	Land	Rate (in %)	1
Name of premises/Building/ Village	Mouza -Asnagi,	Total Amount Paid/Credited	8349000
Flat/Door/Block No.		TDS Amount to be paid	83490
Road/Street/Lane	P.S. -R.I.T.(Adityapur),	Interest	0
City/District	Seraikela-Kharswan	Fee	0
State	JHARKHAND	Total payment	83490.00
Pin Code	831013	Value in words	Eighty Three Thousand Four Hundred Ninety Rupees and paise

Total Value of Consideration (Property Value)	8349000
Mode of Payment	Online (Net-Banking)
Bank Name	Bank of Baroda

Note: This Acknowledgment is only for the information regarding TDS on Sale of Property submitted to Tax Information Network (TIN). This cannot be construed as proof of payment of taxes.



निबंधन विभाग, झारखंड
Saraikela

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


Party Name: 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.

Deed Type: Sale Deed

Party Details	
Name :	Anita Devi
Gender :	F
DOB :	24-04-1955
C/o :	W/O Mani Kant Choudhary
District :	Seraikela-kharsawan
House/Building No. :	Plot No. M-59
Locality :	Po. Adityapur Thana- R I T
Pincode :	831013
Post Office :	Adityapur
State :	Jharkhand
Village/Town/City :	Adityapur
Aadhaar No :	991428859880
Photo :	


 Registering Officer

Anita Devi
 Party Signature


 Operator's Signature



निबंधन विभाग, झारखंड
Saraikela

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


Party Name: 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

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 :	Barachatti
State :	Bihar
Village/Town/City :	Bajaura
Aadhaar No :	882181712598
Photo :	

Registering Officer


Prabhat K. Sinha.
Party Signature

Operator's Signature



निबंधन विभाग, झारखंड
Saraikela


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

Party Name: Sanjay Pradhan

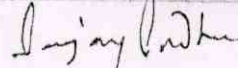
Father/Husband Name: Late Narendra Nath Pradhan
(Identifier)

Village: Assangi Industrial Area, Dist: Seraikella-Kharsawan

Deed Type: Sale Deed

Party Details	
Name :	Sanjay Pradhan
Gender :	M
DOB :	20-09-1980
C/o :	S/O Narendra Pradhan
District :	Seraikela-kharsawan
House/Building No. :	14
Locality :	PO - ADITYAPUR INDSTRIYAL AREA
Pincode :	832109
Post Office :	
State :	Jharkhand
Village/Town/City :	Adityapur
Aadhaar No :	777145538460
Photo :	


Registering Officer


Party Signature


Operator's Signature

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल । नाम मौज्जा मय

थाना वो थाना नम्बर



फरद मलकी / फरद रैयती
नाम रैयत मय वलिदयत जमाबन्दी
वो सकुनत नम्बर।

Page No. : 18

Vol. No. : 9

Receipt No. : 1502036691

गम्हरिया आसंगी 0131 टेकनोकल्चर 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 बाबत	सालाना	बकाया				हाल (2017-2018)
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 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 बाबत	सालाना	बकाया				मोतालबा हाल (2017-2018)	फाजिल
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 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 अदायकारी	166.60					166.60	

(1) मीजान कुल (तफजों में) : One Hundred Sixty Six Rupees and Sixty Paise

(2) नाम देहिन्दा -

(3) 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 प्राथी की जानकारी के लिए है।

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

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



शरद सुकर

राजस्व एवं भूमि सधार विभाग
नागौर संशोधन

विकास का नाम सरयकेला-खरसावा
 डेटा का नाम प्रारूपण
 अनुसूचक नाम सरयकेला
 भूमा वर्तमान 9
 (VOL)
 अंश का नाम राजकोश
 गन्भीरता
 पृष्ठ संख्या वर्तमान 18
 शीतक 0131
 दिनांक 8/3/2017



क्रमांक संख्या	क्रमांक	नामा का नाम राजस्व याना	याना का नाम	स्वीकृत दस्तावेज अंतर लिखि	परिवर्तन प्रकार	अभियुक्त विरामे नामांतरण संबन्धित है याता भाग न वर्तमान वर्तमान	पृष्ठ संख्या वर्तमान	याता न वर्तमान	कार्यार विस्तृत सूचना न वर्तमान	वर्तमान वर्तमान	स्वीकृत वर्तमान
97	68	आसानी 0131	गन्भीरता	(अवभाषिकादी) 8/5/2017 5	By Sale Deed No. 835 Date 04-05-2017	48	121	48	248/1435-54.5 डिग्रीमील	68	8/5/2017 5

किसी का नाम: (देवीकाचर विन्डिंग सेंटर धां लिं सविन-पानल कमर
 निन्दा, जति- पत्ता-आदिन्दापर सरयकेला खरसावा) एवं
 (पुनत कमर निन्दाविन्दासुन्दर पलाद, जति- पत्ता-
 आदिन्दापर सरयकेला खरसावा)

जमावदी रेशन का नाम: श्रीमति अनीता देवी-पति-मनोकांत पटवरी

विकास का नाम: अनिता देवी, पति-मनोकांत पटवरी, जति- पत्ता-आदिन्दापर सरयकेला खरसावा

राजस्व कर्मचारी डालका-01 को आवश्यक कार्रवाई एवं सूचनाएं प्रदानकरिए।
 यदि एक कंप्यूटर जनिद धरि है
 इसका उपयोग किसी भी न्यायालय में सरय के रूप में नहीं किया जा सकता है।

Approved By : Kamini K aushal Lakra
 अवभाषिकादी गन्भीरता

Correction Slip Successfully signed and Saved

ADITYAPUR MUNICIPAL CORPORATION

झारखण्ड नगरपालिका अधिनियम-2011 की धारा 152 (3) के अन्तर्गत स्वनिर्धारित किये गये सम्पत्ती कर की सूचना।

Memo No. : 157740180917082801

Date : 18-09-2017

प्रभावी : 1 2016-2017

श्री/श्रीमती/सुश्री Technoculture building center Pvt. Ltd ,
गोहरवा VIII - asangi, P.5- R.I.t ADITYAPUR ADITYAPUR , 7488535221
SERAIKELLA KHARSWAN , 831014

एतद् द्वारा आपको सूचित किया जाता है कि आपका नया गृह सं० - 0220000229000MO चार्ज सं० 22 हुआ है. आपके
रत* निर्धारण घोषणा पत्र के आधार पर वार्षिक किराया मूल्य 0/- रु* निर्धारित किया गया है ।
इसके अनुसार प्रति तिमाही कर निम्न प्रकार होगा।

स्व-निर्धारित कर की सूचना

क्रम सं०	Particulars	Amount (In Rs.)
1	गृह कर	3,945.00
2	अंतर कर	0.00
3	श्रीमंजरी कर	0.00
4	विशेष कर	0.00
5	अतिरिक्त गृह कर (यह प्रल संरक्षण की व्यवस्था नहीं होने के कारण)	0.00
कुल राशि (प्रति तिमाही)		3,945.00



[Signature box]

To be signed by the Applicant

नोट

1. इस सूचना की सूची ADITYAPUR MUNICIPAL CORPORATION Website, www.jharkhandsuda.net पर प्रदर्शित है।
2. निम्नवर्ती कोटेशन 34 2 के अन्तर्गत से सभी तरह संरक्षण की व्यवस्था नहीं होने के कारण अतिरिक्त गृह कर लगाया जाएगा जो सम्पत्ति कर का 50% होगा।
3. विद्यमान गृह चार्ज है ना, क्या नया संरक्षण संरचना लगा कर विभाग की सूचित करे तब अतिरिक्त गृह कर से राहत पाये।
4. प्रत्येक व्यक्ति को वर्ष में एक बार का भुगतान वैसासिक रूप होगा।
5. यदि किसी वर्ष के लिए सम्पूर्ण पूरा तरह का भुगतान विभाग वर्ष के 30 जून के पूर्व कर दिया जाता है, तो करदाता को 5% की रियायत दी जाएगी।
6. किसी एक भूखंड को निर्धार सम्पत्ती (अस-क) तिमाही के अन्तर से उसके पूर्व नहीं मूकया जाता है, तो 1% प्रतिमाह की दर से साधारण ब्याज देय होगा।
7. नगरपालिका नगरपालिका के आधार पर आपका गृह घोषणा के आधार पर की जा रही है, इस स्व-निर्धारण, साह-घोषणा पत्र की समीक्षा जान क्या संग्रह नियम करा सकती है एवं साथ मिला एक जमा पर तिमाही कर तिमाही कर के अनुसार निर्धारित चार्ज (चार्ज) एवं अंतर राशि देय होगा।
8. ADITYAPUR MUNICIPAL CORPORATION द्वारा निर्धारित कर एवं इस सूचनाओं को कोई कानूनी हेतु प्रदान नहीं करता है और/या न ही अपने मालिकों/उत्तरदाताओं को कोई कानूनी अधिकार प्रदान करता है।
9. अगर आपको नये हालत में नया का आधारों एक संशोधन है तो यह विधि संरक्षण की की श्रेणी के अन्तर्गत माना जाएगा।

NOTE : This is a Computer generated receipt. This receipt does not require physical signature.

ADITYAPUR MUNICIPAL CORPORATION, ADITYAPUR

HOLDING TAX RECEIPT

Receipt No. TRAN299523160917123602

Date : 16-09-2017

Department/ Section : Revenue Section
 Account Description : Holding Tax & Others
 Application Type : New Assessment

Ward No : 22

SAF No. : SAF401423160917123523

Property Type : Vacant Land

Name : Technoculture building center Pvt. Ltd
 C.O. :

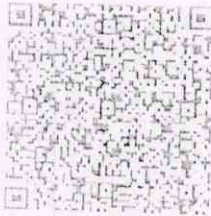
Address : Vill - asangi, P.S- R.I.I ADITYAPUR , ADITYAPUR , SERAIKELLA KHARSWAN - 831014
 MOB : 7488535221

A Sum of Rs 33,678.00 (in words) Thirty-Three Thousand Six Hundred and Seventy-Eight Only
 towards Holding Tax & Others vide Cash

N.B. Online Payment/Cheque/Draft/ Bankers Cheque are Subject to realisation

Holding Tax Details

Account Description	Period		Amount
Holding Tax Arrear	2016-2017 / 1	2016-2017 / 4	15,780.00
Holding Tax Current	2017-2018 / 1	2017-2018 / 4	15,780.00
Total			31,560.00
Additional Tax			0.00
Penalty Amount			2,118.00
Rebate on current Demand			0.00
Adjust amount			0.00
Amount Received			33,678.00
Advance Amount			0.00



Anbind Bhanji
 Signature of Tax Collector

Note:-

- This is a Computer generated Receipt This receipt does not require physical signature.
- Avail 5% rebate yearly Holding Tax Amount by paying the tax before 30th June of the Financial Year

For Details Please Visit : suda.jhand.gov.in
 or Call us at 18001212241 or 0651-7145511

In Collaboration With
 Sparrow Softech Pvt. Ltd.
 H-117, Harmu Housing Colony, Sajanand
 Chowk, Ranchi

पत्रांक 240

दिनांक 29.12.2017

भूमि संबंधित प्रतिवेदन

आवेदक का नाम :- टेकनोकल्प विलिडिंग सेंटर प्राबलिंग लिमिटेड प्रभात कुमार सिन्हा
 पिता / पति का नाम :- सुरेन्द्र कुमार
 पता :- ग्राम अहिलपुर पो :- थाना :- आर.आई.डी.
 जिला :- सरायकेला-खरसावाँ
 पंजी के आधार पर भूमि का विवरण निम्न हैं-

ग्राम का नाम	थाना सं०	खाता सं०	प्लॉट सं०	रकबा	भूमि का प्रकार	रजिस्टर II / खतियान सं संबंधित प्रतिवेदन
आहिली	131	48	456 सं-2481	34.550	गोड़ा रो	पंजी II जिल्द IX पृष्ठ 18 पृ (प्लॉट 48 खाता सं 456 कका 34.55/सकल मां सं सं 68/2017-18 टेकनोकल्प विलिडिंग सेंटर प्राबलिंग लिमिटेड प्रभात कुमार सिन्हा के नाम पर मालिकी दर्ज है। 1964 (वर्तमान) के अनुक्रम (वर्तमान) (यस के 2007 गौड प्लॉट सं 6 गौड इलाक है। Ammal 23.12.17 H0 कर्म अंचल निरीक्षक हल्का सं०...I.....गम्हरिया।

जिला अवर निबंधन पदाधिकारी, सरायकेला-खरसावाँ को सूचनार्थ एवं जॉचोपशान्त नियामानुसार अग्रतर कार्रवाई हेतु प्रेषित ।

Ammal
23.12.17
राजस्व कर्मचारी का हस्ताक्षर
हल्का नं०- I

अंचल निरीक्षक
गम्हरिया।

अंचल अधिकारी
गम्हरिया।

अंचल अधिकारी
गम्हरिया



Pre Registration Docket

Date :- 24-06-2019 05:30 pm

Office Name :- SRO - Saraikela

Token No:- 20190000042043

Appointment :- 24-Jun-2019 Time:- 13:30

Article	Sale Deed
Pre Registration Date	24-Jun-2019
No. Of Pages	81
Stamp Duty	1
Paid Stamp Duty	0
Total Fees	₹ 2,434.

Property Id: 120056

Valuation No. : 156755 / 2019	: - 2019-2020	User Id : 3229	Date : 24-June-2019 17:50:PM
State : Jharkhand	District : Saraikela Kharsawan	Tahsil : Gamharia	
Land Type : Urban	Corporation : Adityapur Notified Area Committee	Village/City : Adityapur Ward No. 22	
Adityapur Ward No. 22 Village Code 131 - Other Road			
Volume Number - 9			
Page Number - 18			
Holding Number - 0220000229000M0			
Khata Number - 48(Old)			
Plot Number - 456(Old)			
Valuation Rule : Residential Land			
Usage : Non Agri => Residential Land => Residential Land			
Property Details			
1	Land area	2.16 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 2.16 x 266200=574992	₹5,74,992/-
A	Total		₹5,74,992/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹5,75,000/-

2	SP		2,430
3	LL		3
4	A1		30,601
Total			33,035

Sr.No.	Exemption Detail	Amount
	Female Exemption	
1	A1	30601
2	Stamp Duty	40801

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

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

Arjun
29/6/19

Deed Writer / Advocate

Rita
Vendee / Claimant

Shobha K. K. K.
Vendor / Executant





झारखण्ड सरकार

Date :-24-Jun-2019

Document Registration Summary 1

- Government/Market Value: ₹575000/-
- Transaction Amount: ₹1020030 /-
- Paid Stamp Duty: ₹10 /-

On Date 24-06-2019 Presented at SRO - Saraikela
Signature of Presenter

SRO - Saraikela

Receipt : 154861

Receipt Date : 24-06-2019

Presenter Name: -

PR	₹1
SP	₹2430
LL	₹3
Stamp Duty	₹10

Total ₹2444

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	1	10	-9	E-STAMP	AVIJIT MANDAL	Certificate Number : IN-JH18139336820481R	10
PR	1	1	0	GRAS	PRABHATKUMARSINHA	GRN Number : 1901451025 DEPT Transaction Id : 7902d18b785f5e819930 Transaction Type :	1



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Saraikela

District Name :- Saraikela Kharsawan

State Name :- Jharkhand

Deed Endorsement

Token No :- 20190000042043

Deed Type	Sale Deed
Number of Pages	162
Fee Details	Stamp Duty :- Rs. 1, PR :- Rs. 1, SP :- Rs. 2430, A1 :- Rs. 0, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.574992/- ,Transaction Amount :- Rs.1020030/-
Property Details	District :- Saraikela Kharsawan , Tehsil :- Gamharia , Village Name :- Adityapur Ward No. 22 Location :- Other Road, Adityapur Ward No. 22 Village Code 131 Property Boundaries :- East: PROPOSED ROAD , West: COLONY SUB PLOT NO. MGBW 3 & 4 (PART), South: COLONY SUB PLOT NO. JEV 04, North: COLONY SUB PLOT NO. JEV 02 Volume Number - 9Page Number - 18Holding Number - 0220000229000M0Khata Number - 48(Old)Plot Number - 456(Old) Area Of Land :- 2.16 Decimal







Sh./Smt. **TECHNOCULTURE BUILDING CENTRE PRIVATE LIMITED**
Represented By Its Authorized Official **PRABHAT KUMAR SINHA** s/o/d/o/w/o
Surendra Prasad has presented the document for registration in this office
today dated :- **24-Jun-2019** Day :- **Monday** Time :- **18:02:25 PM**






TECHNOCULTURE BUILDING CENTRE PRIVATE LIMITED
Represented By Its Authorized Official **PRABHAT KUMAR SINHA**(Individual)

Party Name	Document Type	Document Number
TECHNOCULTURE BUILDING CENTRE PRIVATE LIMITED Represented By Its Authorized Official PRABHAT KUMAR SINHA	PAN/UID	AABCT9952A

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

1	TECHNOCULTURE BUILDING CENTRE PRIVATE LIMITED Represented By Its Authorized Official PRABHAT KUMAR SINHA	Yes	Prabhat Kumar Sinha Address:- P.O. BAJAURA, DOBHI, VILLAGE- MUNSHICHAK, GAYA, Bajaura, , Gaya, 824201, , Bihar, India	SELLER Age:34				
Address1 - Office at 518 , 5th Floor , Ashiana Trade Centre , Adityapur , P.O. and P.S. Adityapur , District - Seraikela-Kharsawan , State of Jharkhand, Address2 - , , , Jharkhand PAN No.: AABCT9952A, Permission Case No.-	2	RITA DEVI	Yes	Rita Devi Address:- , , , pataw, Jhajha, , Jamui, 811308, , Bihar, India	PURCHASER Age:48			
PAN No.: COTPD4117A, Permission Case No.-								

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	SURENDRA PRASAD YADAV S/o-D/o RAM YADAV Address1 - PATAW, JHAJHA, JAMUI, JHAJHA, PIN-811308, STATE-BIHAR, Address2 - , , , Jharkhand PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	MANPRIT SINGH Address1 - MANGO, JAMSHEDPUR, Address2 - , , , Jharkhand			

Signature of Operator

Seal and Signature of Registering Officer

जिला अवर निबधक
सरायकेला-खरसावाँ

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**TECHNOCULTURE BUILDING CENTRE PRIVATE LIMITED** Represented By Its Authorized Official **PRABHAT KUMAR SINHA**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**SURENDRA PRASAD YADAV**) Son/Daughter/Wife of (**RAM YADAV**) resident of (**PATAW, JHAJHA, JAMUI, JHAJHA, PIN-811308, STATE-BIHAR**) and by occupation (**Business**).

Signature of Registering Officer

Date:- 24-Jun-2019

Seal and Signature of Registering Officer

जिला अवर निबधक
सरायकेला-खरसावाँ



Token No.: 20190000042043

CERTIFICATE

Office of the SRO - Saraikela

This Sale Deed was presented before the registering officer on date **24-Jun-2019** by **TECHNOCULTURE BUILDING CENTRE PRIVATE LIMITED Represented By Its Authorized Official PRABHAT KUMAR SINHA, S/O, D/O, W/O Surendra Prasad** resident of Office at 518, 5th Floor, Ashiana Trade Centre, Adityapur, P.O. and P.S. Adityapur, District - Saraikela-Kharsawan, State of Jharkhand ..
This deed was registered as Document No:- **2019/SAR/2067/BK1/1973** in Book No :- **BK1**, Volume No :- 252 from Page No :- 201 to 362 at, office of **SRO - Saraikela**

Date:- **24-Jun-2019**


Registering Officer