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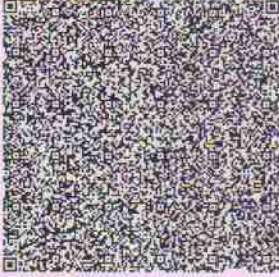


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

Certificate No. : IN-JH040650514143500
 Certificate Issued Date : 05-Dec-2016 12:11 PM
 Account Reference : NONACC (BK)/ jhbobbk02/ ADITYAPUR/ JH-SK
 Unique Doc. Reference : SUBIN-JHJHBOBBK02056027302201720
 Purchased by : TECHNOCULTURE BUILDING CENTRE PRIVATE LIMITED
 Description of Document : Article 23 Conveyance
 Property Description : SALE DEED
 Consideration Price (Rs.) : 48,40,000
 (Forty Eight Lakh Forty Thousand only)
 First Party : N A
 Second Party : TECHNOCULTURE BUILDING CENTRE PRIVATE LIMITED
 Stamp Duty Paid By : TECHNOCULTURE BUILDING CENTRE PRIVATE LIMITED
 Stamp Duty Amount(Rs.) : 1,93,600
 (One Lakh Ninety Three Thousand Six Hundred only)



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



बिना अवर निबंधक का कार्यालय

WN 0004378094

Statutory Alert:

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

Sale Value 48,40,000/- Stamp 193,600/- Adityapur

मूल्यांकन सूची से जांच किया

दस्तावेज जांच एवं मूल्यांकन

17/3/17



17/3/17

उपस्थापित दस्तावेज में लखनऊ की जाति...अंकित है। यह जाति C.N.T.A.C. 308 की जाति 461(B) के अन्तर्गत है।

दस्तावेज में वर्णित जाति प्रामाणिक सूची से जांच किया

नियम-21 के अधीन ग्राहक भारतीय स्टाम्प अधिनियम (इंस्ट्रूमेंट्स एक्ट-1899) की धारा 17(1) के तहत स्टाम्प का भुक्तान करने से विमुक्त नहीं होगा।

SALE DEED

This Sale Deed is made on this the 17th day of Mar, 2017, at Seraikela.

BY AND BETWEEN

Fechar

145200/-
250/-
145203.44

17/3/17

Smt. ANITA DEVI, wife of Mr. Manikant Choudhary, By Faith Hindu, By Caste Bania (Non S.T., S.C., Non Backward), 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, represented by her lawful constituted attorney: TARANI PRADHAN alias TARANI GOUR, son of Late Banamali Pradhan, By Faith Hindu, By Nationality Indian, By Caste Gour, By Occupation Cultivation, Resident of Village Asangi, P.O. Adityapur, P.S. R.I.T., Adityapur, District Seraikela Kharsawan, and State Jharkhand, by virtue of registered General Power of Attorney Deed No. IV 538, Serial No. 2408, Book IV, Volume No. 14, Pages 177 to 188, Dt: 18.04.2013, registered at the District Sub Registry Office, Jamshedpur, (The Principal is alive and living on the day of execution of this Sale Deed). 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.

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517
17/3/17

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. 47,00,000/- only

But Stamp Duty paid as per present government value i.e. Rs. 48,40,000/- only

WITNESSETH AS FOLLOWS:

WHEREAS, all that piece and parcel of raiyati land measuring an area 232 Decimals i.e. 2.32 Acre, recorded under Old Khata No. 234, being in Old Plot No. 453, corresponding to New Khata No. 113, being in New Plot No. 2492, Situated in Mouza Asangi, P.S. Adityapur, Thana No. 131, being in Ward No. 14 (A.N.A.C.), Anchal / Block Gamharia, District Seraikela Kharsawan, stands recorded in the name of Rahma Choudhary, s/o Visheshwar Choudhary, R/o Asangi, in the khatian as per the Survey Settlement records of 1961, and in the name of Tarani Pradhan, s/o Banmali Pradhan, R/o Asangi, in the khatian as per the Last Survey Settlement of

17/3/17

1983, in which the land area in the particular plot has decreased to 129 Decimals i.e. 0.52.20 Hectare, as recorded in Plot No. 2492, as per the last survey settlement, and from then onwards said Tarani Pradhan, is in peaceful physical possession over the same, without any interruption from any person or corner, exercising all his right, title and interest over the same, being its lawful owner/s.

AND WHEREAS, later on said Taran Pradhan, has then sold area measuring 0.26 Acre i.e. 26 Decimals, being in Plot No. 2492, to the Present Vendor i.e. Anita Devi, by virtue of registered Sale Deed No. 1577, Dt: 29.03.2010, 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. 351 / 2010 – 2011, and from then onwards she is paying the rent regularly to the State Government without making any arrears and 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 her financial expenses, for which she decided to sell part of her land through her attorney clearly mentioned in the schedule below for full and final consideration amount of Rs. 47,00,000/- (Rupees Forty Seven Lacs) 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. 47,00,000/- (Rupees Forty Seven Lacs) only, is paid by the Purchaser to the Vendor/s details of which is shown in memo of consideration, the receipt of which is hereby admitted and acknowledged as full and final consideration

202-99-2412
17/3/17

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.

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 it 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.

17/3/17

6. That, the Vendor/s hereby also declare that they have 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.

MEMO OF CONSIDERATION

<u>Cheque No</u>	<u>Bank</u>	<u>Amount (Rs.):</u>
113576	Punjab National Bank, Adityapur	Rs. 5,00,000/-
113584	Punjab National Bank, Adityapur	Rs. 5,25,000/-
113585	Punjab National Bank, Adityapur	Rs. 5,25,000/-
113586	Punjab National Bank, Adityapur	Rs. 5,25,000/-
113587	Punjab National Bank, Adityapur	Rs. 5,25,000/-
113588	Punjab National Bank, Adityapur	Rs. 5,25,000/-
113589	Punjab National Bank, Adityapur	Rs. 5,25,000/-
113590	Punjab National Bank, Adityapur	Rs. 5,25,000/-
113591	Punjab National Bank, Adityapur	Rs. 5,25,000/-

Total amount paid to the Vendor is Rs. 47,00,000/-

(Rupees Forty Seven Lacs) only

17/3/17

SCHEDULE

In the District Seraikela Kharsawan, Situated in Mouza ASANGI, P.S. 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 234	Old 453	20 Decimals	North : Plot No. 2481
New 113	New 2492	0.20 Acre	South : Plot No. 2493
			East : Plot No. 2492 (Part)
			West : Plot No. 2492 (Part)

Total land measuring an area 20 Decimals (Out of Total Area of 26 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/s has hereunto set and subscribed her hand through her attorney 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. Kulkarni

WITNESSES:

1. Ritesh Kr. Shukla
Yo-Sri. J.K. Shukla
M.E. No- 64, Adityapur-2

2. Singh Bahar

3. Sanyal

Drafted & Printed by: A. Kulkarni

Old Court Campus, Jamshedpur.

17/3/17

PURCHASER



Ritesh Kr. Shukla



IDENTIFIER



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.

[Signature]

AVIJIT MANDAL
Enrollment No.-14/2010
(Advocate Jsr. Court)

नाम अधिसूचित क्षेत्र आदित्यपुर

वार्ड संख्या 14

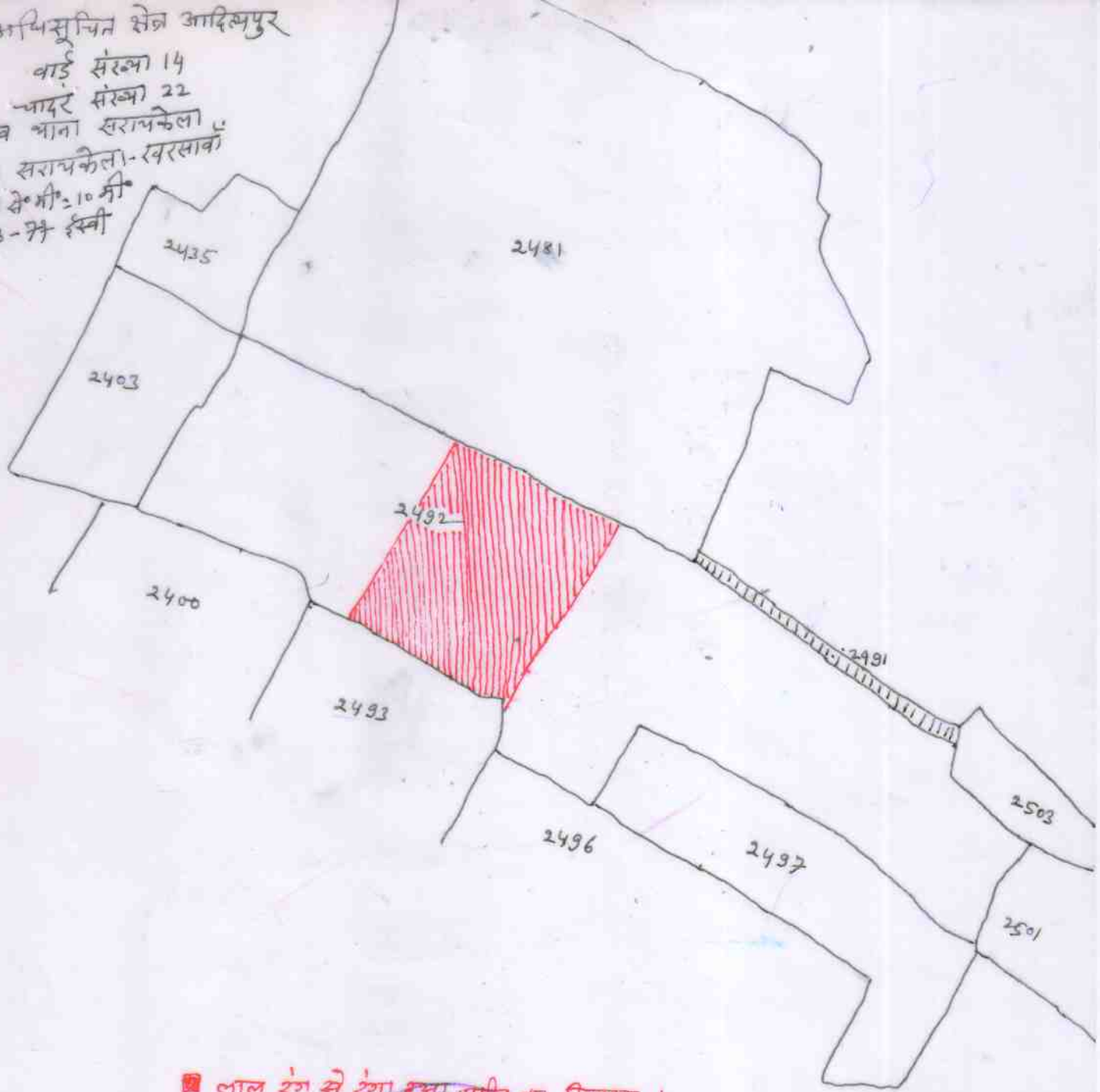
चादर संख्या 22

राजस्व थाना सरायकेला

जिला सरायकेला-खैरसाबा

पैमाना 1 से.मी. = 10 मी.

सन 1976-77 ईस्वी



■ लाल रंग से रंगा हुआ भूमी का विवरण ।

मीजा	खाना नं	लिट नं	किसी	रकबा	चौहद्दी
आसंगी	पुराना	पुराना	दोनो	0.20 बी०	3०- प्लोट नं 2481
	234	453			३०- ,, ,, 2493
	नया	नया			पुं- प्लोट नं 2492 अंश
	113	2492			५०- ,, 2492 ,,

Certified to be a true copy of the original map.

Prajapati Mahato. (Amin)
5/11/2016.

2017/3/20

PRAJAPATI MAHATO
AMIN
REGISTRATION NO. -472/2008

FOLIO NOT AVAILABLE
फोलियो की आपूर्ति नहीं



प्रतिनिधि के लिए आवेदन की तारीख Date of application for the copy	स्टाम्प और फोलियो की अपेक्षित संख्या सूचित करने की तिथि Date fixed for notifying the requisite Number of stamps and folios	अपेक्षित स्टाम्प और फोलियो देने की तारीख Date of delivery of the requisite stamps and folios	तारीख जबकि देने के लिए प्रतिनिधि तैयार थी Date of which the copy was ready for delivery	आवेदन की प्रतिनिधि देने की तारीख Date of making over the copy to the applicant
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27-1-11 27-1-11 2-2-11 2-2-11 2-2-11

गाँव भरत परगना

शाना पट्टी

25 फरवरी 2014
अधिकार वसूली

गाँवी सं० स्वत्वाधी का नाम और उसकी खेत-संख्या
अवधारी नू स्वामी का नाम और उसकी खेत संख्या यदि हो

शाना सं० 10000

अवधारी नू स्वामी का नाम और उसकी खेत संख्या यदि हो
Arun Kumar

1	2	3	4	5	6		7	8	9	10
					रकबा एकड़ में। ए० डि०	अपेक्षित।				
113	अधिवारी का नाम, पिता का नाम, जाति और निवास। अरुण कुमार पिता अरुण कुमार आरसी आरसी	खसरा संख्या। 2502	खेत चौकड़ी। 30 दिग्ग परगना	भूमि का स्वरूप। 2/5 2/5	हे० आर० सं०	0.52 20	अपेक्षित।	(1) लगान (2) सेस।	(1) लगान (2) सेस।	1) अधिपानी रैयत की हैसियत और कब्जे की अवधि। 2) लगान किस प्रकार नियत किया गया, यदि आरसी (ग्रोसिब) हो तो विशिष्टियां। 3) कोई विशेष शर्त और आनुवंशिक शर्तें यदि हों।
		2501		2/5	हे० आर० सं०	0.07 00				
		2502		2/5	हे० आर० सं०	0.04 10				

भूमि संबंधित प्रतिवेदन

आवेदक का नाम :- अविता देवी
 पिता/पति का नाम :- श्री. प्रणिकांत चौधरी
 पता :-ग्राम आरु आरु 27 कोऑपरेटिव सोसाइटी आरुलक्ष्मी पो- आरुलक्ष्मी थाना..... R.I.T.
 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 से संबंधित प्रतिवेदन
आसंगी	131	0-234 N-113	0-453 N-2492	26-00 वी		<p>गारु सं० 351/2010-11 के आदेशानुसार पद-म- 4 पृष्ठ 139 पर अविता देवी पति श्री. प्रणिकांत चौधरी के वाक जमावंदी काल है। रजि. सं० 351/2010-11 पति विवेक चौधरी के वाक सं० 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-

✓

अंचल निरीक्षक
गम्हरिया।

अंचल अधिकारी
गम्हरिया

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

साक्षण्ड JHARKHAND

Case No. 10-96A/2009



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2011117

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6639 G. Pawan 11/11/96

भारतीय गैर न्यायिक

बीस रुपये

Rs.20

रु.20

TWENTY RUPEES

INDIA

INDIA NON JUDICIAL

F-43
21/8

(55) JHARKHAND

01AA 883455

P.6
21/8



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GENERAL POWER OF ATTORNEY :

As it known to all men by these presents that I, Tarani Gour
Tarani Pradhan S/o Barnali Gour & Barnali Pradhan, by faith
Hindu, Nationality Indian, by Occupation Cultivation, resident of
Village Asangi, P.S.R.I.P., Dist. Seraikela Kharsawan, presently at
Old Sonari, P.S. Sonari, Jampalour, Dist. East Singhbhum, State of
Jharkhand, do hereby nominate, constitute and appoint :-

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Handwritten signature and text in Hindi, possibly a name and address.

:: 2 ::

SRI VIJAY KUMAR PRASAD , Son of late Sankdev Rajhi , by Faith Hindu , by Nationality Indian, by Occupation address, resident of Kuluptanga Basti, Adityapur-2, P.S. R.I.T. (Adityapur), Dist. Seraikehala Kharsawan, State of Jharkhand, to be my lawful attorney in my name and on my behalf to do all or any of the following acts, deeds and things hereinafter mentioned ;

Be it noted that, as I am personally unable to attend the affairs of my landed property , morefully described in the Schedule below ;

WHEREAS , I am the absolute , lawful and bonafide owner of the landed property, morefully described in the Schedule below , alongwith other landed property ;

AND WHEREAS , said schedule below landed property alongwith other landed property originally stands recorded in my own name , in the Khatian , and I have been in peaceful physical possession over the same, on payment of rent & other charges to the landlord, the State of Jharkhand ;

I do hereby authorize and empower my said attorney to do things and act in my name and on my behalf as my constituted attorney with respect to the Schedule below property.

contd

Handwritten signature in Hindi.



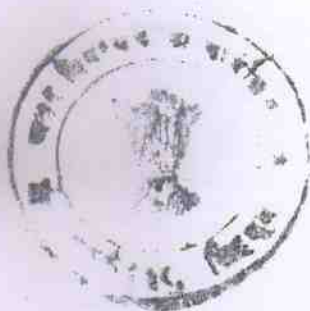
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1-1-1988
1-1-1988

:: 3 ::

1. To appear in all Courts, Offices, including Office of Municipality, Notified Area Committee, C.O., Registering Authority, P.S. other Government and Semi Government Offices ;
2. To sign, execute, swear and deliver any paper application, petition, form, objection or no objection, agreement, document, affidavit, indemnity, arrangement and preparation, notice, acknowledgement, Vakalatnama, all required papers etc. and to submit the same before any such Court or Office.
3. To look after, manage, and maintain the said landed property or part thereof and to protect and defend my legal interest thereto till its transfer and disposal the same to the intending buyer/s.
4. To enter into agreements with the various intending buyers on such terms & conditions as my above attorney thinks fit and proper.
5. To enter in any other documents under conveyance and/or to execute any paper, affidavit or document etc. to and in favour of such buyers and to get such document registered in proper Court of Law ;
6. To take all steps for safeguard my interest thereto and to file any suit or case and/or defend any suit or case and to appoint Advocate, legal representative and to verify, sign and submit any paper, show-cause, other papers etc. and to place the same before any such Office or department and to give evidence on my behalf.

contd

Handwritten signature: 27/1/88



See the
@/for
10/1/19

:: 4 ::

7. To contest and/or compound and/or compromise any suit or case with the Opposite party in respect of the said property or part thereof on such terms as my attorney may think fit and proper.

8. To apply and obtain certified copy of the order, decree or judgement passed by any Court or Office for record and reference and/or to refer the same for higher arbitration or appeal against order of the lower Court or Office.

9. To sign and execute the deed of transfer by sale other document under conveyance in respect of the said landed property, described in the Schedule below or any part thereof in favour of various intending buyers and to present such deed or deeds for registration before the Registering authority and admit execution of the same for me and on my behalf to do all necessary acts, deeds and things for completing the registration thereof and to endorse the registration receipt/s.

Generally to do all acts, deeds and things for all intents and purpose as stated herein.

I hereby agree to ratify and confirm all acts, shall lawfully do, execute or perform and/or cause to be done, executed & performed by my said attorney by virtue of these presents ;

I the Principal Tarni Gour @ Tarni Pradhan, executed this General Power of Attorney Deed in favour of Sri Vijay Kumar Prasad without taking any consideration amount ;

contd.....

6299-3 7/15



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SCHEDULE:

In the District Seraikela (Kharawan, District Sub Registry Office Seraikela, in Mouza Asangi, P.S. (Adityapur) R.I.T., Thana No. 131 in Ward No. 14 A.L.S.C., all that piece and parcel of raiyati land recorded under :-

<u>Khata No.</u>	<u>Plot No.</u>	<u>A r e a :</u>
Old 234	Old 453	52 Decimals ;
New 113	New 2492	

bounded by :-
North: Plot No. 2435 & 2481 ;
South: Plot No. 2400 & 2493 ;
East : Portion of Plot No. 2492 ;
West : Plot No. 2403 ;

IN WITNESS WHEREOF, the executant has executed this Deed today at Jamshedpur, in presence of witnesses, on the date aforementioned ;

Read over & explained the contents of this Deed to the Executant, who admitted the same to be true & correct ;

WITNESSES:

1. Saindra Pradhan
2. Sanjay Pradhan

Drafted by :

AVIJIT KHANDAL
[Signature]
Advocate
JSH COURT

Typed by :
B. Das
Jamshedpur Court ;

contd.....

Handwritten scribbles and numbers at the bottom right, including '279' and '371'.



1-1-2020
2020/01/01



Advocate
Ajay Kumar Prasad

Advocate
Ajay Kumar Prasad
Advocate
A.C.

2020/01/01



**निबंधन विभाग, झारखंड
जमशेदपुर**

जांच पर्चों-सह घोषणा पत्र (नियम 114)

Tokent No. 43

Tokent Date/Time: 21/08/2009 13:52:34

Doc. Cat. Type
Doc. Cat. No. & Address
Start Date: Doc. Value
No. of Pages/Volume
Size of Plot
Remarks: Other Details

Power of Attorney Presenter: **Tarani Gour @ Tarani Pradhan**
Old Sonari, P.S. Sonari, Jsr
 0 DCI
 0 Stamp Value: 20
 Serial No: 0
Anchal - Okmaharia, Thana No - 131, Ward - 14, Mouza - Asangi, Khata No - 113 (N), 234 (O), Plot No - 453 (O), 2492(N), Area - 52 Decimal

Date of Entry: 21/08/2009
 Total Pages: 16
 Book: IV
 GND/PND

Property Details:

Area	Th. No.	Wrd	Mauza	Kh. No.	Plot No.	Plot Type	Pl. No.	Category	Area
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Other Property Details:

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

SN	PType	Party Name	Father/Husband	Occup.	Caste	PAN/IF 60	Address
1	PRINCIPLE	Tarani Gour @ Tarani Pradhan	Banniali Gour @ Banniali Pradhan	Cult	Other		old sonari, p.s. sonari, jsr
2	ATTORNEY	Vijay Kr. Prasad	Late Sukhdev Majhi	Business	Other		kuluptanga basti, adityapur, p.s. - 111, Dist - seraikella - kharsawan
3	Idmlkr	Sachin Pradhan	Tarani Gour @ Tarani Pradhan	Cult	Other		old sonari, p.s. sonari, jsr
4	Witness 1	Sachin Pradhan	Tarani Gour @ Tarani Pradhan	Cult	Other		Old Sonari, P.S. Sonari, Jsr
5	Witness 2	Sangay Pradhan	Late Narendra Nath Pradhan	Cult	Other		old sonari, p.s. sonari, jsr

Fee Details:

SN	Description	Amount
1	E	230.00
2	SP	240.00
Total		490.00

₹ 490.00 का
 ₹ 490.00 का

परचम परिलेखन दस्तावेज में उचित तथ्यों के अन्वय है।

परचम परिलेखन दस्तावेज में उचित तथ्यों के अन्वय है।

तरनी गौर, उर्फ तरनी प्रधान

Rahul
 त्रिभुवन प्रसाद

ने इस दस्तावेज में निबंधन का मेरे समक्ष

परचम
 2. प्रकार का
 3. प्रकार
 परचम
 5. प्रकार

सचिन प्रधान
 सेनादी

तरनी गौर, उर्फ तरनी प्रधान
 पेशा

निबंधन विभाग की तरफ से

21/8/09

₹ 490.00 का



निबंधन विभाग, झारखंड
जमशेदपुर

Token No.43 Token Date: 21/08/2009 13:52:34
Deed No./Year :6639/964/2009
Type: Power of Attorney

Sl No	Party Details	Photo	Thumb
1	Tarani Gour @ Tarani Pradhan Father/Husband Name:Banmali Gour @ Banmali Pradhan (PRINCIPLE) old sonari, p.s sonari, jsr		
2	Vijay Kr. Prasad Father/Husband Name:Late Sukhdev Majhi (ATTORNEY) kuluptanga basti, adityapur, p.s - r.i.t, dist - seraikella - kharsawan		
3	Sachin Pradhan Father/Husband Name:Tarani Gour @ Tarani Pradhan (Identifier) old sonari, p.s sonari, jsr		
4	Sachin Pradhan Father/Husband Name:Tarani Gour @ Tarani Pradhan (Witness1) Old Sonari, P.S. Sonari, Jsr		
5	Sanjay Pradhan Father/Husband Name:Late Narendra Nath Pradhan (Witness2) asanti, p.s - r.i.t		

By computer

Book No. IV
Volume 24
Page 459 To 474
Deed No 6639/964
Year 2009
Date 21/08/2009 13:34:52

District Sub Registrar

Handwritten signature

Signature of Operator

Handwritten signature

<http://172.16.20.229/jarspalamu/reg/pnphoto.aspx?tid=89549>

8/21/2009



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20/08/09
जिला कार विभाग
वकील विभाग, जमशेदपुर
20/08/09

Deed No. 1577/2010

55-487/802 2010

भारतीय गैर न्यायिक

पचास
रुपये

₹.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

झारखण्ड JHARKHAND

499713

D. No. 1577

dt. 29.03.2010

बसुनी उदास



जिला अवर डिब्रिक
सरायकेला झारखण्ड
13/03/10

1583 13.08.09 1577



02DD 744113



AT Anti

U SUNDI
ED WRITER
ICE No.30/1997
LLA-KHARSAWAN

मुख्यालय सुबु प्रॉच किया
29/3/10

29/3/10
Vijay Kumar Prasad
29/3/10

Vijay Kumar Prasad
29/3/10

Sale Deed

Valued at Rs.13,08,000/-only.

(Rupees Thirteen Lacs eight thousand)only.

29/3/10

This Deed of Sale made on this the 29th day of March, 2010 hereat Seraikella;

Between

TARAMI GOUR @ TARAMI PRADHAN, S/o Banmali Gour @ Banmali Pradhan, by faith Hindu, by Nationality Indian, by occupation cultivation, resident of village Asangi, P.S.-R.I.T. District-Seraikella-Kharsawan, at present residing at Old Sonari, P.S.-Sonari, Jamshepur, Dist. Singhbhum East, through his duly constituted attorney to SRI VIJAY KUMAR PRASAD, son of late Sukhdev Majhi, by faith Hindu, by nationality Indian, by occupation Business, resident of Kuluptanga Basti, Adityapur-2 P.S.-R.I.T. (Adityapur), Dist. Seraikella-Kharsawan, Jharkhand Regd. G.P.A.No.IV-964, dated 21.8.09, registered at D.S.R.S. Jamshepur, East Singhbhum, hereinafter called the "SENDER" OF THE 1ST PART.

Handwritten signature and notes on the left side of the document.



जिला अवर निलयक
सरायकेला-खरसावा
13/4/11

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02DD 744114

Vijay Kumar Prasad
29/3/10

-2-

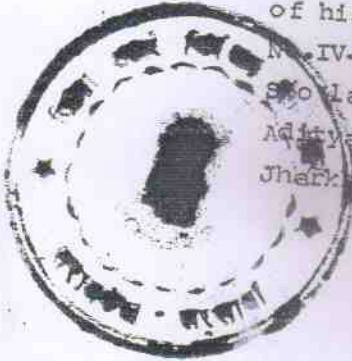
In favour of

SMT. ANITA DEVI, w/o Sri Manikant Choudhary, by faith Hindu, by occupation House wife, by Nationality Indian, resident of R.I.T. Co-Operative Society, Adityapur, Thana-R.I.T. Dist. Seraikella-Kharsawan, Jharkhand hereinafter called the "PURCHASER" of the 2nd part.

Whereas, the schedule below land situated at Mouza Asangi, P.S.-Adityapur, R.I.T, A.N.A.C. Ward No.14, T.No.131 is recorded in the name of the seller Tarani Gour @ Tarani Pradhan along with other lands stood recorded in the name of the recorded tenant i.e. the seller in the R.S.Khatian and he has been in peaceful physical possession over the same and on payment of regular rent to the State, he executed above mentioned power of attorney in favour of the executent of this deed and it is done by virtue of the above power.

And Whereas, the seller of the 1st part after negotiation of sale has already received the full consideration amount of Rs.13,08,000/-only from the purchaser of the 2nd part.

And Whereas, the seller of the 1st part on account of his old age and other difficulties has executed a G.P.A. No. IV-964, dated 21.8.09 in favour of Vijay Kumar Prasad s/o Late Shukdev Majhi, resident of Kuluptanga Basti, Adityapur-2, P.S.R.I.T. Adityapur, Dist. Seraikella-Kharsawan, Jharkhand to execute and present the sale deed for



जिला अवर निबंधक
सरायकेला-खरसावाँ

Vijay Kumar Prasad

1000Rs.



ajay kumar...
20/11/11

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-3-

registration, in the office of D.S.R.O. Seraikella with respect to the schedule below land infavour of the purchaser, as the seller of the 1st part has already delivered the possession of the vended land to the purchaser of the 2nd part on receipt of the due consideration amount.

NOW THIS DEED OF SALE WITNEETH AS FOLLOWS:

That in pursuance of the said agreement and in consideration of the sum of Rs.13,08,000/- (Rupees thirteen Lacs eight thousand) only paid by the said purchaser to the said seller which said sum the said seller hereby acknowledge as having received, he, the said 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 more fully described in the schedule below.

And that the purchaser shall hereafter peaceably hold use and enjoy the same as her own without any hindrances, interruption, claim or demand by or from the seller or any other person whom soever from first above noted day and the year and the said purchaser shall herea ter mutated the schedule land in her name and obtain receipt.



जिला सबर निबंधक
सरायकेला सरसावा
20/11/11

6271 221

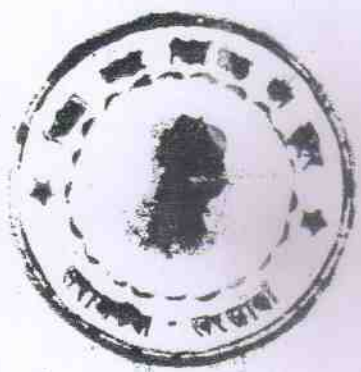


*anjay Kumar Baghel
29/3/10*

-4-

And it is hereby 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 of any court or person whatsoever.

In witnesses whereof the said seller has hereto at Seraikella put his hand this the day, month and year first above written.



निला अवर निबन्धक
सरायकेला-खरसावो
[Signature]

2279 अ यो 61



झारखण्ड JHARKHAND

640266

*ajay kumar Prasad
22/5/10
File*

-5-

Schedule

Mouza-Asangi, A.N.A.C. Ward No.14, Thana No.131,
Thana-R.I.T. (Adityapur), District Sub-Registry
Office at Seraikella, Dist. Seraikella-Kharsawan,

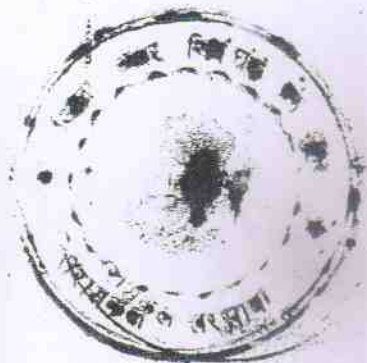
<u>Khata No.</u>	<u>Plot No.</u>	<u>Kisim</u>	<u>Area</u>
Old 234	Old 453	Don,	26 Decimals) (Twenty Six decimals).
New 113	New 2492		

Bounded by:

North: Plot Nos. 2435 & 2481.
South: Plot Nos. 2400 & 2493.
East : Portion of plot no. 2492.
West : Plot No. 2403.

Annual rent of Rs. 2.00 payable to the State of Jharkhand
through C.O. Gamheria.

U.L.C. Case No. 320/09-10, dated 28.1.10.



जिला भवर निबंधक
सरायकेला खरसावाँ
15/11/10

0271 24/11

anjay kam-presid
29/3/10

Witnesses

1. Umesh Mahab - S/o. Sri Nifai Mahab
Add: Adityapur. 2 - 29/3/10
2. Raju Sardar S/o Late Purno Sardar
Add: Adityapur - 2 - 29/3/10

Readover and explained the content to the executent who after admitting the contents the executent who to be true put his hand to my presence

A. SUNDI
ANTU SUNDI
DEED WRITER
LICENCE No.30/1997
SERAIKELLA-KHARSAWAN
29/3/10



Amita Devi



IFS
DEED WRITER
LICENCE No.30/1997
SERAIKELLA-KHARSAWAN

Amita Devi 29/3/10

Certified that the parties whose photographs are affixed herewith is attested by my and the fingers prints of all the parties have taken by me
Typed by

A.K. Jyotish
(A.K. Jyotish)

A. SUNDI
ANTU SUNDI
DEED WRITER
LICENCE No.30/1997
SERAIKELLA-KHARSAWAN
29/3/10



जिला अवर निबंधक
सरायकेला-खरसावाँ
29/3/10

०२९११३५१०

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

Token No: 53
Document Type: Sale Deed
Presenter Name & Address: Kuluptanga Basti, Adityapur-2, P.S. R.I.T.
Stampable Doc. Value: 1308000
Document Value: 1308000
Special Type: DOE
Stamp Value: 52500
Serial No.: 0
Token Date/Time: 29/03/2010 15:57:34
Date of Entry: 29/03/2010
Total Pages: 16
Book: 1
CNO/PNO:

Property Details:

Anchal	Th. No.	Wrd/HIK	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
GAMHARIA	131	14	ADITYAPUR NAGAR PARSHAD	O-234	O-453			300_Don	26 Decimal	7800
GAMHARIA	131	14	ADITYAPUR NAGAR PARSHAD	N-113	N-2492			300_Don	0 Decimal	0

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.	Caste	PAN/F 60	Address
1	VENDOR	Vijay Kumar Prasad	Late Sukhdev Majhi	Bus.	Other		Kuluptanga Basti, Adityapur-2, P.S. R.I.T.
2	VENDEE	Anita Devi	W/O Manikant Choudhary	H/W	Other		R.I.T. Co-Operative Society, Adityapur-2, P.S. R.I.T.
3	Identifier	Umesh Mahato	Nitai Mahato	Ser.	Other		Adityapur-2, Adityapur
4	Witness1	Umesh Mahato	Nitai Mahato	Ser.	Other		Adityapur-2, Adityapur
5	Witness2	Raju Sardar	Late Purno Sardar	Bus.	Other		Adityapur-2, Adityapur

Fee Details:

SN	Description	Amount
1	LL	2.50
2	P	0.94
3	A1	13,080.00
4	SP	240.00
Total		13,323.44

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

निबंधन पूर्व सारांश में इंट्र नार्म के अनुरूप डाटा इंद्रि की गई है।

उपर्युक्त प्राप्त हुआ है

स्वीकार किया

जिसकी

पहचान

निवासी

उमेश महतो

महाराजपुरा - महाराजपुरा

Vijay Kumar Prasad

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंद्रि ऑपरेटर का हस्ताक्षर

ने इस दस्तावेज के निष्पादन को मेरे समक्ष

पिता निताई महतो

पेशा नौकरी ने की।

निबंधन पदाधिकारी के हस्ताक्षर

<http://172.16.20.229/jarsKODERMA/reg/prndetails.aspx?deedid=80537>

3/29/2010



जिला अवर निबंधक
सरायकेला - खरसावाँ
3/29/10

उमेश महतो दाता











In-

निबंधन विभाग, झारखंड
सरायकेला

Token No.53 Token Date: 29/03/2010 15:57:34

Serial/Deed No./Year: 1583/1577/2010

Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Vijay Kumar Prasad Father/Husband Name: Late Sukhdev Majhi (VENDOR) Kuluptanga Basti, Adityapur-2, P.S. R.I.T.		
2	Anita Devi Father/Husband Name: W/O Manikant Choudhary (VENDEE) R.I.T. Co-Operative Society, Adityapur-2, P.S. R.I.T.		
3	Umesh Mahato Father/Husband Name: Nitai Mahato (Identifier) Adityapur-2, Adityapur		
4	Umesh Mahato Father/Husband Name: Nitai Mahato (Witness1) Adityapur-2, Adityapur		
5	Raju Sardar Father/Husband Name: Late Purno Sardar (Witness2) Adityapur-2, Adityapur		

Book No. 1
Volume 55
Page 487 To 502
Deed No 1583/1577
Year 2010
Date 29/03/2010 19:51:17

District Sub Registrar

Signature of Operator

7:51:59 PM 3/29/2010



मिला अवद निबंधक
सरायकेला-खरगावों
२९/३/१०

2-18 G.P.A

IV 538



झारखण्ड JHARKHAND

Stamp - 100-A 974123



Anita Devi
18.4.13

GENERAL
POWER OF ATTORNEY

S. S. Sarkar
Notary Public, Jharkhand

BY THIS POWER OF ATTORNEY, I, ANITA DEVI W/o.
Shri Manikant Choudhary, by faith Hindu, by Caste
Bania, by occupation Business, of & P.S. Mango, Jsr., now
resident of M/59, R.I.T. Housing Co.op. Society, P.S.
R.I.T. P.O. Adityapur, District Seraikella Kharswan,
 hereby constitute and appoint SHRI TARANI PRADHAN
 alias TARANI GOUR son of Late Banamali Pradhan,
 by religion Hindu, by caste Gour, by occupation
 Cultivation, resident of Village Asangi, P.O. Adityapur,
 P.S. R.I.T. Adityapur, District Seraikella Kharswan,

4800
 Fee Paid
 E-1000=10

[Signature]
 18/4/13

बन्दा उ दे 10 P/2...

Anita Devi

18.4.13

--: 2 :-

Jharkhand, also resides at Gour Bustee, Mango, P.S. Mango, Janshedpur, District East Singhbhum, Jharkhand, as my TRUE AND LAWFUL ATTORNEY, in respect of land measuring 26 Decimals or 10 Kathas being portion of New Plot No. 2492, under New Khata No. 113, situated in Mouza Asangi, described in the SCHEDULE hereunder written, to do the following acts on my behalf;

1. To sell my above landed property to any party, person or concern and to enter in agreement for sale on such terms as my Attorney may think fit and proper and to discharge the necessary papers, notice, acknowledgement/receipt etc., on my behalf and to withdraw all and every pending proceeding to solve the dispute and/or proceeding etc.,

82773
2. To sign and execute Deed of Sale in favour of any buyer or buyer and to present such deed or deeds for registration before the registering authority and admit execution for the same for me and to do all necessary acts for completing the registration thereof.

AND GENERALLY TO DO all acts, deeds and things for all intents and purposes and I hereby AGREE TO RATIFY AND CONFIRM all acts shall lawfully do or cause to be done by my said Attorney. My Attorney will not mortgage or alienate the said land to any party or institute and shall save harmless and keep indemnified from all losses, damages suit etc.

Amita Devi
18.11.13

- :: 3 :: -

The sale proceed that may be accumulated shall be remitted to me.

SCHEDULE

In District Seraikella Kharswan, District Sub-Registry office at Seraikella, Mouza Asangi, ANAC Ward No.14, P.S. R.I.T. Adityapur, Thana No.131, Old Khata No. 234, Old Plot No. 453, corresponding to New Plot No.113, Part of new Plot No. 2492, area 26 Decimals, equal to 10 Kathas more or less, in raiyati nature which is bounded by:-

NORTH :- Plot Nos. 2435 & 2481;

SOUTH :- Plot Nos. 2400 & 2493;

EAST :- Portion of Plot No.2492;

WEST :- Portion of Plot No. 2492;

IN WITNESS WHEREOF I the above named executant have hereunto set my hand to-day at Jamshedpur on this the day of April, 2013 at

Read over and explained the contents of this Deed to the Executant, who admitted it to be true and correct.

WITNESSES :-

1. Ritesh kr. Shukla
S/O - Sri Jitendra kr. Shukla
M-64, Adityapur
2. Sanyam prasad son S/O late Naraindra Nath prasad
M-64, Adityapur

18.11.13

Amita Devi

18.4.13

- :: 4 :: -

Typed by: *[Signature]*
18/4/13
J. Singh.
Jamshedpur.

Drafted by:-
[Signature]
Advocate, Jsr. Court.



[Handwritten signature]

Attended



[Handwritten signature]

S. D. Chatterjee
S.R.O. JAMSHEDPUR

SIGNATURE OF THE ATTORNEY.

"Certified that the fingers prints of the left hand of each person, whose photographs are affixed in this document, have been obtained by me",

[Handwritten signature]

Advocate.

[Handwritten signature]



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

Token No: 56

Token Date/Time: 18/04/2013 14:48:19

Document Type	Power of Attorney	Presenter	Anita Devi	Date of Entry	18/04/2013
Presenter Name & Address	Mango, Jamshedpur	DOE		Total Pages	12
Stampable Doc Value	0	Stamp Value	100	Book	IV
Document Value	0	Serial No	0	CNO/PNO	
Special Type		Old Serial No	/		
Remarks / Other Details					

Property Detail:

Anchal	Th.No.	Wrd/Hik	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
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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.	Caste	PAN/F 60	UID	Address
1	PRINCIPLE	Anita Devi	W/O Shri Manikant Choudhary	Business	General			mango, jamshedpur
2	ATTORNEY	Tarani Pradhan @ Tarani Gour	Late Banamali Pradhan	Cult.	General			Vill: Asangi, ps: R.I.T. Adityapur, dist: Seraikella-Kharswan
3	Identifier	Ritesh Kumar Shukla	Jitendra Kumar Shukla	Business	General			M-64, Adityapur, dist: Seraikella-Kharswan
4	Witness1	Ritesh Kumar Shukla	Jitendra Kumar Shukla	Business	General			M-64, Adityapur, Dist: Seraikella-Kharswan
5	Witness2	Sanjay Pradhan	Late Narendra Nath Pradhan	Service	General			Vill: Asangi, ps: R.I.T. Adityapur, dist: Seraikella-Kharswan

Fee Details:

SN	Description	Amount
1	E	1,000.00
2	SP	180.00
Total		1,180.00

Anita Devi

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

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

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंद्रि ऑपरेटर का हस्ताक्षर

उपर्युक्त ने इस दस्तावेज के निष्पादन को मेरे समक्ष

स्वीकार किया

जिसकी

पहचान

निवासी

श्री अनिता देवी

श्री रीतेश कुमार शुकल

श्री रीतेश कुमार शुकल

जमशेदपुर

जमशेदपुर

निबंधन पदाधिकारी का हस्ताक्षर

श्री अनिता देवी



निबंधन विभाग, झारखंड
जमशेदपुर

Tok No.56 Token Date: 18/04/2013 14:48:19
Serial/Deed No./Year :2408/538/2013
Deed Type: Power of Attorney

SN	Party Details	Photo	Thumb
1	Anita Devi Father/Husband Name:W/O Shri Manikant Choudhary (PRINCIPLE) mango,jamshedpur		
2	Tarani Pradhan @ Tarani Gour Father/Husband Name:Late Banamali Pradhan (ATTORNEY) Vill:Asangi, ps:R.I.T.Adityapur, dist:Seraikella-Kharswan		
3	Ritesh Kumar Shukla Father/Husband Name:Jitendra Kumar Shukla (Identifier) M-64, Adityapur, dist:Seraikella-Kharswan		
4	Ritesh Kumar Shukla Father/Husband Name:Jitendra Kumar Shukla (Witness1) M-64, Adityapur, Dist:Seraikella-Kharswan		
5	Sanjay Pradhan Father/Husband Name:Late Narendra Nath Pradhan (Witness2) Vill:Asangi, ps:R.I.T.Adityapur, dist:Seraikella-Kharswan		

Book No. IV
Volume 14
Page 177 To 188
Deed No 2408/538
Year 2013
Date 18/04/2013 15:44:09

District Sub Registrar

Signature of Operator

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

Dist. - Seraikella-Kharsawan

Subdivision - Seraikella

Anchal - Gamharria

Halke No. T

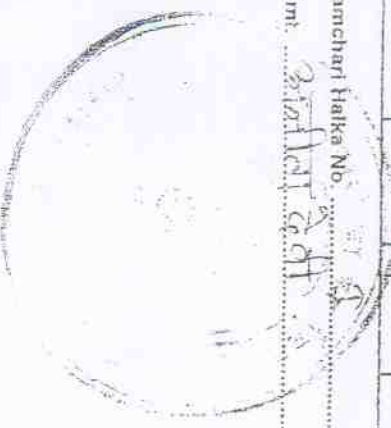
No. Sl.	Mutation Case No. In Register 27	Village	Thana and Thana No.	No. of Tenancy to Which the Mutation Relates	Authority Sanctioning Mutation With Date of Order	Whether Mutation Due to Sale Gift Exchange Partition or Succession	Fill Details of Exchanges Effected by Mutation	Date of Correction of the Halke Register by the Kt	Remarks
1	2	3	4	5	6	7	8	9	10
	351 / 2010 - 2011	आसगी	सरायकेला 131 काडि नं०-14	खाता नं०- N-113 0-234	अंचल अधिकारी गम्हरिया दिनांक- 01/03/11	बिक्री दलील सं० 15 नं० दिनांक- 29-3-10	<p>खता नं० खोट नं० रत्ना वार्षिक लगान N-113 N-2492 0.2650 55.40 रुपैया 0-234 0-453 अत्यन्त सस्ता</p>		
<p>उपरोक्त भूमि पंजी II पृष्ठ सं०..... के विक्रेता श्री सरणी प्रदान माला... वकालती जीड द्वारा प्राप्त श्री विपिन प्रसाद (पु. सं. 280) सुकदेव मन्त्री के नाम खारिज कर केता श्री श्री. अनिता देवी धनि- श्री श्री. विपिन प्रसाद... वकालती, एम. आर. आई. सी. नाम के पक्ष में नामान्तरण स्वीकृत किया जाता है।</p>									

Forwarded to the Karamchari Halke No. आसगी

for Information and Necessary Action
ग्रामवा. श्री. विपिन प्रसाद... वकालती

आर. आई. सी. वी. अक्षय सिंह
Village - साहाई, आसगी

for Information



29-3-11

Anchal Adhikari
Gamharria



भारत सरकार
GOVERNMENT OF INDIA



रितेश कुमार शुक्ला
Ritesh Kumar Shukla
जन्म तिथि/ DOB: 19/04/1980
पुरुष / MALE



8793 1599 4363

आधार-आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

S/O जीतेन्द्र कुमार शुक्ला,
क्वार्टर न- एम आई जी -64,
एम आई जी हाउसिंग
कॉलोनी, नियर शिव मंदिर,
आदित्यपुर-2, आर. आई. टी.,
सरायकेला-खरसावाँ,
झारखण्ड - 831013

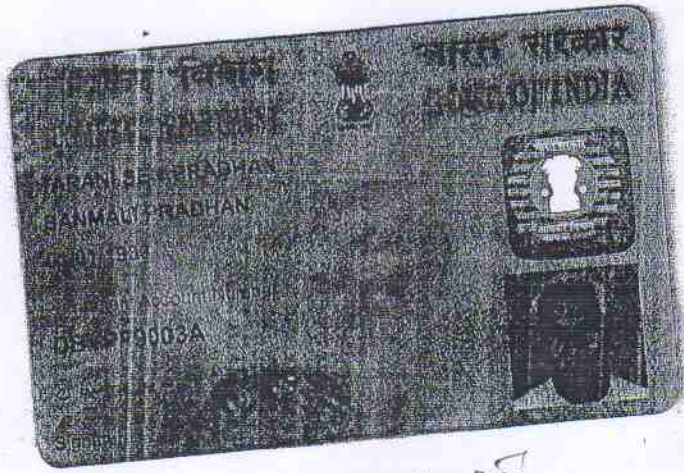
Address:

S/O Jitendra Kumar Shukla,
QUARTER NO- M I G -64, M I G
HOUSING COLONY, NEAR SHIV
MANDIR, ADITYAPUR-2, RI,
Seraikeela-Kharsawan,
Jharkhand - 831013

8793 1599 4363

Aadhaar-Aam Admi ka Adhikar

Ritesh kr. Shukla



Handwritten text in Hindi: "बैंक ऑफ इंडिया" (Bank of India) written vertically on the left and "कार्ड" (Card) written horizontally on the right.

भारत सरकार
तरनी प्रधान
Tarani Pradhan
जन्म तिथि/DOB: 01/01/1935
पुरुष / MALE



8729 0805 6323

मेरा आधार, मेरी पहचान

बनमाली प्रधान

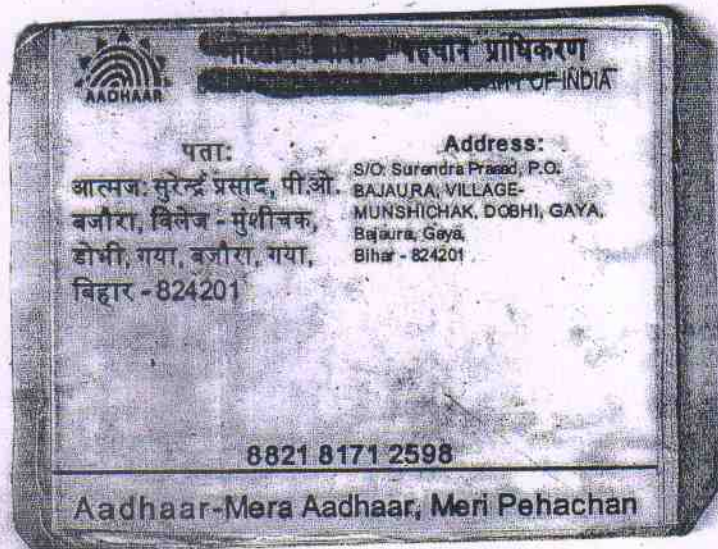
भारत सरकार
आधार पहचान प्राधिकरण
भारत

पता:
S/O: बनमाली प्रधान, 14,
आसंगी, आदित्यापुर,
आदित्यपुर, सरायकेला-
खरसावाँ,
झारखण्ड - 831013

Address:
S/O: Banamali Pradhan, 14,
ASANGI, Adityapur, Adityapur,
Seraikele-Kharsawan,
Jharkhand - 831013

8729 0805 6323

MEERA AADHAAR, MERI PEHACHAN



Prabhakar

||

निबंधन विभाग, झारखंड



43754

निबंधन आवेदन

Date/Time: 09/03/2017 00:00:00

Application ID: 43754

Document Type **Sale Deed** Presenter **TARANI PRADHAN** Date of Entry **09/03/2017**
 Presenter Name & Address **ASANGI P.O.-ADITYAPUR, P.S.-R.I.T, DIST-SERAIKELLA**
 Stampable Doc. Value **4840000** DOE Total Pages **50**
 Document/Transaction Value **0** Stamp Value **193600** Book
 Special Type Serial No. CNO/PNO
 Remarks / Other Details

Property Details:

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	113-N	2492		PLOT NO-2481	PLOT NO-2493	PLOT NO-2492 P	PLOT NO-2492 P		U_RES	20 Decimal	
GAMHARIA	131	22	ADITYAPUR NAGAR PARSHAD	234-O	453		PLOT NO-2481	PLOT NO-2493	PLOT NO-2492 P	PLOT NO-2492 P		U_RES	0 Decimal	

Other Property Details:

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

Party Details:

SN	PType	Party Name	Father/Husband	Occup.	Relation	Caste	Gender	PAN/F60	UID	Mobile	Pres. Address	Perm. Address
1	VENDOR	ANITA DEVI	W/O MANIKAKANT CHOUDHARY	business			Female					M/59, R.I.T HOUSING CO.OPERATIVE SOCIETY ADITYAPUR
2	Power Holder	TARANI PRADHAN@TARANI GOUR	LATE BANAMALI PRADHAN	cultivation			Male		872908056323			ASANGI P.O.-ADITYAPUR, P.S.-R.I.T, DIST-SERAIKELLA KHARSWAN
3	VENDEE	TECHNOCULTURE BUILDING CENTRE PVT.LTD REP BY PRABHAT KUMAR SINHA	SURENDRA PRASAD	SERVICE			Male	AABCT9952A				MUNSHICHAK, P.O-BAJAURA DOBHI GAYA DIST-GAYA
4	Identifier	RITESH KUMAR SHUKLA	JITENDRA KUMAR SHUKLA	business			Male					M-64, ADITYAPUR DIST-SERAIKELLA KHARSWAN
5												

Fee Details:

SN	Description	Amount
1	SP	1,500.00
2	PR	0.94
3	LL	2.50
4	A1	145,200.00
Total		146,703.44

उपर्युक्त प्रविष्टियों दस्तावेज में अंकित तथ्यों के अनुरूप है।


प्रस्तुतकर्ता का हस्ताक्षर




निबंधन विभाग, झारखंड
Seraikela

Token No.21 Token Date: 17/03/2017 13:48:48
Party Name: TARANI PRADHAN@TARANI GOUR
Father/Husband Name:LATE BANAMALI PRADHAN
(Power Holder)
Asangi P.O-Adityapur, P.S-R.I.T, Dist-Seraikella Kharswan

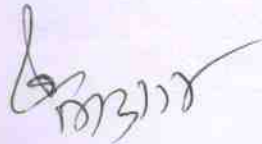
Deed Type: Sale Deed

Party Details	
Name :	Tarani Pradhan
Gender :	M
DOB :	01-01-1935
C/o :	S/O: Banamali Pradhan
District :	Seraikela-Kharsawan
House/Building No. :	14
Locality :	Adityapur
Pincode :	831013
Post Office :	Adityapur
State :	Jharkhand
Village/Town/City :	Adityapur
Aadhaar No :	872908056323
Photo :	


Registering Officer


Party Signature


Operator's Signature





निबंधन विभाग, झारखंड
Saraikela


Token No.21 Token Date: 17/03/2017 13:48:48


Party Name: TECHNOCULTURE BUILDING CENTRE PVT.LTD REP BY PRABHAT KUMAR SINHA

Father/Husband Name:SURENDRA PRASAD (VENDEE)

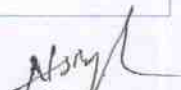
Munshichak, P.O-Bajaura Dobhi Gaya Dist-Gaya

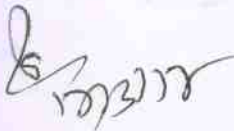
Deed Type: Sale Deed

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


Party Signature


Operator's Signature





निबंधन विभाग, झारखंड
Saraikela


Token No.21 Token Date: 17/03/2017 13:48:48

Party Name: RITESH KUMAR SHUKLA

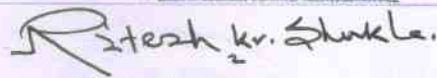
Father/Husband Name:JITENDRA KUMAR SHUKLA
(Identifier)

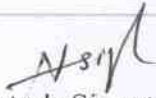
M-64, Adityapur Dist-Seraikella Kharswan

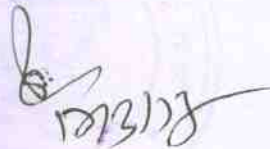
Deed Type: Sale Deed

Party Details	
Name :	Ritesh Kumar Shukla
Gender :	M
DOB :	19-04-1980
C/o :	S/O Jitendra Kumar Shukla
District :	Seraikela-Kharsawan
House/Building No. :	QUARTER NO- M I G -64
Locality :	ADITYAPUR-2
Pincode :	831013
Post Office :	Adityapur
State :	Jharkhand
Village/Town/City :	Rit
Aadhaar No :	879315994363
Photo :	


Registering Officer


Party Signature


Operator's Signature



झारखण्ड सरकार
निबंधन विभाग

इम्पुट फॉर्म निगम 113 (II)

1	दस्तावेजों का प्रकार (कृपया ✓ लगायें) यदि लीज हो तो	विक्रय/दान/बंटवारा/एकरारनामा/पावर ऑफ एटोर्नी/पट्टा /बंध पत्र/वसियत नामा / साझेदारी / अन्य विवरण दें।
2		(क) लीज शर्तें (ख) अग्रिम भुगतान (यदि है तो) (ग) सेक्युरिटी (यदि है तो) (घ) मासिक/वार्षिक किराया
3	प्रस्तुतकर्ता (कृपया ✓ लगायें)	लेख्यकारी/लेख्यकारी प्रतिनिधि अन्य विवरण दें।
4	प्रस्तुतकर्ता का नाम व पता	ANITA DEVI R/o MIS 9, RIT HOUSING CO. OPERATIVE SOCIETY, ACHLYAPUR Kepsj Atromy - JASOMI Panchhat, JASOMI, Gous R/o Vill. Asangi P.O. Achlyapur. P.S. RIT
5	दस्तावेज लिखने की तारीख	
6	दस्तावेज प्रस्तुत करने की तारीख	
7	दस्तावेज में कुल पृष्ठ	
8	दस्तावेज में अंकित रकम का मूल्य	1. देय मूल्य 4700000/- 2. बाजार मूल्य 4700000/-
9	दस्तावेज में अंकित मुद्रांक का मूल्य (यदि आवश्यक हो)	
10	रकम का प्रकार (कृपया ✓ लगायें)	ग्रामीण भूमि-कृषि/औद्योगिक/आवासीय/व्यवसायिक/शहरी भूमि/मुख्य मार्ग-अन्य मार्ग/मुख्य मार्ग शहरी भूमि व्यवसायिक-अन्य मार्ग /मुख्य मार्ग फ्लैट
11	सम्पत्ति का विवरण	
	अचल, शाना नं०, मौजा	वार्ड/हल्का, खता नं०, प्लॉट नं०, प्लॉट प्रकार, होलिंग नं०, स्थिति कोड, क्षेत्रफल (डि० में), चौहद्दी
	Gambhara 131 ASANGI	22, 234 453 H 5 9 20, 30- PLOT No. 2481, 40- PLOT No. 2493, पूर्व- PLOT No. 2492 (P. 4), पश्च-
12	जमीन को किसकोड के लिए निम्न में से एक प्रयोग करें। 1. सहायक कोड अन्य सम्पत्ति का विवरण	1. सहायक कोड 2. अन्य
	सम्पत्ति का प्रकार, (कच्चा / पक्का मकान)	सम्पत्ति का नाम
	मौजा, पता	क्षेत्रफल (वर्गफुट में), अपार्टमेंट का नाम
		थाना नं०, वाई हल्क, प्लॉट संख्या, पल्लार संख्या, पल्लेट संख्या
	जमीन की स्थिति कोड के लिए निम्न कोड का प्रयोग करें।	

Issue Token 1:51:45 PM

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

[Issue Token](#)

IN-JH040650514143500:

Stamp Details For Verification. Please click issue after verification

CertificateNo: IN-JH040650514143500
CertificateIssuedDate: 05-Dec-2016 12:11 PM
AccountReference: NONACC (BK)/ jhbobbk02/ ADITYAPUR/ JH-SK
UniqueDocReference: SUBIN-JHJHBOBBK02056027302201720
Purchasedby: TECHNOCULTURE BUILDING CENTRE PRIVATE LIMITED
DescriptionofDocument: Article 23 Conveyance
PropertyDescription: SALE DEED
ConsiderationPriceRs: 48,40,000
FirstParty: N A
SecondParty: TECHNOCULTURE BUILDING CENTRE PRIVATE LIMITED
StampDutyPaidBy: TECHNOCULTURE BUILDING CENTRE PRIVATE LIMITED
StampDutyAmountRs: 1,93,600

Maximum Token Issue Time : 2 PM

09/12/2016

Atal



Issue Token 1:51:20 PM

Presenter/Executant's Name

Token For

Counter No.

Online Application ID (If Any) [Verify On-line Payment](#)

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

Online payment is done of Rs. 146703.44 on 16/03/2017 with CIN - 02200171603201770046
Maximum Token Issue Time : 2 PM

02200171603201770046

Tarani





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

Token No: 21

Token Date/Time: 17/03/2017 13:48:48

Document Type	Sale Deed	Presenter	TARANI PRADHAN	Date of Entry	17/03/2017
Presenter Name & Address	ASANGI P.O-ADITYAPUR, P.S-R.I.T, DIST-SERAIKELLA KHARSWAN				
Stampable Doc. Value	4840000	DOE		Total Pages	100
Document/Transaction Value	4700000	Stamp Value	193600	Book	1
Special Type		Serial /Deed No.	/	CNO/PNO	
Remarks / Other Details		Old Serial No.	/		
Property Details:		App. ID	43754	e-Stamp Cert. No.	IN-JH040650514143500

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	113-N	2492		PLOT NO-2481	PLOT NO-2493	PLOT NO-2492 P	PLOT NO-2492 P		U_RES	20 Decimal	4840000
GAMHARIA	131	22	ADITYAPUR NAGAR PARSHAD	234-O	453		PLOT NO-2481	PLOT NO-2493	PLOT NO-2492 P	PLOT NO-2492 P		U_RES	0 Decimal	0

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	ANITA DEVI	W/O MANIKAKANT CHOUDHARY	business			Female			7488535221	M/59, R.I.T Housing Co.Operative Society Adityapur	DO
2	Power Holder	TARANI PRADHAN@TARANI GOUR	LATE BANAMALI PRADHAN	cultivation			Male	DBYPF9003A	872908056323	7488535221	Asangi P.O-Adityapur, P.S-R.I.T, Dist-Seraikella Kharswan	DO
3	VENDEE	TECHNOCULTURE BUILDING CENTRE PVT.LTD REP BY PRABHAT KUMAR SINHA	SURENDRA PRASAD	SERVICE			Male	AABCT9952A	882181712598	7488535221	Munshichak, P.O-Bajaura Dobhi Gaya Dist-Gaya	OFFICE AT-417, 419 4TH FLOOR ASHIANA TOWERS PATNA
4	Identifier	RITESH KUMAR SHUKLA	JITENDRA KUMAR SHUKLA	business			Male		879315994363	9431112675	M-64, Adityapur Dist-Seraikella Kharswan	Do

Fee Details:

SN	Description	Amount	CHC	Net Amount
1	SP	1,500.00	0.00	0.00
2	PR	0.94	0.00	0.00
3	LL	2.50	0.00	0.00
4	A1	145,200.00	0.00	0.00
Total		146,703.44	0.00	0.00

उत्तर ३३२

उपर्युक्तदियों दस्तावेज में अंकित तथ्यों के अनुरूप है।

A. Nishu
दस्तावेज लेखक का हस्ताक्षर

प्रस्तुतकर्ता का हस्ताक्षर

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

डाटा इंद्रि ऑप्रेटर का हस्ताक्षर

उपर्युक्त स्वीकार किया गया है। ने इस दस्तावेज के निष्पादन को मेरे समक्ष

जिसकी

पहचान

निवासी

रानी प्रधान

रितेश कुमार शुक्ला
आदित्यपुर

पिता

पेशा

जितेन्द्र कुमार शुक्ला
आदित्यपुर

निबंधन पदाधिकारी का हस्ताक्षर

17/3/17



निबंधन विभाग, झारखंड
सरायकेला

Token No.21 Token Date: 17/03/2017 13:48:48
Serial/Deed No./Year :449/439/2017
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	ANITA DEVI Father/Husband Name: W/O MANIKAKANT CHOUDHARY (VENDOR) M/59, R.I.T Housing Co.Operative Society Adityapur		
2	TARANI PRADHAN@TARANI GOUR Father/Husband Name:LATE BANAMALI PRADHAN (Power Holder) Asangi P.O-Adityapur, P.S-R.I.T, Dist-Seraikella Kharswan		
3	TECHNOCULTURE BUILDING CENTRE PVT.LTD REP BY PRABHAT KUMAR SINHA Father/Husband Name:SURENDRA PRASAD (VENDEE) Munshichak, P.O-Bajaura Dobhi Gaya Dist-Gaya		
4	RITESH KUMAR SHUKLA Father/Husband Name:JITENDRA KUMAR SHUKLA (Identifier) M-64, Adityapur Dist-Seraikella Kharswan		

Book No. I
Volume 58
Page 105 To 204
Deed No 449/439
Year 2017
Date 17/03/2017 18:35:44

Registering Officer

Signature of Operator