

837



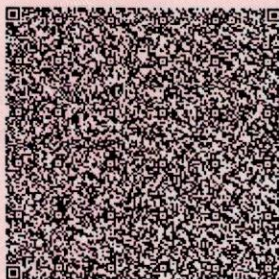
सत्यमेव जयते

INDIA NON JUDICIAL

Government of Jharkhand

e-Stamp

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



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



Ritesh kr. Shukla  
03/5/17

UP 0000842541

**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.

दस्तावेज में वर्णित भूमि  
प्रतिबंधित सूची से

4/5/17

जाँच



Ritesh Kr. Shukla

Ritesh Kr. Shukla

03/5/17

4/5/17



मूल्यांकन सूची में जांच किया

दस्तावेज जाँच एवं सही पाया

उपस्थापित दस्तावेज में लेख्यकारी  
की जाति... यह जाति  
C.N.T.A. 408 की धारा 461(B) के  
अन्तर्गत नहीं है।

नियम-21 के अधीन ग्राह्य  
भारतीय स्टाम्प अधिनियम  
(इण्डियन स्टाम्प एक्ट-1899) की  
अनुसूची-1 या 1 (अ) में...के  
अधीन यथावत स्टाम्प से या  
स्टाम्प शुल्क से विमुक्त या  
स्टाम्प शुल्क अपेक्षित नहीं।

.....2017 निबंधन पदाधिकारी  
4/5/17

**SALE DEED**

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

**BY AND BETWEEN**

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

Feedback  
AC - 166617  
2-50  
Sham's  
Process 094  
166620-44

4/5/17

Ritesh Kr.

03/5/17  
4/5/17

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, 4<sup>th</sup> Floor, Ashiana Towers, Exhibition Road, Patna 800001, State Bihar, Local Office at 518, 5<sup>th</sup> 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: 3<sup>rd</sup> 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. 40,50,000/-

(Rupees Forty Lacs and Fifty Thousand) only

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

WITNESSETH AS FOLLOWS:

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

Ritesh Kr. Shukla

03/5/17  
4/5/17

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

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

NOW THIS DEED OF SALE WITNESETH AS FOLLOWS:

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

Ritesh Kr. Sh

3/5/17

04/5/17

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

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

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

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

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

Ritesh kr. S.

03/5/17  
04/5/17

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

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

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

#### MEMO OF CONSIDERATION

<u>Cheque No</u>	<u>Bank</u>	<u>Amount (Rs.):</u>
171253	Punjab National Bank	Rs. 10,00,000/-
RTGS	Punjab National Bank	Rs. 10,00,000/-
113565	Punjab National Bank	Rs. 6,00,000/-
113566	Punjab National Bank	Rs. 6,00,000/-
113567	Punjab National Bank	Rs. 6,50,392/-
113558	Punjab National Bank	Rs. 1,99,608/-
Total amount paid to the Vendor is		Rs. 40,50,000/-

(Rupees Forty Lacs and Fifty Thousand) only

Ritesh Kr. Shukla  
02/5/17  
04/5/17

SCHEDULE

In the District Seraikela Kharsawan, Situated in Mouza ASANGI, 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	22.95 Decimal	North : Plot No. 2480
New 110	New 2481	0.2295 Acre	South : Part of Plot No. 2481 East : Part of Plot No. 2481 West : Part of Plot No. 2481

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Total land measuring an area 22.95 Decimals

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

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

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

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

Ritesh K. Sinha

03/5/17  
04/5/17

WITNESSES:

1. Jayraj Pradhan S/o late Narandra Nath Pradhan  
Vill-Assonji Industrial Area  
Dist. Sanikela - Khoreisa
2. Banmuli Pradhan S/o Banmuli Pradhan

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

PURCHASER

IDENTIFIER



Jayraj Pradhan



Ritesh K. Sinha



Banmuli Pradhan

Jayraj Pradhan

Certificate:

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



भूमि संबंधित प्रतिवेदन

8-3-17

आवेदक का नाम :- रीतेश कुमार शुक्ला  
 पिता/प्रति का नाम :- जीतेश कुमार शुक्ला  
 पता :- .....ग्राम MIG-246 आरिलड़ा पो- आरिलड़ा थाना आरिलड़ा (RIT)  
 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	0-48 N-110	0-456 N-2481	2295 एकड़		<p>नाम सं० 257/08-09 के आदेशादुसार प्लॉट-3 के Page No- 133 पर रीतेश कुमार शुक्ला पिता जीतेश कुमार शुक्ला के नाम अर्थात् की कायम है।</p> <p>RS मूल खतियान के अनुसार नाम आरिलड़ा आरिलड़ा नाम पर नम है।</p> <p>H0 कर्म० हल्का सं० .....</p> <p>अंचल निरीक्षक 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 निरीक्षक गम्हरिया।

भूमि संबंधित प्रतिवेदन

पत्रांक 38  
दिनांक 8-3-17

आवेदक का नाम :- शीतेश कुमार शुक्ला  
 पिता/पति का नाम :- जीतेश कुमार शुक्ला  
 पता :- .....ग्राम MIG-246 धारिणी पो- धारिणी थाना धारिणी (RIT)  
 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
आसंगी	131	0-48	0-456	2295		नाव सं 257/08-09 के आदेशानुसार वॉ-3 के Page No 133 पर शीतेश कुमार शुक्ला पिता जीतेश कुमार शुक्ला के नाम अर्जा के अन्तर्गत है। RC मूल (गिरफ्तार) लेखक नग आरिणी और नग पर नग है।
		N-110	N-2481	443		

ह० कर्म० अंचल निरीक्षक  
हल्का सं० ..... गम्हरिया।

जिला अवर निबंधन पदाधिकारी, सरायकेला-खरसावाँ को सूचनाार्थ एवं जाँचोपरान्त नियमानुसार अग्रतर कार्रवाई हेतु प्रेषित।

राजस्व कर्मचारी का हस्ताक्षर  
हल्का न०-

अंचल निरीक्षक  
गम्हरिया।

अंचल अधिकारी  
गम्हरिया

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

No. Sl.	Mutation Case No. In Register 27	Village	Thana and Thana No.	No. of Tenancy to Which the Mutation Relates	Authority Sanctioning Mutation With Date of Order	Whether Mutation Due to Sale Gift Exchange Partition or Succession	Fill Details of Exchanges Effected by Mutation	Date of Correction of the Halka Register by the K/c	Remarks
1	2	3	4	5	6	7	8	9	10
	552/2008-2009	भारतगं	सरायकेला 131 वा-14	खाता नं- 4110/048	अंचल अधिकारी गम्हरिया दिनांक- 25/8/08	बिक्री दलील सं 1796 दिनांक- 26.3.08	<p>उपरोक्त भूमि पंजी II पृष्ठ सं. II/59 के विक्रेता श्री <u>बनारसी देवी</u> द्वारा <u>पति विमोहन कुमार शुकला</u> नाम खास कर क्रेता श्री <u>रिंतोण कुमार शुकला</u> पिता <u>विमोहन कुमार शुकला</u> नाम के पक्ष में नामान्तरण स्वीकृत किया जाता है।</p>		III/138

Forwarded to the Karamchhari Halka No. H  
 Ritesh Kumar Sakala

for Information and Necessary Action  
 S/O M/s Jeebha Kumar Sakala  
 Village M/S-246  
 Adhikari

for Information  
 Anchal Adhikari  
 Gamaria  
 25/8/08

Ritesh Kumar Sakala

Sch. XIV-F.No. 180V

जिला का नाम सुराप्रकटा-बालावा

V रसीद मालगुजारी

अनुमण्डल का नाम

फरद मालकी/फरद रैयती

अंचल का नाम जामहरिया

नाम रैयत मय वल्लियत जामाबन्दी

नाम सर्कल। नाम मौजा मय आसगी

वो सकुनत नम्बर। JB

थाना वो थाना नम्बर 131

41 792535

0 खाता संख्या <u>N</u>	खेसरा संख्या
<u>48</u> / <u>110</u>	

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

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

मांग बाबद	सालाना	2009-10 बकाया 2011-12				हाल 2012-13
		तीन वर्ष से ज्यादा	3रा वर्ष	2रा वर्ष	1ला वर्ष	
माल } (नकदी)	68-95	X			206-85	68-95
गुजारी } (भावली)	17-24					51-72
सेस	34-48					103-44
*सूद	34-48					103-44
मुतफरकात	13-79					31-37
मीजान	168-94					206-82

अदायकारी बाबद	तीन वर्ष से ज्यादा	तफसील अदायकारी 2011-12			मोतालबा हाल	फाजिल
		3रा वर्ष	2रा वर्ष	1ला वर्ष		
माल } (नकदी)	X			206-82	168-94	375-76
गुजारी } (भावली)						
सेस						
*सूद						
मुतफरकात						
मीजान अदायकारी						

- (1) मीजान कुल (लफजों में)
- (2) नाम देहिन्दा
- (3) कुल बकाया

तीनों लो पचहठ रुपये बकाया है

दस्तखत वो तारीख अमला तहसील कुशी

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

Ritesh K. Shukla

De Copy



NOT AVAILABLE  
 यो की आयुर्वि नही  
 नि के लिए  
 की तारीख  
 application  
 the copy.  
 स्तम्भ और फोलियो की  
 ओहित संख्या सुचित  
 करने की निश्चित तारीख  
 Date fixed for notifying  
 the requisite Number  
 of stamps and folios  
 ओहित स्तम्भ 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

भारत परगना  
 अफिल खरिद क्षेत्र आदिटर पुर्वादि 2014  
 पट्टी

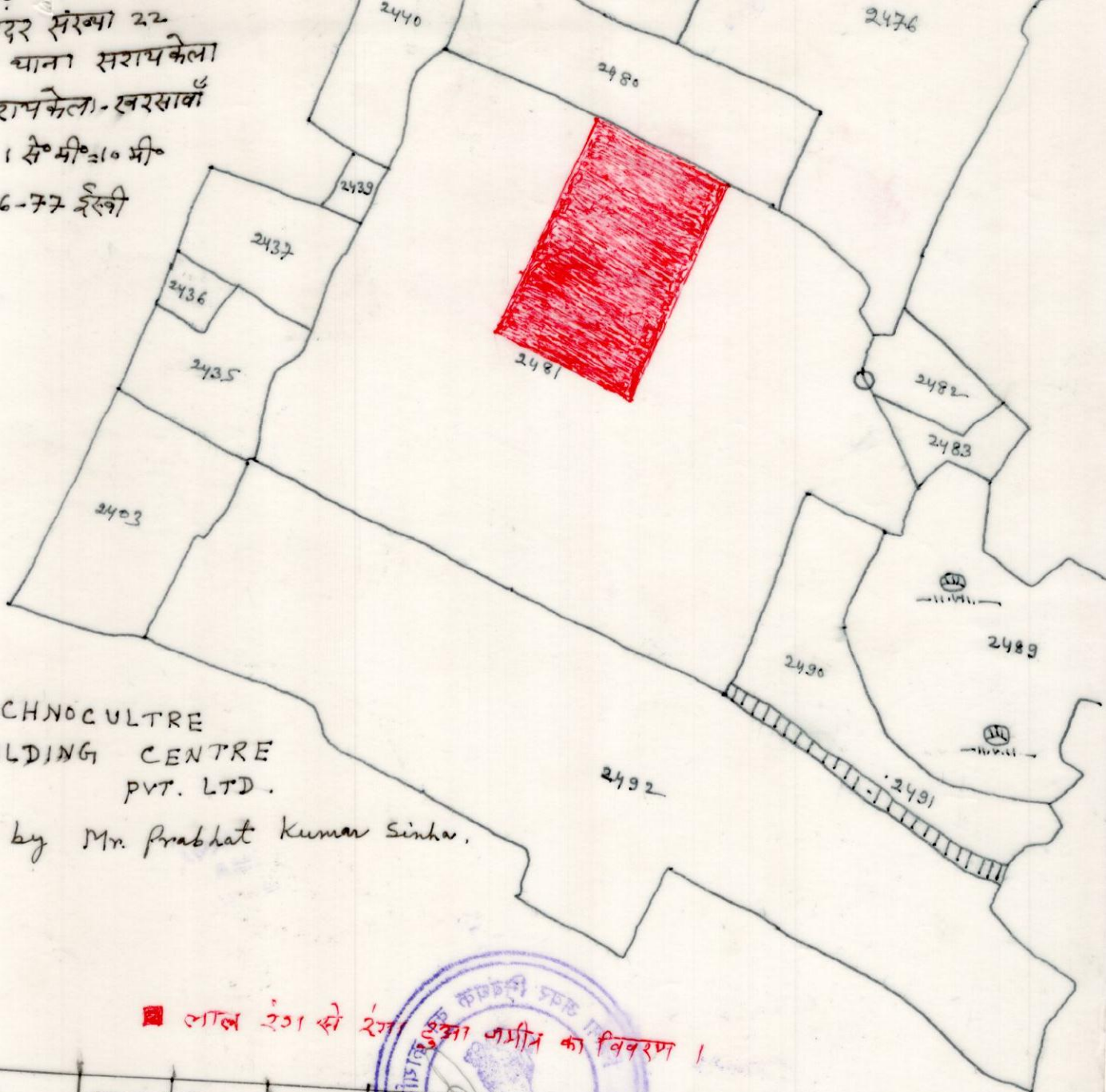
तोपी सं० शाना सं०

स्वत्वधारी का नाम और उसकी खेवट-संख्या  
 अथवाती भू स्वामी का नाम और उसकी खेवट संख्या यदि हो  
 खरिद 2 स्व 52

1	2	3	4	5	6		7	8	9	10
					रकबा एकड़ में।	रकबा सेंटी				
	अभिधारी का नाम, पिता का नाम, जति और निवास।	खसरा संख्या।	खेत चौकसी।	भूमि का स्वरूप।	रकबा एकड़ में।	रकबा सेंटी	अभ्युक्ति।	शेर नगरी लगान वाले हरेक प्लॉट के सामने बताएं कि उसपर कब्जा कैसे है।	बंदोबस्त उचित लगान, यदि हो।	1) अभिभागी रैयत की हैसियत और कब्जे की अवधि। 2) लगान किस प्रकार नियत किया गया, यदि आरोही (प्रोप्रिसि) हो तो विशिष्टियां। 3) कोई विशेष शर्त और आनुवंशिक वाले यदि हों।
10	दिली गुलाब फिदा शमली गुलाब फिदा शमली गुलाब फिदा	2275 2341 2188	30 फीसदी 30 फीसदी 30 फीसदी	जमीन जमीन जमीन	0.02 0.02 0.01	370 370 60		(1) लगान (2) सेस। (1) लगान (2) सेस।		Shantilal Singh 12/08/16

खतियान की क्रम संख्या।

पादर संख्या 22  
 राजस्व घाना सराफकेला  
 जिला सराफकेला - खरसावाँ  
 पैमाना 1 से०मी०=10 मी०  
 सन् 1976-77 ईस्वी



M/S TECHNOCULTRE  
 BUILDING CENTRE  
 PVT. LTD.

Rep. by Mr. Prabhat Kumar Sinha.

■ लाल रंग से रंग हुआ जमीन का विवरण ।

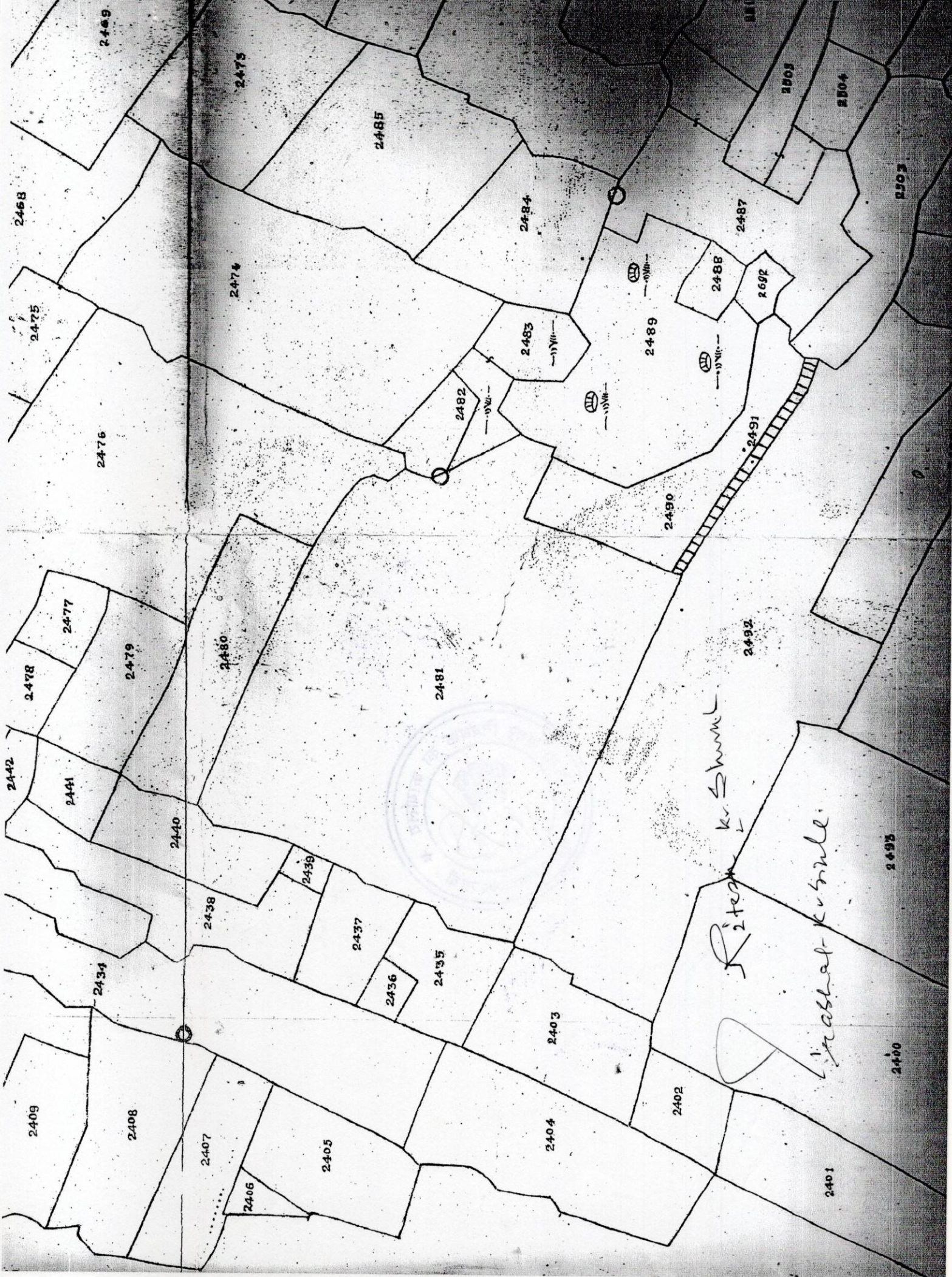
श्रेणी	खताना	लोट नं	किसीप्र	रकबा	नोटदी
आसंगी	पुराना 48 नया 110	पुराना 456 नया 2481		22.9555	3- लोट नं 2480 4- " 2481 अंश 5- " 2481 " 6- " 2481 "

certified to be a true copy of the original map.

Ritesh Kumar Shukla

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

**PRAJAPATI MAHATO**  
**AMIN**  
 REGISTRATION NO.-472/2008



ई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ANYP5842B



नाम /NAME

RITESH KUMAR SHUKLA

पिता का नाम /FATHER'S NAME

JITENDRA KUMAR SHUKLA

जन्म तिथि /DATE OF BIRTH

19-04-1980

हस्ताक्षर /SIGNATURE

*Ritesh K. Shukla*

*Bhagat*

आयकर आयुक्त, रांची

COMMISSIONER OF INCOME TAX, RANCHI

*Ritesh K. Shukla*







Home



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पंजी-11 विवरण

Go Back

विवरण

भाग वर्तमान	:	3	पृष्ठ संख्या	:	133
जिला का नाम	:	सरायकेला-खरसावां	अनुमंडल नाम	:	सरायकेला
अंचल का नाम	:	गम्हरिया	हलका का नाम	:	हलका-01
मौजा का नाम	:	आसंगी	होलिडिंग संख्या	:	110/48
थाना नाम	:		थाना नंबर	:	
तौजी संख्या	:	0	इस्टेट का नाम	:	झारखण्ड
रैयत का नाम	:	क्रम सं.	रैयत का नाम	जाति	निवासी
		1.	रितेश कुमार शुक्ला पिता - जितेन्द्र कुमार शुक्ला	-	

प्लोट का विवरण

खाता नंबर	प्लोट संख्या	रकबा
48	2481/456	0 एकड़ 35 डिसमील 0 हेक्टर
	कुल परिमाण	0 एकड़ 22.95 डिसमील 0 हेक्टर

लगान का विवरण

लगान	रोड सेस	शिक्षा सेस	स्वास्थ्य सेस	कृषि सेस	कुल
41.95	10.49	20.98	20.98	8.39	102.79

बकग्या देखें

पिंछली भुगतान देखें

पुनः खोज करें

*Ritesh Kr. Shukla*

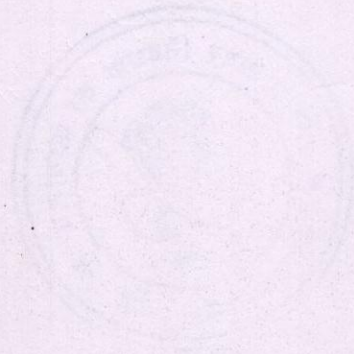
भारत सरकार  
GOVERNMENT OF INDIA

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

8793 1599 4363

आधार-आम आदमी का अधिकार

*Ritesh K. Shukla*



14501 2007 000 120300 1796



23  
2631

02DD 743217

महाराष्ट्र राज्य सरकार  
महाराष्ट्र स्टॅम्प अँड रेजिस्ट्रार  
इंडिया स्टॅम्प प्रिंटिंग मशीन  
मुंबई



26-3-08

26/3/08

300,70,000  
26/3/08

26/3/08

**Sale Deed**

Valued at Rs. 30,07,000/-only.

(Rupees thirty lakhs seven thousand)only.

Purchased by 2 Person  
50% each  
Rs. 15,03,500

This Sale deed made on this the 21 th day of August, 2007, at Seraikella, Between ;

Tarini Pradhan alias Tarini Gour S/O late Banmali Pradhan, by caste-Gour, by occupation-Cultivation resident of village-Asangi, P. O. Adityapur, P. S. RIT Adityapur, Distt. Seraikella-Kharshwan, Jharkhand, at present residing at Gour Basti, Mango, P. S. Mango, Jamshedpur, Distt. East Singhbhum Jharkhand, represented by his Attomev Smt. Jagwanti Devi W/O Sri Jitendra

Jitendra



02DD 743218

5014 2/20/18  
26/1/18

-: 2 :-

Kumar Shukla, by faith-Hindu, by caste-Brahmin,  
by occupation-House wife, resident of MIG-246, Adityapur  
State Housing Colony, Near RIT Thana, Adityapur-2, P.S.  
RIT, Distt. Seraikella-Kharshwan, and permanent resident  
of LIG Flat L3/1, Adityapur-2, P.S. RIT, Adityapur, Distt.  
Seraikella-Kharshwan, Jharkhand, vide registered Attorney  
No. IV-555, dated 18.6.2007, registered at Registry office  
Jamshedpur, hereinafter called the Seller of the One Part.

IN FAVOUR OF

(1) Sanjay Jha S/O Sri Nagendra Jha, by caste-Brahmin,  
by occupation-Business, resident of LIG-Raw House 161  
Adityapur-2, P.S. RIT, Adityapur, Distt. Seraikella-Kharshwan  
Jharkhand.

(2) Sri Ritesh Kumar Shukla S/O Sri Jitendra Kumar Shukla  
by caste-Brahmin, by occupation-Business, resident of MIG-  
246, Adityapur-2, P.S. RIT, Adityapur, Distt. Seraikella-Kharshwan  
Jharkhand, hereinafter called the Purchaser of the  
Other Part.

Cont...3/-

Ritesh Kumar Shukla



02DD 743219

असाव-11/201  
20/3/88

-: 3 :-

And whereas the land described in the schedule below recorded in the name of own 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.

And whereas the Seller being in urgent need of money voluntarily expressed his intents of Selling his schedule below property and the purchasers agreed to purchase the same.

NOW THIS SALE DEED WITNESSETH AS FOLLOWS;

That, the full and final consideration money for the schedule property has been fixed at Rs. 30,07,000/- (Rupees thirtv lakhs seven thousand) only, between the above named Seller and the purchasers.

*Signature*  
Shankar K. Shinde

Cont...4/-



02DD 743220

-: 4 :-

That, the purchasers have paid a sum of Rs. 30,07,000/- only today to the Seller and he do hereby admit and acknowledge to have received the above consideration money.

That, the Seller after having received the consideration money has delivered physical possession of the schedule below property today to the purchasers.

That, the Seller has ceased her all rights, title claims and interest in the schedule below property and the same has vested unto the above named purchasers and they will hold, possess and enjoy the same as absolute and exclusive owner forever quite freely and peacefully without any let or hindrance from any corner whatsoever.

*Filed to Shri...*

Cont...5/-

*20/11/02*



03AA 788426

26/3/88  
26/3/88

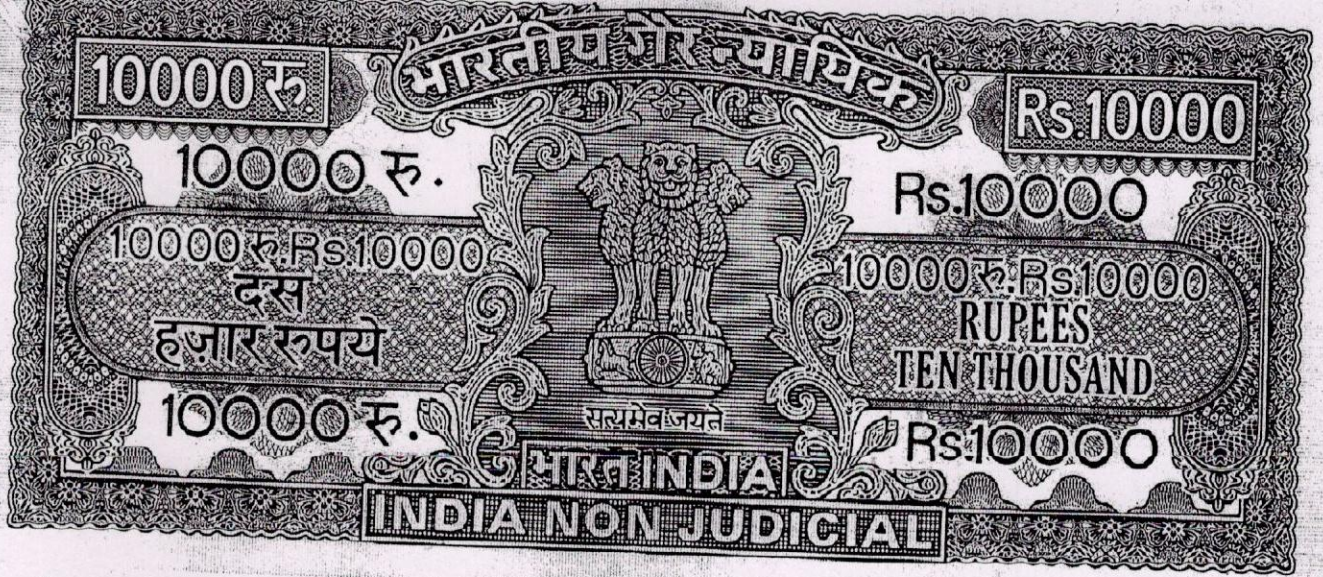
-: 5 :-

That, the Seller hereby declare that the schedule below property is free from all encumbrances liens or charges whatsoever. If any defect transpires in the title and possession of the Seller with respect to the schedule below property and the purchasers are either dispossessed or deprived of whole or part thereof or put to any loss in any manner in the event the Seller will be civilly and criminally liable to compensate losses sustained by the purchasers.

That, the Purchasers will get the schedule below property mutated in theirs name in the office of C. O. Gamharia and all rents and taxes will be paid by them in place of the Seller.

Cont... 6/-

*Prithvi Kant Sharma*



03AA 788427

8/1/1948  
2/2/1948  
9/10/1948

-: 6 :-

That, the expressions the Seller and the purchasers will mean and include their respective heirs and successors until and unless repugnant to the context.

S c h e d u l e

In the Distt. Seraikella-Kharshwan, Di stt. Sub-registry office at Seraikella, under Mouza-Asangi, P. S. RIT, Adityapur, Thana No. 131, N. A. C. Ward No. 14, under Khata No. 110 (one hundred ten), Plot No. 2481 (two thousand four hundred eighty one), Kisim-Don-III, Area 1.16 Acre (one acre sixteen decimal),

Cont..7/-

Ritish K. Shrivastava



भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE  
HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA  
INDIA NON JUDICIAL

झारखण्ड JHARKHAND

216975

-: 7 :-

Bounded by

North :- Plot No. 2480

South :- Plot No. 2492

East :- Plot No. 2481 (p)

West :- Plot No. 2440, 2439, 2438, 2437, 2435

Annual rent Rs. 1.00 only, payable to the landlord  
the State of Jharkhand through C. O. Gamharia.

U.L.C. Case No. 184/2005-06 at Seraikella.

In witness whereof the executant has set her hand  
on this deed of sale at Seraikella on this the date  
month and year first abovementioned.

A Trace Map attached herewith this deed.

Cont...8/-

*Signature*

20/11/08

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



सत्यमेव जयते

ONE HUNDRED RUPEES

भारत INDIA  
INDIA NON JUDICIAL

झारखण्ड JHARKHAND

216976

-: 8 :-

Witnesses :

- ~~1. Upu Mohanty S/o Nitul Mohanty  
At S. Kella~~
2. Anantabai Mulhaye  
Rafarfor

26/5/18  
2018/5/26

Readover and explained the contents of this sale deed to the executent who admitted to be true and correct.

व्यक्तिगत  
हस्ताक्षर  
दीप देव

अनुज्ञापि संख्या 30/99 26-5-18  
Drafted by,

P. K. Singh Kr. Sharma

Cont...9/-

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

झारखण्ड JHARKHAND

216977

:- 9 :-



Mahesh Chandra

30/9/08

26-3-08



Ritesh Kr Shukla

30/9/08

Ritesh Kr Shukla 26-3-08  
26.03.2008

Savitri Jha  
26-03-08

Certified that the Seller and purchasers whose attested copies of photograph are affixed in the deed and whose left hand LTI of all finger are put over the deed in my presence and I have taken the same.

Mahesh Chandra  
दीज लेखक

बनजासि संख्या 30/9/08

26-3-08

Note :- Original and duplicate deeds are the exact copies of each other, each contains pages are 9 and words are 1060.

Mahesh Chandra  
दीज लेखक

बनजासि संख्या 30/9/08

26-3-08

Typed by/-

Ashwani Kr Mahato

21-8-07

Ritesh Kr Shukla

216977

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

Dist.-Seraikella-Kharsawan

Subdivision-Seraikella

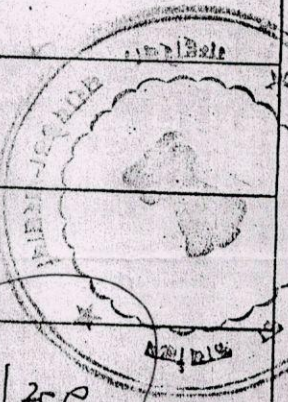
Anchal-Gamharia

Halka No. **I**

No. Sl	Mutation Case No. in Register 27	Village	Thana and Thana No.	No. of Tenancy to Which the Mutation Relates	Authority Sanctioning Mutation With Date of Order	Whether Mutation Due to Sale Gift Exchange Partition or Succession	Fill Details of Exchanges Effectee by Mutation	Date of Correction of the Halka Register by the K/c	Remarks
1	2	3	4	5	6	7	8	9	10
	552/2008 - 2009	गाम्हा	शरवकला 131	खाला नं० - 110/848	अवल अधिकारी गाम्हा दिनांक - 25/8/08	विक्रय विलेय सं० 1796 दिनांक - 26.3.08	<p>खाला नं० प्लॉट नं० राक्वा वार्षिक लगान 88.5500</p> <p>1110 1-2481 5800 की #4-2600</p> <p>048 0456 में 2500 लाना वरसे</p> <p>चर्चनी अजेय</p> <p>उपरोक्त भूमि पंजी II पृष्ठ सं० 11/59 के विक्रेता श्री जितेंद्र कुमार पुत्रि जितेंद्र कुमार शुक्ला नाम खारिज कर क्रेता श्री रितेश कुमार शुक्ला पिता जितेंद्र कुमार शुक्ला नाम के पक्ष में नामान्तरण स्वीकृत किया जाता है।</p>	9	10

Filing 13/11/13

552/2008 - 2009



Forwarded to the Karamchari Halka No. **I**

Forwarded to Sri / Smt. **Ritesh Kumar Sukala**

for Information and Necessary Action

Signature: **Jitendra Kumar**

**Sukala**

Village: **M/B-245**

**Adhikari**

for Information


25/8/08  
Anchal Adhikari  
Gamaria




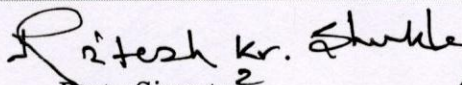
निबंधन विभाग, झारखंड  
Saraikela

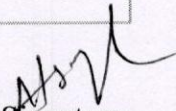
Token No.9 Token Date: 04/05/2017 13:15:09  
Party Name: Ritesh Kumar Shukla  
Father/Husband Name:Jitendra Kumar Shukla  
(VENDOR)  
M I G 246, Adityapur-2, P.S. R.I.T. Adityapur

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



निबंधन विभाग, झारखंड  
Saraikela

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


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


Father/Husband Name:Surendra Prasad


(VENDEE)

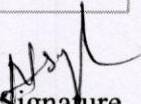
Office At 518 5th Floor, Ashiana Trade Centre Adityapur, P.O. & P.S. Adityapur

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 Kumar Sinha  
Party Signature

  
Operator's Signature



निबंधन विभाग, झारखंड

Saraikele


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

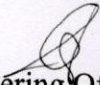
Party Name: Sanjay Pradhan

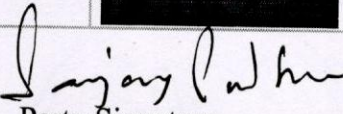
Father/Husband Name: Late Narendra Nath Pradhan  
(Identifier)

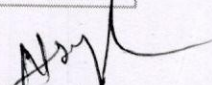
Village: Assangi Industrial Area, Dist: Seraikella-Kharsawan

Deed Type: Sale Deed

Party Details	
Name :	Sanjay Pradhan
Gender :	M
DOB :	20-09-1980
C/o :	S/O Narendra Pradhan
District :	Seraikella-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

Presenter/Executant's Name

Token For

Counter No.

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

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

**IN-JH05482713560070P:**

**Stamp Details For Verification. Please click issue after verification**

**CertificateNo:** IN-JH05482713560070P

**CertificateIssuedDate:** 18-Apr-2017 12:48 PM

**AccountReference:** NONACC (FI)/ jhdopjc07/ SERAIKELA/ JH-SK

**UniqueDocReference:** SUBIN-JHJHDOPJC0707823532485246P

**Purchasedby:** TECHNOCULTURE BUILDING CENTRE PVT LTD

**DescriptionofDocument:** Article 23 Conveyance

**PropertyDescription:** SALE DEED

**ConsiderationPriceRs:** 55,53,900

**FirstParty:** NA

**SecondParty:** TECHNOCULTURE BUILDING CENTRE PVT LTD

**StampDutyPaidBy:** TECHNOCULTURE BUILDING CENTRE PVT LTD

**StampDutyAmountRs:** 2,22,500

**Maximum Token Issue Time : 2 PM**

*Ritesh Kr. Shukla*

*ASD*



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. 168000.44 on 28/04/2017 with CIN - 02200172804201770053  
**Maximum Token Issue Time : 2 PM**

*Ritesh kr Shukla*

*ASD*

Token No: 9

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

Document Type	Sale Deed	Presenter	Ritesh Kumar Shukla
Presenter Name & Address	M I G 246, Adityapur-2, P.S. R.I.T. Adityapur	Date of Entry	04/05/2017
Stampable Doc. Value	5553900	DOE	Total Pages 92
Document/Transaction Value	4050000	Stamp Value	222500
Special Type		Serial /Deed No.	/
Remarks / Other Details	Old Ward No. 14	Old Serial No.	/
Property Details:		App. ID	45635
		e-Stamp Cert. No.	IN-JH05482713560070P

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. 2480	Part Of Plot No. 2481	Part Of Plot No. 2481	Part Of Plot No. 2481		U_RES	0 Decimal	0
GAMHARIA	131	22	ADITYAPUR NAGAR PARSHAD	N-110	N-2481		Plot No. 2480	Part Of Plot No. 2481	Part Of Plot No. 2481	Part Of Plot No. 2481		U_RES	22.95 Decimal	5553900

## Other Property Details:

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

## Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Relation	Caste	Gender	PAN/F 60	UID	Mobile	Pres. Address	Perm. Address
1	VENDOR	Ritesh Kumar Shukla	Jitendra Kumar Shukla	Business			Male	ANYPS5842B	879315994363	8821817125	M I G 246, Adityapur-2, P.S. R.I.T. Adityapur	Do
2	VENDEE	Technoculture Building Centre Pvt. Ltd. Rep. By Prabhat Kumar Sinha	Surendra Prasad	Service			Male	AABCT9952A	882181712598	8821817125	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	8821817125	Village: Assangi Industrial Area, Dist: Seraikella-Kharsawan	Do

## Fee Details:

SN	Description	Amount	CHC	Net Amount
1	LL	2.50	0.00	2.50
2	A1	166,617.00	0.00	166,617.00
3	SP	1,380.00	0.00	1,380.00
4	PR	0.94	0.00	0.94
Total		168,000.44	0.00	168,000.44

Ritesh Kr. Shukla

उपर्युक्तटियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

A. K. K.

दस्तावेज लेखक का हस्ताक्षर

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

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंद्रि ऑपरेटर का हस्ताक्षर

उपर्युक्त स्वीकार किया रीतेश कुमार शुक्ला ने इस दस्तावेज के निष्पादन को मेरे समक्ष

जिसकी

पहचान

निवासी

शंजय प्रधान  
आसंगी

पिता

पेशा

रि-क-नाथ प्रसाद  
शुक्ला







निबंधन पदाधिकारी का हस्ताक्षर

सरायकेला

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

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

Deed Type: Sale Deed

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

Book No. I  
Volume ..... 111  
Page 123 To 214  
Deed No ..... 885/837  
Year ..... 2017  
Date ..... 04/05/2017 16:55:43

Registering Officer

Signature of Operator





झारखंड सरकार

राजस्व एवं भूमि सधार विभाग

नामांतरण शुद्धि-पत्र



C/RS/P2/40595 8.5.2017

जिला का नाम	सरायकेला-खरसावां	अनुमंडल नाम	सरायकेला	अंचल का नाम	गम्हरिया	हल्का	हलका-01
इस्टेट का नाम	झारखण्ड	भाग वर्तमान (VOL)	9	पृष्ठ संख्या वर्तमान	16	थाना न.	0131
क्रमिक संख्या	केस न.	मौजा का नाम राजस्व थाना न.	थाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिष्टुत जिसमें नामांतरण खाता भाग न. वर्तमान	पृष्ठ संख्या वर्तमान
66	/R27	आसगी/0131	गम्हरिया	(अचलाधिकारी) 8/5/2017 5	By Sale Deed No. 837 Dated 04/05/2017	48 3 133	48
95	2017 - 2018					48 3 133	48
कारोबार विस्तृत सूचना प्लॉट क्षेत्रफल	लगाव	रजिस्ट्रार अद्यतन तिथि अभ्युक्ति				2481/45622.95 हिस्समील	68.95
						8/5/2017 5	(अचलाधिकारी)
क्रैता का नाम :	विक्रेता का नाम :						
(टेकनोकन्वर बिल्डिंग सेंटर प्रा० लि० सचिव-प्रभात कुमार सिन्हा, जाति--: पता-आदित्यपुर) एवं (प्रभात कुमार सिन्हापिता-सुरेन्द्र प्रसाद, जाति--: पता-आदित्यपुर)	जमाबंदी रैयत का नाम : रितेश कुमार शुक्ला-पिता-जितेन्द्र कुमार शुक्ला						
राजस्व कर्मचारी हलका-01 को आवश्यक कार्यवाही एवं सूचनाएं हस्तान्तरित। यह एक कंप्यूटर जनित प्रति है। यह प्रपत्र केवल प्राणी की जानकारी के लिए है। इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।	Approved By : Kamini Kaushal Lakra अचलाधिकारी गम्हरिया						
	Correction Slip Successfully signed and Saved.						

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

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
48	2481/456	0 एकड़ 22.95 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
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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	
माल (नकदी)	68.95					68.95
गुजारी (भावली)	17.24					17.24
सेस	34.48					34.48
सूद	34.48					34.48
मुतफरकात	13.79					13.79
मीजान	168.94					168.94

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालबा हाल (2017-2018)	फाजिल
	तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष		
माल (नकदी)					68.95	
गुजारी (भावली)					17.24	
सेस					34.48	
सूद					34.48	
मुतफरकात					13.79	
मीजान अदायकारी					168.94	

(1) मीजान कुल (लफजों में) : One Hundred Sixty Eight Rupees and Ninety Four Paise

(2) नाम देहिन्दा -

(3) कुल बकाया- 168.94

तारीख अमला तहसील कुनिन्दा : 06-08-2017

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



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

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

Print