

160

138



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : d477ec43001d95790e36

Receipt Date : 19-Jan-2023 01:43:12 pm

Receipt Amount : 600000/-

Amount In Words : Six Lakh Rupees Only

Token Number : 202300005750

Office Name : SRO - Saraikela

Document Type : Sale Deed

Payee Name : SHREE HOUSING DEVELOPERS PVT LTD
REP BY SMT JAGWANTI DEVI (Vendee)

GRN Number : 2315332127



-: For Office Use :-



[Handwritten Signature]

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

Ritesh kr. Shukla
19/01/2023

Spile Value 150,00,000/- Stamp 6,00,000/- Adityapur 9/11

मुल्यांकन सूची स 19/11/2023

दस्तावेज जांच 19/11/2023

उपस्थापित दस्तावेज में लेख्यकारी की जाति 19/11/2023 संकित है। यह जाति C.N.T Act 1908 की धारा 461(B) के अन्तर्गत नहीं है। 19/11/2023

दस्तावेज में उल्लिखित भूमि प्रतिबंधित सूची से 19/11/2023



Ritesh kr. Shukla

Ritesh kr. Shukla 19/10/2023

नियम-21 के अधीन ग्राह्य भारतीय स्टाम्प अधिनियम

(इण्डियन स्टाम्प एक्ट-1899) की अनुसूची-1 या 1 (क) से 19/11/2023 के अधीन यथावत स्टाम्प मुद्रित या स्टाम्प शुल्क से विमुक्त या स्टाम्प शुल्क अपेक्षित नहीं

SALE DEED

This DEED OF ABSOLUTE SALE executed at SERAIKELLA on this the 19th day of JANUARY, 2023, By:

Freehold

4500000/-
300
150
450000/-
19/11/2023

1) KAILASH BEJ (UID : xxxx xxxx 3163 and PAN : CORPB5631M) and 2) SURJA KUMAR BEJ, (UID : xxxx xxxx 8494 and PAN : CRFPB7432M), both sons of Late Damodar Bej, by faith Hindu, by category General, Indian Nationals, both by occupation Cultivator, R/o. H. n. 29, Anandpur, Near Hari Mandir, Gamharia, P.S. Adityapur, District Seraikella Kharasawan, being represented by their duly constituted attorney namely RITESH KUMAR SHUKLA, (UID : xxxx xxxx 4363) son of Sri Jitendra Kumar Shukla, by Religion Hindu, by Category General, by Occupation Business, Indian National, R/o. M.I.G. - 64, P.S. R.I.T., Adityapur - 2, PO: Adityapur, Dist: Seraikella - Kharsawan, within the State of Jharkhand, empowered



Ritesh kr. Sharma



Ritesh kr. Sharma

19/01/2023

9/1/2023

नाम श्री रिश्तेश कुमार शर्मा पति श्री. राजेश कुमार शर्मा

पिता श्री राजेश कुमार शर्मा

स्थान कोटवाली-2 जिला कोटा

पता कोटवाली-2 जिला कोटा

व्यक्तिगत पता कोटवाली



व्यक्ति का हस्ताक्षर

पदाधिकारी का हस्ताक्षर

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Handwritten signature and date: 19/01/2023

vide General Power of Attorney being deed No. 2020/SAR/1722/BK4/59 dated 11-07-2020, registered at the District Sub Registry office at Seraikella, hereinafter referred to as the **VENDOR / FIRST PARTY** (which expression wherever the context so requires shall mean and include his heirs, executors, administrators, legal representatives, successors etc.) of the **One Part**.

TO AND IN FAVOUR OF

SHREE HOUSING DEVELOPERS PRIVATE LIMITED (PAN : AAKCS9417N), a company registered under the Companies Act, 1956, vide Incorporation Number U70 100 JH 2007 PT C012831 of 2007-08, registered in the office of Registrar, Bihar & Jharkhand on 31.05.2007, at Patna, having its office at Dev Das Palace, 1ST Floor, Diagonal Road, P.O. & P.S. Bistupur, Town Jamshedpur, District East Singhbhum, represented by its Director, **JAGWANTI DEVI (UID : xxxx xxxx 1139)**, W/o Sri. Jitendra Kumar Shukla, by faith Hindu, by category General, by occupation Business, by nationality Indian, R/o. M.I.G. - 64, P.S. R.I.T., Adityapur - 2, P.O. Adityapur, District Seraikella Kharsawan, hereinafter called the **PURCHASER/ SECOND PARTY** (which expression wherever the context so requires shall mean and include his heirs, executors, administrators, legal representatives, successors etc.) of the Other Part.

NATURE OF DEED : **SALE DEED**

ACTUAL CONSIDERATION AMOUNT : **₹ 1,50,00,000.00**
(Rupees One Crore Fifty Lakhs) only.

g.m.m. 19
10/10/2023
Vendors

WHEREAS the entire lands under old Khata No. 38, Thana No. 62, of Mouza Anandpur, measuring total area 176 Decimals, P.O. and P.S. Adityapur, District Seraikella Kharsawan, stands entered and recorded in the name of Damodar Bej (since deceased) in the last survey settlement operation.

AND WHEREAS the said Damodar Bej passed away leaving behind his two sons namely Surja Kumar Bej and Kailash Bej i.e. the **VENDORS**, who together inherited the entire aforesaid written property being the only legal heirs and successors of Damodar Bej and the same is mutated in their names vide mutation case no. 1910 / R27 2021 - 2022 and the same is also recorded in the volume no. 3, page no. 83 in the Register II of the Anchal Adhikari, Gamharia.

AND WHEREAS the **VENDORS** are the exclusive owner of the aforesaid land and have been enjoying all acts of ownership thereto, without any disturbance from any corner and has absolute right to dispose of the same as in the manner the **VENDORS** wishes;

AND WHEREAS by the virtue of a registered General Power of Attorney being deed no. 2020/SAR/1722/BK4/59 dated 11-07-2020, registered at the District Sub Registry office at Seraikella, the **VENDORS**, have empowered the Ritesh Kumar Shukla to sell the aforesaid property or any part thereof on behalf of the **VENDORS**.

AND WHEREAS the **VENDOR** is in need of funds in order to meet their personal commitments and family expenses and has decided to sell the land measuring an area 74 Decimals, recorded under old khata no. 38, being old

19/01/2023
[Signature]

plot no. 14, 34 and 40 of Mouza Anandpur, Thana No. 62, being new ward no. 1, ANAC / AMC, P.S. Adityapur, District Seraikella Kharsawan and morefully described in the **Schedule** hereunder written, for a sum of ₹ 1,50,00,000.00 (Rupees One Crore Fifty Lakhs) only and the **PURCHASER** herein has also agreed to purchase the same for the said price.

NOW THIS INDENTURE OF SALE WITNESSETH AS UNDER:

THAT in consideration of a sum ₹ 1,50,00,000.00 (Rupees One Crore Fifty Lakhs) only received by the **VENDOR** and the receipt of the said entire consideration of ₹ 1,50,00,000.00 (Rupees One Crore Fifty Lakhs) only, the **VENDOR** doth hereby admit, acknowledge, acquit, release and discharge the **PURCHASER** from making further payment thereof and the **VENDOR** doth hereby sell, convey, transfer, and assigns unto and to the use of the **PURCHASER**, the property more fully described in the **Schedule** hereunder written together with the water ways, easements, advantages and appurtenances, and all estate, rights, title and interest of the **VENDOR** to and upon the said property **TO HAVE AND TO HOLD** the said property hereby conveyed unto the **PURCHASER** absolutely and forever.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:

1. **That** the property more fully described in the **Schedule** hereunder written shall be quietly and peacefully entered into and held and enjoyed by the **PURCHASER** without any interference, interruption, or

Handwritten signature and date: 19/01/2023

disturbance from the **VENDOR** or any person claiming through or under him.

2. That the **VENDOR** has absolute right, title and full power to sell, convey and transfer unto the **PURCHASER** by way of absolute sale and that the **VENDOR** has not done anything or knowingly suffered anything whereby his right and power to sell and convey to the **PURCHASER** the property hereby conveyed.

3. That the property is not subjected to any encumbrances, mortgages, charges, lien, attachments, claim, demand, acquisition proceedings by Government or any kind whatsoever and should thereby and the **VENDOR** shall discharge the same from and out of his own funds and keep the **PURCHASER** indemnified.

4. That the **VENDOR** hereby declares with the **PURCHASER** that the **VENDOR** has paid all the taxes, rates and other outgoings due to Local bodies, revenue, urban and other authorities in respect of the property more fully described in the **Schedule** hereunder written up to the date of execution of this sale deed and the **PURCHASER** shall bear and pay the same hereafter. If any arrears are found due to the earlier period, the same shall be discharged by the **VENDOR**

5. That the **VENDOR** has handed over the vacant possession of the property more fully described in the **Schedule** hereunder written to the **PURCHASER** and delivered the connected copies of title document in

Handwritten notes: *Signature*, *19/01/2023*

respect of the schedule hereunder mentioned property hereby conveyed on the date of execution of these presents.

6. That the **VENDOR** will at all times and at the cost of the **PURCHASER** execute, register or cause to be done, all such acts and deeds for perfecting the title to the **PURCHASER** in the property hereby sold and conveyed herein.
7. That the **VENDOR** do hereby covenants and assures that the **PURCHASER** is entitled to have mutation of his name in all public records, local body and also pay the required ground rent.
8. That the **VENDOR** declare that they are the lawful owner of the **Schedule** hereunder written land and that nobody else except the **VENDOR** have any title/ claim or ownership etc., in the **Schedule** hereunder written property.
9. That from this day forth the **PURCHASER** shall be the sole owner of the **Schedule** hereunder written property and that the **PURCHASER** shall have every right to deal with the **Schedule** hereunder written property in the manner the **PURCHASER** deems fit and proper.
10. The Principle is alive and has not revoked the aforesaid General Power of Attorney.

Handwritten signature and date: 19/01/2023

11. That the Schedule hereunder written land does not fall under the purview of Section 46 of the C.N.T. Act and does not violate the principles as laid down U/S. 22 'A' of the Registration Act.

SCHEDULE OF PROPERTY

(description of the property hereby transferred)

District Seraikella Kharsawan, District Sub Registry office at Seraikella, Mouza ANANDPUR, Thana No. 62, Ward No. 03-(old) 01 (New) ANAC / AMC, P.S. Adityapur,

Khata no.	Plot no.	Area	Boundary
38	14	44 Decimals	N : Plot no. 44
			S : Plot no. 13 and 19
			E : Plot no. 207 and 209
			W : Plot no. 15
38	34	8 Decimals	N : Plot no. 43
			S : Plot no. 33 and 18
			E : Plot no. 43 and 17
			W : Plot no. 35
38	40	22 Decimals	N : Plot no. 60 and 61
			S : Plot no. 35 and 36
			E : Plot no. 41
			W : Plot no. 39 and 62
	TOTAL	74 DECIMALS	

19/01/2023

Annual Ground rent and other taxes payable to the landlord the State of Jharkhand through C.O. at Gamharia.

MEMO OF CONSIDERATION

Mode : Amount
Cheque : ₹ 1,50,00,000.00

(Rupees One Crore Fifty Lakhs) only

In witness where of the **VENDOR** and the **PURCHASER** have set their signatures on the day month and year first above written.

Witnesses:

1) Bibhubti Kua, Rahtang.

S/O Nilam Rahtang. 1 chakur Gwala Para
adityapur RIT (2)

2) BAIAJEE RAO S/O GUNAGESHWAR YAO

H.No-21 Contractor Area Bistapur Jambhura

Drafted, read over and explained the contents of this sale deed to Executants / Vendors. Who found and admitted the same to be true and correct.



Bibhubti Kua, Rahtang.

19/01/2023

ADVOCATE

Handwritten signature and date: 19/01/2023

NAME OF THE PURCHASER

SHREE HOUSING DEVELOPERS PRIVATE LIMITED

represented by its Director - JAGWANTI DEVI



Handwritten text: जगवन्ती देवी

Handwritten signature of Jagwanti Devi

जगवन्ती देवी

19/01/2023



Signature and finger print of the purchaser.

Certified that the finger print of left hand of each person whose photograph is affixed in this document have been obtained by me or before me.

Handwritten signature of Advocate
ADVOCATE
E. No. 742/09



Pre Registration Docket

Date :- 17-01-2023 10:28 pm

Office Name :-

Token No:- 202300005750

Article	Sale Deed
Pre Registration Date	17-Jan-2023
No. Of Pages	66
Stamp Duty	600000
Paid Stamp Duty	0
Total Fees	₹ 4,51,984.

Property Id: 887851

Valuation No. : 1203256 / 2023	:- 2022-2023	Date : 17-January-2023 22:10:PM
State : Jharkhand	District : SaraikelaKharsawan	Tahsil : Gamharia
Land Type : Urban	Corporation :	Village/City : Anandpur-Ward No1 - 62
Anandpur Ward No 1 Village Code 62 - Other Road		-
Volume Number - 3		
Page Number - 83		
Holding Number - 0010001045000M0		
Khata Number - 38		
Plot Number - 14		
Ward Number - OLD WARD NO 03 AND NEW WARD NO 01		

Property Rates

Residential Land (Y)

₹202411/- Decimal

Valuation Rule : Residential Land

Property Details

1	Land area	44 Decimal
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Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 44 x 202411=8906084	₹89,06,084/-
A	Total		₹89,06,084/-

Note : Final Valuation is Rounded to Next 100/-	
Total Valuation (A)	₹89,06,100/-
Total Amount in Words : Eighty Nine Lakhs Six Thousand One Hundred Rupees Only.	

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO 207 AND 209, West: PLOT NO 15, South: PLOT NO 13 AND 19, North: PLOT NO 44
Area	Land area : 44.00 Decimal
Other Description of the Property	Pin Code - 831013
Government/Market Value	8906084
Transaction Amount	15000000

Property Id: 887856

Valuation No. : 1203261 / 2023	:- 2022-2023	Date : 17-January-2023 22:12:PM
State : Jharkhand	District : SaraikelaKharsawan	Tahsil : Gamharia
Land Type : Urban	Corporation :	Village/City : Anandpur-Ward No1 - 62
Anandpur Ward No 1 Village Code 62 - Other Road		-
Volume Number - 3		
Page Number - 83		
Holding Number - 0010001045000M0		
Khata Number - 38		
Plot Number - 34		
Ward Number - OLD WARD NO 03 AND NEW WARD NO 01		

Property Rates

Residential Land (Y)

₹202411/- Decimal

Valuation Rule : Residential Land

Property Details

1	Land area	8 Decimal
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Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 8 x 202411=1619288	₹16,19,288/-
A	Total		₹16,19,288/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A)	₹16,19,300/-
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Total Amount in Words : Sixteen Lakhs Nineteen Thousands Three Hundred Rupees Only.

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO 43 AND 17, West: PLOT NO 35, South: PLOT NO 33 AND 18, North: PLOT NO 43
Area	Land area : 8.00 Decimal
Other Description of the Property	Pin Code - 831013
Government/Market Value	1619288
Transaction Amount	-

Property Id: 887858

Valuation No. : 1203264 / 2023		:- 2022-2023		Date : 17-January-2023 22:15:PM	
State : Jharkhand		District : SaraikelaKharsawan		Tahsil : Gamharia	
Land Type : Urban		Corporation :		Village/City : Anandpur-Ward No1 - 62	
Anandpur Ward No 1 Village Code 62 - Other Road				-	
Volume Number - 3					
Page Number - 83					
Holding Number - 0010001045000M0					
Khata Number - 38					
Plot Number - 40					
Ward Number - OLD WARD NO 03 AND NEW WARD NO 01					
Property Rates					
Residential Land (Y)					
₹202411/- Decimal					
Valuation Rule : Residential Land					
Property Details					
1	Land area			22 Decimal	
Calculation Details					
Sr.No.	Description	Calculation		Total	
1	Open Land Valuation	1. 22 x 202411=4453042		₹44,53,042/-	
A	Total			₹44,53,042/-	
Note : Final Valuation is Rounded to Next 100/-					
Total Valuation (A)				₹44,53,100/-	
Total Amount in Words : Forty Four Lakhs Fifty Three Thousands One Hundred Rupees Only.					

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO 41, West: PLOT NO 39 AND 62, South: PLOT NO 35 AND 36, North: PLOT NO 60 AND 61
Area	Land area : 22.00 Decimal
Other Description of the Property	Pin Code - 831013
Government/Market Value	4453042
Transaction Amount	-

SELLER	-Mr. KAILASH BEJ, Address - H.NO 29, ANANDPUR, NEAR HARI MANDIR, GAMHARIA, PS ADITYAPUR, DIST SERAIKELLA KHARSAWAN- ,Father/Husband Name LATE DAMODAR BEJ , PAN No.- *****631M,Permission Case No.- , Aadhaar No. *****3163
	-Mr. SURJA KUMAR BEJ, Address - H.NO 29, ANANDPUR, NEAR HARI MANDIR, GAMHARIA, PS ADITYAPUR, DIST SERAIKELLA KHARSAWAN- ,Father/Husband Name LATE DAMODAR BEJ , PAN No.- *****432M,Permission Case No.- , Aadhaar No. *****8494
	-Mr. RITESH KUMAR SHUKLA , Address - M.I.G.64, ADITYAPUR 2, PS R.I.T, PO ADITYAPUR, DIST SERAIKELLA KHARSAWAN- ,Father/Husband Name JITENDRA KUMAR SHUKLA , PAN No.- *****842B,Permission Case No.- , Aadhaar No. *****4363
PURCHASER	-Ms. SHREE HOUSING DEVELOPERS PVT LTD REP BY SMT JAGWANTI DEVI, Address - OFFICE AT 1ST FLOOR, DEV DAS PALACE, DIAGONAL ROAD, PO AND PS BISTUPUR, JAMSHEDPUR- ,Father/Husband Name JITENDRA KUMAR SHUKLA , PAN No.- *****417N,Permission Case No.- , Aadhaar No. *****1139

Witness Information	Mr. BALAJEE RAO , Address - 21 NANJI GOVINDJI, CONTRACTORS AREA, BISTUPUR, JAMSHEDPUR-, Father/Husband Name-G NAGESHWAR RAO
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Identifier Details	Mr. BIBHUTI KUMAR RAJHANS , Address - ICHHAPUR, GUWALAPARA, ADIYAPUR -2, RIT, DIST SERAIKELLA KHARSAWAN-, Father/Husband Name-NILAM RAJHANS
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Fee Rule:Sale Deed		
1	Stamp Duty	6,00,000

1	SP	1,980
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Total		1,980
Fee Rule: Sale Deed		
1	A1	4,50,000
2	LL	3
3	PR	1
Total		4,50,004

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.


Deed Writer / Advocate

जगद बनी दे वर
Vendee / Claimant


Vendor / Executant

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी



Document Registration Summary 1

Date :-19-Jan-2023

- Government/Market Value: ₹14978500/-
- Transaction Amount: ₹15000000 /-
- Paid Stamp Duty: ₹600000 /-

On Date 19-01-2023 Presented at SRO - Saraikela

Signature of Presenter

Ritesh Kr. Shukla

SRO - Saraikela

Receipt : 766930

Receipt Date : 19-01-2023

Presenter Name: RITESH KUMAR SHUKLA

PR ₹1
SP ₹1980
LL ₹3
A1 ₹450000
Stamp Duty ₹600000

Total ₹1051984

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	600000	600000	0	GRAS	ShreeHousingDevelopersPvtLtdRepBySmtJagwantiDevi	GRN Number : 2315332127 DEPT Transaction Id : d477ec43001d95790e36 Transaction Type :	600000
PR	1	1	0	GRAS	ShreeHousingDevelopersPvtLtdRepBySmtJagwantiDevi	GRN Number : 2315332875 DEPT Transaction Id : 2b9e00bdb5f67d0a39b1 Transaction Type :	1
SP	1980	1980	0	GRAS	ShreeHousingDevelopersPvtLtdRepBySmtJagwantiDevi	GRN Number : 2315332875 DEPT Transaction Id : 2b9e00bdb5f67d0a39b1 Transaction Type :	1980
A1	450000	450000	0	GRAS	ShreeHousingDevelopersPvtLtdRepBySmtJagwantiDevi	GRN Number : 2315332875 DEPT Transaction Id : 2b9e00bdb5f67d0a39b1 Transaction Type :	450000
LL	3	3	0	GRAS	ShreeHousingDevelopersPvtLtdRepBySmtJagwantiDevi	GRN Number : 2315332875 DEPT Transaction Id : 2b9e00bdb5f67d0a39b1 Transaction Type :	3
Sub Total	1051984	1051984	0				

Article : Sale Deed Number of Pages : 132

Signature of Operator

[Signature]

Signature of Head Clerk

[Signature]

Signature of Registering Officer

[Signature]



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Saraikela

District Name :- SaraikelaKharsawan

State Name :- Jharkhand

Deed Endorsement

Token No :- 202300005750

Deed Type	Sale Deed
Number of Pages	132
Fee Details	Stamp Duty :- Rs. 600000, PR :- Rs. 1, SP :- Rs. 1980, A1 :- Rs. 450000, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.8906084/- ,Transaction Amount :- Rs.15000000/-
Property Details	District :- SaraikelaKharsawan , Tehsil :- Gamharia , Village Name :- Anandpur-Ward No1 - 62 Location :- Other Road, Anandpur Ward No 1 Village Code 62 Property Boundaries :- East: PLOT NO 207 AND 209, West: PLOT NO 15, South: PLOT NO 13 AND 19, North: PLOT NO 44 Volume Number - 3Page Number - 83Holding Number - 0010001045000M0Khata Number - 38Plot Number - 14Ward Number - OLD WARD NO 03 AND NEW WARD NO 01 Area Of Land :- 44.00 Decimal
Property No.	2
Valuation Details	Value :- Rs.1619288/- ,Transaction Amount :- Rs.0/-
Property Details	District :- SaraikelaKharsawan , Tehsil :- Gamharia , Village Name :- Anandpur-Ward No1 - 62 Location :- Other Road, Anandpur Ward No 1 Village Code 62 Property Boundaries :- East: PLOT NO 43 AND 17, West: PLOT NO 35, South: PLOT NO 33 AND 18, North: PLOT NO 43 Volume Number - 3Page Number - 83Holding Number - 0010001045000M0Khata Number - 38Plot Number - 34Ward Number - OLD WARD NO 03 AND NEW WARD NO 01 Area Of Land :- 8.00 Decimal
Property No.	3
Valuation Details	Value :- Rs.4453042/- ,Transaction Amount :- Rs.0/-
Property Details	District :- SaraikelaKharsawan , Tehsil :- Gamharia , Village Name :- Anandpur-Ward No1 - 62 Location :- Other Road, Anandpur Ward No 1 Village Code 62 Property Boundaries :- East: PLOT NO 41, West: PLOT NO 39 AND 62, South: PLOT NO 35 AND 36, North: PLOT NO 60 AND 61 Volume Number - 3Page Number - 83Holding Number - 0010001045000M0Khata Number - 38Plot Number - 40Ward Number - OLD WARD NO 03 AND NEW WARD NO 01 Area Of Land :- 22.00 Decimal

Sh./Smt.RITESH KUMAR SHUKLA s/o/d/o/w/o JITENDRA KUMAR SHUKLA has presented the document for registration in this office





today dated :- 19-Jan-2023 Day :- Thursday Time :- 15:40:31 PM






RITESH KUMAR SHUKLA (Power Of Attorney)

Party Name	Document Type	Document Number
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RITESH KUMAR SHUKLA	PAN/UID	ANYPS5842B
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Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	SURJA KUMAR BEJ Address1 - H.NO 29, ANANDPUR, NEAR HARI MANDIR, GAMHARIA, PS ADITYAPUR, DIST SERAIKELLA KHARSAWAN, Address2 - ... Jharkhand PAN No.: CRFPB7432M				SELLER Age:64			
2	KAILASH BEJ ... Jharkhand PAN No.: CORPB5631M	No	Address:-	RITESH KUMAR SHUKLA ... Jharkhand PAN No.: ANYPS5842B	SELLER Age:51			
3	RITESH KUMAR SHUKLA Address1 - M.I.G.64, ADITYAPUR 2, PS R.I.T, PO ADITYAPUR, DIST SERAIKELLA KHARSAWAN, Address2 - ... Jharkhand PAN No.: ANYPS5842B, Permission Case No.-	Yes	Ritesh Kumar Shukla Address:- QUARTER NO- M I G -64, NEAR SHIV MANDIR, M I G HOUSING COLONY, ADITYAPUR-2, Rit, , Seraikela-Kharsawan, 831013, , Jharkhand, India		SELLER Age:42			<i>Ritesh Kumar Shukla</i>
4	SHREE HOUSING DEVELOPERS PVT LTD REP BY SMT JAGWANTI DEVI Address1 - OFFICE AT 1ST FLOOR, DEV DAS PALACE, DIAGONAL ROAD, PO AND PS BISTUPUR, J AMSHEDPUR, Address2 - ... Jharkhand PAN No.: AAKCS9417N, Permission Case No.-	Yes	Jagwanti Devi Address:- QUARTER NO-M I G -64, , M I G HOUSING COLONY, ADITYAPUR-2, Rit, , Seraikela-Kharsawan, 831013, . Jharkhand, India		PURCHASER Age:60			<i>Jagwanti Devi</i>

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	BIBHUTI KUMAR RAJHANS S/o-D/o NILAM RAJHANS Address1 - ICHHAPUR, GUWALAPARA, ADIYAPUR -2, RIT, DIST SERAIKELLA KHARSAWAN, Address2 - ... Jharkhand PAN No.:			

Witness:

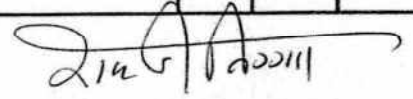
I/We individually/Collectively recognize the Seller(S) and Buyer(s)

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	BALAJEE RAO Address1 - 21 NANJI GOVINDJI, CONTRACTORS AREA, BISTUPUR, JAMSHEDPUR, Address2 - ... Jharkhand			

Signature of Operator



Seal and Signature of Registering Officer

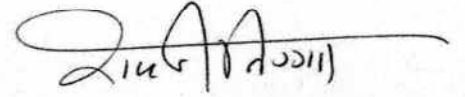


जिला अवर निबंधक
मगधकेला खरसावत

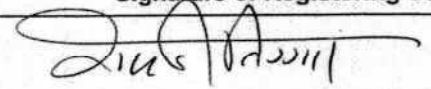
Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**SURJA KUMAR BEJ , KAILASH BEJ , RITESH KUMAR SHUKLA**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**BIBHUTI KUMAR RAJHANS**) Son/Daughter/Wife of (**NILAM RAJHANS**) resident of (**ICHHAPUR, GUWALAPARA, ADIYAPUR -2, RIT, DIST SERAIKELLA KHARSAWAN**) and by occupation (**Business**).

Signature of Registering Officer



Seal and Signature of Registering Officer



जिला अवर निबंधक
मगधकेला खरसावत

Date:- 19-Jan-2023

Token No.: 202300005750

CERTIFICATE

Office of the SRO - Saraikela

This Sale Deed was presented before the registering officer on date **19-Jan-2023** by **RITESH KUMAR SHUKLA**, S/O, D/O, W/O **JITENDRA KUMAR SHUKLA** resident of M.I.G.64, ADITYAPUR 2, PS R.I.T, PO ADITYAPUR, DIST SERAIKELLA KHARSAWAN .,

This deed was registered as Document No:- **2023/SAR/160/BK1/138** in Book No :- **BK1**, Volume No :- 23 from Page No :- 355 to 486 at, office of **SRO - Saraikela**

Date:- **19-Jan-2023**



Registering Officer