



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 1d067d58f582c7a141ee

Receipt Date : 11-Feb-2022 12:55:56 pm

Receipt Amount : 140810/-

Amount In Words : One Lakh Forty Thousands Eight Hundred
And Ten Rupees Only

Token Number : 20220000017277

Office Name : SRO - Dhanbad

Document Type : Sale Deed

Payee Name : PARMANAND PRASAD (Vendee)

GRN Number : 2209788527



नबन्धन नियम 21 के अधीन और छोटानियम :- For Office Use :-

सम्पत्तिकापी (पान) नं. 46 के अधीन
नं. 14484 नं. 140- इण्डियन स्टाम्प एक्ट-1899
की अनुसूची 1 या 1 के 2B के अधीन
यथावत स्टाम्प लगाया गया है। अथवा त्रुटि
नश्वी में विमुक्त है या स्टाम्प शुल्क अपेक्षित
नहीं है।

000

नियमन प्रशासक

11.02.22

M. Prasad
Narendrapur, 108, Bhatia
11.02.2022

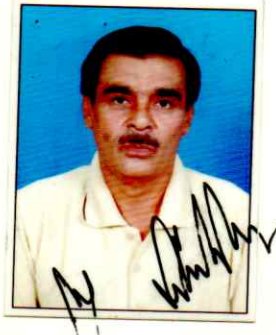
इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

et 140810)
Royal - sale 1/3520000) Dhaukaf

FEE PAID OF RS. 106804/- VIDE
GRN 2509788721
DATE 11.02.22

सफरील कपीत जमीन का मुल्य मार्गदर्शिका पंजी
के अनुसार निर्धारित नुसार मुल्य से कम नहीं है।
11.02.

J.R. Rao
Rs 105600/-
Area 3
Area 1-
105604/-
11.02.22.

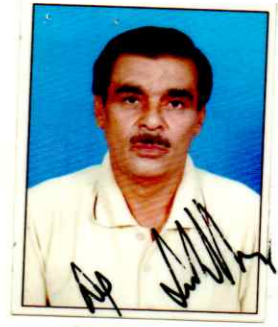


Bhatia
11.02.2022



THIS DEED OF ABSOLUTE SALE is made on this the 11th day February 2022, 1. **SRI VRAJESH BHATIA**, 2. **SRI PRAMOD KUMAR BHATIA**, 3. **SRI SAMIR JAMNADAS BHATIA**, all Sons of Late Jamuna Das Morarji Bhatia, all by Faith Hindu, Category General, by occupation Business, all resident of Flat No. 12/504, Parijat Greenways CHS Ltd., Western Express Highway, Near Maha Vishnu Temple, Mira Gaothan, Mira Road, Mira Bhayander, Mira Road (East), Dist. Thane - 401107 (Maharashtra), 4. **SRI NARENDRA KUMAR BHATIA** Son of Late Jamuna Das Morarji Bhatia, by Faith Hindu, Category General, by occupation Business, resident of House No. 170, Near Ayesha Masjid, Ali Nagar, Bhuli Road, P.S. Bank More, Dist. Dhanbad, hereinafter jointly called and referred to as the VENDORS (which expression shall, unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, successors, executors, administrators, representatives and assigns) of the ONE PART.

11/2/2022 10:00
 नरेंद्र कृष्ण भाट्टे
 11/2/2022



Narendran Mr. Bhater
 11.02.2022
 Bhater



Bhatia
11.02.2022

= 2 =

(That the vendors hereto does not come under the restricted class U/s 46 of CNT Act.1908 and the vendor Nos. 1 to 3 herein represented through their constituted attorney vendor No. 4 herein vide Power No. 1850/2022 dated 01.02.2022, Registered before the office of The Joint Sub Registrar, Thane -7, in the State of Maharashtra).

AND IN FAVOUR OF

SRI PARMANAND PRASAD Son of Late Ramdeo Shaw, by faith Hindu, Category BC, by occupation Business, resident of Lal Bunglow, Gobindpur, P.S. Gobindpur, Dist. Dhanbad, hereinafter called and referred to as the PURCHASER (which expression shall, unless excluded by or repugnant to the context be deemed to mean and include his heirs, successors, executors, administrators, representatives and assigns) of the OTHER PART

WHEREAS, the below mentioned schedule land measuring an area 04 Kathas within Survey Settlement Plot No. 54, appertaining to Khata No. 89, of Mouza Dhanbad, Mouza No. 51, was purchased in the name of Smt. Jai Laxmi Jamuna Das Bhatia (Mother of the vendors hereto), by virtue of a Registered Deed of Sale No. 15987 dated 29.12.1961, Registered at Dhanbad Sub-Registry office; And

WHEREAS, ever since the date of purchase the said Smt. Jai Laxmi Jamuna Das Bhatia had been in peaceful possession over the said property and got her name Mutated in the Serista of the Land Lord the State of erstwhile Bihar vide Mutation Case No. 143(III)1986-87 and paying rent for the same under Thoka No. 1412 (also entered online in Register II under Volume No. 3, Page No. 194 at Dhanbad Circle Office); And

WHEREAS, while in possession Smt. Jai Laxmi Jamuna Das Bhatia, died leaving behind the vendors hereto as her legal heirs and successors, and the vendors hereto inherited the said property and are in peaceful possession over the same; And

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11.02.2022

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WHEREAS the Vendors hereto to meet their financial requirement considered it advisable to sell the said land measuring 04 Kathas, more fully described in the Schedule hereto for a Consideration of Rs.35,20,000/- (Rupees Thirty Five Lac Twenty thousand) only; And

WHEREAS, in course and as a negotiation between the parties hereto, the vendors agreed to sell and the purchaser agreed to purchase the said property, more fully described in the schedule below, for the reasonable and highest consideration of Rs.35,20,000/- (Rupees Thirty Five Lac Twenty thousand) only.

NOW, THEREFORE, THIS DEED OF SALE WITNESSETH: -

1. That in consideration of the total sum of Rs.35,20,000/- (Rupees Thirty Five Lac Twenty thousand) only, paid by the Purchaser to Vendors, as per memo of consideration written in the foot of this document, (the receipt whereof the Vendors do hereby acknowledge and admit) and in consideration of the terms, conditions and covenants hereinafter appearing the Vendors doth hereby absolutely and indefeasibly grant sell, convey transfer and assign their entire right, title, interest and possession to, in and over the said land morefully described in the Schedule hereto, together with all claims, demands, easement and other incidental rights belonging or appertaining thereto, to the Purchaser TO HAVE AND TO HOLD the same for all times to come free from all encumbrances subject, however, to pay annual ground rent besides cess and education cess thereon at the prescribed rates payable thereof as from this day onwards, and the purchaser hereto having full right and authority to deal and transfer the same by sale, gift, mortgage, lease and by making houses etc. thereon either by living thereon or letting out the same to any person or persons or otherwise as per her choice.
2. That, the Vendors do hereby covenant with the Purchaser that the Vendors, are the sole and absolute owner of the land described in the schedule below, and that

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11.02.2022

= 4 =

their right, title, interest and possession to, in and over the same is in no manner defective and is in no manner encumbered by way of mortgage etc. and there is no other claimant of the land, should it, therefore, in future transpire that their right, title, interest and possession to in and over the said land hereby sold is in any manner defective or in any manner encumbered and if for any one or more reasons Purchaser is dispossessed or put to any other loss or obstructions, the Vendors shall be liable to make good such loss as the Purchaser may suffer by reasons thereof.

3. That, the Vendors hereby further covenants with the Purchaser that the Vendor, shall pay the annual ground rent Rs.5/- now or in future becoming payable up to date and shall keep the Purchaser fully indemnified, harmless and free from and against any attachment or legal proceeding in respect thereof and that the Purchaser shall be liable to pay the annual ground rent, cesses etc. for the land hereby sold which will become payable as from this day onwards.
4. That, the Vendor further covenants with the Purchaser to do and execute all such acts, deeds and things at the cost of the Purchaser as it may reasonably require the Vendors to do or execute for better or more fully assuring to the Purchaser the land hereby sold and also to render all assistance and co-operation to the Purchaser at its request and cost to get Purchaser's name mutated in place of that of the Vendors in the Office of the Zamindari Department of the State of Jharkhand.
5. That the above mentioned schedule land does not come under Govt. Land, and neither comes under Adivashi Land, Govt. Bhudan Land and forest land and also does not come under Govt. acquired land and the vendor and purchaser hereto are satisfied with the contents of this deed, and the vendor hereto does not come under the reserve classes of C.N.T Act.

अंचल अधिकारी धनबाद..... से प्राप्त सूची
के अनुसार दस्तावेज नं. वर्णित धनबाद
नम्बर 51 का नया खाता नं०-89.....

निसिद्ध खाता नं. गहर है। सूची बद्ध नहीं है।

11.02.22
= 5 =

11.02.2022
Bhate

IN WITNESS WHEREOF THE VENDOR HERETO OUT OF THEIR OWN FREE WILL WHILE IN THEIR SOUND HEALTH AND PERFECT MIND HAVING FULLY UNDERSTOOD THE CONTENTS HEREOF, HAVE SET AND SUBSCRIBED THEIR HANDS ON DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

SCHEDULE

All that piece and parcel of Raiyati land situate at Mouza Dhanbad, Mouza No. 51, under P.S. Dhanbad, Chowki Sadar Sub-Registry office and District Dhanbad.

Mouza Dhanbad, Mouza No. 51, appertaining to Khata No. 89, Plot no. 54, out of which measuring an area 04 Kathas (Four Kathas) of land, is hereby sold by this sale deed, (which is residential land and situated under subsidiary road), as per plan attached herewith and shown in colour Red, being butted and bounded as under:-

North: Late Bharat Ram Mahato.
South: 20 feet wide road.
East: Late Kishor Kumar Chouhan.
West: Late S. N. Ray's House.

Memo of Consideration

Rs.35,20,000/- (Rupees Thirty Five Lac Twenty thousand) only only paid by the purchaser to the vendor by :-

Bhola

11.02.2022

= 6 =

Particulars	Date	Amount	Bank
Ch. No. 000134	03.08.2020	Rs.10,00,000/-	Punjab & Sind Bank
Ch. No. 000236	04.03.2021	Rs.10,00,000/-	Punjab & Sind Bank
DD No. 038367	29.01.2022	Rs.5,00,000/-	Punjab & Sind Bank
DD No. 038371	29.01.2022	Rs.2,50,000/-	Punjab & Sind Bank
DD No. 038369	29.01.2022	Rs.2,50,000/-	Punjab & Sind Bank
DD No. 038370	29.01.2022	Rs.5,00,000/-	Punjab & Sind Bank
		Rs.20,000/-	

WITNESSES:-

1. Ajay Chourasia

S/o Sri Vijay Pd. Chourasia

Saraidhela (Dhanbad)

11.2.22

2. Yudhishtir Malik
S/o Lt. R.C. Malik
Harappa, Dhanbad

PB kate .
11.02.2022

= 7 =

Signature, photo & fingerprint of the purchaser :-



4241933219
11.2.22



Certified that the finger prints of the left hand of the vendor and purchaser, whose photographs is affixed in the document have been duly obtained before me, and printed in my office as per detail given by the parties.

Prakash Chaudhary.
Lic no 02/990.

337/1850

पावती

Original/Duplicate

Tuesday, February 01, 2022

नोंदणी क्र. :39म

4:53 PM

Regn.:39M

पावती क्र.: 2033 दिनांक: 01/02/2022

गावाचे नाव: मिरे

दस्तऐवजाचा अनुक्रमांक: टनन7-1850-2022

दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: ब्रजेश - भाटिया

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 360.00

पृष्ठांची संख्या: 18

एकूण:

रु. 460.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

5:13 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 7

बाजार मूल्य: रु.1/-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

सह दुय्यम निबंधक (वर्ग-२)
ठाणे क्र. ७

1) देयकाचा प्रकार: DHC रकम: रु.360/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 2901202201151 दिनांक: 01/02/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु.100/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH012514265202122E दिनांक: 01/02/2022

बँकेचे नाव व पत्ता:

Bhatia

DITWI

2/1/2022

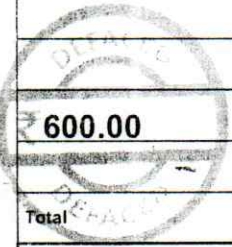
५८५१७२२५५५

Bhatia

CHALLAN
MTR Form Number-6



GRN	MH012514265202122E	BARCODE			Date	01/02/2022-16:41:47	Form ID	48(f)	
Department				Inspector General Of Registration					
Type of Payment				Stamp Duty Registration Fee					
Office Name				THN10_THANE NO 10 JOINT SUB REGISTR		Full Name			BHATIA VRAJESH
Location				THANE		Flat/Block No.			As perention
Year				2021-2022 One Time		Premises/Building			
Account Head Details			Amount In Rs.		Road/Street				
0030046401 Stamp Duty			500.00		Document				
0030063301 Registration Fee			100.00		Area/Locality				
					MIRA ROAD				
					Town/City/District				
					PIN				
					4 0 1 1 0 7				
Remarks (If Any)				SecondPartyName=NARENDRA BHATIA					
				दस्तावेज - ७					
				दस्तावेज क्रमांक १८५०/२०२२					
				१/१८					
Total				600.00		Amount In			
						Six Hundred Rupees Only			
Words									
Payment Details				IDBI BANK					
FOR USE IN RECEIVING BANK									
Cheque-DD Details				Bank CIN		Ref. No.		69103332022020118506 2727249066	
Cheque/DD No.				Bank Date		RBI Date		01/02/2022-16:44:53 Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			



Department ID : Mobile No. : 9870415171
 NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 धातुर काला नुमां प्रमाण किं नु कालांतरांत नुमां करावयाच्या दस्तावेजांनी नुमां आणे. नुमांणी नु करावयाच्या दस्तावेजांनी राहते किंवा नुमां नुमां.

Challan Defacement Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-337-1850	0006030302202122	01/02/2022-16:53:35	IGR119	100.00
2	(IS)-337-1850	0006030302202122	01/02/2022-16:53:35	IGR119	500.00
Total Defacement Amount					600.00

Page 1/1
 २०२२/०२/०१

Bhatia

Print Date 01-02-2022 04:56:39

ट.न.न. - ७

दस्त क्रमांक १२५० / २०२२

e / १८



सत्यमेव जयते
भारत सरकार



आधार

भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1218/62260/02404

To,
व्रजेश भाटिया
Vrajesh Bhatia
12/504 Parijat Greenways CHS LTD
Western Express Highway
Near Maha Vishnu Temple Mira Gaothan, Mira Road East
Mira-Bhayander
Mira Road Thane Thane
Maharashtra 401107
9029979739

Ref: 43 / 28A / 83378 / 83791 / P



SH137384955DF



आपला आधार क्रमांक / Your Aadhaar No. :

6227 2052 7910

आधार — सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



व्रजेश भाटिया
Vrajesh Bhatia
जन्म वर्ष / Year of Birth : 1954
पुरुष / Male



6227 2052 7910

आधार — सामान्य माणसाचा अधिकार

S. Bhatia

PARIJAT GREENWAYS BLDG. NO.11, 12 CHS. LTD

Regn. No. TNA/ (TNA) HSG/ (TC)/17845/2006-2007

Parijat Greenways CHS LTD, Mira Gaothan, Near Vishnu Temple, Mira-Bhayander, Mira Road (E), Thane-401107

Date: 02 Jan, 2022

To,
Mr. Amit Bhatia
Building No. 12,
Flat No 504
Parijat Greenways CHS LTD,
Mira Gaothan, Near Vishnu Temple,
Mira-Bhayander, Mira Road (E), Thane-401107

ट.न.न. - ७	
दस्त क्रमांक १२५० / २०२२	
१०	१२

TO WHOMSOEVER IT MAY CONCERN

As requested by you, we hereby confirm that the below mentioned bonafide persons reside for over 1 year at our society premises in Building No. 12, Flat No 504. Please find the names below:-

1. Mr. Amit Bhatia ✓
2. Mr. Vrajesh Bhatia ✓
3. Mr. Pramod Bhatia ✓
4. Mr. Sameer Bhatia ✓
5. Mrs. Naina Bhatia
6. Mrs. Manali Bhatia



Warm Regards

R. K. Bhatia
Secretary





भारत सरकार



आधार

भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1218/62212/16027

To,
अमित व्रजेश भाटिया
Amit Vrajesh Bhatia
504-12, Parijat Greenways CHS LTD
Mira Gaokhan
Near Maha Vishnu Temple Mira Road East
Mira-Bhayander
Mira Road Thane Thane
Maharashtra 401107
9029124596

Ref: 10 / 30I / 18819 / 19950 / P



SH345461354FT



आपला आधार क्रमांक / Your Aadhaar No. :

5918 0374 4413

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
Government of India



अमित व्रजेश भाटिया
Amit Vrajesh Bhatia
जन्म वर्ष / Year of Birth : 1983
पुरुष / Male



5918 0374 4413

आधार - सामान्य माणसाचा अधिकार

ट.न.न. - ७
दस्त क्रमांक १८५० / २०२२
११ / १८

IV



[Handwritten signature]



भारत सरकार
GOVERNMENT OF INDIA



हरीश प्रतापसिंह भाटिया
Harish Pratapsinh Bhatia
जन्म वर्ष / Year of Birth : 1959
पुरुष / Male



3514 3189 7582

आधार - सामान्य माणसाचा अधिकार

[Handwritten signature]



Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 2901202201151

Receipt Date 01/02/2022

Received from vrajesh bhatia, Mobile number 0000000000, an amount of Rs.360/-, towards Document Handling Charges for the Document to be registered on Document No. 1850 dated 01/02/2022 at the Sub Registrar office Joint S.R.Thane 7 of the District Thane.

DEFACED

₹ 360

DEFACED

Payment Details

Bank Name SBIN

Payment Date 29/01/2022

Bank CIN 10004152022012901053

REF No. IGAMXIFBQ7

Deface No 2901202201151D

Deface Date 01/02/2022

This is computer generated receipt, hence no signature is required.

ट.न.न. - ७

दस्ता क्रमांक १८५० / २०२२

१२ / १८



ट.न.न. - ७
 परत क्रमांक १८१०/२०२२
 १२/१८

आयकर विभाग
 INCOME TAX DEPARTMENT
 VRAJESH BHATIA
 JAMNADAS BHATIA
 01/08/1954
 Permanent Account Number
 BHIPB7581H
 Signature

Ci Bhatia

आयकर विभाग
 INCOME TAX DEPARTMENT
 NARENDRA KUMAR BHATIA
 JAMNADAS MORARJI BHATIA
 26/06/1961
 Permanent Account Number
 ACJPB8986D
 Signature

Bhatia

आयकर विभाग
 INCOME TAX DEPARTMENT
 SAMIR J BHATIA
 JAMNADAS MORARJI BHATIA
 23/03/1965
 Permanent Account Number
 ABTPB7917R
 Signature

+ Bhatia



आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 स्थायी लेखा संख्या
 Permanent Account Number
 GCIPB5860H
 नाम / Name
 Pramodkumar Bhatia
 जन्म तिथि / Date of Birth
 01/01/1959
 हस्ताक्षर / Signature

Pramod Kumar Bhatia

337/1850

मंगळवार, 01 फेब्रुवारी 2022 4:54 म.नं.

दस्त गोषवारा भाग-1

टनन7

१६/१८

दस्त क्रमांक: 1850/2022

IV

दस्त क्रमांक: टनन7 /1850/2022

बाजार मुल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. टनन7 यांचे कार्यालयात

पावती:2033

पावती दिनांक: 01/02/2022

अ. क्र. 1850 वर दि.01-02-2022

सादरकरणाचे नाव: ब्रजेश - भाटिया

रोजी 4:51 म.नं. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 360.00

पृष्ठांची संख्या: 18

एकुण: 460.00

दस्त हजर करणाऱ्याची सही:

G. Bhatia

Joint Sub-Registrar Thane 7

Joint Sub-Registrar Thane 7

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: a जेव्हा तो प्रतिफलार्थ देण्यात आलेला असून त्यामुळे कोणतीही स्थावर मालमत्ता विकण्याचा प्राधिकार मिळत असेल तेव्हा









शिक्षा क्रं. 1 01 / 02 / 2022 04 : 51 : 40 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 01 / 02 / 2022 04 : 53 : 12 PM ची वेळ: (फी)



दस्न क्रमांक :दनन7/1850/2022





दस्नाचा प्रकार :-कुलमुखन्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	द्वयाचित्र	अंगठ्याचा ठसा
1	नाव:नरेंद्र कुमार जमनादाम भाटिया पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: हिस्सा क्रमांक १७० आयेशा मस्जिद जवळ, ब्लॉक नं: अली नगर भुली गॅड धनवाग बँकमोर् झारखंड, रोड नं: झारखंड, झारखंड, धनवाद. पिन नंबर:ACJPB8986D	पॉवर ऑफ अटॉर्नी होल्डर वय :-60 स्वाक्षरी:-		
2	नाव:ब्रजेश - भाटिया पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: १२/५०४ पारिजात शीनवेम मो, ब्लॉक नं: प. दू., महामार्ग मीरा गावठण, रोड नं: मीरा गॅड पूर्व ठाणे, महाराष्ट्र, मुंबई. पिन नंबर:BHIPB7581H	कुलमुखन्यार देणार वय :-68 स्वाक्षरी:-		
3	नाव:प्रमोदकुमार जमनादाम भाटिया पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: १२/५०४ पारिजात शीनवेम मो, ब्लॉक नं: प. दू., महामार्ग, रोड नं: मीरा गावठण मीरा गॅड पूर्व ठाणे, महाराष्ट्र, ठाणे. पिन नंबर:GCIPB5860H	कुलमुखन्यार देणार वय :-62 स्वाक्षरी:-		
4	नाव:समीर जमनादाम भाटिया पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: १२/५०४ पारिजात शीनवेम मो, ब्लॉक नं: प. दू. महामार्ग, रोड नं: मीरा गॅड पूर्व ठाणे महाराष्ट्र, ठाणे. पिन नंबर:ABTPB7917R	कुलमुखन्यार देणार वय :-60 स्वाक्षरी:-		

वरील दस्नऐवज करून देणार तथाकथित कुलमुखन्यारपत्र चा दस्न ऐवज करून दिल्याचे कवुल करतात.
शिक्रा क्र.3 ची वेळ:01 / 02 / 2022 04 : 59 : 25 PM

ओळख:-

खालील हमम अमे निवेदीत करतात की ते दस्नऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटविताना

अनु क्र.	पक्षकाराचे नाव व पत्ता	द्वयाचित्र	अंगठ्याचा ठसा
1	नाव:इरीश भाटिया -- वय:62 पत्ता:सी ८०३ मीना मदन देव नगर समोर कांदिवली पश्चिम पिन कोड:400067		
2	नाव:अमित भाटिया -- वय:30 पत्ता:१२/५०४ पारिजात शीनवेम मो प. दू. महामार्ग मीरा गॅड पूर्व ठाणे पिन कोड:401107		

शिक्रा क्र.4 ची वेळ:01 / 02 / 2022 05 : 00 : 37 PM

शिक्रा क्र.5 ची वेळ:01 / 02 / 2022 05 : 00 : 43 PM नोंदणी पुस्तक 4 मध्ये

Joint Sub Registrar Thane 7



भारतीय सरकार
Government of India



नरेंद्र कुमार भाटिया
Nafendra Kumar Bhatia
जन्म तिथि/DOB: 26.06.1961
लिंग/MALE

Unique Photo: 02009 90117

5427 6857 3319

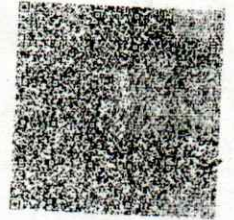
~~VID : 9137 2642 2337 4979~~

मेरा आधार मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पत्नी:
जम्मनास जम्मनास मोरारजी भारिया, एच नं 170 आयेशा
मस्जिद के पास, अली नगर भुली रोड, धनबाद, झारखण्ड
झारखण्ड - 826001



Address:
S/O: Jammadas Morarji Bhatia, H No 170
Near Ayesha Masjid, Ali Nagar Bhuli Road,
Dhanbad, Dhanbad,
Jharkhand - 826001

5427 6857 3319

VID : 9137 2642 2337 4979



help@uidai.gov.in



www.uidai.gov.in



भारत सरकार
GOVERNMENT OF INDIA



परमानन्द प्रसाद
Parmanand Prasad

जन्म वर्ष / Year of Birth : 1967
पुरुष / Male

4790 1242 8248



आधार — आम आदमी का अधिकार

REDMI NOTE 8 PRO
BY AJAY

21824

1503

2763

2725

2741

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER



AHJPP8405A



नाम /NAME

PARMANAND PRASAD

पिता का नाम /FATHER'S NAME

RAMDEV SHAW

जन्म तिथि /DATE OF BIRTH

15-09-1967

हस्ताक्षर /SIGNATURE

परमानंद प्रसाद

Bhagat

आयकर आयुक्त, रांची

COMMISSIONER OF INCOME TAX, RAANCHI



NGDRS

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National Generic Document Registration System
Department of Land Resources
Government of India - Ministry of Rural Development

Payment Gateway Response

Transaction Success! Please Note Your Transaction Id.

Name	ParmanandPrasad
Token No / Depositor ID	20220000017277
Amount	106804
Transaction ID	6c9180d42b4e51187f68
GRN	2209788721
CIN	10002162022021106274
Time	2022-02-11 13:00:11

कोरोना को हराना है सफाई को अपनाना है





Document Registration Summary 1

Date :-11-Feb-2022

- Government/Market Value: ₹3516200/-
- Transaction Amount: ₹3520000 /-
- Paid Stamp Duty: ₹140810 /-

Receipt : 601486

Receipt Date : 11-02-2022

Presenter Name: -

On Date 11-02-2022 Presented at SRO - Dhanbad
Signature of Presenter

PR	₹1
SP	₹1200
LL	₹3
A1	₹105600
Stamp Duty	₹140810

SRO - Dhanbad

Total ₹247614

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	140800	140810	-10	GRAS	ParmanandPrasad	• GRN Number : 2209788527 • DEPT Transaction Id : 1d067d58f582c7a141ee • Transaction Type :	140810
PR	1	1	0	GRAS	ParmanandPrasad	• GRN Number : 2209788721 • DEPT Transaction Id : 6c9180d42b4e51187f68 • Transaction Type :	1
SP	1200	1200	0	GRAS	ParmanandPrasad	• GRN Number : 2209788721 • DEPT Transaction Id : 6c9180d42b4e51187f68 • Transaction Type :	1200
A1	105600	105600	0	GRAS	ParmanandPrasad	• GRN Number : 2209788721 • DEPT Transaction Id : 6c9180d42b4e51187f68 • Transaction Type :	105600
LL	3	3	0	GRAS	ParmanandPrasad	• GRN Number : 2209788721 • DEPT Transaction Id : 6c9180d42b4e51187f68 • Transaction Type :	3

Sub Total	247604	247614	-10				
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Article : Sale Deed Number of Pages : 80

Signature of Operator 

Signature of Head Clerk 

Signature of Registering Officer 
11/11/11





OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Dhanbad

District Name :- Dhanbad

State Name :- Jharkhand

Deed Endorsement

Token No :- 20220000017277

Deed Type	Sale Deed
Number of Pages	80
Fee Details	Stamp Duty :- Rs. 140800, PR :- Rs. 1, SP :- Rs. 1200, A1 :- Rs. 105600, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.3516137/- ,Transaction Amount :- Rs.3520000/-
Property Details	District :- Dhanbad , Tehsil :- Dhanbad , Village Name :- Dhanbad Location :- Other Road, Dhanbad Word No 20 Property Boundaries :- East: Late Kishor Kumar Chouhan., West: Late S. N. Ray's House., South: 20 Feet Wide Road., North: Late Bharat Ram Mahato. Volume Number - 3Page Number - 194Holding Number - 0200001820000M0Khata Number - 89Plot Number - 54Ward Number - 20 Area Of Land :- 6.60 Decimal

Mhale
Sh./Smt. NARENDRA KUMAR BHATIA s/o/d/o/w/o Late Jamuna Das Morarji Bhatia has presented the document for registration in this office




today dated :- 11-Feb-2022 Day :- Friday Time :- 13:46:49 PM









NARENDRA KUMAR
BHATIA(Individual)



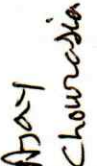
Party Name	Document Type	Document Number
NARENDRA KUMAR BHATIA	PAN/UID	ACJPB8986D

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	VRAJESH BHATIA THROUGH ,, , Jharkhand PAN No.: BHIPB7581H	No	Address:-	NARENDRA KUMAR BHATIA ,, , Jharkhand PAN No.: ACJPB8986D	SELLER Age:67			

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
2	PRAMOD KUMAR BHATIA THROUGH Address1 - Flat No. 12/504, Parijat Greenways CHS Ltd., Western Express Highway, Near Maha Vishnu Temple, Mira Gaothan, Mira Road, Mira Bhayander, Mira Road East, Dist.- Thane, Maharashtra., Address2 - , , , Jharkhand PAN No.: GCIPB5860H				SELLER Age:63			
3	SAMIR JAMNADAS BHATIA THROUGH Address1 - Flat No. 12/504, Parijat Greenways CHS Ltd., Western Express Highway, Near Maha Vishnu Temple, Mira Gaothan, Mira Road, Mira Bhayander, Mira Road East, Dist.- Thane, Maharashtra., Address2 - , , , Jharkhand PAN No.: ABTPB7917R				SELLER Age:56			
4	NARENDRA KUMAR BHATIA Address1 - House No. 170, Near Ayesha Masjid, Ali Nagar, Bhuli Road, P.s.- Bank More, Dist.- Dhanbad., Address2 - , , , Jharkhand PAN No.: ACJPB8986D, Permission Case No.-	Yes	Narendra Kumar Bhatia Address:- , H No 170 Near Ayesha Masjid, , Ali Nagar Bhuli Road, Dhanbad, , Dhanbad, 826001, , Jharkhand, India		SELLER Age:60			

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
5	NARENDRA KUMAR BHATIA Address1 - House No. 170, Near Ayesha Masjid, Ali Nagar, Bhuli Road, P.s.- Bank More, Dist.- Dhanbad., Address2 - , , , Jharkhand PAN No.: ACJPB8986D, Permission Case No.-	Yes	Narendra Kumar Bhatia Address:- , H No 170 Near Ayesha Masjid, , Ali Nagar Bhuli Road, Dhanbad, , Dhanbad, 826001, , Jharkhand, India		SELLER Age:40			
6	PARMANAND PRASAD Address1 - Lal Bunglow, Gobindpur, P.s.- Gobindpur, Dist.- Dhanbad., Address2 - , , , Jharkhand PAN No.: AHJPP8405A, Permission Case No.-	Yes	Parmanand Prasad Address:- , , , VILL KANGALO POST K G ASHRAM P.S GOVINDPUR, KANGALO, , Dhanbad, 828109, , Jharkhand, India		PURCHASER Age:55			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	AJAY CHOURASIA S/o-D/o Sri Vijay Prasad Chourasia Address1 - Saraidhela, Dhanbad., 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	AJAY CHOURASIA Address1 - Saraidhela, Dhanbad., Address2 - , , , Jharkhand			


Signature of Operator



Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**NARENDRA KUMAR BHATIA , NARENDRA KUMAR BHATIA**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**AJAY CHOURASIA**) Son/Daughter/Wife of (**Sri Vijay Prasad Chourasia**) resident of (**Saraidhela, Dhanbad.**) and by occupation (**Business**).


Signature of Registering Officer

Date:- 11-Feb-2022


Seal and Signature of Registering Officer



Area	Land area : 6.60 Decimal
Other Description of the Property	Pin Code - 826001
Government/Market Value	3516136.8
Transaction Amount	3520000

SELLER	-Mr. VRAJESH BHATIA THROUGH, Address - Flat No. 12/504, Parijat Greenways CHS Ltd., Western Express Highway, Near Maha Vishnu Temple, Mira Gaothan, Mira Road, Mira Bhayander, Mira Road East, Dist.- Thane, Maharashtra.- , Father/Husband Name Late Jamuna Das Morarji Bhatia , PAN No.- *****581H, Permission Case No.- , Aadhaar No.
	-Mr. PRAMOD KUMAR BHATIA THROUGH, Address - Flat No. 12/504, Parijat Greenways CHS Ltd., Western Express Highway, Near Maha Vishnu Temple, Mira Gaothan, Mira Road, Mira Bhayander, Mira Road East, Dist.- Thane, Maharashtra.- , Father/Husband Name Late Jamuna Das Morarji Bhatia , PAN No.- *****860H, Permission Case No.- , Aadhaar No.
	-Mr. SAMIR JAMNADAS BHATIA THROUGH, Address - Flat No. 12/504, Parijat Greenways CHS Ltd., Western Express Highway, Near Maha Vishnu Temple, Mira Gaothan, Mira Road, Mira Bhayander, Mira Road East, Dist.- Thane, Maharashtra.- , Father/Husband Name Late Jamuna Das Morarji Bhatia , PAN No.- *****917R, Permission Case No.- , Aadhaar No.
	-Mr. NARENDRA KUMAR BHATIA, Address - House No. 170, Near Ayesha Masjid, Ali Nagar, Bhuli Road, P.s.- Bank More, Dist.- Dhanbad.- , Father/Husband Name Late Jamuna Das Morarji Bhatia , PAN No.- *****986D, Permission Case No.- , Aadhaar No. *****3319
	-Mr. NARENDRA KUMAR BHATIA , Address - House No. 170, Near Ayesha Masjid, Ali Nagar, Bhuli Road, P.s.- Bank More, Dist.- Dhanbad.- , Father/Husband Name Late Jamuna Das Morarji Bhatia , PAN No.- *****986D, Permission Case No.- , Aadhaar No. *****3319
PURCHASER	-Mr. PARMANAND PRASAD, Address - Lal Bunglow, Gobindpur, P.s.- Gobindpur, Dist.- Dhanbad.- , Father/Husband Name Late Ramdeo Shaw , PAN No.- *****405A, Permission Case No.- , Aadhaar No. *****8248

Witness Information	Mr. AJAY CHOURASIA , Address - Saraidhela, Dhanbad.-, Father/Husband Name -Sri Vijay Prasad Chourasia
---------------------	---

Identifier Details	Mr. AJAY CHOURASIA , Address - Saraidhela, Dhanbad.-, Father/Husband Name -Sri Vijay Prasad Chourasia
--------------------	---

Fee Rule:Sale Deed		
1	Stamp Duty	1,40,800

1	SP	1,200
Total		1,200
Fee Rule: Sale Deed		
1	A1	1,05,600
2	LL	3
3	PR	1
Total		1,05,604

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

4041932419
Vendee / Claimant


Vendor / Executant

5



Pre Registration Docket

Date :- 10-02-2022 06:55 pm

Office Name :- SRO - Dhanbad
Token No:- 20220000017277

Appoinment :- 11-Feb-2022 Time:- 15:51

Article	Sale Deed
Pre Registration Date	10-Feb-2022
No. Of Pages	40
Stamp Duty	140800
Paid Stamp Duty	0
Total Fees	₹ 1,06,804.

Property Id: **677027**

Valuation No. : 910575 / 2022	:- 2021-2022	User Id : 3234	Date : 10-February-2022 18:55:PM
State : Jharkhand	District : Dhanbad	Tahsil : Dhanbad	
Land Type : Urban	Corporation : Dhanbad	Village/City : Dhanbad	
Dhanbad Word No 20 - Other Road			
Volume Number - 3			
Page Number - 194			
Holding Number - 0200001820000M0			
Khata Number - 89			
Plot Number - 54			
Ward Number - 20			
Valuation Rule : Residential Land			
Property Details			
1	Land area	6.60 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 6.6 x 532748=3516136.8	₹35,16,137/-
A	Total		₹35,16,137/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹35,16,200/-
Total Amount in Words : Thirty Five Lakhs Sixteen Thousands Two Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: Late Kishor Kumar Chouhan., West: Late S. N. Ray's House., South: 20 Feet Wide Road., North: Late Bharat Ram Mahato.
--	--

SELLER -- (1) SRI VRAJESH BHATIA , (2) SRI PRAMOD KUMAR BHATIA , (3) SRI SAMIR JAMNA DAS BHATIA , S/O -- LATE MR JAMNA DAS BHATIA , RESIDENCE OF FLATE NO -- 12/504 , PARIJAT GREEN WAYS CHS LTD , WESTERN EXPRESS HIGH WAY , NEAR MAHA VISHNU TEMPLE , MIRA GAOTHAN , MIRA ROAD , MIRA BHAYANDER , MIRA ROAD , EAST THANE - 401107 , MAHARSHTRA .

ATTORNEY -- SRI NARENDRA KUMAR BHATIA , S/O -- JAMNADAS MORARJI BHATIA , RESIDENCE OF HOUSE NO -- 170 , NEAR AYESHA MASJID , ALI NAGAR , BHULI ROAD , DHANBAD , P/S -- BANK MORE , DIST -- DHANBAD , STATE -- JHARKHAND .

PURCHASER -- SRI PARMANAND PRASAD , S/O -- LATE RAMDEV SHAW , RESIDENCE OF KANGALO , P/S -- GOVINDPUR , DIST -- DHANBAD , STATE -- JHARKHAND .

SCHEDULE -- WITH IN THE DISTRICT OF DHANBAD , P/S -- DHANBAD , STATE -- JHARKHAND , MOUZA -- DHANBAD , MOUZA NO -- 51 , UNDER KHATA NO -- 89 , PLOT NO -- 54 (PART) , AREA -- 4 (FOUR) , OR TO SAY 6.61 DECIMALS .

BOUNDARY

NORTH -- LATE BHARAT RAM MAHATO .

SOUTH -- 20'0" WIDE ROAD .

EAST -- LATE KISHOR KUMAR CHOUHAN .

WEST -- LATE S . N. RAY'S HOUSE .

Land shown in red colour

