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INDIA NON JUDICIAL Government of Jharkhand

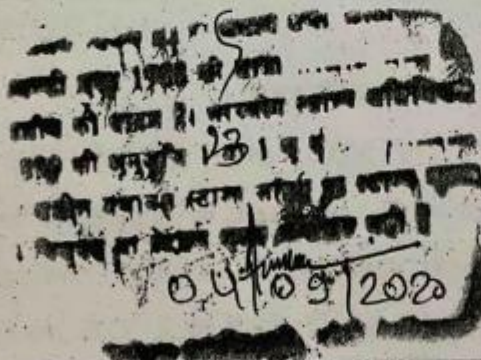
e-Stamp

Certificate No.	: IN-JH31475985173000S
Certificate Issued Date	: 21-Aug-2020 03:51 PM
Account Reference	: SHCIL (FI)/ jhshcil01/ RANCHI/ JH-RNC
Unique Doc. Reference	: SUBIN-JHJHSHCIL0147769219774153S
Purchased by	: PRAVEEN KUMAR MEWARA AND OTHERS
Description of Document	: Article-23 Conveyance
Property Description	: SALE DEED
Consideration Price (Rs.)	: 1,51,75,000 (One Core Fifty One Lakh Seventy Five Thousand only)
First Party	: PREMA DEVI BAJLA
Second Party	: PRAVEEN KUMAR MEWARA AND OTHERS
Stamp Duty Paid By	: PRAVEEN KUMAR MEWARA AND OTHERS
Stamp Duty Amount(Rs.)	: 6,07,000 (Six Lakh Seven Thousand only)



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Signature
04/09/2020

RS 0000244798

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilstamp.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.



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सम्पत्ति का मूल्य
1,51,75,000/-
रुपये

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संविदा पंजी से मिलान किया
170457/-
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TDS 20 प्रतिशत
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01/9/2020

DEED OF ABSOLUTE SALE

THIS DEED OF SALE made on this the 9th day of September, 2020
at Ranchi

BETWEEN

MRS. PREMA DEVI BAJLA (DOB - 09.06.1952) Wife of Late Lalit Kumar Bajla, Daughter of Kamta Prasad Saraogi and Granddaughter of Nandlal Saraogi, by faith Hindu, by caste- Vaishya, by occupation- Housewife, resident of Flat No. 303, Subh Apartment, B.G Kher Road, Campacola Compound, Worli, Mumbai-

महोदय का [Signature]
प्राप्त पशुपालन वी भूमि घोटाला
एवं खाशमहल लीज [Signature]
वर्णित प्लॉट दर्ज नहीं है [Signature]

गैर मजरूबा प्रतिबन्धित सूचि से
खाता... 132/41 प्लॉट... 155/1 रु
का मिलान किया दर्ज नहीं पाया
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Amith
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Middle



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Little



04/09/2020 _____ (0/0)

Amith Bajaj

Director Bajaj

Maharashtra

Business

04/09/2020

ABC PAN : ABCPB8410A, AADHAR : 9371 8648 4088, Mob. No. :
(7858800300) represented through her Power of Attorney holder, **MR. AMITH**
BAJLA (DoB - 02.07.1974) (PAN : AEFPB2017R, AADHAR : 8322 9200 5053
& Mob. 7858800300) Son of Late Lalit Kumar Bajla, Grandson of Sri Trilok
Chand Bajla, by Faith- Hindu, by caste- Vaishya by occupation- Business, resident
of 3001, Tower-1, Sumer Trinity, New Prabhadevi Road, Mumbai-400025 being
power no- 5080/2018 dated 05.05.2018, which was registered at the office of joint
Sub Registrar, City IV, Mumbai Indian Citizen (hereinafter called "**the**
VENDOR") of the **FIRST PART**;

AND

(1) **MR. SACHIN BAJLA** (DoB - 13.06.1971) Son of Late Lalit Kumar Bajla,
Grandson of Sri Trilok Chand Bajla, by Occupation - Business, by Faith - Hindu,
by Caste - Vaishya resident of Flat No- 273/283, Kalpatru Horizon, B. S. K. Ahire
Marg, Worli, Mumbai 400018 (PAN : AAUPB4475A and AADHAR : 7665 3098
9989 and Mob. No.9930943349), (2) **MR. SUMIT BAJLA** (DoB - 01.10.1973)
Son of Late Lalit Kumar Bajla, Grandson of Sri Trilok Chand Bajla, by Occupation
Business, by Faith - Hindu, by Caste - Vaishya resident of Flat No.- 303, Shubh
Apartment, B.G. Kher Road, Campacola Compound, Worli, Mumbai- 400018
(PAN : ACIPB7187, AADHAR : 5935 7616 9277 and Mob. No. 9820330480) and
(3) **MR. AMITH BAJLA** (DoB - 02.07.1974) Son of Late Lalit Kumar Bajla,
Grandson of Sri Trilok Chand Bajla, by Occupation - Business, by Faith - Hindu,
by Caste - Vaishya resident of 3001, Tower-1, Sumer Trinity, New Prabhadevi
Road, Mumbai-400025 (PAN : AEFPB2017R, AADHAR : 8322 9200 5053 and
Mob. No. 7858800300) (herein after called as "**the CONFIRMING**
PARTIES/SECOND PARTY") of the **SECOND PART**;

AND

(1) **MR. PRAVEEN KUMAR MEWARA** (DoB - 13.09.1964) (PAN :
ACNPM5866D, AADHAR : 9766 3960 0385 and Mobile No. :
9431115358), (2) **MR. MANOJ KUMAR MEWARA** (DoB - 11.03.1966)
(PAN : AESPM8100M, AADHAR : 5505 4228 9884 and Mobile No. :
9431114796) both Sons of Late Nagarmall Mewara, Grandson of Late
Keshrimall Mewara, and (3) **MR. AYUSH MEWARA** (DoB - 06.12.1985) (PAN
: AKPPM1427L, AADHAR : 8162 5136 2891, Mobile No. :
9431104338) S/o Late Purushotam Mewara, Grandson of Late Nagarmall

~~Vendor~~ all by by Occupation - Business, Faith- Hindu, by Caste - Vaishya,
~~Vendor~~ of Sri Ram Garden, Kanke Road, P.S. Gonda, District Ranchi, Jharkhand,
~~Vendor~~ Citizen (hereinafter call "**the PURCHASERS/THIRD PARTIES**") of the
THIRD PART.

The terms and expressions "**VENDORS**", "**PURCHASERS**" and "**CONFIRMING PARTIES**" where so ever used and occurring in these presents shall always mean and include their respective heirs, legal representative, successor-in-interest, executors and assigns unless specifically excluded by or repugnant to the subject or context herein below whether expressly or be necessary implication.

WHEREAS the **VENDOR** is fully seized and possessed of or is otherwise well and sufficiently entitled to all that piece and parcel of land of Khata No. 178, under Khewat No. 9, Plot No. 1554 , Area 0.03 Acres, R. S Khata no- 141 ,under Khewat no- 5, Plot No. 1555, Area 0.02 acres, Plot No. 1556, Area 0.03 Acres, Plot no- 1558 Area 0.22 Acres , Plot no- 1562 Area 0.07 Acres, R.S Khata no- 176 ,under Khewat no- 8, Plot No.- 1560 Area 0.42 Acres, and R.S Khata No.- 137 under khewat no.-4, ,Plot No.- 1561 Area 0.10 Acres total area 0. 89 Acres beside other Plots situated at Village - Mesra, Thana No. 169, P.S.-Sadar, District - Ranchi more fully described in the Schedule below and same has been acquired by virtue of law of inheritance.

AND WHEREAS Revisional Survey Records of Rights of R.S Khata No.- 141, Plot No.- 1562 Area 0.07 Acres , Plot No.- 1555 Area 0.02 Acres, Plot No.- 1556 Area 0.03 Acres, Plot No.- 1558 Area 1.18 Acres beside other Plots situated at Village - Mesra, Revenue Thana Ranchi, Thana No.- 169, District - Ranchi is recorded as 'Bakast Malik' under Khewat No.- 5, and said Khewat No.- 5 is recorded in the name of. Mrs. Frada Martelli which published in the year 1934-35.

AND WHEREAS Revisional Survey Records of Rights of R.S Khata No.- 178, Plot No. 1554 , Area 0.08 Acre, beside other Plots situated at Village - Mesra, Revenue Thana Ranchi, Thana No.- 169, District - Ranchi is recorded as 'Bakast Malik' under Khewat No.- 9 and said Khewat No.- 9 is recorded in the name of Mrs. Frada Martelli.

AND WHEREAS the abolition of Zamindari or promulgation of the land Reforms Act. 1950 commonly known as 'Zamindari Abolition Act', whereby the intermediary rights hereto held by the Zaimindars or the Khewatdars, the above

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~~land~~ Mrs. Freda Martelli became the Raiyat (tenant) for the lands in the said ~~plots~~ numbered as 141 & 178.

AND WHEREAS Revisional Survey Records of Rights of R.S Khata No.- 137, Plot No.- 1561 Area 0.27 Acres beside other Plots situated at Village - Mesra, Revenue Thana Ranchi, Thana No.- 169, District - Ranchi is recorded as 'Bakast Malik' under Khewat No.- 4, and said Khewat No.- 4 is recorded in the name of The Assam Frontier Tea Company Limited.

AND WHEREAS Revisional Survey Records of Rights of R.S Khata No.- 176, Plot No.- 1560 Area 2.05 Acres, beside other Plots situated at Village - Mesra, Revenue Thana - Ranchi, Thana No.- 169, District - Ranchi is recorded as 'Bakast Malik' under Khewat No.- 8 and said Khewat No.- 8 is recorded in the name of The Assam Frontier Tea Company Limited. Therefore, after vesting of the intermediary rights in pursuance to the Land Reforms Act, 1950, the said company, became the Raiyat of the said lands in Khata No. 137 and 176.

AND WHEREAS the Assam Frontier Tea Company sold 3 (three) Acres and 1 (one) Acre, total 4 (four) Acres of land (being Plot No. 1560 under Khata No. 176, Plot NoS. 1559 and 1561 under Khata No. 137 (and Plot Nos. 1544/A and 1543 under Khata No. 137) at Village - Mesra more fully described in part I and Part II in the Schedule of the said Sale Deed; marked as I and II and delineated and shaded in Red wash in the Map attached to the said deed, to Mrs. Freda Martelli vide registered Deed of Sale No. 526 dated 24.01.1936, registered in the Office of the Registrar of Assurances Calcutta vide Book No.1, Volume No. 35 at pages 34 to 38 and put her possession over the same. The area of lands shaded in Blue Wash in the said map was held by Mrs. Martelli since before.

AND WHEREAS before her migration to England, Mrs. Freda Martelli sold a portion of her property being R.S Khata No. 178, under Khewat No. 9, Plot No. 1554, Area 0.08 Acres, R,S Khata No.- 141 under Khewat No.- 5, Plot No. 1555, Area 0.02 Acres, Plot No. 1556, Area 0.03 Acres, Plot No.- 1558 Area 1.18 Acres, Plot No.- 1562 Area 0.07 Acres, R.S Khata No.- 176 under Khewat No.- 8 Plot No.- 1560 Area 0.27 Acres and R.S Khata No.- 137 Plot No.- 1561 Area 2.05

1561
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1560
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boundary wall
situated at Village - Mesra, Thana No. 169, P.S. Sadar, District -
to Sri Rajendra Krishto Dutta son of Horendra Kristo Dutta by virtue of
registered Sale Deed No.- 2190 dated 05.05.1961 subsequently entered in Book
No. 1, Volume No. 74 at Pages 32 to 45 and registered in the Office of Assurance of
Calcutta and put him in possession over the same.

AND WHEREAS, the said Rajendra Kristo Dutta, after purchase of the
land and structures aforesaid, got his name mutated in revenue records in the Office
of the Circle Officer at Kanke Anchal and paid rents to the then State of Bihar;

AND WHEREAS the said Rajendra Krishto Dutta, who had various other
lands in village Mesra, transferred a portion of his lands of R,S Khata No.- 141
under Khewat No.- 5, Plot No. 1555, Area 0.02 Acres, Plot No. 1556, Area 0.03
Acres, Plot No.- 1558 Area 1.18 Acres, Plot No.- 1562 Area 0.07 Acres, R.S
Khata No.- 176 under Khewat No.- 8, Plot No.- 1560 Area 2.05 Acres and R.S
Khata No.- 137 Area Plot No.- 1561 Area 0.27 Acres beside other land situated at
Village - Mesra, Thana No. 169, P.S. Sadar, Dist. Ranchi to his son Gopendra
Krishto Dutta by virtue of registered Sale Deed No. 9923 dated 09.07.1973 entered
in Book No. 1, Volume No. 46 at Pages 104 to 110 which was registered at the
office of the District Sub Registrar, Ranchi, and put him in possession thereof.

AND WHEREAS after purchase of the lands aforesaid, Gopendra Krishto
Dutta got his name mutated in revenue records vide Mutation Case No. 42R27 of
1973-74 and paid rents to the then State of Bihar now Jharkhand.

AND WHEREAS Rajendra Krishto Dutta and his son Gopendra Krishto
Dutta mortgaged their lands at Village - Mesra to Mercantile Bank, Calcutta as a
security against a loan taken by them from the said Bank. However, since the said
Rajendra Krishto Dutta and his son Gopendra Krishto Dutta failed to repay the dues
and the interest to it the Mercantile Bank had to institute a suit against them for
recovery of its dues.

AND WHEREAS after the suit filed by the Bank against Rajendra Krishto
Dutta and Gopendra Krishto Dutta was decreed the Bank levied an Execution Case
No. 5 of 1976 in the court of Special Subordinate Judge at Ranchi.

AND WHEREAS the Judgment Debtors, namely Rajendra Krishto Dutta
and Gopendra Krishto Dutta later on filed an application in the executing court
praying therein that they may be allowed to sell a portion of their land for

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repayment of the decretal amount to the bank and the court by its order dated 06.06.1979 released a portion of the land, more fully described in schedule below, permitting them sell the land and deposit the proceeds within 6 weeks of the order for repayment of the same to the Decree Holder.

AND WHEREAS the Rajendra Krishto Dutta and his son Gopendra Krishto Dutta (Judgment Debtors) thereafter negotiated for sell of their land in Schedule beside other land with the predecessor-in-interest of the M/s Urban Hi Breed Farm (then a partnership concern) hereinabove and in pursuance whereof the predecessor-in-interest of the M/s Urban Hi Breed Farm filed a application in the Executing Court on 23.06.1979 for permission to purchase the lands in Schedule beside other land at the price quoted therein. Executing Court accepting the above proposal, the M/s Urban Hi Breed Farm deposited a sum of Rs. 35000/- being the sale price in the Civil Nazarat vide peremptory Receipt No. 258 dated 16.07.1979.

AND WHEREAS the said Rajendra Krishto Dutta and his son Gopendra Krishto Dutta (Judgment Debtors) executed and registered a Sale Deed being Sale Deed No. 6462 dated 16.07.1979 in favour of Urban Hi Breed Farm at Ranchi and put the said Urban Hi Breed Farm in peaceful possession over the lands so sold.

AND WHEREAS after purchase of the lands aforesaid, M/s Urban Hi Breed Farm got its name mutated in the office of Kanke Anchal, Ranchi in revenue records vide Mutation Case No. 86 R 27/1979-80 and paid revenue rents to the then State of Bihar.

AND WHEREAS M/S Urban Hi Breed Farm, at the relevant time, was a Partnership concern which was converted into a Private Limited Company incorporated under the Companies Act, 1956 on 1.12.1982 and all the assets and liabilities including the properties mentioned herein above were therefore transferred to the said Company. However, with effect from 15.06.1988, the company became a public limited company and its nomenclature was changed from 'Urban Hi Breed Farm Pvt. Limited' to 'Urban Hi Breed Farm Limited'.

AND WHEREAS the said 'Urban Hi Breed Farm Limited has decided to wound up its farm at Ranchi and in pursuance to the Board's Resolution passed on 7th May, 2004, the Board has authorized its Director, Sri Tushar Kanti Sen, to execute, sign and deliver agreements to and Sale Deeds for sell of the lands and assets aforesaid at village - Mesra, Ranchi in favour of the purchaser/s.

Sanith
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AND WHEREAS the said 'Urban Hi Breed Farm Limited through its ~~Vendor Sri~~ Tushar Kanti Sen son of Sri Nani Gopal Sen sold his purchased land of ~~R.S Khata~~ No.- 137, under Khewat No.- 4, Plot No.- 1561, Area 10 Decimals, R.S ~~Khata~~ No.- 141, under Khewat No.- 5, Plot No.- 1555, Area 02 Decimals, Plot No.- 1556 Area 03 Decimals, Plot No.- 1558, Area 22 Decimals, Plot No.- 1562, Area 07 Decimals, R.S Khata No.- 176, under Khewat No.- 8, Plot No.- 1560, Area 42 Decimals and R.S Khata No.- 178, under Khewat No.-9, Plot No.- 1554, Area 03 Decimals total Area 89 Decimals situated at Village – Mesara, Thana - Ranchi present P.S. - Sadar, Thana No.- 169, District - Ranchi, State Jharkhand to Lalit Kumar Bajla HUF through Karta Sri Lalit Kumar Bajla son of Sri Trilok Chand Bajla by virtue of registered Sale Deed No. 8460, Sl. No 9385 dated 19.07.2004 which was registered at District Sub Registrar Office Ranchi and put him in peaceful possession thereof.

AND WHEREAS the said Lalit Kumar Bajla died on 12.10.2011 leaving behind his wife the VENDOR (Mrs. Prema Devi Bajla) and three sons the namely Mr.Sachin Bajla, Mr.Sumit Bajla & Mr. Amith Bajla, the CONFIRMING PARTIES and after death of Lalit Kumar Bajla his wife and sons jointly inherited the entire estate/properties of Lalit Kumar Bajla and came in peaceful possession thereof.

AND WHEREAS the said CONFIRMING PARTIES released and relinquished their right, title and interest in respect of the said land in favour of their mother forever and absolutely and confirmed the right, title, interest and possession of their mother the VENDOR as such for avoiding future litigation put their hands in this deed as CONFIRMING PARTIES.

AND WHEREAS VENDOR mutated her name in the office of Kanke Anchal Ranchi under Mutation Case No.150 R 27/2020-2021 and accordingly paid revenue rent to the state. Thus the VENDOR become the absolute owner and in possession thereof.

AND WHEREAS VENDOR declared that she has not done anything hereto formed, committed, done suffered or permitted any act, deed matter of thing whether of commission or omission by reason thereof the said property conveyed by these presents, has in any way been impeached, charged, mortgaged, sold, leased, gifted, exchanged or otherwise alienated or affect whether in title or in

Sumit
04/09/2020

~~and~~ parcel of land more fully described in the Schedule herein below and ~~shown~~ in RED WASH in the Sketch Map attached herewith this deed of sale as part of it, free from all encumbrances, charges and liens whatsoever together with her all right, title, interest, liberties, privileges, advantages, right of easement, user of road and all other appurtenances whatsoever both in Law and Equity arising out of and in connection with the said piece and parcel of land having permanent heritable and transferable right to the PURCHASERS to have and hold the same forever and absolutely.

2. That the VENDOR hereby assure and covenant to the PURCHASERS that the piece and parcel of land hereby sold, transferred and demised by the VENDOR to the PURCHASERS is free from all encumbrances, lien and charges whatsoever and the VENDOR has done nothing whereby and where under the said piece of land and the right, title and interest therein may in any manner, be charged with the payment of any money or monies and the VENDOR has good, valid and subsisting right to make this transfer in the manner hereby done.
3. That the VENDOR hereby further covenant and agree that she will at the request and cost of the PURCHASERS do, perform or cause to be done, performed and executed any further lawful acts, deeds, or things as may be necessary in future for further or more fully and perfectly assuring the title of the PURCHASERS to and in respect of the piece of property hereby sold and transferred to them .
4. That the VENDOR has this day put the PURCHASERS in actual physical possession over all that piece and parcel of land which has been hereby sold to and demised unto the PURCHASERS under this deed of sale forever and absolutely.
5. That the PURCHASERS shall and may from time to time and at all times hereinafter peacefully and quietly enter upon, have hold occupy, passes and enjoy the property more fully and particularly described in the Schedule herein below and shall receive and take all rents, profits and issues thereof and every part thereof without any let, hindrance or objection whatsoever from or by the VENDOR or any person or persons claiming through, from

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04/09/2020

or entrust of her . The PURCHASERS shall have all the right and liberty according to Law to construct building etc. and shall be at liberty to enjoy, use, deal and transfer and mortgage the same in the manner they like.

6. That the PURCHASERS shall be entitled to secure mutation of their name in all revenue records of the State of Jharkhand particularly in the records kept and maintained at the Kanke Anchal Office, Ranchi, or wherever it will be necessary with respect to the property which has been more fully described in the Schedule herein below and the PURCHASERS shall be liable to pay revenue rent etc. to the concerned department.

MEMO OF CONSIDERATION

Rs.1,51,75,000/- (Rupees One Crore Fifty One Lacs Seventy Five Thousand)

Sl. No.	NEFT/CHEQUE/TDS Particulars	Date	Name of Bank and Branch	Consideration Amount
01.	NEFT under UTR No. 000091090068	29.07.2020	ICICI Bank, Upper Bazar, Ranchi	Rs.03,00,000/-
02.	NEFT under UTR No. 000091090750	29.07.2020	ICICI, Bank, Upper Bazar, Ranchi	Rs.03,00,000/-
03.	NEFT under UTR No. 000091089853	29.07.2020	ICICI Bank, Upper Bazar, Ranchi	Rs.03,00,000/-
04.	CHEQUE No. 001214	19.08.2020	ICICI Bank, Upper Bazar, Ranchi	Rs.47,20,200/-
05.	CHEQUE No. 008605	19.08.2020	ICICI Bank, Upper Bazar, Ranchi	Rs.47,20,200/-
06.	CHEQUE No. 003836	19.08.2020	ICICI Bank, Upper Bazar, Ranchi	Rs.47,20,200/-
07.	TDS paid vide Challan Serial No. 02658	20.08.2020	ICICI Bank, Upper Bazar, Ranchi	Rs.00,38,000/-
08.	TDS paid vide Challan Serial No. 02516	20.08.2020	ICICI Bank, Upper Bazar, Ranchi	Rs.00,38,000/-
09.	TDS paid vide Challan Serial No. 02164	20.08.2020	ICICI Bank, Upper Bazar, Ranchi	Rs.00,38,000/-
10.	cash			Rs.00,00 400/-
			Total	Rs.1,51,75,000/-

Shukla
04/09/2020

"SCHEDULE"

All that piece and parcel of land of R.S Khata No. - 137, under Khewat No. - 4, Plot No. - 1561, Area 10 Decimals, R.S Khata No. - 141, under Khewat No. - 05, Plot No. - 1555, Area 02 Decimals, Plot No. - 1556 Area 03 Decimals, Plot No.- 1558, Area 22 Decimals, Plot No.- 1562, Area 07 Decimals, R.S Khata No. - 176, under Khewat No. - 8, Plot No. - 1560, Area 42 Decimals and R.S Khata No.- 178 under Khewat No. - 9, Plot No. - 1554, Area 03 Decimals total Area 89 Decimals situated at Village- Mesara, Thana - Ranchi, present P.S. -, Sadar, Thana No. - 169, District - Ranchi, State Jharkhand having permanent Heritable and transferable Right, which has been shown in RED WASH in the Sketch Map attached herewith this Deed of Sale as part of it and is bounded and butted as follows:-

NORTH :- Plot no- 1553, 1554, 1563 & 1565

Shweta
Dulakh

SOUTH :- Land of Abhimanu Modi .
EAST :- Village Rudia.
WEST :- Village Road.

CERTIFICATE

It is certified that the land mentioned in the Schedule does not come under the Government land. The aforesaid land has not been acquired by the any Government for C.C.L., B.C.C.L., H.E.C. or E.C.L. It is further certified that the said land is not a Schedule Tribes Land or Forest Land and free from ceiling and do not fall under the land of Math, Mandir, Girja, Masjid, Gurudwara, Hargari, Sarna or Pahnai and same has been not acquired by the Government for any purpose. That the said land is not under the provision of C.N.T. Act.

IN WITNESS WHEREOF the VENDOR through her Power of Attorney holder and CONFIRMING PARTIES have put signatures to these presents at Ranchi on the date, month and year first above written.

WITNESS:-

1. Pradeep Kumar Aggarwal
S/o Sri Kedar Nath Aggarwal
Lalpur, Ranchi.

[Signature]
04/09/2020
(VENDOR)

Through Power of Attorney Holder

2. RK Shergava
S/o Late R. Jyoti Singh
Kadru, Ranchi.

[Signature]
04/09/2020

(Sachin Bajla)

Sumit
(Sumit Bajla)
04/09/2020

Drafted by :

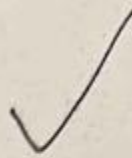
Amith 04/09/2020
(Amith Bajla)
CONFIRMING PARTIES

Computer Typed by :

Amith
04/09/2020

Amith

SIGNATURE, PHOTOGRAPH AND FINGER IMPRESSION OF
LEFT HAND OF THE PURCHASER AT SERIAL NO. 1



Praveen Kr. Meena
04/09/2020

Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb

Praveen K. Meena
04/09/2020

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

**SIGNATURE, PHOTOGRAPH AND FINGER IMPRESSION OF
LEFT HAND OF THE PURCHASER AT SERIAL NO. 2**



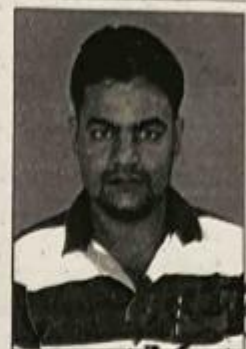
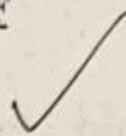
Hanuman Kumar Meena
04/09/2020

Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb

Signature
04/09/2020

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

SIGNATURE, PHOTOGRAPH AND FINGER IMPRESSION OF
LEFT HAND OF THE PURCHASER AT SERIAL NO. 3



[Signature]
04/09/2020

Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb

[Signature]
04/09/2020

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



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

खेता का नाम, अभिभावक का नाम, रिश्ता
जाति, निवासी

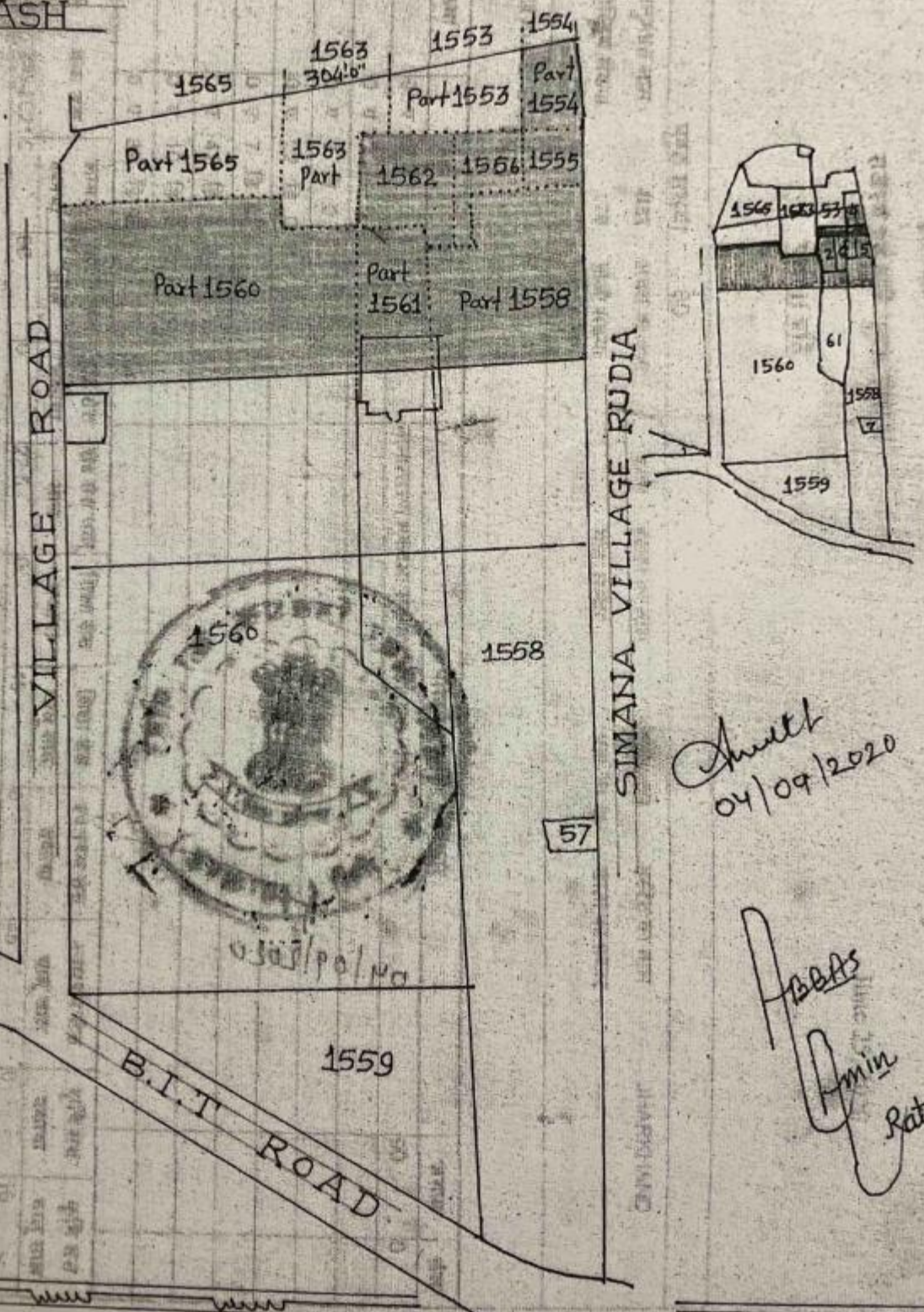
खिला का नाम राँची अंचल का नाम काँके हलका का नाम हल्का-09 मौजा का नाम मेसरा
खेवट नम्बर 4 खाता नम्बर 137 थाना का नाम राँची थाना नम्बर 169

(1)	(2)	(3)	किसम जमीन	मिजान		कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त
				क्रियारी संख्या (5)				रौ (10)	आ (11)	पै (12)	
1157	?	टांड देवनाथ गोड़ाइत ? शीवाना रुदीया	चाय बगान टांड दो ।	25 एकड़	50 डिसमील	आम/35 जामुन/11 काजु/27 तुल/5 पैर/1 करज/1 कुलहक वकबजे नीज					वकाशत मालिक
1203	?	दोन मुशमात बुधनी उराँइन ? शीवना रुदीया	चाय बगान टांड दो ।	20 एकड़	60 डिसमील	आम/25 जामुन/6 चाप/23 तुल/4 बैर/2 करज/1 कटहल/1 शीशम/1 डुमर/3 कुलहक वकबजे नीज					वकाशत मालिक
1543	?	रास्ता ? चाह बगान	चाय बगान टांड दो ।	0 एकड़	3 डिसमील			0	0	0	वकाशत मालिक
1559	?	चाय बगान नीज ? रास्ता	चाय बगान टांड दो ।	0 एकड़	8 डिसमील	आम/4 जामुन/2 कटहले/1 कुलहक वकबजे नीज					वकाशत मालिक
1561	?	मकान फीरीगमा डेलमेर साहव नीज ? चाय बगान नीज	चाय बगान टांड दो ।	0 एकड़	27 डिसमील	आम/1 काजु/1 करज/1 कुलहक वकबजे नीज					वकाशत मालिक
1578	?	चाय बगान नीज ? दोन शीख दयाल मीरदहा	चाय बगान टांड दो ।	0 एकड़	29 डिसमील						वकाशत मालिक

ऑनलाइन जाँच

खाता मे कुल प्लोट संख्या 6 खाता का कुल मिजान (खतियान के अनुसार) 47 17 खाता का कुल लगान 0 0 0

VILLAGE MESRA. THANA SADAR, RANCHI.
 THANA No. 169. PLOT No. 1554-03 DEC, PLOT
 No. 1555-02 DEC, PLOT No. 1556-03 DEC,
 PLOT No. 1558-22 DEC, PLOT No. 1560-42
 DEC, PLOT No. 1561-10 DEC, & PLOT No. 1562-07
 DEC. TOTAL AREA 89 DECIMAL SHOWN IN RED
 WASH



Shukh
 04/09/2020

HBBAS
 Amin
 Ratu



प्रारणक सरकार

झारखंड सरकार

राजस्व एवं भूमि सुधार विभाग

पंजी II प्रति

June 25, 2020

भाग वर्तमान	12	पृष्ठ संख्या	60
जिला का नाम	राँची	अनुसूत नाम	सदर
मौजा का नाम	मेसरा	होल्डिंग संख्या	178
		अचल का नाम	तौजी संख्या
		कॉक	हलका का नाम
		शाना नम्बर	हलका-09
			इस्टेट का नाम
			JHARKHAND

Prerna Devi Bajja, पति-Late Lalit Kumar Bajja,

जाति- ---

खता नम्बर	प्लोट संख्या	रकबा	परिवहन संकेत	नगान	सेस								
178	1554	0 ए 3 डि 0 हे	परिवहन संकेत 150/2020-2021	90	0								
141	1555	0 ए 2 डि 0 हे											
141	1556	0 ए 3 डि 0 हे											
141	1558	0 ए 22 डि 0 हे											
141	1562	0 ए 7 डि 0 हे											
176	1560	0 ए 42 डि 0 हे											
137	1561	0 ए 10 डि 0 हे											
	कुल परिमाण	0 ए 89 डि 0 हे											
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल
06-25-2020	0889624842	2020-2021	2020-2021	90	0	22.5	0	45	0	45	0	0	18

Mutation Cases on the above transaction in Register-II

Mutation Cases Not Found !!

V

फरद मलकी / फरद रैयती Page No. : 60
 नाम रैयत मय वलितयत जमाबन्दी Vol. No. : 12
 वो सकुनत नम्बर। Receipt No. : 0889624842

खेसरा संख्या	रकबा (एकड़ में)
1554, 1555, 1556, 1558, 1560, 1561, 1562	0 एकड़ 89 डिसमील 0 हेक्टर
अराजी भावती	तफसील हिसाब लगान भावती

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

	सालाना	बकाया				हाल (2020-2021)
		तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष	
(नकदी)	90.00					90.00
(भावती)	22.50					22.50
.....	45.00					45.00
.....	45.00					45.00
.....	18.00					18.00
	220.50					220.50

तफसील अदायकारी

अदायकारी दाबत	बकाया				मौतालबा हाल (2020-2021)	फाजिल
	तीन वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	1 ला वर्ष		
मान (नकदी)					90.00	
मुजबूती (भावती)					22.50	
धेरा					45.00	
श					45.00	
मुतफरकात					18.00	
मीजान अदायकारी					220.50	

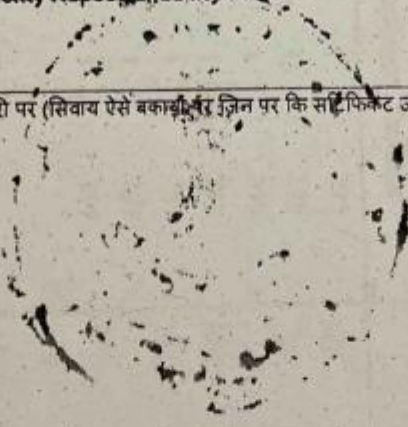
(1) मीजान कुल (लफजों में) : Two Hundred Twenty Rupees and Fifty Paise

(2) नाम देहिन्दा -

(3) कुल बकाया- 220.50

तारीख अमला तहसील कुनिन्दा : 25-06-2020

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



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

ऑनलाइन जाँचा



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

नामांतरण शर्हि-पत्र

Duplicate-copy CRSLP140236981



जिला का नाम राँची अनुमंडल नाम सदर अंचल का नाम काँके हिल्का हिल्का-09
इस्टेट का नाम झारखण्ड भाग 12 प्लॉट संख्या वर्तमान 60 शाना न. 169
वर्तमान (VOL) 12

क्रमिक संख्या	केस न.	मौजा का नाम/ राजस्व शाना न.	शाना का नाम	स्वीकृत द्वारा और तिथि	परिवर्तन प्रकार	अभिधृत जिसमें नामांतरण संबंधित है	खाता न.	भाग	प्लॉट संख्या	वर्तमान	वर्तमान	खाता न.	प्लॉट न.	कारोबार विस्तृत सूचना क्षेत्रफल	लगान	रजिस्टर 2 अद्यतन तिथि अभ्युक्ति
36981	150						178	1	295	295	178	1554	3	3	90	
	/R27	मेसर/ 169	राँची	25/06/2020	By Succession Registration Deed	खाता न.	141	1	295	295	141	1555	2	2		
	2020 - 2021				Dated 23/05/2020	खाता न.	141	1	295	295	141	1556	3	3		
						खाता न.	176	1	295	295	141	1558	22	22		
						खाता न.	137	1	295	295	141	1562	7	7		
						खाता न.	176	1	295	295	176	1560	42	42		
						खाता न.	137	1	295	295	137	1561	10	10		

शाना का नाम :
(Pargana) Doyal Bhalupati-Late Lalit Kumar Bajla, जाति-----,
प्लॉट No. 4, Ashok Nagar, Ranchi)

जमाबंदी रैयत का नाम :
अखन ही सीट फार्म तुसार कांती सेन-पिता-श्री गोपाल सेन

विक्रेता का नाम :
M/S Urban Hi B F Ltd thro Dir Tushar Kanti Sen, पिता-
Nani Gopal Sen, जाति-----, पत्ता-Anand Niketan, Joka. 24
Parganas, W.B.

Signature valid



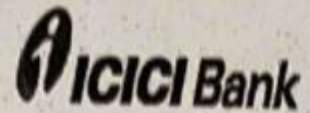
Digitally signed by:

ANIL KUMAR

अंचलाधिकारी

काँके





Challan No./ITNS 280	Tax Applicable		Assessment Year
	(0020) INCOME TAX ON COMPANIES (CORPORATION TAX) <input type="checkbox"/>	(0021) INCOME TAX OTHER THAN COMPANIES <input checked="" type="checkbox"/>	2021-22

PAN: AESPM8100M
 Full Name : MANXX XXMAR MEWARA
 5058200, 19082020, ABCPB8410A, AH1596733, RANCHI, JHARKHAND, 834008
 Tel. No. :

Type of Payment :

(100) Advance Tax <input type="checkbox"/>	(102) Surtax <input type="checkbox"/>
(300) Self Assessment Tax <input type="checkbox"/>	(106) Profits of Domestic Companies <input type="checkbox"/>
(400) Tax on Regular Assessment <input type="checkbox"/>	(800) TDS on Sale of Property <input checked="" type="checkbox"/>
(110) Secondary Adjustment Tax <input type="checkbox"/>	(111) Accretion Tax <input type="checkbox"/>
(107) Tax on Distributed Income to Unit Holders <input type="checkbox"/>	

Details of Payment

Amount (In Rs. only)

Income Tax	38000
Surcharge	0
Education Cess	0
Interest	0
Penalty Code	
Penalty	0
Others	0
Fee	0
Total	38000
Total (in words)	Rupees Thirty Eight Thousand and Paise Zero Only.

Crores	Lakhs	Thousands	Hundreds	Tens	Units
Zero	Zero	Thirty Eight	Zero	Zero	Zero

Debit to A/c 115005001691
 Date 20-08-2020
 Drawn on Internet Banking Payment through ICICI Bank

FOR USE IN RECEIVING BANK
 Debit to A/c / Cheque credited on
 20-08-2020(DD-MM-YYYY)

Payment Status : Successful
 Bank Reference No.: 51309696

SPACE FOR BANK SEAL

ICICI Bank
 Uttam Nagar, New Delhi
 CIN

BSR Code 6390340

Tender Date 200820

Challan Serial No. 02516

Rs. 38000

Tax payer remarks. : TDS Mewara

Taxpayers Counterfoil

PAN: AESPM8100M
 Received From : MANXX XXMAR MEWARA
 Paid in Cash / Debit to A/c / Cheque No : 115005001691
 For Rs. : 38000
 Rs (in words) : Rupees Thirty Eight Thousand and Paise Zero Only.
 Drawn on: Internet Banking Payment through ICICI Bank
 On Account of : (0021)Other than Companies Tax
 Type of Payment (800)TDS on Sale of Property
 For the Assessment Year : 2021-22

Payment Status : Successful
 Bank Reference No.: 51309696

SPACE FOR BANK SEAL

ICICI Bank
 Uttam Nagar, New Delhi
 CIN

BSR Code 6390340

Tender Date 200820

Challan Serial No. 02516

Rs. 38000

Form 26QB

Your E-tax Acknowledgement Number is AH1597540

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

Tax Applicable	0021	Assessment Year	2021-22
Minor Head Code	800	Financial Year	2020-21
Permanent Account No. (PAN) of Transferee(Payer/Buyer)	AKPPM1427L	Permanent Account No. (PAN) of Transferor (Payee/Seller)	ABCPB8410A
Full Name (Masked) of the Transferee	AYUXX XXWARA	Full Name (Masked) of the Transferor	PREXX XXVI BAJLA
Category of Transferee on the basis of PAN	Individual	Category of Transferor on the basis of PAN	Individual
Status of PAN as per ITD PAN Master	Active PAN	Status of PAN as per ITD PAN Master	Active PAN

Complete Address of the Proper

ty Transferee

Name of premises/Building/ Village SRI RAM GARDEN
 Flat/Door/Block No.
 Road/Street/Lane KANKE ROAD
 City/District RANCHI
 State JHARKHAND
 Pin Code 834008
 Email ID ACPKM1964@GMAIL.COM
 Mobile No. 9431104338

Complete Address of the Proper

ty Transferor

Name of premises/Building/ Village SUBH APARTMENT
 Flat/Door/Block No. 303, CAMPA COLA COMPOUND
 Road/Street/Lane B G KHER ROAD
 City/District MUMBAI
 State MAHARASHTRA
 Pin Code 400018
 Email ID AMITH.BAJLA@TWS.EDU.IN
 Mobile No. 9820330095

Date of Agreement/Booking	20/08/2020	Whether more than one Transferee/Buyer	Yes
Date of Payment/Credit	19/08/2020	Whether more than one Transferor/Seller	No
Date of Tax Deduction	19/08/2020	Payment Type	Lumpsum

Complete Address of the Proper

ty Transferred

Type of Property Land
 Name of premises/Building/ Village KHATA NO 178,141,176,137
 Flat/Door/Block No.
 Road/Street/Lane VILL MESRA, THANA SADAR
 City/District RANCHI
 State JHARKHAND
 Pin Code 835215

Tax Deposit De

tails

Rate of TDS (in %)	0.75
Total Amount Paid/Credited	5058200
TDS Amount to be paid	36000
Interest	0
Fee	0
Total payment	38000.00
Value in words	Thirty Eight Thousand Rupees and pais

Total Value of Consideration (Property Value) 15174600

Mode of Payment Online (Net-Banking)

Challan No./ITNS 280	Tax Applicable		Assessment Year
	(0020) INCOME TAX ON COMPANIES (CORPORATION TAX)	<input type="checkbox"/>	2021-22
	(0021) INCOME TAX OTHER THAN COMPANIES	<input checked="" type="checkbox"/>	

PAN: AKPPM1427L
 Full Name : AYUXX XXWARA
 5058200, 19082020, ABCPB8410A, AH1597540, RANCHI, JHARKHAND, 834008
 Tel. No. :

Type of Payment :			
(100) Advance Tax	<input type="checkbox"/>	(102) Surtax	<input type="checkbox"/>
(300) Self Assessment Tax	<input type="checkbox"/>	(106) Profits of Domestic Companies	<input type="checkbox"/>
(400) Tax on Regular Assessment	<input type="checkbox"/>	(800) TDS on Sale of Property	<input checked="" type="checkbox"/>
(110) Secondary Adjustment Tax	<input type="checkbox"/>	(111) Accretion Tax	<input type="checkbox"/>
(107) Tax on Distributed Income to Unit Holders	<input type="checkbox"/>		

Details of Payment	
	Amount (in Rs. only)
Income Tax	38000
Surcharge	0
Education Cess	0
Interest	0
Penalty Code	
Penalty	0
Others	0
Fee	0
Total	38000
Total (in words)	Rupees Thirty Eight Thousand and Paise Zero Only.

FOR USE IN RECEIVING BANK	
Debit to A/c / Cheque credited on 20-08-2020(DD-MM-YYYY)	
Payment Status :	Successful
Bank Reference No.:	51311064
SPACE FOR BANK SEAL	
ICICI Bank	
Uttam Nagar, New Delhi	
CIN	
BSR Code	6390340
Tender Date	200820
Challan Serial No.	02658
Rs.	38000
Tax payer remarks. :	TDS Mewara

Crores	Lakhs	Thousands	Hundreds	Tens	Units
Zero	Zero	Thirty Eight	Zero	Zero	Zero
Debit to A/c		115005001691			
Date		20-08-2020			
Drawn on		Internet Banking Payment through ICICI Bank			

Taxpayers Counterfoil	
PAN:	AKPPM1427L
Received From :	AYUXX XXWARA
Paid In Cash / Debit to A/c / Cheque No :	115005001691
For Rs. :	38000
Rs (in words) :	Rupees Thirty Eight Thousand and Paise Zero Only.
Drawn on:	Internet Banking Payment through ICICI Bank
On Account of :	(0021)Other than Companies Tax
Type of Payment	(800)TDS on Sale of Property
For the Assessment Year :	2021-22

Payment Status :	Successful
Bank Reference No.:	51311064
SPACE FOR BANK SEAL	
ICICI Bank	
Uttam Nagar, New Delhi	
CIN	
BSR Code	6390340
Tender Date	200820
Challan Serial No.	02658
Rs.	38000

508/5080

Saturday, May 05, 2018
9:24 AM

पावती

Original/Duplicate

नोंदणी क्र. : 39M
Regn. : 39M

पावती क्र. : 5456 दिनांक: 05/05/2018

गावाचे नाव: लोअर परेल

दस्तावेजाचा अनुक्रमांक: बबई4-5080-2018

दस्तावेजाचा प्रकार : कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: - - प्रेमा देवी बाजला

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 220.00

पृष्ठांची संख्या: 11

एकूण:

रु. 320.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अर्दीजे
9:25 AM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, मुंबई/4

बाजार मूल्य: रु.0/-

मांबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

सह. दुय्यम निबंधक कार्या - ३

मुंबई वाहर क्र. ४

1) देयकाचा प्रकार: eChallan रक्कम: रु.100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001206501201819E दिनांक: 05/05/2018

द्विकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 220/-

DELIVERED

CHALLAN
MTR Form Number-6

Barcode		Date	05/05/2018-07:14:32	Form ID	48(f)						
General Of Registration			Payer Details								
Stamp Duty			TAX ID (If Any)								
Registration Fee			PAN No.(If Applicable)								
BOM JT SUB REGISTRAR MUMBAI 4			Full Name								
MUMBAI			Prerna Devi Balle								
2018-2019 One Time			Flat/Block No.								
Account Head Details		Amount In Rs.	Premises/Building								
000045501	Stamp Duty	500.00	Road/Street								
000063301	Registration Fee	100.00	Area/Locality								
			Town/City/District								
			PIN								
			0 0 0 0 0 0								
			Remarks (If Any)								
			SecondPartyName=Amith Balle								
			<table border="1"> <tr> <td colspan="3">बॉलई - ४</td> </tr> <tr> <td>५००</td> <td>१</td> <td>९९</td> </tr> </table>			बॉलई - ४			५००	१	९९
बॉलई - ४											
५००	१	९९									
			Amount in Words								
			Six Hundred Rupees Only								
Payment Details		FOR USE IN RECEIVING BANK									
BANK OF MAHARASHTRA											
Cheque-DO Details		Bank CIN	Ref. No.	0230004201890503638	554785614						
Cheque/DO No.		Bank Date	RBI Date	05/05/2018-07:15:48	Not Verified with RBI						
Name of Bank		Bank-Branch	BANK OF MAHARASHTRA								
Name of Branch		Scrub No. / Date	Not Verified with Scrub								



बॉलई - ४
५०० १ ९९
Six Hundred Rupees Only

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालन केवल दस्तावेज निलंबक कार्यालयता नोंदणी करवावयाच्या दस्तावेजांसाठी लागू आहे. नोंदणी न करतावयाच्या दस्तावेजांसाठी सदर चालन लागू नाही.

Challan Defaced Details

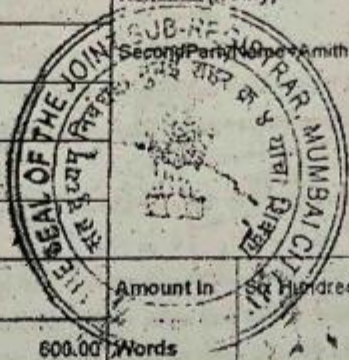
Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-508-5080	0000681030201819	05/05/2018-09:15:31	IGR549	100.00
2	(IS)-508-5080	0000681030201819	05/05/2018-09:15:31	IGR549	500.00
Total Defacement Amount					800.00

Page 1/1
Print Date 05-05-2018 09:15:32

Prerna PRK. Balle
Amith

CHALLAN
MTR Form Number-6

Barcode		Date	05/05/2018-07:14:32	Form ID	48(f)
Inspector General Of Registration			Payer Details		
Stamp Duty			TAX ID (If Any)		
Type of Payment Registration Fee			PAN No.(If Applicable)		
Office Name BOM4_JT SUB REGISTRAR MUMBAI 4			Full Name Prema Devi Bajra		
Location MUMBAI			Flat/Block No.		
Year 2018-2019 One Time			Premises/Building		
Account Head Details		Amount In Rs.	Road/Street		
0030045501 Stamp Duty		500.00	Area/Locality		
0030063301 Registration Fee		100.00	Town/City/District		
			PIN		
			Remarks (If Any)		
			Secondary Party Name Premith Bajra		
			Amount In Words		
Total		600.00	Hundred Rupees Only		
Payment Details BANK OF MAHARASHTRA			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref. No.	02300042018050503636 554785814
Cheque/DD No.			Bank Date	RBI Date	05/05/2018-07 15 48 Not Verified with RBI
Name of Bank			Bank-Branch BANK OF MAHARASHTRA		
Name of Branch			Scroll No. Date Not Verified with Scroll		



NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सधर चलन केवल दुस्यम निवेदाक कार्यालयत बोदणी करावयाच्या दस्त्यासोही लागू आहे. लढाणी न करावयाच्या दस्त्यासोही सधर लागू नाही.

Prema Devi Bajra

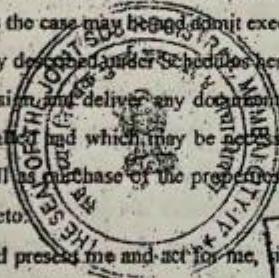
(Handwritten Signature)

बवई - ४ 15		
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२०१८		

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT I, Mrs. Prema Devi Bajla wife of late Lalit Kumar Bajla Aged about 66 Years, Resident of Flat No. 303, Shubh Apartments, B.G. Kher Road, Campacola Compound, Worli, Mumbai - 400018 (AADHAR : 9371 8648 4088) am 66 years old lady and as such unable to attend effectively to the transactions in the Offices of Registrar/District Sub Registrar at Ranchi and/or any other competent authority in connection with the sale of my properties more fully and particularly described under Schedule "A", Schedule "B" and Schedule "C" hereinafter and in connection with the purchase of properties more fully and particularly described under Schedule "D" and Schedule "E" hereinafter due to my Health Issues on account of my old age and as such it has become necessary for me to constitute and appoint Attorney for the purposes mentioned herein below in respect of my properties. Hence, I do hereby constitute and appoint Mr. Amith Bajla son of late Lalit Kumar Bajla Resident of 3001, Tower 1, Sumer Trinity Tower, New Prabhadevi Road, Mumbai 400 025 at present residing at Taurian World School Campus, Knowledge City, Village Hazam, P.O. Dundigarha, P.S. Tupudana O.P. (Dhurwa), District Ranchi (AADHAR : 832292005053) to be my true and lawful attorney for myself and in my name and on my behalf to do, execute and perform all or any of the following lawful acts, deeds and things that is to say :

1. To appear before the Registration Authority at Ranchi that is Registrar/District Sub Registrar at Ranchi and present me and act for me, sign all papers including the Sale Deed and appear before the Registration Authority on my behalf that is Registrar/District Sub-Registrar, Ranchi as the case may be and admit execution in respect of my properties more fully and particularly described under Schedules hereto.
2. To lodge, execute, sign and deliver any documents, deeds, other relevant documents by whatsoever name called and which may be necessary to be signed by me in connection with the Sale as well as purchase of the properties more fully and particularly described under Schedules hereto.
3. To appear before and present me and act for me, sign all papers including Sale Deed and to admit execution.
4. To execute, carry into effect and perform the registration of the said properties and complete the registration formalities in my name and on my behalf with the Vendor Vendors or any other person or persons acting for or on his/her behalf and/or to cancel and/or repudiate the same without making me liable for any loss or damage by other reasons thereof and to take such steps to contest the demand, which are considered arbitrary, illegal and otherwise not maintainable in law.
5. To pay/deposit the requisite fee, levies, municipal taxes and/or other charges as may be required by the concerned authority on account of registration of the said properties, apply for copies or certified copies and receive the copies of documents, and other relevant documents from the office of Registrar/District Sub Registrar, Ranchi or any other appropriate authority, to apply electric connections from the Electricity Authority, water connection from the authority concerned and to take such steps to contest the demands which are considered arbitrary, illegal and otherwise not maintainable under law.
6. To do, execute and perform any other act or acts, deed or deeds, matter or things, whatsoever which in the opinion of my said Attorney ought to be done, executed and performed in relation to the sale of my properties more fully described under Schedule



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4000	3	99

Prema Devi Bajla

Prema Devi Bajla

Amith

"A", Schedule "B" and Schedule "C" hereinafter and in relation to purchase of properties more fully and particularly described under Schedule "D" and Schedule "E" hereinafter or other affairs ancillary or incidental thereto fully and effectually as I myself could do the same if I was personally present.

7. This Power of Attorney of the above said properties and there is no matter of receiving any consideration.

I hereby agree and undertake to ratify all acts, deeds and things as may be done by my said Attorney for and on my behalf in pursuance of these presents.

SCHEDULE "A"

Office No. 605 measuring Built Up Area 560 sq. ft. on the 6th Floor of the commercial complex commonly known as "Panchwati Plaza" standing over R.S. Plot No.10 area 0.72 Acre, R.S. Plot No. 8 area 0.02 Acre and R.S. Plot No. 9 area 0.01 Acre (total area 75 Decimals) under R.S. Khata No. 3, Khewat No. 3, Corresponding to M.S. Plot No. 1704 bearing Holding No. 1386/A, 1386/B, 1386/C, 1386/C1 and New Holding No. 0220001947000D1, Ward No.3 and New Ward No. 22 situated at village Chadri, P.S. Kotwali, Thana No. 199, District Ranchi along with undivided proportionate share of land measuring an area 240 sq. ft. and car parking space bearing No. 35 in the basement together with the right to use all common amenities and facilities

SCHEDULE "B"

Office No. 606 measuring Built Up Area 536 sq. ft. on the 6th Floor of the commercial complex commonly known as "Panchwati Plaza" standing over R.S. Plot No.10 area 0.72 Acre, R.S. Plot No. 8 area 0.02 Acre and R.S. Plot No. 9 area 0.01 Acre (total area 75 Decimals) under R.S. Khata No. 3, Khewat No. 3, Corresponding to M.S. Plot No. 1704 bearing Holding No. 1386/A, 1386/B, 1386/C, 1386/C1 and New Holding No. 0220001945000D1, Ward No.3 and New Ward No. 22 situated at village Chadri, P.S. Kotwali, Thana No. 199, District Ranchi along with undivided proportionate share of land measuring an area 181 sq. ft. and car parking space in the basement together with the right to use all common amenities and facilities

SCHEDULE "C"

All the piece and parcel of 1.16 Acres of land being R.S. Plot Nos. 1553, 1563 & 1565 all under Khata No. 179, R.S. Plot No. 1554 under Khata No. 178, R.S. Plot Nos. 1555, 1556, 1558 & 1562 all under Khata No. 141, R.S. Plot No. 1560 under Khata No. 176 and R.S. Plot No. 1561 under Khata No. 137 situated at Village Mesra, Thana No. 169, P.S. Sadar, District Ranchi with one shade, 1/4th portion of office room, 1/3rd of another shade, fruit trees and boundary wall on North, East and West situated thereon.

SCHEDULE "D"

One Row being Simplex Flat No. 3B (Block B) on the 4th Floor of the building known as "ISHAVSYAM" having total Carpet Area 2395 sq. ft. in the Block B of the said building standing over and being portion of R.S. Plot No. 661 under Khata No.49 and R.S. Plot No. 662 under Khata No. 55 along with proportionate share of land measuring 1280 Sq. Ft. equivalent to 2.94 decimals corresponding to Holding No. 293/G, Ward No. 1, New Ward No. 32 of Ranchi Municipal Corporation, Ranchi situated at Mauza - Kathal Gonda Mohalla - Lake Avenue, Kanke Road, Ranchi, P.S. Gonda, Thana No: 191, District Ranchi.

Prema Devi Bajla

Admitt

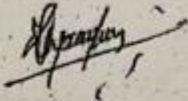
3060 8 99
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SCHEDULE "E"


All that Unit being Nos. 608 to 610 having total Built Up Area 1674 Sq. Ft. on the 6th Floor of the multistoried commercial complex known as "Mangal Tower" standing over and being portion of R.S. Plot Nos. 298 and 299 both under R.S. Khata No. 6 along with proportionate share of land measuring 502 Sq. Ft. equivalent to 1.15 decimals corresponding to M.S. Plot Nos. 27 and 28 bearing Holding No. 26/B, New Holding No. 0110001933000C1, Ward No. VI, New Ward No. 21/11 of Ranchi Municipal Corporation, Ranchi situated at Village Lalpur/Harijan Mohalla, Kamatoli, P.S. Lower Bazar, Thana No. 197, District Ranchi.

IN WITNESS WHEREOF, the executants have signed and executed this Special Power of Attorney hereunder on this the ~~5th~~^{7th} day of April, 2018 at Mumbai

Witnesses:



Prema Devi Bajla
(Mrs. Prema Devi Bajla)
Executants



Amith
(Mr. Amith Bajla)
Power of Attorney Holder



बदल - 8 (A)		
5020	>	79
2086		



संघीय विधि अधिकार प्राधिकरण
भारत सरकार
 Unique Identification Authority of India
Government of India

अंशिकता क्रमांक - Enrollment No 2068/29003-1009

To
 सौ प्री देवी
 Prerna Devi Bala
 W/O. Late Kumar Bala
 Flat no.303, South Apartments, Campazole Compound
 B. N. Kher Road
 W/O
 M. N. Kher
 Mumbai-400 034
 Maharashtra



SE 8410344088



आपला आधार क्रमांक | Your Aadhaar No.

9371 8648 4088

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
 Government of India



सौ प्री देवी
 Prerna Devi Bala
 W/O. Late Kumar Bala
 B. N. Kher Road
 Mumbai



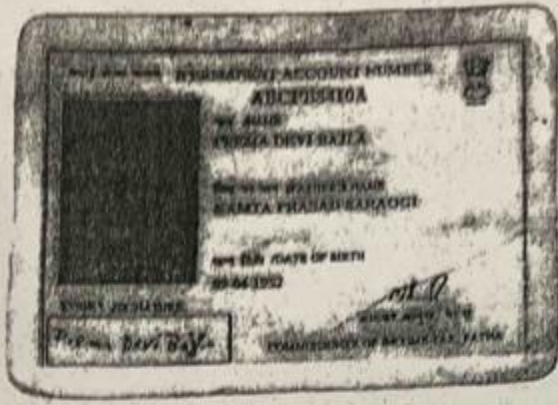
9371 8648 4088

सामान्य माणसाचा अधिकार

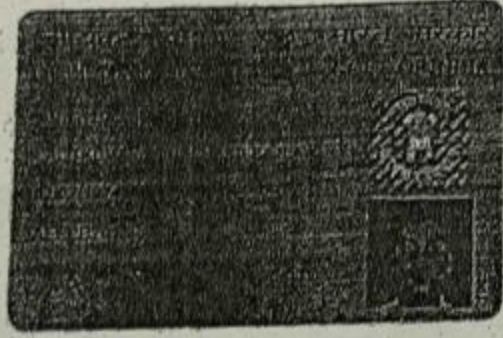
Prerna Devi Bala



बळई - ४१४	
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२०१८	



Prema Devi Bajla



Amith

बॉर्ड - ४४		
५००	७	११
२०२०		



भारत सरकार
Unique Identification Authority of India

संलग्नक क्रम / Enrollment No.: 1207/69764/65203

To
अमित बाजा
Amit Baja
S/O Late Laxi Kumar Tikachand Bajaj
3001 Tower 1 Sumar Trinity Tower New Pratha Dev
Road
Pratha Dev Mumbai
Mumbai
Prathadevi
Mumbai City Mumbai City
Maharashtra 400025
9620221065
MD596807449FH



आपका आधार क्रमांक / Your Aadhaar No. :

8322 9200 5053

मेरा आधार, मेरी पहचान



अमित बाजा
Amit Baja
जन्म तिथि / DOB: 02/07/1974
पुरुष / Male



8322 9200 5053

मेरा आधार, मेरी पहचान

Signature



सूचना

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

INFORMATION

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

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



पता
अमित बाजा
विलासराव बाजा, 3001 टवर 1
सुमार ट्रेडि टावर, नई प्रथा देवी
रोड, प्रथा देवी मुंबई, मुंबई
महाराष्ट्र, महाराष्ट्र, 400025

Address
S/O Late Laxi Kumar Tikachand
Bajaj 3001 Tower 1 Sumar Trinity
Tower, New Pratha Dev Road,
Pratha Dev Mumbai, Mumbai
Mumbai City, Prathadevi,
Maharashtra 400025

8322 9200 5053



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5020	<	99



भारत सरकार
Unique Identification Authority of India
Government of India

अभिलेख संख्या / Enrollment No 208579003-10059

To
श्री. डी. कृष्ण
Prerna Devi Baki
W/O Late Kumbh Baki
Flat No. 203, Sun Apartments, Compound Lumbini
B D Kher Road
Ward
Mumbai
South Mumbai
Mumbai-400 018
INDIA

9371 8648 4088



आपला आधर क्रमांक / Your Aadhaar No.

9371 8648 4088

आधर - सामान्य माणसाचा अधिकार

भारत सरकार
Government of India

श्री. डी. कृष्ण
Prerna Devi Baki
W/O Late Kumbh Baki
B D Kher Road
Ward
Mumbai
South Mumbai
Mumbai-400 018
INDIA

9371 8648 4088

आधर - सामान्य माणसाचा अधिकार

Prerna Devi Baki



बळई - ४१२		
Yolo	६	११
२०१८		

PERMANENT ACCOUNT NUMBER
 ABCP123410A

NO. 1010
 PREMA DEVI RAJLA

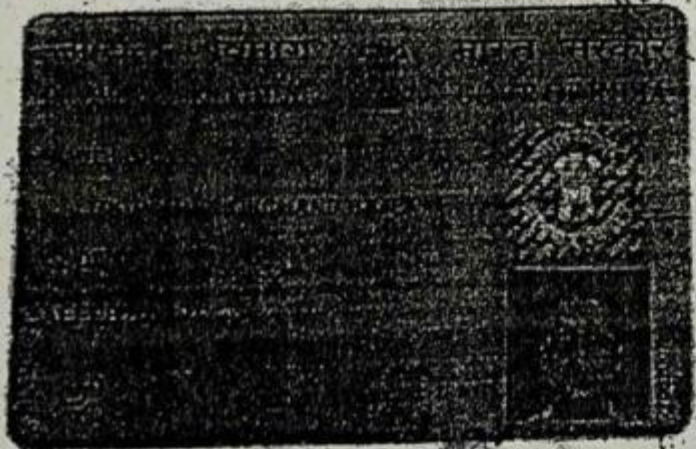
FATHER'S NAME
 KAMTA PRASAD SARAOGI

DATE OF BIRTH
 09-06-1953


DATE OF SIGNATURE
 10/10/53

CONDITIONS OF INCALCULATED PATRI


Prema Devi Bajla



मातृ अर्कार



विद्यार्थी विवाहा
Siddharth Bihva Jedhav
 जन्म वर्ष / Year of Birth - 1982
 पुरुष / Male



7230 7101 4352

आधार - सामान्य माणसाचा अधिकार

Siddharth

एनआयएआय
UNION IDENTIFICATION AUTHORITY OF INDIA

पत्ता S/O विवाहा, 67 चौमली
 भाग्य, 7 वा मार्ग, 102, विवेक नगर
 बॉम्बे, वरुली नगर मुंबई - 400015

Address S/O Bihva Jedhav, 67
 PAUL CHAWL, 7 DR MOSES
 ROAD, OPP. TOYOTA
 SHOWROOM, WORLI NAKA,
 Mumbai, Worli, Mumbai,
 Maharashtra 400015

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CT No. 2284/2008-09
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 OF VEHICLES THROUGHOUT INDIA
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 REGISTRATION - 18-01-2008
 LICENSE - 18-01-2008

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 Secretary/Thane
 1800 180 1347

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Primary I (GoshwamiBhag-1)
5080/5080
दिनांक, 05 मे 2018 9:24 म.पू.

दस्त गोपणारा भाग-1

बर्दई 4 70/77
दस्त क्रमांक: 5080/2018

दस्त क्रमांक: बर्दई 4 /5080/2018
बाजार मूल्य: रु. 00/-
भरतेले मुद्रांक शुल्क: रु. 500/-

मोबदला: रु. 00/-

दु. नि. सह. दु. नि. बर्दई 4 यांचे कार्यालयात
अ. क्र. 5080 वर दि. 05-05-2018
रोजी 9:03 म.पू. वा. हजर केला.

पावती: 5456

पावती दिनांक: 05/05/2018

सादरकरणाचे नाव: - - प्रेमा देवी बाजले

नोंदणी फी रु. 100.00
दस्त हाताळणी फी रु. 220.00
पृष्ठांची संख्या: 11

Prema Devi Bajle

दस्त हजर करणाऱ्याची सही:

एकूण: 320.00

सह दुय्यम निबंधक, मुंबई-4

सह दुय्यम निबंधक, मुंबई-4

दस्ताचा प्रकार: कुलमुखत्यारपत्र

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

शिकका क्र. 1 05 / 05 / 2018 09 : 03 : 32 AM ची वेळ: (सादरीकरण)

शिकका क्र. 2 05 / 05 / 2018 09 : 05 : 21 AM ची वेळ: (फी)

प्रतिज्ञापत्र
मदर दस्तऐवज हा नोंदणी करणारे वकील यांच्यासमोर हजर झाल्यावर नोंदणी
दखल केलेला आहे. नोंदणी करणारे वकील यांच्यासमोर हजर झाल्यावर नोंदणी
सोबत सोडलेल्या दस्तऐवजाची नोंदणी करणारे वकील यांच्यासमोर हजर झाल्यावर नोंदणी
कार्यवाही संपवण्याची वेळ येईल. नोंदणी करणारे वकील यांच्यासमोर हजर झाल्यावर नोंदणी

Prema Devi Bajle
लिहून देणारे





05/05/2018 9 26:46 AM

दस्त गोषवारा भाग-2

बबई 4 77/99 TV
दस्त क्रमांक: 5080/2018

दस्त क्रमांक : बबई 4/5080/2018
दस्ताचा प्रकार :- कुलमुखत्यारपत्र

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:- प्रेमा देवी बाजला
पत्ता: 303, - शुभ अपार्टमेंट्स, वी.जी. खेर रोड, कॅम्पाकौला
कॅम्पाउंड, वर्ली, मुंबई, वॉन्ची नाका, MAHARASHTRA,
MUMBAI, Non-Government.
पॅन नंबर:

पक्षकाराचा प्रकार
कुलमुखत्यार देणार
वय :- 66
स्वाक्षरी:-

Prerna Dovi
Barla

छायाचित्र



अंगठ्याचा ठसा



2 नाव:- अमित बाजला
पत्ता: 3001, - टावर 1, सुमेर त्रिनिटी टावर, - न्यू प्रभादेवी
रोड, न्यू प्रभादेवी रोड, MAHARASHTRA, MUMBAI,
Non-Government.
पॅन नंबर:

पॉवर ऑफ अटॉर्नी
होल्डर
वय :- 42
स्वाक्षरी:-

Amit



वरील दस्तऐवज करून देणार तपाकधीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दित्याचे कवत करतात.
शिक्का क्र. 3 ची वेळ: 05 / 05 / 2018 09 : 06 : 16 AM

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-पानां व्यक्तीः ओळखतात, व त्यांची ओळख पटविताना

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव: दयानंद पांडेय - -
वय: 40
पत्ता: सिद्धी सागर, वर्ली, मुंबई
पिन कोड: 400030

D. Pandey
स्वाक्षरी

छायाचित्र



अंगठ्याचा ठसा



2 नाव: . सिध्दार्थ जाधव
वय: 33
पत्ता: वी एम सी सी वाळ नं 7 रुम नं 67 वरळी मुं
पिन कोड: 400018

स्वाक्षरी

S. Jadhav



शिक्का क्र. 4 ची वेळ: 05 / 05 / 2018 09 : 07 : 45 AM

शिक्का क्र. 5 ची वेळ: 05 / 05 / 2018 09 : 56 AM नोंदणी पुस्तक 4 नमूने

सह दुय्यम निवेदक



Defacement Number
0000681030201819

5080 / 2018

क्र. Epayment Number
1 MH00120650180189

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प्रमाणित करणारा नोंदणी 99
दस्तामध्य पत्ता: धाने आहेत.
पुस्तक क्रमांक- 5080/2018
नोंदला.
दिनांक 05/05/2018

सह. दुय्यम निवेदक वयं- 2 मुंबई शहर क्र. 4.



भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 2085/29003/10059

To,
प्रेमा देवी बजला
Prema Devi Bajla
W/O: Lalit Kumar Bajla
Flat no.303, Subh Apartments, Campacola Compound
B.G.Kher road
Worli
Mumbai
Worli Mumbai Mumbai
Maharashtra 400018
9820330095

Rel: 17453 / 06G / 3789576 / 3789633 / P



SE841004406FT



आपला आधार क्रमांक / Your Aadhaar No. :

9371 8648 4088

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
Government of India



प्रेमा देवी बजला
Prema Devi Bajla
जन्म तारीख / DOB : 09/06/1952
स्त्री / Female



9371 8648 4088

आधार - सामान्य माणसाचा अधिकार

PERMANENT ACCOUNT NUMBER
ABCPB8410A

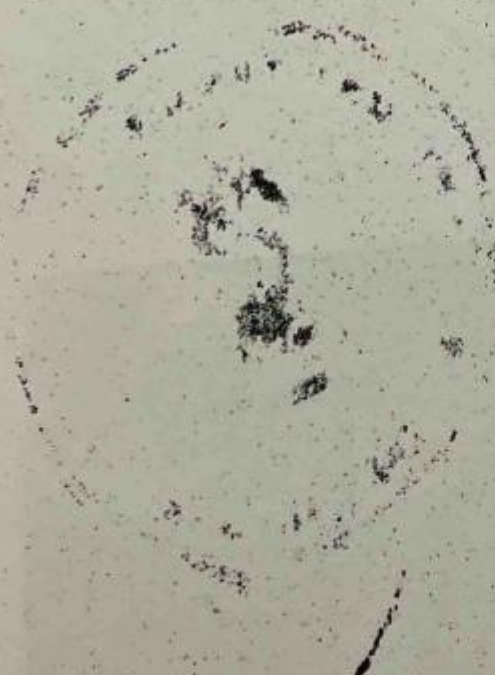
NAME
PREMA DEVI BAJLA

FATHER'S NAME
KAMTA PRASAD SARAOGI

DATE OF BIRTH
09-06-1952

SIGNATURE
Prema Devi Bajla

COMMISSIONER OF INCOME-TAX, PUNJAB



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

AMITH BAJLA

LALITKUMAR TILOKCHAND BAJLA

02/07/1974

Permanent Account Number

AFFPB2017R

Amith Bajla
Signature



यदि कार्ड के किसी चाल पर कृपया सूचित करें, लोकल
आयकर वैनासता बकर्स, एन एस टी रोड,
पहली मंजिल, टाईम्स टॉवर, कमला हिल्स पोम्पाउंड,
एस बी मार्ग, लोअर बरेली, मुंबई - 400 013

If this card is lost, someone's lost card is found,
please inform return to
Income Tax PAN Services Unit, NSDL
1st Floor, Times Tower,
Kamala Milk Compound,
S. B. Marg Lower Parel, Mumbai - 400 013
Tel: 91-22-2491-4631 Fax: 91-22-2491-6664
e-mail: info@nsdl.com



भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No.: 1207/69764/65203

To
अमित बाजला
Amith Bajla
S/O: Late Lall Kumar Tilokchand Bajla
3001 Tower 1 Sumer Trinity Tower New Prabha Devi
Road
Prabha Devi Mumbai
Mumbai
Prabhadevi
Mumbai City Mumbai City
Maharashtra 400025
9820221086

15/08/2017
59680744



MD596807449FH



आपका आधार क्रमांक / Your Aadhaar No. :

8322 9200 5053

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



अमित बाजला
Amith Bajla
जन्म तिथि / DOB: 02/07/1974
पुरुष / Male



8322 9200 5053

मेरा आधार, मेरी पहचान

भारत सरकार

आधार




प्रवीण कुमार मेवाडा
Praveen Kumar Mewara
 जन्म तिथि / DOB: 13/09/1984
 पुरुष / MALE



9766 3960 0385



मेरा आधार, मेरी पहचान

आधार

पता:
 S/O: स्व नगरमल मेवाडा, प्लॉट नं
 502, श्री राम गार्डन कांके रोड रांची,
 कोणे, रांची,
 झारखण्ड - 834008

Address:
 S/O: Late Nagarmall
 falet no 502, sri ram
 kanke rod ranchi, K
 Ranchi, Jharkhand



1947  help@uidai.gov.in  www.uidai.gov.in P.O. 1

आयकर विभाग  **भारत सरकार**
INCOME TAX DEPARTMENT **GOVT. OF INDIA**

स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card



ACNPM5866D



नाम / Name
PRAVEEN KUMAR MEWARA

पिता का नाम / Father's Name
NAGARMALL MEWARA

जन्म की तारीख
 Date of Birth
13/09/1984

13082019

हस्ताक्षर / Signature



मनोज कुमार मेवाड़ा
 Manoj Kumar Mewara
 जन्म तिथि / DOB : 11/03/1966
 पुरुष / Male



5505 4228 9884

आधार - आम आदमी का अधिकार



पता:
 S/O: स्व नगरमन्म मेवाड़ा, फालेट न
 2601, श्री राम गार्डन कांके रोड
 रांची, कोण्डा, रांची यूनिवर्सिटी, रांची,
 झारखण्ड, 834008

Address:
 S/O: Late Nagarmal Mewara, falet
 no 2601, shi ram garden kanke road
 ranchi, Konda, Ranchi University,
 Ranchi, Jharkhand, 834008

5505 4228 9884

1947
 1800 300 1947

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www.uidai.gov.in

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
 AESPM8100M



नाम /NAME
 MANOJ KUMAR MEWARA

पिता का नाम /FATHER'S NAME
 NAGARMAL MEWARA

जन्म तिथि /DATE OF BIRTH
 11-03-1966

हस्ताक्षर /SIGNATURE

Manoj Kumar Mewara

Bhagat

आयकर आयुक्त, रांची
 COMMISSIONER OF INCOME TAX, RANCHI

भारत सरकार
 Government of India



आयुष मेवरा
 Ayush Mewara
 जन्म तिथि / DOB : 05/12/1985
 पुरुष / Male

8162 5136 2891

आधार - आम आदमी का अधिकार

भारत सरकार
 Government of India



आयुष मेवरा
 Ayush Mewara

पिता
 S/O: स्व. पुरुशोत्तम मेवरा, फ्लैट नं.
 2602, श्री राम गोकुल कॉलेज रोड
 राँची, जमशेदपुर, राँची विश्वविद्यालय,
 झारखण्ड, 834008

Address:
 S/O: Late Purushottam Mewara,
 flat no 2602, Sri Ram Gokul
 Kankaroad Ranchi, Keonji, Ranchi,
 Ranchi University, Jharkhand,
 834008

8162 5136 2891

1600 300 1647
 PAB @ UPSEI GOVERNMENT
 www.aadhaar.gov.in

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

AYUSH MEWARA
 PURUSHOTAM MEWARA


05/12/1985
 Permanent Account Number
 AKRPM1427L



Signature

Identifies


भारत सरकार
Government of India



प्रदीप कुमार अग्रवाल
Pradeep Kumar Agarwal
जन्म तिथि/DOB: 11/07/1963
पुरुष/ MALE

8280 8551 7508

भारतीय जैविक पहचान प्राधिकरण
Unique Identification Authority of India



Address:
S/O Kedamath Agarwal, G1, Asha
Jagat Jaiswal Apartment, Peace
Road, Near Kumar Girls Hostel,
Lalpur, Ranchi G.P.O., Ranchi,
Jharkhand - 834001

पता:
S/O केदामथ अग्रवाल, जी1, अशा
जगत जैसवाल अपार्टमेंट, पीस
रोड, कुमार गर्ल्स होस्टल
नजदीक, लालपुर, रांची वि.नि.के.,
रांची,
झारखण्ड - 834001

8280 8551 7508

9334609149



Pre Registration Docket

Date :- 04-09-2020 11:36 am

Office Name :- SRO - Ranchi
Token No:- 20200000066118

Appointment :- 04-Sep-2020 Time:- 12:48

Article	Sale Deed
Pre Registration Date	24-Aug-2020
No. Of Pages	60
Stamp Duty	607000
Paid Stamp Duty	0
Total Fees	₹ 4,59,064.

Property Id: 376325

Valuation No. : 496568 / 2020	:- 2020-2021	User Id : 4104	Date : 04-September-2020 11:33:AM
State : Jharkhand	District : Ranchi	Tahsil : Kanke	
Land Type : Rural	Corporation :	Village/City : Mesra	
Mesra Word No 9 - Other Road			
Khata Number - 137			
Plot Number - 1561			
Volume Number - 12			
Page Number - 60			
Valuation Rule : Residential Land			
Property Details			
1	Land area	10 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 10 x 170457=1704570	₹17,04,570/-
A	Total		₹17,04,570/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹17,04,600/-
Total Amount in Words : Seventeen Lakhs Four Thousand Six Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: VILLAGE RUDIA, West: VILLAGE ROAD, South: LAND OF ABHIMANU MODI, North: PLOT NO- 1553,1554, 1563 & 1565
Area	Land area : 10.00 Decimal

Description of the Property	Address - MOUZA- MESRA PS- SADAR PS NO- 169 DIST- RANCHI
Government/Market Value	1704570
Transaction Amount	15175000

Property Id: 376328

Valuation No. : 496572 / 2020	:- 2020-2021	User Id : 4104	Date : 04-September-2020 11:33:AM
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State : Jharkhand	District : Ranchi	Tahsil : Kanke
Land Type : Rural	Corporation :	Village/City : Mesra

Mesra Word No 9 - Other Road
Khata Number - 141
Plot Number - 1555
Volume Number - 12
Page Number - 60

Valuation Rule : Residential Land	
Property Details	2 Decimal
1 Land area	

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 2 x 170457 = 340914	₹3,40,914/-
A	Total		₹3,40,914/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A) ₹3,41,000/-

Total Amount in Words : Three Lakh Forty One Thousands Rupees Only.

Land measurement, Sub Part and House No.	Property Boundaries East: VILLAGE RUDIA, West: VILLAGE ROAD, South: LAND OF ABHIMANU MODI, North: PLOT NO- 1553,1554, 1563 & 1565
Area	Land area : 2.00 Decimal
Other Description of the Property	Address - MOUZA- MESRA PS- SADAR PS NO- 169 DIST- RANCHI
Government/Market Value	340914
Transaction Amount	

Property Id: 376332

Valuation No. : 496575 / 2020	:- 2020-2021	User Id : 4104	Date : 04-September-2020 11:33:AM
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State : Jharkhand	District : Ranchi	Tahsil : Kanke
Land Type : Rural	Corporation :	Village/City : Mesra

Mesra Word No 9 - Other Road			
Khata Number - 141			
Plot Number - 1556			
Volume Number - 12			
Page Number - 60			
Valuation Rule : Residential Land			
Property Details			
1	Land area	3 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 3 x 170457=511371	₹5,11,371/-
A	Total		₹5,11,371/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹5,11,400/-
Total Amount in Words : Five Lakh Eleven Thousands Four Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: VILLAGE RUDIA, West: VILLAGE ROAD, South: LAND OF ABHIMANU MODI, North: PLOT NO- 1553,1554, 1563 & 1565
Area	Land area : 3.00 Decimal
Other Description of the Property	Address - MOUZA- MESRA PS- SADAR PS.NO- 169 DIST- RANCHI
Government/Market Value	511371
Transaction Amount	

Property Id: 376335			
Valuation No. : 496578 / 2020	: - 2020-2021	User Id : 4104	Date : 04-September-2020 11:33:AM
State : Jharkhand		District : Ranchi	Tahsil : Kanke
Land Type : Rural		Corporation :	Village/City : Mesra
Mesra Word No 9 - Other Road			
Khata Number - 141			
Plot Number - 1558			
Volume Number - 12			
Page Number - 60			
Valuation Rule : Residential Land			
Property Details			
1	Land area	22 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total

Open Land Valuation	1. 22 x 170457=3750054	₹37,50,054/-
Total		₹37,50,054/-
Final Valuation is Rounded to Next 100/-		
Total Valuation (A)		₹37,50,100/-
Total Amount in Words : Thirty Seven Lakhs Fifty Thousands One Hundred Rupees Only.		

Land measurement, Sub Part and House No.	Property Boundaries East: VILLAGE RUDIA, West: VILLAGE ROAD, South: LAND OF ABHIMANU MODI, North: PLOT NO- 1553,1554, 1563 & 1565
Area	Land area : 22.00 Decimal
Other Description of the Property	Address - MOUZA- MESRA PS- SADAR PS NO- 169 DIST- RANCHI
Government/Market Value	3750054
Transaction Amount	-

Property Id: 376337

Valuation No. : 496580 / 2020	:- 2020-2021	User Id : 4104	Date : 04-September-2020 11:33:AM
State : Jharkhand	District : Ranchi	Tahsil : Kanke	
Land Type : Rural	Corporation :	Village/City : Mesra	
Mesra Word No 9 - Other Road			
Khata Number - 141			
Plot Number - 1562			
Volume Number - 12			
Page Number - 60			

Valuation Rule : Residential Land			
Property Details			
1	Land area		7 Decimal
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 7 x 170457=1193199	₹11,93,199/-
A	Total		₹11,93,199/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹11,93,200/-
Total Amount in Words : Eleven Lakhs Ninety Three Thousands Two Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: VILLAGE RUDIA, West: VILLAGE ROAD, South: LAND OF ABHIMANU MODI, North: PLOT NO- 1553,1554, 1563 & 1565
Area	Land area : 7.00 Decimal

Description of the Property	Address - MOUZA- MESRA PS- SADAR PS NO- 169 DIST- RANCHI
Government/Market Value	1193199
Transaction Amount	-

Property Id: 376338

Valuation No. : 496582 / 2020	:- 2020-2021	User Id : 4104	Date : 04-September-2020 11:33:AM
State : Jharkhand	District : Ranchi	Tahsil : Kanke	
Land Type : Rural	Corporation :	Village/City : Mesra	
Mesra Word No 9 - Other Road			
Khata Number - 176			
Plot Number - 1560			
Volume Number - 12			
Page Number - 60			

Valuation Rule : Residential Land

Property Details

1	Land area	42 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 42 x 170457=7159194	₹71,59,194/-
A	Total		₹71,59,194/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A) ₹71,59,200/-

Total Amount in Words : Seventy One Lakhs Fifty Nine Thousands Two Hundred Rupees Only.

Land measurement, Sub Part and House No.	Property Boundaries East: VILLAGE RUDIA, West: VILLAGE ROAD, South: LAND OF ABHIMANU MODI, North: PLOT NO- 1553,1554, 1563 & 1565
Area	Land area : 42.00 Decimal
Other Description of the Property	Address - MOUZA- MESRA PS- SADAR PS NO- 169 DIST- RANCHI
Government/Market Value	7159194
Transaction Amount	-

Property Id: 376339

Valuation No. : 496583 / 2020	:- 2020-2021	User Id : 4104	Date : 04-September-2020 11:33:AM
State : Jharkhand	District : Ranchi	Tahsil : Kanke	
Land Type : Rural	Corporation :	Village/City : Mesra	

Word No 9 - Other Road		
Plot Number - 178		
Plot Number - 1554		
Volume Number - 12		
Page Number - 60		
Valuation Rule : Residential Land		
Property Details		
1 Land area	3 Decimal	
Calculation Details		
Sr.No. Description	Calculation	Total
Open Land Valuation	1. $3 \times 170457 = 511371$	₹5,11,371/-
A Total		₹5,11,371/-
Note : Final Valuation is Rounded to Next 100/-		
Total Valuation (A)		₹5,11,400/-
Total Amount in Words : Five Lakh Eleven Thousands Four Hundred Rupees Only.		

Land measurement, Sub Part and House No.	Property Boundaries East: VILLAGE RUDIA, West: VILLAGE ROAD, South: LAND OF ABHIMANU MODI, North: PLOT NO- 1553,1554, 1563 & 1565
Area	Land area : 3.00 Decimal
Other Description of the Property	Address - MOUZA- MESRA PS- SADAR PS NO- 169 DIST- RANCHI
Government/Market Value	511371
Transaction Amount	

SELLER	- Mr. AMITH BAJLA , Address - 3001, TOWER-1, SUMER TRINITY, NEW PRABHADEVI ROAD, MUMBAI, MAHARASHTRA- Father/Husband Name LATE LALIT KUMAR BAJLA, PAN No.- *****017R, Permission Case No.- , Aadhaar No. *****5053
	- Mrs. PREMA DEVI BAJLA THRO , Address - FLAT NO- 303, SUBH APARTMENT, B.G. KHER ROAD, CAMPACOLA COMPOUND, WORLI, MUMBAI, MAHARASHTRA- Father/Husband Name KAMTA PRASAD SARAOGI, PAN No.- *****410A, Permission Case No.- , Aadhaar No. *****4088
PURCHASER	- Mr. MANOJ KUMAR MEWARA , Address - SRI RAM GARDEN, KANKE ROAD, PS- GONDA, DIST- RANCHI- Father/Husband Name LATE NAGARMALL MEWARA, PAN No.- *****100M, Permission Case No.- , Aadhaar No. *****9884
	- Mr. PRAVEEN KUMAR MEWARA , Address - SRI RAM GARDEN, KANKE ROAD, PS- GONDA, DIST- RANCHI- Father/Husband Name LATE NAGARMALL MEWARA, PAN No.- *****866D, Permission Case No.- , Aadhaar No. *****0385

-Mr. AYUSH MEWARA, Address - SRI RAM GARDEN, KANKE ROAD, PS- GONDA, DIST- RANCHI- , Father/Husband Name LATE PURUSHOTAM MEWARA , PAN No.- ***427L, Permission Case No.- , Aadhaar No. *****2891**

Witness Information

Mr. PRADEEP KUMAR AGARWAL , Address - G1, ASHA JAGAT JAISWAL APARTMENT, PEACE RAOD, LALPUR, RANCHI-, Father/Husband Name-KEDARNATH AGARWAL

Identifier Details

Mr. PRADEEP KUMAR AGARWAL , Address - G1, ASHA JAGAT JAISWAL APARTMENT, PEACE RAOD, LALPUR, RANCHI-, Father/Husband Name-KEDARNATH AGARWAL

Fee Rule:Sale Deed

1 Stamp Duty

6,07,000

1

SP

1,800

1,800

Total

4

Fee Rule:Sale Deed

1

PR

10

2

LL

2,000

3

E

4,55,250

4

A1

4,57,264

Total

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.

P.D. Singh
Deed Writer / Advocate

Praveen kr Mewara
Vendee / Claimant

Anish
Vendor / Executant

Yash Kumar Mewara

[Signature]

Document Registration Summary 1

04-Sep-2020

- Government/Market Value: ₹15170900/-
- Transaction Amount: ₹15175000 /-
- Paid Stamp Duty: ₹607000 /-

Receipt : 357193

Receipt Date : 04-09-2020

Presenter Name: AMITH BAJLA

	₹2000
E	₹4
PR	₹1800
SP	₹45
LL	₹455250
A1	₹607000
Stamp Duty	

On Date 04-09-2020 Presented at SRO - Ranchi

Signature of Presenter

SRO - Ranchi

Total

₹1066099

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	607000	607000	0	E-STAMP	PRAVEEN KUMAR MEWARA AND OTHERS	Certificate Number : IN-JH31475985173000S	607000
E	2000	2000	0	GRAS	PraveenKumarMewara	GRN Number : 2001781572 DEPT Transaction Id : efb7d208228bd3205881 Transaction Type :	2000

PR	4	4	0	GRAS	PraveenKumarMewara	GRN Number : 2001781572 DEPT Transaction Id : efb7d208228bd3205881 Transaction Type :	4
SP	1800	1800	0	GRAS	PraveenKumarMewara	GRN Number : 2001781572 DEPT Transaction Id : efb7d208228bd3205881 Transaction Type :	1800
A1	455250	455250	0	GRAS	PraveenKumarMewara	GRN Number : 2001781572 DEPT Transaction Id : efb7d208228bd3205881 Transaction Type :	396196
				GRAS	ParveenKumarMewara	GRN Number : 2001785729 DEPT Transaction Id : 263dbddea712b486eee Transaction Type :	59049
				GRAS	PraveenKumarMewara	GRN Number : 2001796181 DEPT Transaction Id : a6ca03e61d3761b145e0 Transaction Type :	5
LL	10	45	-35	GRAS	PraveenKumarMewara	GRN Number : 2001796181 DEPT Transaction Id : a6ca03e61d3761b145e0 Transaction Type :	45
Sub Total	1066064	1066099	-35				

Article : Sale Deed Number of Pages : 120

[Signature]
Signature of Operator

Signature of Head Clerk



[Signature]
Signature of Registering Officer



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- 20200000066118

Deed Type	Sale Deed
Number of Pages	120
Fee Details	Stamp Duty :- Rs. 607000, E :- Rs. 2000, PR :- Rs. 4, SP :- Rs. 1800, A1 :- Rs. 455250, LL :- Rs. 10,
Property No.	1
Valuation Details	Value :- Rs.1704570/- ,Transaction Amount :- Rs.15175000/-
Property Details	District :- Ranchi , Tehsil :- Kanke , Village Name :- Mesra Location :- Other Road, Mesra Word No 9 Property Boundaries :- East: VILLAGE RUDIA, West: VILLAGE ROAD, South: LAND OF ABHIMANU MODI, North: PLOT NO- 1553,1554, 1563 & 1565 Khata Number - 137Plot Number - 1561Volume Number - 12Page Number - 60 Area Of Land :- 10.00 Decimal
Property No.	2
Valuation Details	Value :- Rs.340914/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Kanke , Village Name :- Mesra Location :- Other Road, Mesra Word No 9 Property Boundaries :- East: VILLAGE RUDIA, West: VILLAGE ROAD, South: LAND OF ABHIMANU MODI, North: PLOT NO- 1553,1554, 1563 & 1565 Khata Number - 141Plot Number - 1555Volume Number - 12Page Number - 60 Area Of Land :- 2.00 Decimal
Property No.	3
Valuation Details	Value :- Rs.511371/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Kanke , Village Name :- Mesra Location :- Other Road, Mesra Word No 9 Property Boundaries :- East: VILLAGE RUDIA, West: VILLAGE ROAD, South: LAND OF ABHIMANU MODI, North: PLOT NO- 1553,1554, 1563 & 1565 Khata Number - 141Plot Number - 1556Volume Number - 12Page Number - 60 Area Of Land :- 3.00 Decimal
Property No.	4
Valuation Details	Value :- Rs.3750054/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Kanke , Village Name :- Mesra Location :- Other Road, Mesra Word No 9 Property Boundaries :- East: VILLAGE RUDIA, West: VILLAGE ROAD, South: LAND OF ABHIMANU MODI, North: PLOT NO- 1553,1554, 1563 & 1565 Khata Number - 141Plot Number - 1558Volume Number - 12Page Number - 60 Area Of Land :- 22.00 Decimal
Property No.	5
Valuation Details	Value :- Rs.1193199/- ,Transaction Amount :- Rs.0/-

Property No.	6
Valuation Details	Value :- Rs.7159194/- , Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Kanke , Village Name :- Mesra Location :- Other Road, Mesra Word No 9 Property Boundaries :- East: VILLAGE RUDIA, West: VILLAGE ROAD, South: LAND OF ABHIMANU MODI, North: PLOT NO- 1553,1554, 1563 & 1565 Khata Number - 176 Plot Number - 1560 Volume Number - 12 Page Number - 60 Area Of Land :- 7.00 Decimal
Property No.	7
Valuation Details	Value :- Rs.511371/- , Transaction Amount :- Rs.0/-
Property Details	District :- Ranchi , Tehsil :- Kanke , Village Name :- Mesra Location :- Other Road, Mesra Word No 9 Property Boundaries :- East: VILLAGE RUDIA, West: VILLAGE ROAD, South: LAND OF ABHIMANU MODI, North: PLOT NO- 1553,1554, 1563 & 1565 Khata Number - 178 Plot Number - 1554 Volume Number - 12 Page Number - 60 Area Of Land :- 3.00 Decimal

Sh./Smt. AMITH BAJLA s/o/d/o/w/o LATE LALIT KUMAR BAJLA has presented the document for registration in this office






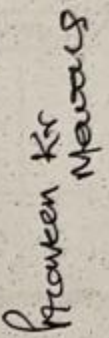


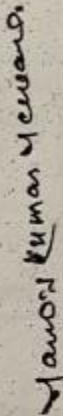


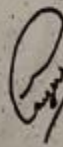
today dated :- 04-Sep-2020 Day :- Friday Time :- 12:40:45 PM



AMITH BAJLA (Power Of Attorney)

Party Name	Document Type	Document Number
AMITH BAJLA	PAN/UID	AEFPB2017R

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	PREMA DEVI BAJLA THRO	No	Address:-	AMITH BAJLA	SELLER Age:68			
	Jharkhand PAN No.: ABCPB8410A			Jharkhand PAN No.: AEFPB2017R				

Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
AMITH BAJLA Address1 - 3001, TOWER-1, SUMER TRINITY, NEW PRABHADEVI ROAD, MUMBAI, MAHARASHTRA, Address2 - . . . Jharkhand PAN No.: AEFPB2017R, Permission Case No.-	Yes	Amith Bajla Address:- 3001 Tower 1 Sumer Trinity Tower, Prabha Devi Mumbai, New Prabha Devi Road, . Mumbai, . Mumbai City, 400025, . Maharashtra, India		SELLER Age:46			
3 PRAVEEN KUMAR MEWARA Address1 - SRI RAM GARDEN, KANKE ROAD, PS- GONDA, DIST- RANCHI, Address2 - . . . Jharkhand PAN No.: ACNPM5866D, Permission Case No.-	Yes	Praveen Kumar Mewara Address:- falet no 502, , sri ram gardan kanke rod ranchi, Konge, . Ranchi, 834008, . Jharkhand, India		PURCHASER Age:55			
4 MANOJ KUMAR MEWARA Address1 - SRI RAM GARDEN, KANKE ROAD, PS- GONDA, DIST- RANCHI, Address2 - . . . Jharkhand PAN No.: AESPM8100M, Permission Case No.-	Yes	Manoj Kumar Mewara Address:- falet no 2601, . sri ram gardan kanke rod ranchi, Konge, . Ranchi, 834008, . Jharkhand, India		PURCHASER Age:54			
5 AYUSH MEWARA Address1 - SRI RAM GARDEN, KANKE ROAD, PS- GONDA, DIST- RANCHI, Address2 - . . . Jharkhand PAN No.: AKPPM1427L, Permission Case No.-	Yes	Aayush Mewara Address:- falet no 2602, . sri ram gardan kanke rod ranchi, Konge, . Ranchi, 834008, . Jharkhand, India		PURCHASER Age:34			

Verification:

Sr.NO
1

Party Name and Address

PRADEEP KUMAR AGARWAL
S/o-D/o KEDARNATH AGARWAL
Address1 - G1, ASHA JAGAT JAISWAL APARTMENT, PEACE RAOD,
LALPUR, RANCHI, Address2 -
... Jharkhand
PAN No.:

Photo FingerPrint Signature



Pradeep Kumar Agarwal

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	PRADEEP KUMAR AGARWAL Address1 - G1, ASHA JAGAT JAISWAL APARTMENT, PEACE RAOD, LALPUR, RANCHI, Address2 - ... Jharkhand			

Signature of Operator *[Signature]*



Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence

Above mentioned, (AMITH BAJLA), has/have admitted the execution before me. He/ She/ They has / have been identified by (PRADEEP KUMAR AGARWAL) Son/Daughter/Wife of (KEDARNATH AGARWAL) resident of (G1, ASHA JAGAT JAISWAL APARTMENT, PEACE RAOD, LALPUR, RANCHI) and by occupation (Business).

Signature of Registering Office *[Signature]*

Date:- 04-Sep-2020

Seal and Signature of Registering Office *[Signature]*



Token No.: 20200000066118

CERTIFICATE

Office of the SRO - Ranchi

This Sale Deed was presented before the registering officer on date 04-Sep-2020 by AMITH BAJLA, S/O, D/O, W/O LATE LALIT KUMAR BAJLA resident of 3001, TOWER-1, SUMER TRINITY, NEW PRABHADEVI ROAD, MUMBAI, MAHARASHTRA, .

This deed was registered as Document No:- 2020/RAN/4843/BK1/4453 in Book No :- BK1, Volume No :- 607 from Page No :- 97 to 216 at, office of SRO - Ranchi

Date:- 04-Sep-2020

Registering Officer



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

जम्मावक का नाम, रिश्ता
जाति, निवासी

राँची अंचल का नाम काँके हलका का हल्का-09 मौजा का नाम मेसरा नाम
खेसरा नम्बर 5 खाता नम्बर 141 थाना का नाम राँची थाना नम्बर 169

खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त
(1)	(2)	(3)	कियारी संख्या (5)		(8)	(9)	रौ (10)	आ (11)	पै (12)	(13)
✓	1562	? परती कदीम नीज ? चाह बगान कम्पनी	मकान/2, सहन/1 0	0 7 एकड़ डिसमील						वकाशत
✓	1555	? टांड नीज ? फुलवारी नीज	गोबर गड्हा 0	0 2 एकड़ डिसमील						वकाशत
✓	1556	? परती कदीम नीज ? फुलवारी नीज	मकान/1, सहन/1 0	0 3 एकड़ डिसमील			0	0	0	वकाशत
141	1557	? टांड नीज ? टांड नीज	मकान/1, सहन/1 0	0 5 एकड़ डिसमील						वकाशत
✓	1558	? गोबर गड्हा नीज ? रास्ता	बाग आम टांड दो 1	1 18 एकड़ डिसमील	आमरूद/20 तुन्द/8 बेल/2 जामुन/1 नेव/4 बैर/1 आम/1 डामा/1 करज/1 नाशपाती/1 कुल हक वकबजे नीज					वकाशत

खाता मे कुल प्लोट संख्या 5 खाता का कुल मिजान (खतियान के अनुसार) 1 35 खाता का कुल लगान 0 0 0

यह एक कंप्यूटर जनित प्रति है

2/26/2018

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

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

झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

अभिजावक का नाम, रिश्ता
जाति, निवासी
राँची अंचल का नाम काँके हलका का हल्का-09 मौजा का नाम मेसरा नाम
खेसरा नम्बर 7 खाता नम्बर 176 थाना का नाम राँची थाना नम्बर 169

खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान		कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त
				कियारी संख्या (5)				री (10)	आ (11)	पै (12)	
176	1540	? अजात ? अजात	रास्ता 1	0 एकड़	78 डिसमील	चाय/1 वकबजे नीज		0	0	0	वकाशत मालिक
	1541	? रास्ता ? रास्ता	चाय बगान टांड दो 1	3 एकड़	76 डिसमील	आम/24 जामुन/3 कटहल/1 तुन/8 करज/1 पाटा/1 कुलहक वकबजे नीज					वकाशत मालिक
	1544	? रास्ता ? रास्ता	चाय बगान टांड दो 1	1 एकड़	86 डिसमील	आम/1 पीपल/3 तुन्द/6 काउज/2 कुलहक वकबजे नीज					वकाशत मालिक
	1546	? रास्ता ? शीवाना रुदिआ	रास्ता 1	0 एकड़	4 डिसमील	यह नम्बर वो खेसरा नम्बर 8 मौजा दीआ थाना नम्बर 168 एक ही है इसका रकबा हर दो मौजा के शामिल है					वकाशत मालिक
✓ 1560		? बंगला फीचगमा डेले मेम शाहवे ? चाय वंगान नीज	चाय बगान टांड दो 1	2 एकड़	5 डिसमील	आम/19 कटहल/5 जामुन/4 करज/3 तुन्द/6 इमली कुलहक वकबजे नीज					वकाशत मालिक
1567	? रास्ता ? रास्ता		चाय बगान टांड दो 1	15 एकड़	40 डिसमील	करज/3 कटहल/7 शोशम/1 आम/56 इमली/2 तुन्द/21 पीपल/5 शेमर/1 करज/1 चाय/2					वकाशत मालिक

जामुन 5 कुलहक
वकबजे नीज

1616	2 रास्ता ? रास्ता	रास्ता 1	0 एकड	14 डिसमील				वकाशत मालिक
खाता मे कुल प्लोट संख्या	7	खाता का कुल मिजान (खतियान के अनुसार)	24	3	खाता का कुल लगान	0	0	0

यह एक कंप्यूटर जनित प्रति है

2/26/2018

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।





झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

रेयत का नाम, अभिभावक का नाम, रिश्ता

वकास्त, , जाति-----, निवासी-

जिला का राँची अंचल का नाम काँके हलका का हल्का-09 मौजा का नाम मेसरा
नाम नाम
खेवट नम्बर 9 खाता नम्बर 178 थाना का नाम राँची थाना नम्बर 169

खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान		कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त
(1)	(2)	(3)	कियारी संख्या (5)			(8)	(9)	रौ (10)	आ (11)	पै (12)	(13)
178	1554	1. परती कादीम 2. गोवर गडहा नीज	टाइ दो ।	0 एकड	8 डिसमील	कुआ पका/1 वकबजे नीज निबु/1 तुन्द/1 कुलहक वकबजे नीज		0	0	0	वकास्त मालीक

खाता मे कुल प्लोट संख्या	1	खाता का कुल मिजान (खतियान के अनुसार)	0 8	खाता का कुल लगान	0 0 0
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यह एक कंप्यूटर 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।

2/26/2018

ऑनलाइन जांच

महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA
 आरोग्य विभाग
HEALTH DEPARTMENT
 बृहन्मुंबई महानगरपालिका
MUNICIPAL CORPORATION OF GREATER MUMBAI



मृत्यु प्रमाणपत्र
DEATH CERTIFICATE

(जन्म व मृत्यु नोंदणी अधिनियम, १९६९ मधील कलम १२/१७ आणि महाराष्ट्र जन्म आणि मृत्यु नोंदणी नियम, २००० चे अन्वये देण्यात आले आहे.)

(Issued under section 12/17 of the Registration of Births & Deaths Act, 1969 and Rule 8/13 of the Maharashtra Registration of Births and Deaths Rules, 2000.)

प्रमाणित करण्यात येत आहे की, खालील माहिती मृत्युच्या मूळ अभिलेखाच्या नोंदवहीतून घेण्यात आली आहे. जी की बृहन्मुंबई महानगरपालिका, तालुका Ward GS, जिल्हा मुंबई, महाराष्ट्र राज्याच्या नोंदवहीत उल्लेख आहे

This is to certify that the following information has been taken from the original record of death which is the register for Municipal Corporation of Greater Mumbai of Ward GS of District Mumbai of Maharashtra State.

मृताचे पूर्ण नाव /
 Full Name of Deceased : MR. BAJLA LALIT
 KUMAR

लिंग/
 Sex : Male

मृत्यु दिनांक/
 Date of Death : 12.10.2011

मृत्युचे ठिकाण/
 Place of Death : MUMBAI

आईचे पूर्ण नाव/
 Name of Mother : MRS. GANVATI BAJLA

वडिलांचे/पतीचे पूर्ण नाव/
 Name of Father/ Husband : MR. TILOK
 CHAND BAJLA

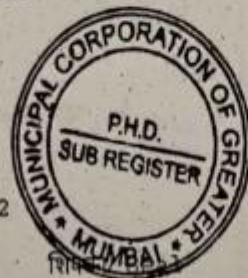
मयत व्यक्तीचा मृत्यूसमयीचा पत्ता/
 Address of deceased at the time of death:
 303,
 SHUBH APTS., CAMPA COLA COMPOUND,
 WORLI,
 MUMBAI, 400018,
 Maharashtra, India.

मयत व्यक्तीचा कायमचा पत्ता/
 Permanant Address of deceased :
 303, SHUBH APTS.,
 CAMPA COLA COMPOUND, WORLI,
 MUMBAI, 400018,
 Maharashtra, India.

नोंदणी क्रमांक/
 Registration No. : 741473568

नोंदणी दिनांक/
 Date of Registration : 19.10.2011

शेरा/
 Remarks (if any) :
 प्रमाणपत्र दिल्याचा दिनांक/
 Date of Issue : 11.10.2012



निर्गमित/ Sub-Registrar and याची सही/
Medical Officer of Health
 Signature of the Issuing Authority :
 G/South Ward
 प्राधिकार ठिकाण/ 400 013.
 Address of the issuing authority :
 WardGS, Mumbai.

"प्रत्येक जन्म आणि मृत्युची घटना नोंदवल्याची खात्री करा"

Form 26QB

Your E-tax Acknowledgement Number is AH1594935

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

Tax Applicable	0021	Assessment Year	2021-22
Minor Head Code	800	Financial Year	2020-21
Permanent Account No. (PAN) of Transferee(Payer/Buyer)	ACNPM5866D	Permanent Account No. (PAN) of Transferor (Payee/Seller)	ABCPB8410A
Full Name (Masked) of the Transferee	PRAXXXX KUMAR MEWARA	Full Name (Masked) of the Transferor	PREXX XXVI BAJLA
Category of Transferee on the basis of PAN	Individual	Category of Transferor on the basis of PAN	Individual
Status of PAN as per ITD PAN Master	Active PAN	Status of PAN as per ITD PAN Master	Active PAN

Complete Address of the Property Transferee

Name of premises/Building/ Village	SRI RAM GARDENS
Flat/Door/Block No.	
Road/Street/Lane	KANKE ROAD
City/District	RANCHI
State	JHARKHAND
Pin Code	834008
Email ID	pkmewara1964@yahoo.in
Mobile No.	9431115358

Complete Address of the Property Transferor

Name of premises/Building/ Village	Subh Apartment
Flat/Door/Block No.	303, Campa Coal Compound
Road/Street/Lane	B G Kher road
City/District	Mumbai
State	JHARKHAND
Pin Code	400018
Email ID	amith.bajla@tws.edu.in
Mobile No.	9820330095

Date of Agreement/Booking	20/08/2020	Whether more than one Transferee/Buyer	Yes
Date of Payment/Credit	19/08/2020	Whether more than one Transferor/Seller	No
Date of Tax Deduction	19/08/2020	Payment Type	Lumpsum

Complete Address of the Property Transferred

Type of Property	Land
Name of premises/Building/ Village	Khata no 178,141,176, 137
Flat/Door/Block No.	
Road/Street/Lane	VIII - Mesra, Thana Sadar
City/District	Ranchi
State	JHARKHAND
Pin Code	835215

Tax Deposit Details

Rate of TDS (in %)	0.75
Total Amount Paid/Credited	5058200
TDS Amount to be paid	38000
Interest	0
Fee	0
Total payment	38000.00
Value in words	Thirty Eight Thousand Rupees and paise

Form 1099-INT (2008)

Online (Net-Banking)

Bank

For the information regarding TDS on sale of property submitted to Tax Information Network (TIN). This cannot be construed as proof of payment

1099-INT

Tax Applicable		Assessment Year																																			
(0020) INCOME TAX ON COMPANIES (CORPORATION TAX) <input type="checkbox"/> (0021) INCOME TAX OTHER THAN COMPANIES <input checked="" type="checkbox"/>	2021-22																																				
PAN: ACNPM5866D ✓ Full Name : PRAXXXX KUMAR MEWARA ✓ 5058200, 19082020, ABCPB8410A, AH1594935, RANCHI, JHARKHAND, 834008 Tel. No. :																																					
Type of Payment :																																					
(100) Advance Tax <input type="checkbox"/> (300) Self Assessment Tax <input type="checkbox"/> (400) Tax on Regular Assessment <input type="checkbox"/> (110) Secondary Adjustment Tax <input type="checkbox"/> (107) Tax on Distributed Income to Unit Holders <input type="checkbox"/>		(102) Surtax <input type="checkbox"/> (106) Profits of Domestic Companies <input type="checkbox"/> (800) TDS on Sale of Property <input checked="" type="checkbox"/> (111) Accretion Tax <input type="checkbox"/>																																			
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Form 26QB

Your E-tax Acknowledgement Number is AH1596733

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

Tax Applicable	0021	Assessment Year	2021-22
Minor Head Code	800	Financial Year	2020-21
Permanent Account No. (PAN) of Transferee (Payer/Buyer)	AESPM8100M	Permanent Account No. (PAN) of Transferor (Payee/Seller)	ABCPB8410A
Full Name (Masked) of the Transferee	MANXX XXMAR MEWARA	Full Name (Masked) of the Transferor	PREXX XXVI BAJLA
Category of Transferee on the basis of PAN	Individual	Category of Transferor on the basis of PAN	Individual
Status of PAN as per ITD PAN Master	Active PAN	Status of PAN as per ITD PAN Master	Active PAN

Complete Address of the Proper ty Transferee

Name of premises/Building/ Village	SRI RAM GARDEN
Flat/Door/Block No.	
Road/Street/Lane	KANKE ROAD
City/District	RANCHI
State	JHARKHAND
Pin Code	834008
Email ID	MEWARAMANOJ768@GMAIL.COM
Mobile No.	9431114796

Complete Address of the Proper ty Transferor

Name of premises/Building/ Village	SUBH APARTMENT
Flat/Door/Block No.	303, CAMPA COAL COMPOUND
Road/Street/Lane	B G KHER ROAD
City/District	MUMBAI
State	MAHARASHTRA
Pin Code	400018
Email ID	AMITH.BAJLA@TWS.EDU.IN
Mobile No.	9820330095

Date of Agreement/Booking	20/08/2020	Whether more than one Transferee/Buyer	Yes
Date of Payment/Credit	19/08/2020	Whether more than one Transferor/Seller	No
Date of Tax Deduction	19/08/2020	Payment Type	Lumpsum

Complete Address of the Proper ty Transferred

Type of Property	Land
Name of premises/Building/ Village	KATA NO 178,141,176,137
Flat/Door/Block No.	
Road/Street/Lane	VILL MESRA, THANA SADAR
City/District	RANCHI
State	JHARKHAND
Pin Code	835215

Tax Deposit De tails

Rate of TDS (in %)	0.75
Total Amount Paid/Credited	5058200
TDS Amount to be paid	38000
Interest	0
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Total payment	38000.00
Value in words	Thirty Eight Thousand Rupees and pais e

Total Value of Consideration (Property Value) 15174800
 Mode of Payment Online (Net-Banking)