

2348

2131



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 486a106027f2d3deec72

Receipt Date : 19-Apr-2023 11:43:53 am

Receipt Amount : 30970/-

Amount In Words : Thirty Thousands Nine Hundred And Seventy Rupees Only

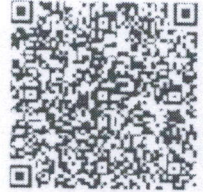
Token Number : 202300043559

Office Name : SRO - Govindpur

Document Type : Sale Deed

Payee Name : ROHIT KUMAR (Vendee)

GRN Number : 2316795859



निबन्धन नियम 21 के अधीन और
कास्तकारी एक्ट की धारा 4 के अधीन
जो माहय है और इण्डियन एक्ट 1899
की अनुसूची 1 बा 1 के 22 के अधीन
क्यावत स्टांप लगाया गया है। एक्टव टिकल
नथी से विमुक्त है या स्टांप - शुल्क अपयुक्त
नही है।

For Office Use :-

दस्तावेज जांच किया
जर्म 4 जांच किया

दिनांक

19/4/23

निबन्धन पदाधिकारी

19/4/23

Bikash Agarwal

19/4/23

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

Rohit Kumar

रक सोल मनी-एक सहायक मनी

सपलील परिगत जोगी का मूल्य मार्ग-दर्शिका
के अनुसार न्यूनतम मूल्य से कम नहीं है

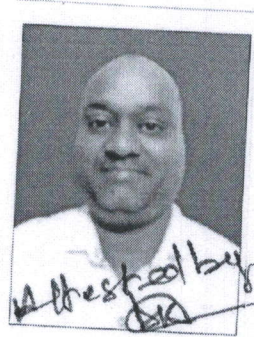
19/4

Payment is done of Rs. 24,06,000/-
By GRN No. 23471188 Dt. 19/4/23

19/4
As 23,00,000/-
Sal. 3,00,000/-
1,00,000/-
23,00,000/-

19/4/23

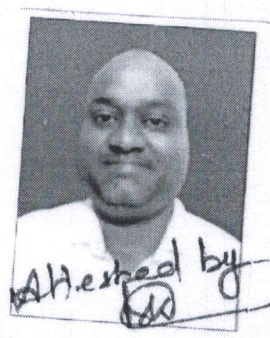
Bikash Agarwal
19/4/23



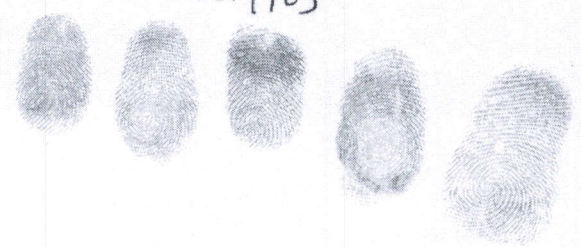
THIS DEED OF ABSOLUTE SALE is made on this the 19th day April Two Thousand Twenty Three, By and between **ALOKIK HOMES LLP**, Registered Office - At E-5, Grewal Apartment, Grewal Colony, Bekarbandh, Dhanbad represented its Authorized Signatory **SRI BIKASH AGARWAL** (Aadhar No. XXXXXXXX6083) Son of Late Bajrang Prasad Agarwal, , (authorised vide Board Resolution dated 25.07.2022) by faith Hindu, category OBC, by occupation Service, Resident of Flat No. 19, Shyam Kunj Apartment, H. E. School Road, Hirapur, P.S & Dist- Dhanbad (Jharkhand) 826001, hereinafter called and referred to as the VENDOR (which expression shall, unless excluded by or repugnant to the context be deemed to mean and include their heirs, successors, executors, administrators, legal representatives and assigns) of the ONE PART. (That the vendor hereto does not come under the prohibited class U/s 46 of CNT Act.1908)

Rohit Kumar

19/4/2023
 20 का
 अपराध में जिला अवर निबंधक
 सहायक या अवर निबंधक
 सहायक 20 का अधीन
 नोकरियों का नाम श्री विकास अग्रवाल
 पिता/पति का नाम अजय प्रसाद अग्रवाल
 ग्राम हिराष्ट जिला बलरघूर
 तालिका 0.30 करोड़
 9/4/2023
 अधिकारी का हस्ताक्षर



Bikash Agarwal
 19/4/23



Rohit Kumar

Bikash Agarwal
19/4/23

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AND IN FAVOUR OF

SRI ROHIT KUMAR (Aadhar No. XXXXXXXX0211) Son of Krishna Prasad, by Faith Hindu, Category BC, by occupation Service, resident of Near Tetultala Railway Colony, Gandhi Nagar, P.S. Dhansar, Dist. Dhanbad, hereinafter called and referred to as the PURCHASER (which expression shall, unless excluded by or repugnant to the context be deemed to mean and include his heirs, successors, executors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS, the below mentioned schedule land was purchased by the vendor hereto M/s Alokik Homes LLP, by virtue of a registered deed of sale No. 2230 dated 11.07.2020, Registered at Govindpur Sub-Registry office and entered in Book No. I, Volume No. 205, page Nos. 1 to 150 for the year 2020, from its rightful owner Khalil Ansari and others, for valuable consideration therein mentioned; And

WHEREAS, ever since the date of purchase as aforesaid the vendor hereto M/s Alokik Homes LLP, has been in peaceful and uninterrupted possession over the said land got its names mutated vide order passed in Mutation Case No. 4147/2020-2021, and paying ground rent to the State regularly under volume No. 3, page No. 48; And

WHEREAS the Vendor hereto to meet their financial requirement considered it advisable to sell their entire right, title, interest and possession to, in and over a portion of land measuring an area 2.58 Decimals, morefully described in the Schedule hereto for a total Consideration of Rs.7,74,000/- (Rupees Seven Lac Seventy Four thousand) only; And

WHEREAS, in course and as a result of negotiation between the parties hereto, the vendor agreed to sale and the purchaser hereto has agreed to purchase the said land, for a consideration of the sum of Rs.7,74,000/- (Rupees Seven Lac Seventy Four thousand) only, which is the highest consideration thereof.

Rohit Kumar

Bikash Agarwal,
19/4/23

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NOW, THEREFORE, THIS DEED OF SALE WITNESSETH: -

1. That in consideration of the total sum of Rs.7,74,000/- (Rupees Seven Lac Seventy Four thousand) only, paid by the Purchaser to Vendor, as per memo of consideration written in the foot of this document, (the receipt whereof the Vendor do hereby acknowledge and admit) and in consideration of the terms, conditions and covenants hereinafter appearing the Vendor doth hereby absolutely and indefeasibly grant sell, convey transfer and assign his entire right, title, interest and possession to, in and over the said land morefully described in the Schedule hereto, together with all claims, demands, easement and other incidental rights belonging or appertaining thereto, to the Purchaser TO HAVE AND TO HOLD the same for all times to come free from all encumbrances subject, however, to pay annual ground rent besides cess and education cess thereon at the prescribed rates payable thereof as from this day onwards, and the purchaser hereto having full right and authority to deal and transfer the same by sale, gift, mortgage, lease and by making houses etc. thereon either by living thereon or letting out the same to any person or persons or otherwise as per her choice.
2. That, the Vendor do hereby covenant with the Purchaser that the Vendor, is the sole and absolute owner of the land described in the schedule below, and that his right, title, interest and possession to, in and over the same is in no manner defective and is in no manner encumbered by way of mortgage etc. and there is no other claimant of the land, should it, therefore, in future transpire that his right, title, interest and possession to in and over the said land hereby sold is in any manner defective or in any manner encumbered and if for any one or more reasons Purchaser is dispossessed or put to any other loss or obstructions, the Vendors shall be liable to make good such loss as the Purchaser may suffer by reasons thereof.

Rohit Kumar

Birkaash Aggarwal
19/4/23

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

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

Rohit Kumar

बिक्री में बिक्री
पं. सं. 19/4/23
9/04/23
अधिकारी

Bikash Agrawal
19/4/23

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SCHEDULE

All that piece and parcel of Raiyati land situated in Mouza AMAGHATA, Mouza No. 170, P.S. Gobindpur, Chowki sadar registry office Dhanbad, Sub registry office Gobindpur, District Dhanbad, Jharkhand.

Mouza Amaghata, Mouza No.170,

Old Khata No. 23 (New Khata No. 197)

Old Plot No. 588 (New Plot No. 480), out of which measuring an area 2.58 Decimals (Two Point Five Eight Decimals), of land is hereby sold by this sale deed, (which is residential land and situated under subsidiary road and Colony Plot No. 85), as per plan attached herewith and shown in colour Red, being butted and bounded as under:-

North: Boundary Wall
South: 30 Feet Wide Road
East: Colony Plot No.86
West: Colony Plot No. 84

Memo of Consideration

Rs.7,74,000/- (Rupees Seven Lac Seventy Four thousand) only paid by the purchaser to the vendor by :-

Particulars	Date	Amount	Bank
Ch. No. 829406	08.07.2019	Rs.2,00,000/-	SBI
Ch. No. 829405	02.08.2019	Rs.2,00,000/-	SBI
Ch. No. 829408	03.02.2020	Rs.2,50,000/-	SBI
Ch. No. 971394	15.02.2022	Rs.1,24,000/-	SBI


Rohit Kumar

Bikash Agarwal
19/4/23

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WITNESSES:-

1.


Bharat K. Rattore

Cate J.L. Rattore

Jorahatak, Dhanku.

19/4/23

Ashu Mallik

2.

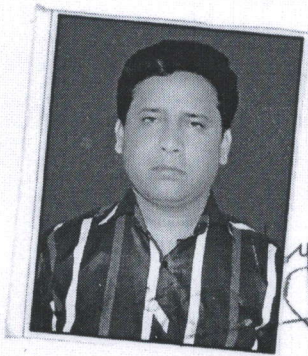
Sh. P. Mallik

Hirapur, Dhanku

19/4/23

Rohit Kumar
19/4/23


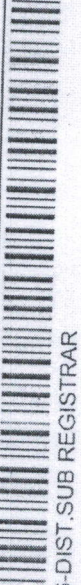
Signature, photo & fingerprint of
The purchaser :-




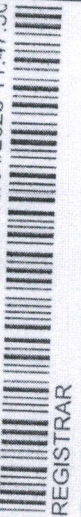
Certified that the finger prints of the left hand of the vendor and purchaser, whose photographs is affixed in the document have been duly obtained before me, and printed in my office as per detail given by the parties.

Deepak Kumar
Adv Dhanku
B No - 968/11



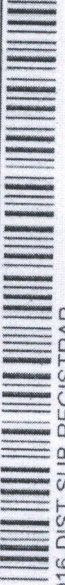
Rohit Kumar

		e-Challan Finance Department, Government of Jharkhand Receiving Dept: DEPT.OF REVENUE,REGISTRATION AND LAND REFORMS	
Valid Up To :-28/04/2023 GRN:-2316796188		Treasury Copy Date:- 19/04/2023 11:47:50	
Receiving Office :- DHNDR016-DIST.SUB REGISTRAR DHANBADJJW-DIST.REGISTRATION OFFICE, DHN			
District :- Dhanbad Year:- 01/04/2023		Treasury:- Dhanbad to :- 31/03/2024	
Head(0030)		Amount ₹	
Head Details 00300310401000101		24064.00	
अस्तित्वों के पंजीकरण का शुल्क			
Net Payable Amount:- ₹ 24064.00 Twenty Four Thousand Sixty Four Rupees And Zero Paise Only			
Payee Detail			
Department Name:- DEPT.OF REVENUE,REGISTRATION AND LAND REFORMS PAN No:- NA Remitter Name:- ROHITKUMAR Department Txn Id :- ea64c58b4283591bbdf4 Department Portal :- jharnibandhan.gov.in			
ONLINE PAYMENT DETAILS			
Bank ref No :- 2117772037 Bank CIN No :- 2117772037 PNB Payment Status(RT) :- SUCCESS Payment Date :- 4/19/2023 11:51:24 AM			
Signature & Seal of Bank			



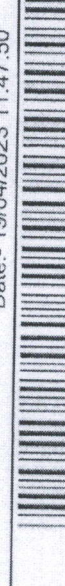
Use separate page Cut from here

		e-Challan Finance Department, Government of Jharkhand Receiving Dept: DEPT.OF REVENUE,REGISTRATION AND LAND REFORMS	
Valid Up To :-28/04/2023 GRN:-2316796188		AG Copy Date:- 19/04/2023 11:47:50	
Receiving Office :- DHNDR016-DIST.SUB REGISTRAR DHANBADJJW-DIST.REGISTRATION OFFICE, DHN			
District :- Dhanbad Year:-01/04/2023		Treasury:- Dhanbad to:- 31/03/2024	
Head(0030)		Amount ₹	
Head Details 00300310401000101		24064.00	
अस्तित्वों के पंजीकरण का शुल्क			
Net Payable Amount:- ₹ 24064.00 Twenty Four Thousand Sixty Four Rupees And Zero Paise Only			
Payee Detail			
Department Name:- DEPT.OF REVENUE,REGISTRATION AND LAND REFORMS PAN No:- NA Remitter Name:- ROHITKUMAR Department Txn Id :- ea64c58b4283591bbdf4 Department Portal :- jharnibandhan.gov.in			
ONLINE PAYMENT DETAILS			
Bank ref No :- 2117772037 Bank CIN No :- 2117772037 PNB Payment Status(RT) :- SUCCESS Payment Date :- 4/19/2023 11:51:24 AM			
Signature & Seal of Bank			

Rohit Kumar

 e-Challan Finance Department, Government of Jharkhand DEPT. OF REVENUE, REGISTRATION AND LAND REFORMS			
Receiving Dept:	DEPT. OF REVENUE, REGISTRATION AND LAND REFORMS	Remitter's Copy of Dept	
Valid Up To :-	28/04/2023	Date:-	19/04/2023 11:47:50
GRN:-	2316796188		
Receiving Office :-	DHNLDR016-DIST.SUB REGISTRAR DHANBADJW-DIST.REGISTRATION OFFICE, DHN	Treasury:-	Dhanbad
District :-	Dhanbad	Year:-	01/04/2023
Head(0030)	Amount ₹	to :-	31/03/2024
Head Details	00300310401000101	Amount	₹ 24064.00
दस्तावेजों के पंजीकरण का शुल्क			
Net Payable Amount:- Twenty Four Thousand Sixty Four Rupees And Zero Paise Only		₹	24064.00
Payee Detail			
Department Name:-	DEPT. OF REVENUE, REGISTRATION AND LAND REFORMS	DEP. ID:-	202300043559
PAN No:-	NA	Remitter Name:-	ROHITKUMAR
Remitter Name:-	ROHITKUMAR	Department Txn Id :-	ea64c58b4283591bbdf4
Department Txn Id :-	ea64c58b4283591bbdf4	Department Portal :-	jhamibandhan.gov.in
Department Portal :-	jhamibandhan.gov.in	ONLINE PAYMENT DETAILS	
Bank ref No :-	2117772037	Payment Status(RT) :-	SUCCESS
Bank CIN No :-	2117772037	Payment Date :-	4/19/2023 11:51:24 AM
PNB		Signature & Seal of Bank	

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 e-Challan Finance Department, Government of Jharkhand DEPT. OF REVENUE, REGISTRATION AND LAND REFORMS			
Receiving Dept:	DEPT. OF REVENUE, REGISTRATION AND LAND REFORMS	Remitter's Copy	
Valid Up To :-	28/04/2023	Date:-	19/04/2023 11:47:50
GRN:-	2316796188		
Receiving Office :-	DHNLDR016-DIST.SUB REGISTRAR DHANBADJW-DIST.REGISTRATION OFFICE, DHN	Treasury:-	Dhanbad
District :-	Dhanbad	Year:-	01/04/2023
Head(0030)	Amount ₹	to :-	31/03/2024
Head Details	00300310401000101	Amount	₹ 24064.00
दस्तावेजों के पंजीकरण का शुल्क			
Net Payable Amount:- Twenty Four Thousand Sixty Four Rupees And Zero Paise Only		₹	24064.00
Payee Detail			
Department Name:-	DEPT. OF REVENUE, REGISTRATION AND LAND REFORMS	DEP. ID:-	202300043559
PAN No:-	NA	Remitter Name:-	ROHITKUMAR
Remitter Name:-	ROHITKUMAR	Department Txn Id :-	ea64c58b4283591bbdf4
Department Txn Id :-	ea64c58b4283591bbdf4	Department Portal :-	jhamibandhan.gov.in
Department Portal :-	jhamibandhan.gov.in	ONLINE PAYMENT DETAILS	
Bank ref No :-	2117772037	Payment Status(RT) :-	SUCCESS
Bank CIN No :-	2117772037	Payment Date :-	4/19/2023 11:51:24 AM
PNB		Signature & Seal of Bank	

Rohit Kumar

Transaction Success! Please Note Your Transaction Id.

Name	RohitKumar
Token No / Depositor ID	202300043559
Amount	24064
Transaction ID	ea64c58b4283591bbdf4
GRN	2316796188
CIN	2117772037
Time	2023-04-19 11:51:24

कोरोना को हराना है सफाई को अपनाना है



दो मज की दूरी मास्क है जरूरी

Rohit Kumar



Pre Registration Docket

Date :- 18-04-2023 02:11 pm

Office Name :- SRO - Govindpur

Token No:- 202300043559

Appoinment :- 19-Apr-2023 Time:- 15:45

Article	Sale Deed
Pre Registration Date	06-Apr-2023
No. Of Pages	28
Stamp Duty	30960
Paid Stamp Duty	0
Total Fees	₹ 24,064.

Property Id: **943106**

Valuation No. : 1278134 / 2023		:- 2023-2024		Date : 06-April-2023 07:53:AM	
State : Jharkhand		District : Dhanbad		Tahsil : Govindpur	
Land Type : Urban		Corporation : Amaghata		Village/City : Amaghata	
Amaghata Word No 0 - Other Road		-			
Volume Number - 3					
Page Number - 48					
Khata Number - 197					
Plot Number - 480					
Property Rates					
Residential Land (Y)					
₹160083/- Decimal					
Valuation Rule : Residential Land					
Property Details					
1	Land area	2.58 Decimal			
Calculation Details					
Sr.No.	Description	Calculation		Total	
1	Open Land Valuation	1. 2.58 x 160083=413014.14		₹4,13,014/-	
A	Total			₹4,13,014/-	
Note : Final Valuation is Rounded to Next 100/-					
Total Valuation (A)				₹4,13,100/-	
Total Amount in Words : Four Lakh Thirteen Thousands One Hundred Rupees Only.					

Rohit Kumar

Land measurement, Sub Part and House No.	Property Boundaries East: COLONY PLOT NO. 86, West: COLONY PLOT NO. 84, South: 30 FEET WIDE ROAD, North: BOUNDARY WALL
Area	Land area : 2.58 Decimal
Other Description of the Property	Pin Code - 828109
Government/Market Value	413014.14
Transaction Amount	774000

SELLER	-Mr. ALOKIK HOMES LLP REP THROUGH ITS AUTHORIZED SIGNATORY BIKASH AGARWAL, Address - FLAT NO. 19 SHYAM KUNJ APARTMENT, H E SCHOOL ROAD, HIRAPUR, DHANBAD- ,Father/Husband Name LATE BAJRANG PRASAD AGARWAL , PAN No.- *****759L,Permission Case No.- , Aadhaar No. *****6083
PURCHASER	-Mr. ROHIT KUMAR, Address - NEAR TETULTALA RAILWAY COLONY, GANDHI NAGAR, PS- DHANSAR, DHANBAD- ,Father/Husband Name KRISHNA PRASAD , PAN No.- *****205C,Permission Case No.- , Aadhaar No. *****0211

Witness Information	Mr. BHARAT KUMAR RATHORE , Address - SACHDEVA COLONY, JORAPHATAK, DHANBAD-, Father/Husband Name- JAYANTI LAL RATHORE
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Identifier Details	Mr. BHARAT KUMAR RATHORE , Address - SACHDEVA COLONY, JORAPHATAK, DHANBAD-, Father/Husband Name- JAYANTI LAL RATHORE
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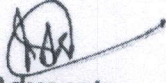
Fee Rule: Sale Deed		
1	Stamp Duty	30,960

1	SP	840
Total		840
Fee Rule: Sale Deed		
1	A1	23,220
2	LL	3
3	PR	1
Total		23,224

All the entries made, have been verified by me and are found same as the entries of the document presented.

Rohit Kumar

Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I am satisfied with the verification and hence proceeding further for registration after seeing the alert.



Deed Writer / Advocate

Rohit Kumar
Vendee / Claimant

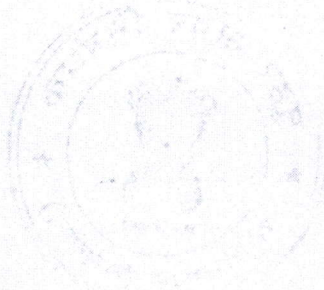
Bikash Agarwal

Vendor / Executant

कोरोना को डराना है सफाई को अपनाना है



दो मज की दूरी मास्क है जरूरी



Rohit Kumar



Document Registration Summary 1

Date :-19-Apr-2023

- Government/Market Value: ₹413100/-
- Transaction Amount: ₹774000 /-
- Paid Stamp Duty: ₹30970 /-

Bhaskar Agarwal

On Date 19-04-2023 Presented at SRO -
Govindpur
Signature of Presenter

SRO - Govindpur

[Signature]

Receipt : 815508

Receipt Date : 19-04-2023

Presenter Name: -

PR

₹1

SP

₹840

LL

₹3

A1

₹23220

Stamp Duty

₹30970

Total

₹55034

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	30960	30970	-10	GRAS	RohitKumar	• GRN Number : 2316795859 • DEPT Transaction Id : 486a106027f2d3deec72 • Transaction Type :	30970
PR	1	1	0	GRAS	RohitKumar	• GRN Number : 2316796188 • DEPT Transaction Id : ea64c58b4283591bbdf4 • Transaction Type :	1
SP	840	840	0	GRAS	RohitKumar	• GRN Number : 2316796188 • DEPT Transaction Id : ea64c58b4283591bbdf4 • Transaction Type :	840
A1	23220	23220	0	GRAS	RohitKumar	• GRN Number : 2316796188 • DEPT Transaction Id : ea64c58b4283591bbdf4 • Transaction Type :	23220

Rohit Kumar

LL	3	3	0	GRAS	RohitKumar	<ul style="list-style-type: none"> • GRN Number : 2316796188 • DEPT Transaction Id : ea64c58b4283591bbdf4 • Transaction Type : 	3
Sub Total	55024	55034	-10				

Article : Sale Deed Number of Pages : 56

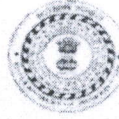
Signature of Operator

Signature of Head Clerk

Signature of Registering Officer



Rohit Kumar



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Govindpur

District Name :- Dhanbad

State Name :- Jharkhand

Deed Endorsement

Token No :- 202300043559

Deed Type	Sale Deed
Number of Pages	56
Fee Details	Stamp Duty :- Rs. 30960, PR :- Rs. 1, SP :- Rs. 840, A1 :- Rs. 23220, LL :- Rs. 3.
Property No.	1
Valuation Details	Value :- Rs.413014/- ,Transaction Amount :- Rs.774000/-
Property Details	District :- Dhanbad , Tehsil :- Govindpur , Village Name :- Amaghata Location :- Other Road, Amaghata Word No 0 Property Boundaries :- East: COLONY PLOT NO. 86, West: COLONY PLOT NO. 84, South: 30 FEET WIDE ROAD, North: BOUNDARY WALL Volume Number - 3Page Number - 48Khata Number - 197Plot Number - 480 Area Of Land :- 2.58 Decimal

Sh./Smt.ALOKIK HOMES LLP REP THROUGH ITS AUTHORIZED SIGNATORY
BIKASH AGARWAL s/o/d/o/w/o LATE BAJRANG PRASAD AGARWAL has
presented the document for registration in this office
today dated :- 19-Apr-2023 Day :- Wednesday Time :- 16:20:10 PM



ALOKIK HOMES LLP REP
THROUGH ITS AUTHORIZED
SIGNATORY BIKASH
AGARWAL (Individual)

Party Name	Document Type	Document Number
ALOKIK HOMES LLP REP THROUGH ITS AUTHORIZED SIGNATORY BIKASH AGARWAL	PAN/UID	ABNFA0759L

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	ALOKIK HOMES LLP REP THROUGH ITS AUTHORIZED SIGNATORY BIKASH AGARWAL Address1 - FLAT NO. 19 SHYAM KUNJ APARTMENT, H E	Yes	Bikash Agarwal Address:- Flat No- 19, Shyamkunj Appartment, Near Lindsay		SELLER Age:42			

Rohit Kumar

4/19/2023

NGDRS : National Generic Document Registration System

SCHOOL ROAD,
HIRAPUR, DHANBAD,
Address2 -
, , , Jharkhand
PAN No.:
ABNFA0759L, Permission
Case No.-

Club, H.E
School
Road, Bisti
Para
Hirapur,
Dhanbad, ,
Dhanbad,
826001, ,
Jharkhand,
India

2
ROHIT KUMAR
Address1 - NEAR
TETULTALA RAILWAY
COLONY, GANDHI
NAGAR, PS- DHANSAR,
DHANBAD, Address2 -
, , , Jharkhand
PAN No.:
AMXPK5205C, Permission
Case No.-

Yes
Rohit
Kumar
Address:- ,
Near
Tetultalla
Railway
Colony, ,
Gandhi
Nagar,
Dhanbad, ,
Dhanbad,
826001, ,
Jharkhand,
India

PURCHASER
Age:44



Rohit Kumar

Identification:

Sr.NO
1
Party Name and Address
BHARAT KUMAR RATHORE
S/o-D/o JAYANTI LAL RATHORE
Address1 - SACHDEVA COLONY, JORAPHATAK, DHANBAD, Address2
, , , Jharkhand
PAN No.:

Photo FingerPrint Signature



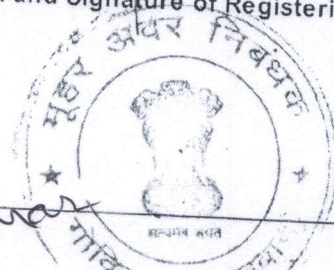
Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	BHARAT KUMAR RATHORE Address1 - SACHDEVA COLONY, JORAPHATAK, DHANBAD, Address2 - , , , Jharkhand			

Signature of Operator

Seal and Signature of Registering Officer



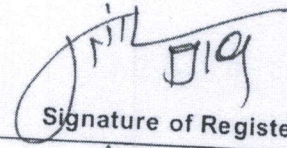
Above signature & thumb Impression are affixed in my presence.

Rohit Kumar

4/19/2023

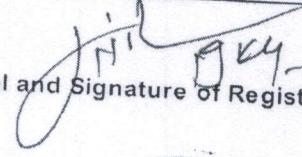
NGDRS : National Generic Document Registration System

Above mentioned, (**ALOKIK HOMES LLP REP THROUGH ITS AUTHORIZED SIGNATORY BIKASH AGARWAL**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**BHARAT KUMAR RATHORE**) Son/Daughter/Wife of (**JAYANTI LAL RATHORE**) resident of (**SACHDEVA COLONY, JORAPHATAK, DHANBAD**) and by occupation (**Business**).



Signature of Registering Officer

Date:- 19-Apr-2023



Seal and Signature of Registering Officer



Rohit Kumar

Token No.: 202300043559

CERTIFICATE

Office of the SRO - Govindpur

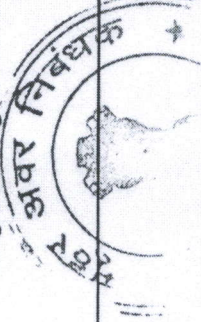
This Sale Deed was presented before the registering officer on date 19-Apr-2023 by **ALOKIK HOMES LLP** REP THROUGH ITS AUTHORIZED SIGNATORY **BIKASH AGARWAL, S/O, D/O, W/O LATE BAJRANG PRASAD AGARWAL** resident of FLAT NO. 19 SHYAM KUNJ APARTMENT, H E SCHOOL ROAD, HIRAPUR, DHANBAD .,

This deed was registered as Document No:- 2023/GOV/2348/BK1/2131 in Book No :- BK1, Volume No :- 187 from Page No :- 111 to 166 at, office of **SRO - Govindpur**

Date:- 19-Apr-2023

[Handwritten Signature]
19/04/23

Registering Officer



Rohit Kumar

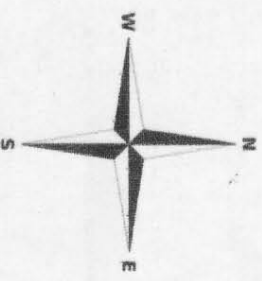
SELLER : ALOKIK HOMES LLP, REGISTERED OFFICE - AT E-5, GREWAL APARTMENT, GREWAL COLONY, BEKARBANDH DHANBAD, REPRESENTED ITS AUTHORIZED SIGNATORY SRI BIKASH AGARWAL, S/O LATE BAJRANG PRASAD AGARWAL, RESIDENT OF FLAT NO- 19, SHYAM KUNJ APARTMENT, H.E. SCHOOL ROAD, HIRAPUR, P.S & DIST - DHANBAD (JHARKHAND).

PURCHASER : SRI ROHIT KUMAR, S/O KRISHNA PRASAD, RESIDENT OF - NEAR - TETULTALLA, RAILWAY COLONY, GANDHI NAGAR, DIST- DHANBAD.

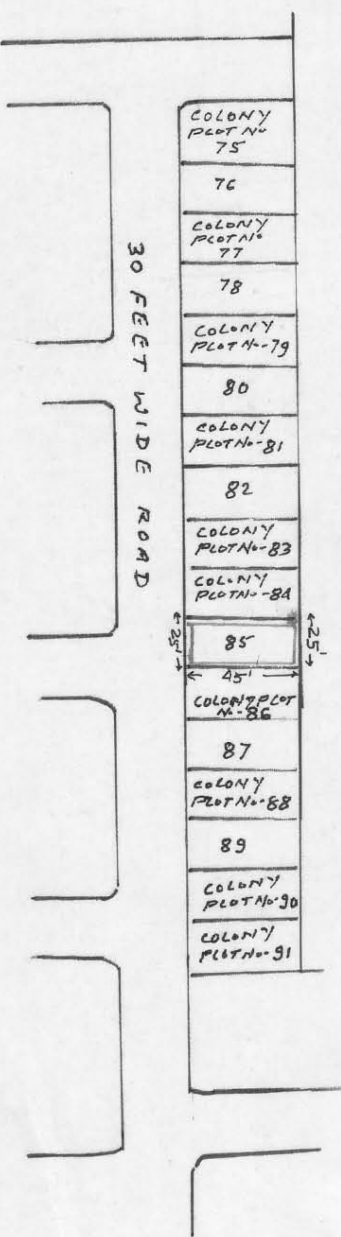
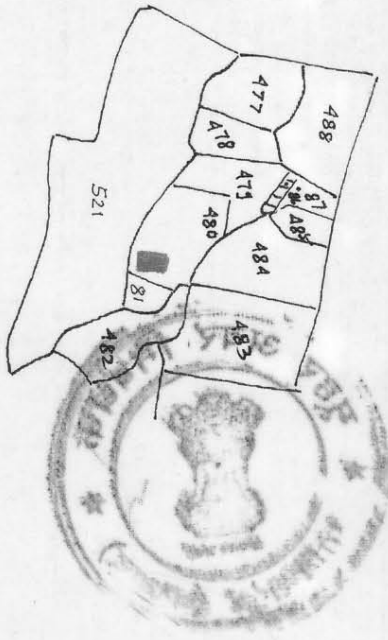
SCHEDULE : PART PLANE SHOWING THE LAND IS SITUATED IN MOUZA AMAGHATA, MOUZA NO - 170, PS- GOVINDPUR, DIST - DHANBAD, NEW KHATA NO-197, OLD KHATA NO- 23, NEW PLOT NO- 480, OLD PLOT NO- 588 OUT OF WHICH (COLONY PLOT NO - 85) MEASURING AN AREA 2.58 DECIMALS, LAND IS SOLD WHICH HAS BEEN SHOWN IN THE RED COLOUR ON THE MAP.

BOUNDED BY : NORTH : BOUNDARY WALL SOUTH : 30 FEET WIDE ROAD

EAST : COLONY PLOT NO- 86 WEST : COLONY PLOT NO- 84



SCALE : 1"=330'



Rohit Kumar
Bikash Agarwal
 19/11/23

Alokik