

6490

5908



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 4ac05f56224dd3678929

Receipt Date : 28-Sep-2022 11:00:46 am

Receipt Amount : 137610/-

Amount In Words : One Lakh Thirty Seven Thousands Six Hundred And Ten Rupees Only

Token Number : 20220000116834

Office Name : SRO - Govindpur

Document Type : Sale Deed

Payee Name : RAMESH KUMAR PODDAR (Vendee)

GRN Number : 2213705385



निबन्धन विधिम 21 के अधीन और छाटानांगणु :- For Office Use :-

नास्तकारी एक्ट की धारा 14 क अधीन
जो प्राह्य है और इण्डियन स्टाम्प एक्ट 1899
की अनुसूची 1 या 2 क 13 क अधीन
यथावत स्टाम्प लगाया गया है। अथवा टिकट
नथी से विमुक्त है या स्टाम्प - शुल्क अपेक्षित
नहीं है।

दस्तावेज जाँच किया k
कर्म 4 जाँच किया

तारीख

निबन्धन पदाधिकारी
RBV

Ramesh Kumar Poddar
28/9/22

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।

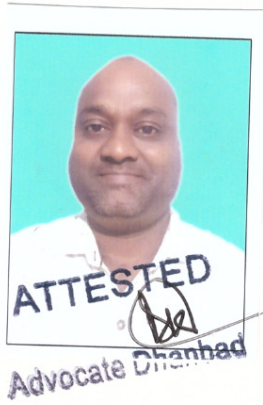
पंजीकृत वस्तु विक्री कर अधिनियम, 1976 के तहत

तपशील वर्णित जमीन का मूल्य मार्ग दर्शिका पंजी के अनुसार न्यूनतम रूप से कर का भुगतान

Payment is done of Rs. 1,04,100/-
By SRI BIKASH AGARWAL 28/9/22

103800 का
3 का
127
103800 का

28/9/22



Bikash Agarwal
28/9/22



THIS DEED OF ABSOLUTE SALE is made on this the 28th day September Two Thousand Twenty Two, 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 jointly 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)



Advocate Dhanoad

Dhanoad Agam
28/9/22

28/9/2022

दिनांक 20 30 का
के कार्यालय मा
इस प्रमाणित
सोध्यवर्ती
पिता/पति
याम
जाति

रुपे
दिनांक
O.B.C
28/9/2022

10/9/22

विकाश अग्रवाल
अथवा अग्रवाल
वत 9/2



अस्थापक का हस्ताक्षर



= 2 =
AND IN FAVOUR OF

Bhishakh Agarwal
28/9/22

1. MR. RAMESH KUMAR PODDAR (Aadhar No. XXXXXXXX1428) Son of Mohan Lal Poddar, **2. MRS. ARUNA PODDAR** (Aadhar No. XXXXXXXX6435) Wife of Ramesh Kumar Poddar, by Faith Hindu, Category OBC, by occupation Business and housewife, resident of SHakti Plaza, Flat No. 303, Joraphatak Road, 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. 3493 dated 11.09.2019, Registered at Govindpur Sub-Registry office and entered in Book No. I, Volume No. 299, page Nos. 1 to 160 for the year 2019, from its rightful owner Md. Hussain 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. 296/2020-2021, and paying ground rent to the State regularly under volume No. 3, page No. 27; 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 6.88 Decimals, morefully described in the Schedule hereto for a total Consideration of Rs.34,40,000/- (Rupees Thirty Four Lac Forty 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.34,40,000/- (Rupees Thirty Four Lac Forty thousand) only, which is the highest consideration thereof.

Divyansh Agarwal
28/9/22

= 3 =

NOW, THEREFORE, THIS DEED OF SALE WITNESSETH: -

1. That in consideration of the total sum of Rs.34,40,000/- (Rupees Thirty Four Lac Forty 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.

Bhusan Agarwal
28/9/22

= 4 =

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.

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.

दस्तावेज
मू. संपत्ति
भूमि की सूची

28/09/22

Praveen Agarwal
28/09/22

= 5 =

Mouza Amaghata, Mouza No.170,

Old Khata No. 74 (New Khata No. 220)

Old Plot No. 617 (New Plot No. 474), out of which measuring an area 6.88 Decimals (Six Point Eight Eight Decimals) of land is hereby sold by this sale deed, (which is residential land and situated under subsidiary road and Colony Plot No. 21 & 22), as per plan attached herewith and shown in colour Red, being butted and bounded as under:-

North: Other Vacant Land.
South: Colony Plot No. 20.
East: Colony Plot No. 23 & 24.
West: 30 feet wide road.

Memo of Consideration

Rs.34,40,000/- (Rupees Thirty Four Lac Forty thousand) only paid by the purchaser to the vendor by :-

Particulars	Date	Amount	Bank
Ch. No. 694499	20.06.2019	Rs.1,51,000/-	ICICI Bank
Ch. No. 694500	22.07.2019	Rs.4,00,000/-	ICICI Bank
Ch. No. 041852	02.07.2020	Rs.5,00,000/-	United Bank of India.
Ch. No. 019281	02.07.2020	Rs.2,50,000/-	Oriental Bank of Commerce
Ch. No. 264790	15.09.2022	Rs.5,00,000/-	Punjab National Bank
Ch. No. 264792	21.09.2022	Rs.5,00,000/-	Punjab National Bank
Ch. No. 264791	22.09.2022	Rs.5,00,000/-	Punjab National Bank
Ch. No. 264793	23.09.2022	Rs.6,39,000/-	Punjab National Bank

Signature
28/9/22

= 6 =

WITNESSES:-

1. Rakhi Kumari
Mr. Vaibhav Kumar Singh
Sabalpur Dhanbad
28/9/22
2. Anup Mallick
S/o Y. Mallick
Himpur Dhanbad
28.9.22

Signature, photo & fingerprint of
The purchaser :-



TESTED
Ramesh Kumar Poddar
Dhanbad

(RAMESHKUMAR PODDAR)
28/9/22



Praveen Agarwal.

28/9/22

= 7 =



Praveen Agarwal.
28/9/22



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

Deepak Kumar
Adv. Sherbad.
E.NO- 968/11



e-Challan

Finance Department, Government of Jharkhand

Receiving Dept: DEPT.OF REVENUE,REGISTRATION AND LAND REFORMS



Valid Up To :-07/10/2022

GRN:-2213705446

Treasury Copy
Date:- 28/09/2022 11:01:25

Receiving Office :- DHNLDRO16-DIST.SUB REGISTRAR
DHANBADJJW-DIST.REGISTRATION OFFICE, DHN

District:- Dhanbad

Year:- 01/04/2022

Treasury:- Dhanbad

to :- 31/03/2023

Head(0030)

Amount ₹

Head Details

003003104010101

104104.00

दस्तावेजों के पंजीकरण का शुल्क

Net Payable Amount:-

₹ 104104.00

One Lakh Four Thousand One Hundred Four Rupees And Zero Paisa Only

Payee Detail

Department Name:- DEPT.OF REVENUE,REGISTRATION AND LAND REFORMS

PAN No:-

NA

DEP. ID:-

20220000116834

Remitter Name:-

RAMESHKUMARPODDAR

Department Txn Id :-

ff423d994048fc7dd758

Department Portal :-

jharnibandhan.gov.in

ONLINE PAYMENT DETAILS

Bank ref No :-

1909632695

Bank CIN No :-

1909632695

PNB

Payment Status :-

SUCCESS

Payment Date :-

9/28/2022 11:02:52 AM

Signature & Seal of Bank



e-Challan

Finance Department, Government of Jharkhand

Receiving Dept: DEPT.OF REVENUE,REGISTRATION AND LAND REFORMS



Valid Up To :-07/10/2022

GRN:-2213705446

AG Copy

Date:- 28/09/2022 11:01:25

Receiving Office :- DHNLDRO16-DIST.SUB REGISTRAR
DHANBADJJW-DIST.REGISTRATION OFFICE, DHN

District:- Dhanbad

Year:-01/04/2022

Treasury:- Dhanbad

to :- 31/03/2023

Head(0030)

Amount ₹

Head Details

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Bank ref No :-

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1909632695

PNB

Payment Status :-

SUCCESS

Payment Date :-

9/28/2022 11:02:52 AM



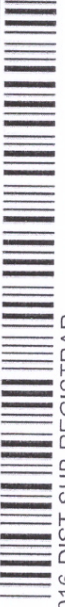
Signature & Seal of Bank





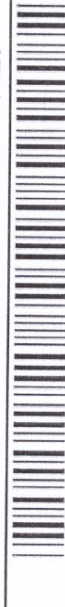
Cut from here

Use separate page



 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 UpTo :-07/10/2022		Date:- 28/09/2022 11:01:25	
GRN:-2213705446			
Receiving Office:- DHNLDR016-DIST.SUB REGISTRAR DHANBADJJW-DIST.REGISTRATION OFFICE, DHN		Treasury:- Dhanbad to:- 31/03/2023	
District:- Dhanbad			
Year:- 01/04/2022			
Head(0030)		Amount ₹	
Head Details 003003104010101		104104.00	
दरताबियों के पंजीकरण का शुल्क			
Net Payable Amount:- ₹ 104104.00 One Lakh Four Thousand One Hundred Four Rupees And Zero Paise Only			
Payee Detail			
Department Name:- DEPT.OF REVENUE,REGISTRATION AND LAND REFORMS PAN No:- NA Remitter Name:- RAMESHKUMARPODDAR Department Txn Id :- ff423d994048fc7dd758 Department Portal :- jharnibandhan.gov.in			
ONLINE PAYMENT DETAILS			
Bank ref No :- 1909632695 Bank CIN No :- 1909632695 PNB Payment Status :- SUCCESS Payment Date :- 9/28/2022 11:02:52 AM			
Signature & Seal of Bank			

Cut from here

 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 UpTo :-07/10/2022		Date:- 28/09/2022 11:01:25	
GRN:-2213705446			
Receiving Office :- DHNLDR016-DIST.SUB REGISTRAR DHANBADJJW-DIST.REGISTRATION OFFICE, DHN		Treasury:- Dhanbad to:- 31/03/2023	
District :- Dhanbad			
Year:- 01/04/2022			
Head(0030)		Amount ₹	
Head Details 003003104010101		104104.00	
दरताबियों के पंजीकरण का शुल्क			
Net Payable Amount:- ₹ 104104.00 One Lakh Four Thousand One Hundred Four Rupees And Zero Paise Only			
Payee Detail			
Department Name:- DEPT.OF REVENUE,REGISTRATION AND LAND REFORMS PAN No:- NA Remitter Name:- RAMESHKUMARPODDAR Department Txn Id :- ff423d994048fc7dd758 Department Portal :- jharnibandhan.gov.in			
ONLINE PAYMENT DETAILS			
Bank ref No :- 1909632695 Bank CIN No :- 1909632695 PNB Payment Status :- SUCCESS Payment Date :- 9/28/2022 11:02:52 AM			
Signature & Seal of Bank			



Enter Token Number For Double Verification

Submit

Gras Payment Transactions

Show entries

Search:

Name	Token	Payment Date	Amount	Transaction ID	GRN	CIN
RAMESH KUMAR PODDAR	20220000116834	2022-09-28 11:02:52	104104	ff423d994048fc7dd758	2213705446	190963269
RAMESH KUMAR PODDAR	20220000116834	2022-09-28 11:00:46	137610	4ac05f56224dd3678929	2213705385	190963004

Showing 1 to 2 of 2 entries

Previous Next

Site designed and developed by National Informatics Centre (<http://www.nic.in/>)
Contents provided and maintained by Department of Revenue, Registration & Land Reforms, Government of
Jharkhand

28 September 2022, 19:48:29

43 : 2

Help Desk:- helpdesk.ngdrs@nic.in Version:- 1 . 0

Transaction Success! Please Note Your Transaction Id.

Name	RameshKumarPoddar
Token No / Depositor ID	20220000116834
Amount	104104
Transaction ID	ff423d994048fc7dd758
GRN	2213705446
CIN	1909632695
Time	2022-09-28 11:02:52

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी



Pre Registration Docket

Date :- 26-09-2022 05:58 pm

Office Name :- SRO - Govindpur

Token No:- 20220000116834

Appoinment :- 28-Sep-2022 Time:- 13:5

Article	Sale Deed
Pre Registration Date	26-Sep-2022
No. Of Pages	30
Stamp Duty	137600
Paid Stamp Duty	0
Total Fees	₹ 1,04,104.

Property Id: **822178**

Valuation No. : 1112186 / 2022 :- 2022-2023 Date : 26-September-2022 17:35:PM

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 - 27

Khata Number - 220

Plot Number - 474

Property Rates

Residential Land (Y)

₹160083/- Decimal

Valuation Rule : Residential Land

Property Details

1 Land area 6.88 Decimal

Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 6.88 x 160083=1101371.04	₹11,01,371/-
A	Total		₹11,01,371/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A) ₹11,01,400/-

Total Amount in Words : Eleven Lakhs One Thousand Four Hundred Rupees Only.

Land measurement, Sub Part and House No.	Property Boundaries East: Colony Plot No. 23 & 24., West: 30 Feet Wide Road., South: Colony Plot No. 20., North: Other Vacant Land.
Area	Land area : 6.88 Decimal
Other Description of the Property	Pin Code - 828109
Government/Market Value	1101371.04
Transaction Amount	3440000

SELLER	-Mr. ALOKIK HOMES LLP REPRESENTED ITS AUTHORIZED SIGNATORY SRI BIKASH AGARWAL, Address - Flat No. 19, Shyam Kunj Apartment, H. E. School Road, Hirapur, P.s. and Dist.- Dhanbad.- , Father/Husband Name Late Bajrang Prasad Agarwal , PAN No.- *****759L, Permission Case No.- , Aadhaar No. *****6083
PURCHASER	-Mr. RAMESH KUMAR PODDAR, Address - Shakti Plaza, Flat No. 303, Joraphatak Road, P.s.- Dhansar, Dist.- Dhanbad.- Father/Husband Name Mohan Lal Poddar , PAN No.- *****900G, Permission Case No.- , Aadhaar No. *****1428
	-Mrs. ARUNA PODDAR, Address - Shakti Plaza, Flat No. 303, Joraphatak Road, P.s.- Dhansar, Dist.- Dhanbad.- , Father/Husband Name Wife Of Ramesh Kumar Poddar , PAN No.- *****294N, Permission Case No.- , Aadhaar No. *****6435

Witness Information	Mrs. RAKHI KUMARI , Address - A3, Ranu Akansha Complex, Bye Pass, Sadhna Hospital, HIRAK Road, Sabalpur, P.s.- Saraidhela, Dist.- Dhanbad.-, Father/Husband Name -Wife Of Vaibhav Kumar Singh
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Identifier Details	Mrs. RAKHI KUMARI , Address - A3, Ranu Akansha Complex, Bye Pass, Sadhna Hospital, HIRAK Road, Sabalpur, P.s.- Saraidhela, Dist.- Dhanbad.-, Father/Husband Name -Wife Of Vaibhav Kumar Singh
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Fee Rule:Sale Deed		
1	Stamp Duty	1,37,600


1	SP	900
Total		900
Fee Rule:Sale Deed		
1	A1	1,03,200
2	LL	3
3	PR	1
Total		1,03,204

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

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



Deed Writer / Advocate



Vendee / Claimant



Vendor / Executant

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी

Aruna Poddy.



Document Registration Summary 1

Date :-28-Sep-2022

- Government/Market Value: ₹1101400/-
- Transaction Amount: ₹3440000 /-
- Paid Stamp Duty: ₹137610 /-

Ramesh Aggarwal

On Date 28-09-2022 Presented at SRO -
Govindpur
Signature of Presenter

SRO - Govindpur

28/09/22

Receipt : 716933

Receipt Date : 28-09-2022

Presenter Name: -

PR	₹1
SP	₹900
LL	₹3
A1	₹103200
Stamp Duty	₹137610

Total ₹241714

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	137600	137610	-10	GRAS	RameshKumarPoddar	• GRN Number : 2213705385 • DEPT Transaction Id : 4ac05f56224dd3678929 • Transaction Type :	137610
PR	1	1	0	GRAS	RameshKumarPoddar	• GRN Number : 2213705446 • DEPT Transaction Id : ff423d994048fc7dd758 • Transaction Type :	1
SP	900	900	0	GRAS	RameshKumarPoddar	• GRN Number : 2213705446 • DEPT Transaction Id : ff423d994048fc7dd758 • Transaction Type :	900
A1	103200	103200	0	GRAS	RameshKumarPoddar	• GRN Number : 2213705446 • DEPT Transaction Id : ff423d994048fc7dd758 • Transaction Type :	103200
LL	3	3	0	GRAS	RameshKumarPoddar	• GRN Number : 2213705446 • DEPT Transaction Id : ff423d994048fc7dd758 • Transaction Type :	3

Sub Total	241704	241714	-10				
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Article : Sale Deed Number of Pages : 60

Signature of Operator

[Handwritten Signature]
28/09/22

Signature of Head Clerk

[Handwritten Signature]

Signature of Registering Officer

[Handwritten Signature]
28/09/22



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Govindpur

District Name :- Dhanbad

State Name :- Jharkhand

Deed Endorsement

Token No :- 20220000116834

Deed Type	Sale Deed
Number of Pages	60
Fee Details	Stamp Duty :- Rs. 137600, PR :- Rs. 1, SP :- Rs. 900, A1 :- Rs. 103200, LL :- Rs. 3,
Property No.	1.
Valuation Details	Value :- Rs.1101371/- , Transaction Amount :- Rs.3440000/-
Property Details	District :- Dhanbad , Tehsil :- Govindpur , Village Name :- Amaghata Location :- Other Road, Amaghata Word No 0 Property Boundaries :- East: Colony Plot No. 23 & 24., West: 30 Feet Wide Road., South: Colony Plot No. 20., North: Other Vacant Land. Volume Number - 3Page Number - 27Khata Number - 220Plot Number - 474 Area Of Land :- 6.88 Decimal

Sh./Smt.ALOKIK HOMES LLP REPRESENTED ITS AUTHORIZED SIGNATORY SRI BIKASH AGARWAL s/o/d/o/w/o Late Bajrang Prasad Agarwal has presented the document for registration in this office





today dated :- 28-Sep-2022 Day :- Wednesday Time :- 16:31:45 PM





ALOKIK HOMES LLP
REPRESENTED ITS AUTHORIZED
SIGNATORY SRI BIKASH
AGARWAL(Individual)

Party Name	Document Type	Document Number
ALOKIK HOMES LLP REPRESENTED ITS AUTHORIZED SIGNATORY SRI 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 REPRESENTED ITS AUTHORIZED SIGNATORY SRI BIKASH AGARWAL Address1 - Flat No. 19, Shyam Kunj Apartment, H. E. School Road, Hirapur,	Yes	Bikash Agarwal Address:- Flat No- 19, Shyamkunj Appartment, Near Lindsay Club, H.E		SELLER Age:40			

	P.s. and Dist.- Dhanbad., Address2 - ,, , Jharkhand PAN No.: ABNFA0759L, Permission Case No.-		School Road, Bisti Para Hirapur, Dhanbad , Dhanbad, 826001, , Jharkhand, India				
2	ARUNA PODDAR Address1 - Shakti Plaza, Flat No. 303, Joraphatak Road, P.s.- Dhansar, Dist.- Dhanbad., Address2 - ,, , Jharkhand PAN No.: BKGPP8294N, Permission Case No.-	Yes	Aruna Poddar Address:- Shakti Plaza Delux, Flat No. 303, 5th Floor, Opposite Shakti Nursing Home, Joraphatak Road, , Dhanbad, , Dhanbad, 826001, , Jharkhand, India	PURCHASER Age :57			<i>Aruna Poddar</i>
3	RAMESH KUMAR PODDAR Address1 - Shakti Plaza, Flat No. 303, Joraphatak Road, P.s.- Dhansar, Dist.- Dhanbad., Address2 - ,, , Jharkhand PAN No.: AKYPP3900G, Permission Case No.-	Yes	Ramesh Kumar Poddar Address:- SHAKTI PLAZA, FLAT NO - 303, , JORAPHATAK ROAD, DHANBAD, Dhanbad, , Dhanbad, 826001, , Jharkhand, India	PURCHASER Age :60			<i>Ramesh Kumar</i>

Identification:

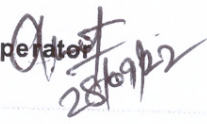
Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	RAKHI KUMARI S/o-D/o Wife Of Vaibhav Kumar Singh Address1 - A3, Ranu Akansha Complex, Bye Pass, Sadhna Hospital, Hirak Road, Sabalpur, P.s.- Saraidhela, Dist.- Dhanbad., Address2 - ,, , Jharkhand PAN No.:			<i>Rakhi kumari</i>

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	RAKHI KUMARI Address1 - A3, Ranu Akansha Complex, Bye Pass, Sadhna Hospital, Hirak Road, Sabalpur, P.s.- Saraidhela, Dist.- Dhanbad., Address2 - , , , Jharkhand			

Signature of Operator



Seal and Signature of Registering Officer



Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**ALOKIK HOMES LLP REPRESENTED ITS AUTHORIZED SIGNATORY SRI BIKASH AGARWAL**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**RAKHI KUMARI**) Son/Daughter/Wife of (**Wife Of Vaibhav Kumar Singh**) resident of (**A3, Ranu Akansha Complex, Bye Pass, Sadhna Hospital, Hirak Road, Sabalpur, P.s.- Saraidhela, Dist.- Dhanbad.**) and by occupation (**House Wife**).

Signature of Registering Officer



Date:- 28-Sep-2022

Seal and Signature of Registering Officer



Token No.: 20220000116834

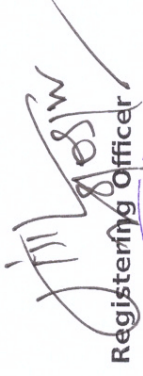
CERTIFICATE

Office of the SRO - Govindpur

This **Sale Deed** was presented before the registering officer on date **28-Sep-2022** by **ALOKIK HOMES LLP REPRESENTED ITS AUTHORIZED SIGNATORY SRI 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, P.s. and Dist.- Dhanbad. ..

This deed was registered as Document No:- **2022/GOV/6490/BK1/5908** in Book No :- **BK1**, Volume No :- 499 from Page No :- 297 to 356 at, office of **SRO - Govindpur**

Date:- **28-Sep-2022**


Registering Officer



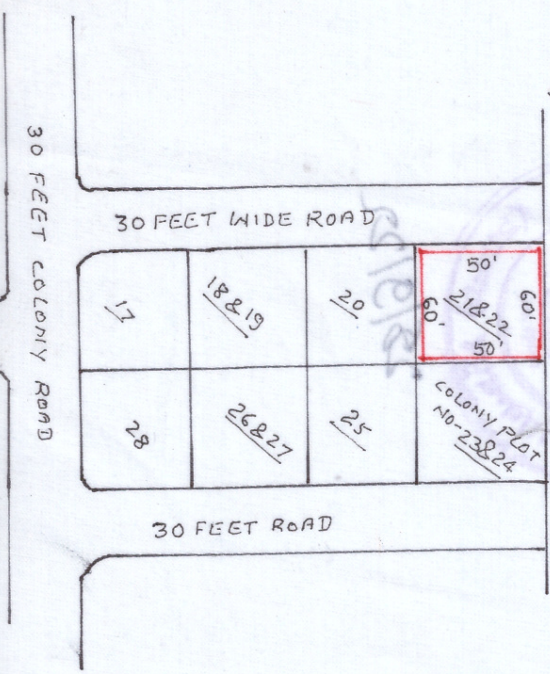
SELLER : ALOKIK HOMES LLP, REGISTERED OFFICE - AT E-5, GREWAL APARTMENT, GREWAL COLONY, BEKARBANDH DHANBAD, REPRESENTED ITS AUTHORIZED SIGNATORY **SRI BIKASH AGARWAL, S/O LATE BAURANG PRASAD AGARWAL, RESIDENT OF FLAT NO- 19, SHYAM KUNJ APARTMENT, H.E. SCHOOL ROAD, P.S & DIST - DHANBAD (JHARKHAND).**

PURCHASER : 1. **MR. RAMESH KUMAR PODDAR, S/O MOHAN LAL PODDAR, 2. MRS. ARUNA PODDAR, W/O RAMESH KUMAR PODDAR, RESIDENT OF SHAKTI PLAZA, FLAT NO -303, JORA PHATAK ROAD PS- DHANSAR, DIST - DHANBAD.**

SCHEDULE : PART PLANE SHOWING THE LAND IS SITUATED IN MOUZA AMAGHATA, MOUZA NO - 170, PS- GOVINDPUR, DIST - DHANBAD, NEW KHATA NO- 220, OLD KHATA NO 74, NEW PLOT NO- 474, OLD PLOT NO- 617, OUT OF WHICH (COLONY PLOT NO - 21 & 22) MEASURING AN AREA **6.88 DECIMALS, LAND IS SOLD WHICH HAS BEEN SHOWN IN THE RED COLOUR ON THE MAP.**

BOUNDED BY :

NORTH : OTHER VACANT LAND
EAST : COLONY PLOT NO -23 & 24
SOUTH : COLONY PLOT NO -20
WEST : 30 FEET WIDE ROAD



Ramesh Poddar
 21/6/22

Placed last
 10/0/22
 21/6/22