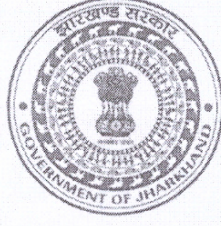


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5908



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

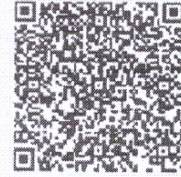
Token Number : 20220000116834

Office Name : SRO - Govindpur

Document Type : Sale Deed

Payee Name : RAMESH KUMAR PODDAR (Vendee)

GRN Number : 2213705385



For Office Use :-

नियम 23 के अन्तर्गत और छापानियम 1899 के अन्तर्गत एक्ट की धारा 14(1) के अन्तर्गत जो प्रावधान हैं और इन्हें लागू करके एक्ट 1899 की अनुसूची 1 या 3 के अन्तर्गत अथवा टिकट नथी से विमुक्त है या स्टाम्प - शुल्क अप्रतिष्ठित नहीं है।

दस्तावेज जाँच किया
क्रमांक 4 जाँच किया

निबंधन पदाधिकारी
28/9/22

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।

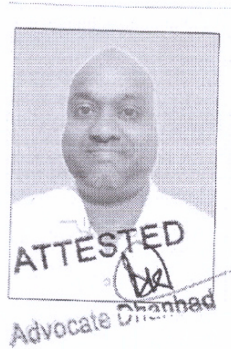
✓ R.podda

पूरा पूरा व मर्यादा के अन्तर्गत 1976/77

तपशील दर्शित पंजीन का मूल्य मार्ग दर्शिका पंजी
के अनुसार प्रमाणित करने के लिए जारी है

Payment is done of Rs. 1,04,10,000
By 8213715746 28/9/22

Srieksh
1038100 का
300
100
1038100 का
28/9/22



Srieksh Agarwal
28/9/22

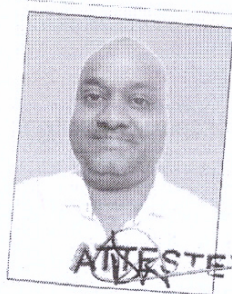


THIS DEED OF ABSOLUTE SALE is made on this the 28th day September Two Thousand Twenty Two, By and between **ALOKIK HOMES LLP**, Registered Office - At E-5, Grewal Apartment, Grewal Colony, Bekarbandh, Dhanbad represented its Authorized Signatory **SRI BIKASH AGARWAL** (Aadhar No. XXXXXXXX6083) Son of 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)

✓ Rodden

28/9/2022
दिनांक 20 20 20
के कार्यालय
उपस्थित
संख्या
मिता
याम
जाति
01B19
28/9/2022

10/11/20
विकास अग्रवाल
अग्रवाल अग्रवाल
अग्रवाल
अग्रवाल का हस्ताक्षर



Advocate Dhanoad
Dhanoad Agarwal
28/9/22



✓ Roodkan

= 2 =
AND IN FAVOUR OF

Divyash 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, Jopaphatak 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.

Page 2 of 7

✓ *R. Poddar*

= 3 =

Prakash Agrawal
27/9/20

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.

✓ Prakash

Bhawanishankar
28/9/22

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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.

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.

Page 4 of 7

✓ Bhawanishankar

हस्ताक्षर
म. स. प. नि. स.
भूमि की पुस्तिका
में

28/09/22

Prakash Aggarwal
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 |

Page 5 of 7

Prakash

Ramesh Kumar
28/9/22

= 6 =

WITNESSES:-

1. Rakhi Kumari
Mr. Vaibhav Kumar Singh
Sabalpur Dhanbad
28/9/22
2. *[Signature]*
Sb Y. Mallik
Himpu Dhanbad
28.9.22

Signature, photo & fingerprint of
The purchaser :-



TESTED
[Signature]
Ramesh Kumar Poddar
Dhanbad

(RAMESHKUMAR Poddar)
28/9/22



✓ *Roddar*

Priscilla Agostini
28/9/22

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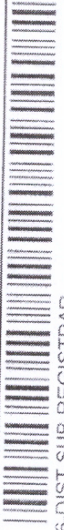
Priscilla Agostini
28/9/22






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 Dhanbad
E.NO- 968/11



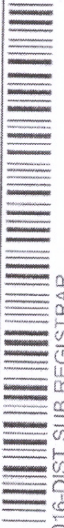

✓ Priscilla

| | | |
|--|-----------------------|---|
|  e-Challan Finance Department, Government of Jharkhand Receiving Dept: DEPT. OF REVENUE, REGISTRATION AND LAND REFORMS | |  |
| Valid Up To :- 07/10/2022 | | Treasury Copy |
| GRN:-2213705446 | | 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 Paise Only | | |
| Payee Detail | | |
| Department Name:- DEPT.OF REVENUE,REGISTRATION AND LAND REFORMS | | |
| PAN No:- | NA | DEP. ID:- 20220000116834 |
| Remitter Name:- | RAMESHKUMARPODDAR | |
| Department Txn Id :- | f423d994048fc7dd758 | |
| 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 | | |




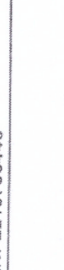
✓ Roodan

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|--|-----------------------|---|
|  e-Challan Finance Department, Government of Jharkhand Receiving Dept: DEPT. OF REVENUE, REGISTRATION AND LAND REFORMS | |  |
| Valid Up To :- 07/10/2022 | | AG Copy |
| GRN:-2213705446 | | 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 Paise Only | | |
| Payee Detail | | |
| Department Name:- DEPT.OF REVENUE,REGISTRATION AND LAND REFORMS | | |
| PAN No:- | NA | DEP. ID:- 20220000116834 |
| Remitter Name:- | RAMESHKUMARPODDAR | |
| Department Txn Id :- | f423d994048fc7dd758 | |
| 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 | | |

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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 of Dept | |
| Valid Up To :- | 07/10/2022 | Date:- | 28/09/2022 11:01:25 |
| GRN:- | 2213705446 |  | |
| Receiving Office:- | DHNLDR016-DIST.SUB REGISTRAR DHANBADJW-DIST.REGISTRATION OFFICE, DHN |  | |
| District:- | Dhanbad | Treasury:- | Dhanbad |
| Year:- | 01/04/2022 | to :- | 31/03/2023 |
| Head(0030) | | Amount | ₹ |
| Head Details | 003003104010101 | 104,104.00 | |
| दस्तावेजों के पंजीकरण का शुल्क | | | |
| Net Payable Amount:- | | ₹ | 104,104.00 |
| One Lakh Four Thousand One Hundred Four Rupees And Zero Paise Only | | | |
| Payee Detail | | | |
| Department Name:- | DEPT. OF REVENUE, REGISTRATION AND LAND REFORMS | DEP. ID:- | 20220000116834 |
| PAN No:- | NA | | |
| Remitter Name:- | RAMESHKUMARPODDAR | | |
| Department Txn Id :- | ff423d994048fc7dd758 | | |
| Department Portal :- | jharribandhan.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 | | | |

✓ Rodda

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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 :- | 07/10/2022 | Date:- | 28/09/2022 11:01:25 |
| GRN:- | 2213705446 |  | |
| Receiving Office:- | DHNLDR016-DIST.SUB REGISTRAR DHANBADJW-DIST.REGISTRATION OFFICE, DHN |  | |
| District:- | Dhanbad | Treasury:- | Dhanbad |
| Year:- | 01/04/2022 | to :- | 31/03/2023 |
| Head(0030) | | Amount | ₹ |
| Head Details | 003003104010101 | 104,104.00 | |
| दस्तावेजों के पंजीकरण का शुल्क | | | |
| Net Payable Amount:- | | ₹ | 104,104.00 |
| One Lakh Four Thousand One Hundred Four Rupees And Zero Paise Only | | | |
| Payee Detail | | | |
| Department Name:- | DEPT. OF REVENUE, REGISTRATION AND LAND REFORMS | DEP. ID:- | 20220000116834 |
| PAN No:- | NA | | |
| Remitter Name:- | RAMESHKUMARPODDAR | | |
| Department Txn Id :- | ff423d994048fc7dd758 | | |
| Department Portal :- | jharribandhan.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 | | | |

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Department of Land Resources

Government of India, Ministry of Rural Development

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Gras Payment Transactions

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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

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28 September 2022, 19:48:29

43 : 2

Help Desk:- helpdesk.ngdrs@nic.in Version:- 1.0

✓ R. Podda

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 मीटर की दूरी मास्क है जरूरी

✓ Poddar



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. | | | |

✓ Rjodda

| | |
|--|---|
| 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 |
|---------------------|--|

| | |
|--------------------|--|
| 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 |
|--------------------|--|

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 मज की दूरी मास्क है जरूरी

Arum Poddy

✓ 



Document Registration Summary 1

Date :-28-Sep-2022

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

Ramesh Kumar Poddar

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 |

Ramesh Kumar Poddar

| | | | | | | | |
|-----------|--------|--------|-----|--|--|--|--|
| Sub Total | 241704 | 241714 | -10 | | | | |
|-----------|--------|--------|-----|--|--|--|--|

Article : Sale Deed Number of Pages : 60

Signature of Operator

[Handwritten Signature]
28/09/02

Signature of Head Clerk

[Handwritten Signature]

Signature of Registering Officer

[Handwritten Signature]
28/09/02

✓ Rodden



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 Apartment, Near Lindsay Club, H.E | | SELLER Age:40 | | | |

✓ *Spodda*

| | | | | | | |
|---|---|-----|--|---------------------|--|---------------------|
| | P.s. and Dist.- Dhanbad, Address2 - ,, , Jharkhand PAN No.: ADNFA0759L, 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>R Poddar</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:

R Poddar

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

[Handwritten Signature]
28/9/22

Seal and Signature of Registering Officer



Above signature & thumb Impression are affixed in my presence.

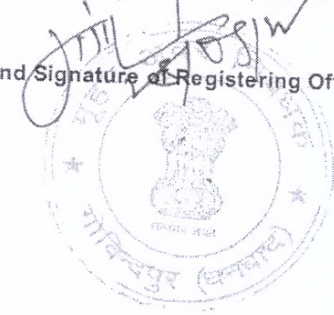
Above mentioned, (**ALOKIK HOMES LLP REPRESENTED ITS AUTHORIZED SIGNATORY SRI BIKASH AGARWAL**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**RAKHI KUMARI**) Son/Daughter/Wife of (**Wife Of Vaibhav Kumar Singh**) resident of (**A3, Ranu Akansha Complex, Bye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

Signature of Registering Officer

[Handwritten Signature]

Date:- 28-Sep-2022

Seal and Signature of Registering Officer



✓ *[Handwritten Signature]*

Token No.: 20220000116834

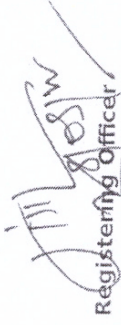
CERTIFICATE

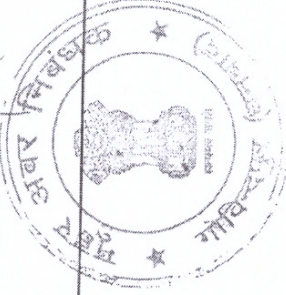
Office of the SRO - Govindpur

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 BAIRANG PRASAD AGARWAL, RESIDENT OF FLAT NO- 19, SHYAM KUMJ 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.

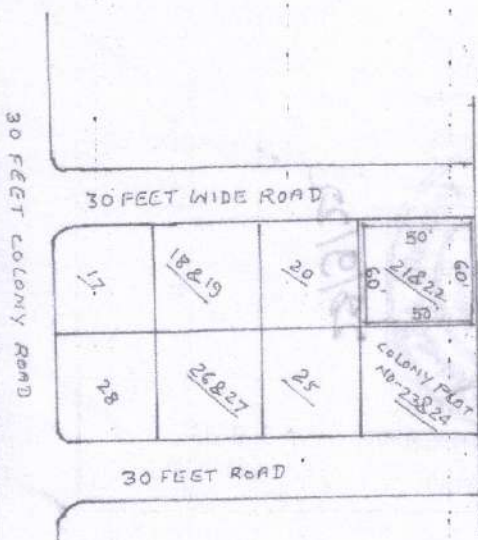
BOUNDED BY :

NORTH : OTHER VACANT LAND

SOUTH : COLONY PLOT NO-20

EAST : COLONY PLOT NO- 23 & 24

WEST : 30 FEET WIDE ROAD



Bikash Agarwal
28/10/22

Ramesh Kumar Poddar

Stamp and signature area at the bottom left corner.