

8014

7302



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : e3bea1a5af32e23c0e5b

Receipt Date : 07-Dec-2022 12:21:43 pm

Receipt Amount : 128610/- ✓

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

Token Number : 20220000144110

Office Name : SRO - Govindpur

Document Type : Sale Deed

Payee Name : SAILESH AGARWALLA (Vendee)

GRN Number : 2214637652



निबन्धन नियम 21 के अधीन और छाटानागपुर :- For Office Use :-

कास्तकारी एक्ट की धारा 7/19 क अधीन दस्तावेज जांच किया

जो ग्राह्य है और इण्डियन स्टाम्प एक्ट 1899 फार्म 4 जांच किया

की अनुसूची 1 या 1 क अधीन

शथावत स्टाम्प लगाया गया है। अथवा टिकट

नशी से विमुक्त है या स्टाम्प - शुल्क अपेक्षित

नहीं है।

गण 2/12/22

निबन्धन पदाधिकारी

Bikash Agarwal
2/12/22

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।

Amount paid towards value 3215, net of 128/100.

18
7/12

तयशील वर्णित जमीन का मूल्य मार्ग वर्शिका
के अनुसार न्यूनतम मूल्य से कम नहीं है

Payment is done of Rs. 932000
By GRN No. 8211638073 Dt. 7/12/22

Freehold
Area 96450 sq ft
3 sq ft
120
96454 = 120

7/12/22



ATTESTED BY
MM Roy
ADVOCATE, DHANBAD

Bikash Agarwal
7/12/22



THIS DEED OF ABSOLUTE SALE is made on this the 7th day December 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)



07/12/2022 को बज पूजाहन/अपवहन में जिला अवर निबंधक

गोविन्दपुर में लेख्याकाशी कवेदार यह अक्षर निबंधक

कृत मुख्तारनामा सख्या 20 क अधीन

या दावेदारों में से एक श्री बिकाश/किशोर

नाम श. केशव/यशव/किशोर

जिला गोविन्दपुर के लिए पत्र लिखा।

क. व. स. नं. 10

07/12/2022

कर्मचारिक का इनाम



ATTESTED BY
M K Agarwal
ADVOCATE, DHANBAD

Bikash Agarwal
7/12/22



Bikash Agarwal
7/12/22

= 2 =

AND IN FAVOUR OF

SRI SAILESH AGARWALLA, (Aadhaar No. XXXXXXXX3944) Son of Late Birendra Kumar Agarwalla, by Faith Hindu, Category OBC, by occupation Business, resident of G. T. Road, Govindpur, Sukhi Niwas, P.S. Govindpur, Dist. Dhanbad - 828109 (Jharkhand), 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, pages 1 to 160 for the year 2019, from its rightful owner Md. Hussain alias Ahsan Ali 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. 296/R27/2020-21, 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 6.43 Decimals, morefully described in the Schedule hereto for a total Consideration of **Rs.32,15,000/-** (Rupees Thirty Two Lac Fifteen thousand) only; And

Bivash Agrawal
7/12/22

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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.32,15,000/-** (Rupees Thirty Two Lac Fifteen thousand) only, which is the highest consideration thereof.

NOW, THEREFORE, THIS DEED OF SALE WITNESSETH: -

1. That in consideration of the total sum of **Rs.32,15,000/-** (Rupees Thirty Two Lac Fifteen 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

Bikash Agarwal
7/12/22

= 4 =

reasons Purchaser is dispossessed or put to any other loss or obstructions, the Vendors shall be liable to make good such loss as the Purchaser may suffer by reasons thereof.

3. That, the Vendors hereby further covenants with the Purchaser that the Vendor, shall pay the annual ground rent Rs.3/- 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.

Bicash Agaswala

7/12/22

हस्ताक्षर में दर्शित
पु संश्लि प्रमाणित
है।
7/12/22

= 5 =

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. 74 (New Khata No. 182)

Old Plot No. 618 (New Plot No. 430), out of which measuring an area 6.43 Decimals (Six Point Four Three Decimals) of land is hereby sold by this sale deed, (which is residential land and situated under subsidiary road), as per plan attached herewith and shown in colour Red, (Colony Plot No. 41) being butted and bounded as under:-

North: 30 feet wide road.
South: Garden Area.
East: Colony Plot No. 42.
West: Garden Area.

Memo of Consideration


Rs.32,15,000/- (Rupees Thirty Two Lac Fifteen thousand) only paid by the purchaser to the vendor by :-

Particulars	Date	Amount	Bank
Ch. No. 015259	30.11.2022	Rs.32,15,000/-	Union Bank of India

Bikash Agrawal
7/12/22

= 6 =

WITNESSES:-


1. Bharat K. Rathore
S/O Late J.L. Rathore
Josa Phatak, Dhembad
7/12/22

2. Anupaliya
S/O. Nalini
Himani Phatak

Signature, photo & fingerprint of
the purchaser :-



Satish Agnalle
7/12/22



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.

Manoj Mr. Noj
Adv Dhembad
Enos 1297/02
7/12/2022

Transaction Success! Please Note Your Transaction Id.

Name	SaileshAgarwalla
Token No / Depositor ID	20220000144110 (tel:20220000144110)
Amount	97204
Transaction ID	c98c5b980ff76df8c8ec
GRN	2214638073 (tel:2214638073)
CIN	10002162022120705237
Time	2022-12-07 12:31:54

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी





Pre Registration Docket

Date :- 06-12-2022 03:22 pm

Office Name :- SRO - Govindpur
Token No:- 20220000144110

Appoinment :- 07-Dec-2022 Time:- 14:15

Article	Sale Deed
Pre Registration Date	05-Dec-2022
No. Of Pages	25
Stamp Duty	128600
Paid Stamp Duty	0
Total Fees	₹ 97,204.

Property Id: **861783**

Valuation No. : 1167171 / 2022	:- 2022-2023	Date : 05-December-2022 18:31: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 - 182			
Plot Number - 430			
Property Rates			
Residential Land (Y)			
₹160083/- Decimal			
Valuation Rule : Residential Land			
Property Details			
1	Land area	6.43 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 6.43 x 160083=1029333.69	₹10,29,334/-
A	Total		₹10,29,334/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹10,29,400/-
Total Amount in Words : Ten Lakhs Twenty Nine Thousands Four Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: COLONY PLOT NO. 42, West: GARDEN AREA , South: GARDEN AREA , North: 30 FEET WIDE ROAD
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Area	Land area : 6.43 Decimal
Other Description of the Property	Pin Code - 828109
Government/Market Value	1029333.69
Transaction Amount	3215000

SELLER	-Mr. MS ALOKIK HOMES LLP REPRESENTED BY ITS AUTHORIZED SIGNATORY BIKASH AGARWAL, Address - FLAT NO. 19 SHYAM KUNJ APARTMENT , HE SCHOOL ROAD HIRAPUR, DHANBAD- ,Father/Husband Name LATE BAJRANG PRASAD AGARWAL , PAN No.- *****759L;Permission Case No.- , Aadhaar No. *****6083
PURCHASER	-Mr. SAILESH AGARWALLA, Address - G.T. ROAD GOVINDPUR, SUKHI NIWAS , PS. GOVINDPUR, DHANBAD- ,Father/Husband Name LATE BIRENDRA KUMAR AGARWALLA , PAN No.- *****172C;Permission Case No.- , Aadhaar No. *****3944

Witness Information	Mr. BHARAT KUMAR RATHORE , Address - SACHDEVA COLONY , JORAPHTAK ,DHANBAD-, Father/Husband Name-LATE JAYANTI LAL RATHORE
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Identifier Details	Mr. BHARAT KUMAR RATHORE , Address - SACHDEVA COLONY , JORAPHTAK ,DHANBAD-, Father/Husband Name-LATE JAYANTI LAL RATHORE
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Fee Rule:Sale Deed		
1	Stamp Duty	1,28,600

1	SP	750
Total		750

Fee Rule:Sale Deed		
1	A1	96,450
2	LL	3
3	PR	1
Total		96,454

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.

M K Noy Saitish Agawalle

Bikash Agawalle

Deed Writer / Advocate

Vendee / Claimant

Vendor / Executant

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी



Document Registration Summary 1

Date :-07-Dec-2022

- Government/Market Value: ₹1029400/-
- Transaction Amount: ₹3215000 /-
- Paid Stamp Duty: ₹128610 /-

Bikash Agarwal

On Date 07-12-2022 Presented at SRO -
Govindpur
Signature of Presenter

SRO - Govindpur

Receipt : 747562

Receipt Date : 07-12-2022

Presenter Name: -

PR ₹1
SP ₹750
LL ₹3
A1 ₹96450
Stamp Duty ₹128610

Total ₹225814


Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	128600	128610	-10	GRAS	SaileshAgarwalla	<ul style="list-style-type: none">• GRN Number : 2214637652• DEPT Transaction Id : e3bea1a5af32e23c0e5b• Transaction Type :	128610
PR	1	1	0	GRAS	SaileshAgarwalla	<ul style="list-style-type: none">• GRN Number : 2214638073• DEPT Transaction Id : c98c5b980ff76df8c8ec• Transaction Type :	1
SP	750	750	0	GRAS	SaileshAgarwalla	<ul style="list-style-type: none">• GRN Number : 2214638073• DEPT Transaction Id : c98c5b980ff76df8c8ec• Transaction Type :	750
A1	96450	96450	0	GRAS	SaileshAgarwalla	<ul style="list-style-type: none">• GRN Number : 2214638073• DEPT Transaction Id : c98c5b980ff76df8c8ec• Transaction Type :	96450

LL	3	3	0	GRAS	SaileshAgarwalla	<ul style="list-style-type: none"> • GRN Number : 2214638073 • DEPT Transaction Id : c98c5b980ff76df8c8ec • Transaction Type : 	3
Sub Total	225804	225814	-10				

Article : Sale Deed Number of Pages : 50


Signature of Operator


Signature of Head Clerk


Signature of Registering Officer





OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Govindpur

District Name :- Dhanbad

State Name :- Jharkhand

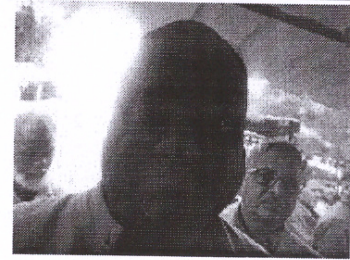
Deed Endorsement

Token No :- 20220000144110

Deed Type	Sale Deed
Number of Pages	50
Fee Details	Stamp Duty :- Rs. 128600, PR :- Rs. 1, SP :- Rs. 750, A1 :- Rs. 96450, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.1029334/- , Transaction Amount :- Rs.3215000/-
Property Details	District :- Dhanbad , Tehsil :- Govindpur , Village Name :- Amaghata Location :- Other Road, Amaghata Word No 0 Property Boundaries :- East: COLONY PLOT NO. 42, West: GARDEN AREA , South: GARDEN AREA , North: 30 FEET WIDE ROAD Volume Number - 3Page Number - 27Khata Number - 182Plot Number - 430 Area Of Land :- 6.43 Decimal

Sh./Smt. **MS ALOKIK HOMES LLP REPRESENTED BY 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 :- **07-Dec-2022** Day :- **Wednesday** Time :- **15:58:58 PM**





MS



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

Party Name	Document Type	Document Number
MS ALOKIK HOMES LLP REPRESENTED BY 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	MS ALOKIK HOMES LLP REPRESENTED BY ITS AUTHORIZED SIGNATORY BIKASH AGARWAL Address1 - FLAT NO. 19 SHYAM KUNJ APARTMENT , HE SCHOOL ROAD HIRAPUR, DHANBAD, , , , Jharkhand Address2 - , , , Jharkhand	Yes	Bikash Agarwal Address:- Flat No- 19, Shyamkunj Apartment, Near Lindsay Club, H.E School Road, Bisti Para Hirapur, Dhanbad, , Dhanbad, 826001, , Jharkhand, India		SELLER Age:40			

	PAN No.: ABNFA0759L,Permission Case No.-						
2	SAILESH AGARWALLA Address1 - G.T. ROAD GOVINDPUR, SUKHI NIWAS , PS. GOVINDPUR, DHANBAD, Address2 - ,,, Jharkhand PAN No.: ABUPA5172C,Permission Case No.-	Yes	Sailesh Agarwalla Address:- , G.T.ROAD GOVINDPUR, , SUKHI NIWAS,GOVINDPUR POST/THANA GOVINDPUR, GOVINDPUR, , Dhanbad, 828109, , Jharkhand, India	PURCHASER Age:55			<i>Sailesh Agarwalla</i>

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	BHARAT KUMAR RATHORE S/o-D/o LATE JAYANTI LAL RATHORE Address1 - SACHDEVA COLONY , JORAPHTAK ,DHANBAD, Address2 - ,,, Jharkhand PAN No.:			<i>BK.R.</i>

Bharat K. Rathore

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 , JORAPHTAK ,DHANBAD, Address2 - ,,, Jharkhand			

Signature of Operator

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (MS ALOKIK HOMES LLP REPRESENTED BY 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 (LATE JAYANTI LAL RATHORE) resident of (SACHDEVA COLONY , JORAPHTAK ,DHANBAD) and by occupation (Business).

Signature of Registering Officer

Date:- 07-Dec-2022

Seal and Signature of Registering Officer

Token No.: 20220000144110

CERTIFICATE

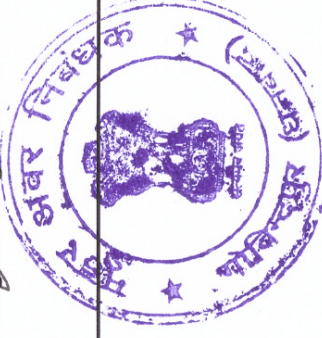
Office of the SRO - Govindpur

This Sale Deed was presented before the registering officer on date **07-Dec-2022** by **MS ALOKIK HOMES LLP REPRESENTED BY ITS AUTHORIZED SIGNATORY BIKASH AGARWAL, S/O, D/O, W/O LATE BAJRANG PRASAD AGARWAL** resident of FLAT NO. 19 SHYAM KUNJ APARTMENT , HE SCHOOL ROAD HIRAPUR, DHANBAD ,

This deed was registered as Document No:- **2022/GOV/8014/BK1/7302** in Book No :- **BK1**.Volume No :- 627 from Page No :- 181 to 230 at, office of **SRO - Govindpur** .

Date:- **07-Dec-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 BARANG PRASAD AGARWAL, RESIDENT OF FLAT NO- 19, SHYAM KUNJ APARTMENT, H.E. SCHOOL ROAD, HIRAPUR, P.S & DIST - DHANBAD (JHARKHAND).

PURCHASER : SRI SAILESH AGARWALLA, S/O BIRENDRA KUMAR AGARWALLA, RESIDENT OF - GT ROAD, GOVINDPUR, SUKHI NIWAS, GOVINDPUR, PO+PS - GOVINDPUR, DIST- DHANBAD.

SCHEDULE : PART PLANE SHOWING THE LAND IS SITUATED IN MOUZA AMAGHATA, MOUZA NO - 170, PS- GOVINDPUR, DIST - DHANBAD, NEW KHATA NO-182, OLD KHATA NO 74, NEW PLOT NO- 430, OLD PLOT NO- 618, OUT OF WHICH (COLONY PLOT NO - 41) MEASURING AN AREA 6.43 DECIMALS, LAND IS SOLD WHICH HAS BEEN SHOWN IN THE RED COLOUR ON THE MAP.

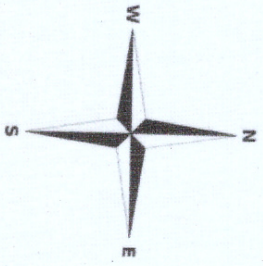
BOUNDED BY :

NORTH : 30 FEET WIDE ROAD

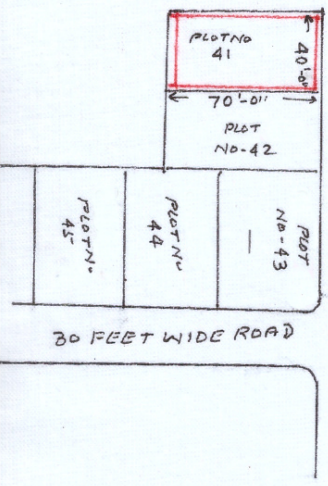
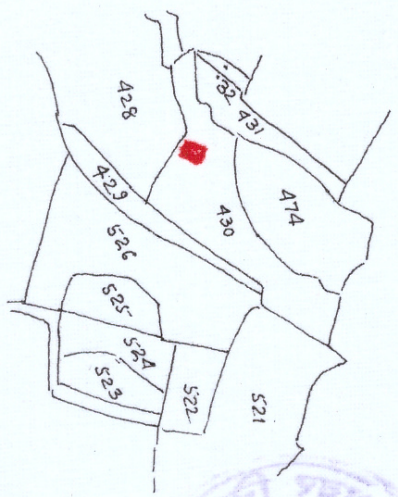
SOUTH : GARDEN AREA

EAST : COLONY PLOT NO - 42

WEST : GARDEN AREA



SCALE : 1"=330'



Alokik Agarwal
21/2/22