

8016

7304



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 211afa6b452478763f5c

Receipt Date : 07-Dec-2022 12:16:43 pm

Receipt Amount : 51660/-

Amount In Words : Fifty One Thousands Six Hundred And Sixty Rupees Only

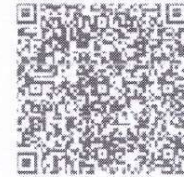
Token Number : 20220000144115

Office Name : SRO - Govindpur

Document Type : Sale Deed

Payee Name : SUNITA PANDEY (Vendee)

GRN Number : 2214637394



-: For Office Use :-

निबन्धन नियम 21 के अधीन और छांटानमापु
कारतकारी एक्ट 1919 के अधीन
जो लागू है और एक्टिनियम 1899
की अनुसूची 1 में 33 के अधीन
कर्मचारी के अंतर्गत में 33 के अधीन
नवीन से 1899 के अधीन में 33 के अधीन
की है।

दस्तावेज जांच किया
आने 4 जीव किया

या

12/12/22

12/12/22

Bikash Agrewal
7/12/22

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।

Sunita Pandey

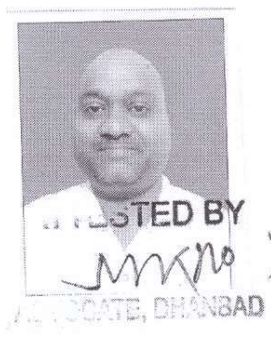
मूल से बिक्री के लिए 12973827 @ 57600/-

संपत्ति का मूल्य Rs. 3,97,997/-
के अनुसार न्यूनतम मूल्य से कम नहीं है By UKN No. 12973827 Dt. 7/12/22

21
2118

Prasad
AA 12/11/22
SA 3/12
Prasad 1/12/22

7/12/22



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).

Sunita Pandey

07/12/2022 को बज पूसाहन/अपराधन में जिला जज 15/1.00

जिला गोविन्दपुर में लेखवाकाली कारेदार का अपर निवचक

सुविष्ट मुकदमा नं. 20 का अपील

जिले का कारेदार में से एक श्री विकाराश मिश्र/वाले

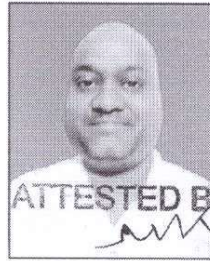
का नाम 29. फरवरी 2022 का

अप. स. अ. 215/84/81 का

पु. व. सी

07/12/2022

अत्यापक का हस्ताक्षर



ATTESTED BY *M. Roy*

ADVOCATE, DHANBAD
Bikash Ajamh.

7/12/22



Bikash Agarwal
7/12/22

= 2 =

AND IN FAVOUR OF

MRS. SUNITA PANDEY, (Aadhaar No. XXXXXXXX0098) Wife of Ram Pujan Pandey, by Faith Hindu, Category General, by occupation Housewife, resident of B-66, 3rd Floor, Patel Garden, Dwarka Mor, Near Ravi Clinic, D. K. Mohan Garden, West Delhi, Delhi-110059, 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 her 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. 568** dated 03.02.2021, Registered at Govindpur Sub-Registry office and entered in Book No. 1, Volume No. 53, page Nos. 91 to 270 for the year 2021, 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. 8612/2020-2021, and paying ground rent to the State regularly under volume No. 3, page No. 66; 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.12,91,322/-** (Rupees Twelve Lac Ninety One Thousand Three Hundred Twenty Two) 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.12,91,322/-** (Rupees Twelve Lac Ninety One Thousand Three Hundred Twenty Two) only, which is the highest consideration thereof.

Page 2 of 2

Sunita Pandey

Birach Agrawal
7/12/22

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NOW, THEREFORE, THIS DEED OF SALE WITNESSETH: -

1. That in consideration of the total sum of Rs.12,91,322/- (Rupees Twelve Lac Ninety One Thousand Three Hundred Twenty Two) 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.

Page 3 of 7

Sunita Pandey

Bikash Agarwal
7/12/22

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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.

Page 4 of 7

Sumita Pandey

7/12/22

Bikash Agarwal
7/12/22

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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. 27 (New Khata No. 198)

Old Plot No. 585 (New Plot No. 482), out of which measuring an area 2.58 Decimals (Two Point Five Eight Decimals), of land out of their purchased land is hereby sold by this sale deed, (which is residential land and situated under subsidiary road and **Colony Plot No. 90**), 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. 91
West: Colony Plot No. 89



Memo of Consideration

Rs.12,91,322/- (Rupees Twelve Lac Ninety One Thousand Three Hundred Twenty Two) only paid by the purchaser to the vendor by :-

Particulars	Date	Amount	Bank
R T G S	22.07.2020	Rs.3,60,000/-	
N E F T	03.08.2020	Rs.40,000/-	
N E F T	13.02.2021	Rs.1,00,000/-	P N B
N E F T	13.02.2021	Rs.1,00,000/-	P N B


Sanjita Pandey


Bikash Agaswal
7/12/22

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NEFT	18.02.2021	Rs.1,00,000/-	P N B
NEFT	18.02.2021	Rs.1,00,000/-	P N B
862367	25.11.2022	Rs.4,91,322/-	S B I

WITNESSES:-


1. Bhurat K. Rakkore,
S/O Late J. L. Rakkore
Jorapatak, Dhanbad
7/12/22

2. 
S/O Y. Mallik,
Hirapur Dhanbad.



Bikash Agasah.

7/12/22

= 7 =

Signature, photo & fingerprint of the purchaser :-



ATTENDED BY
M.K. Roy
ADVOCATE, CHANBAD

Sunita Pandey
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.

Manish K Roy
Adv Dherbail
Eno: 1297102
7/12/2022

Page 7 of 7
Sunita Pandey

Transaction Success! Please Note Your Transaction Id.

Name	SunitaPandey
Token No / Depositor ID	20220000144115
Amount	39494
Transaction ID	bdb59f8cf2e629d839da
GRN	2214637837
CIN	10002162022120705040
Time	2022-12-07 12:26:42

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी

Sunita Pandey



Pre Registration Docket

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

Office Name :- SRO - Govindpur

Token No:- 20220000144115

Appoinment :- 07-Dec-2022 Time:- 14:20

Article	Sale Deed
Pre Registration Date	05-Dec-2022
No. Of Pages	25
Stamp Duty	51653
Paid Stamp Duty	0
Total Fees	₹ 39,494.

Property Id: 861788

Valuation No. : 1167177 / 2022	:- 2022-2023	Date : 05-December-2022 18:42: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 - 66			
Khata Number - 198			
Plot Number - 482			
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.			

Sumita Pandey

Land measurement, Sub Part and House No.	Property Boundaries East: COLONY PLOT NO. 91, West: COLONY PLOT NO. 89, South: 30 FEET WIDE ROAD , North: BOUNDREY WALL
Area	Land area : 2.58 Decimal
Other Description of the Property	Pin Code - 828109
Government/Market Value	413014.14
Transaction Amount	1291322

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	-Mrs. SUNITA PANDEY, Address - B-66 3RD FLOOR PATEL GARDEN DWARIKA MORE , NEAR RAVI CLINIC , D.K. MOHAN GARDEN WEST DELHI- ,Father/Husband Name WIFE OF RAM PUJAN PANDEY , PAN No.- *****508N,Permission Case No.- , Aadhaar No. *****0098

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	51,653

1	SP	750
Total		750

Fee Rule:Sale Deed		
1	A1	38,740
2	LL	3
3	PR	1
Total		38,744

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

Sunita Pandey

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 Roy

Deed Writer / Advocate

Sumita Pandey

Vendee / Claimant

Dikshu Agarwal

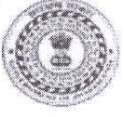
Vendor / Executant

कोरोना को हराना है सफाई को अपनाना है



दो मीटर की दूरी मास्क है जरूरी

Sumita Pandey



Document Registration Summary 1

Date :-07-Dec-2022

- Government/Market Value: ₹413100/-
- Transaction Amount: ₹1291322 /-
- Paid Stamp Duty: ₹51660 /-

Bikash Agarwal

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

SRO - Govindpur

[Signature]
07/12/22

Receipt : 747596

Receipt Date : 07-12-2022

Presenter Name: -

PR ₹1
SP ₹750
LL ₹3
A1 ₹38740
Stamp Duty ₹51660

Total ₹91154

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	51653	51660	-7	GRAS	SunitaPandey	• GRN Number : 2214637394 • DEPT Transaction Id : 211afa6b452478763f5c • Transaction Type :	51660
PR	1	1	0	GRAS	SunitaPandey	• GRN Number : 2214637837 • DEPT Transaction Id : bdb59f8cf2e629d839da • Transaction Type :	1
SP	750	750	0	GRAS	SunitaPandey	• GRN Number : 2214637837 • DEPT Transaction Id : bdb59f8cf2e629d839da • Transaction Type :	750
A1	38740	38740	0	GRAS	SunitaPandey	• GRN Number : 2214637837 • DEPT Transaction Id : bdb59f8cf2e629d839da • Transaction Type :	38740

Sunita Pandey

LL	3	3	0	GRAS	SunitaPandey	<ul style="list-style-type: none"> • GRN Number : 2214637837 • DEPT Transaction Id : bdb59f8cf2e629d839da • Transaction Type : 	3
Sub Total	91147	91154	-7				

Article : Sale Deed Number of Pages : 50

[Signature]
Signature of Operator

[Signature]
Signature of Head Clerk

[Signature]
Signature of Registering Officer



Sunita Pandey



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Govindpur

District Name :- Dhanbad

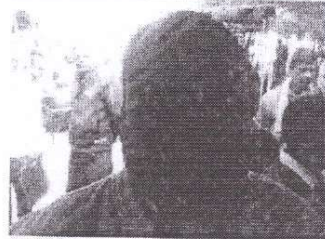
State Name :- Jharkhand

Deed Endorsement

Token No :- 20220000144115

Deed Type	Sale Deed
Number of Pages	50
Fee Details	Stamp Duty :- Rs. 51653, PR :- Rs. 1, SP :- Rs. 750, A1 :- Rs. 38740, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.413014/- ,Transaction Amount :- Rs.1291322/-
Property Details	District :- Dhanbad , Tehsil :- Govindpur , Village Name :- Amaghata Location :- Other Road, Amaghata Word No 0 Property Boundaries :- East: COLONY PLOT NO. 91, West: COLONY PLOT NO. 89, South: 30 FEET WIDE ROAD , North: BOUNDREY WALL Volume Number - 3Page Number - 66Khata Number - 198Plot Number - 482 Area Of Land :- 2.58 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 :- 16:15:14 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	Yes	Bikash Agarwal Address:- Flat No- 19, Shyamkunj Appartment, Near		SELLER Age:40			

Sumita Pandey

	APARTMENT , HE SCHOOL ROAD HIRAPUR, DHANBAD, Address2 - , , , Jharkhand PAN No.: ABNFA0759L, Permission Case No.-		Lindsay Club, H.E School Road, Bisti Para Hirapur, Dhanbad, , Dhanbad, 826001, , Jharkhand, India			
2	SUNITA PANDEY Address1 - B-66 3RD FLOOR PATEL GARDEN DWARIKA MORE , NEAR RAVI CLINIC , D.K. MOHAN GARDEN WEST DELHI, Address2 - , , , Jharkhand PAN No.: ALTPP5508N, Permission Case No.-	Yes	Sunita Pandey Address:- B-66, 3rd Floor, Near- Ravi Clinic, Patel Garden, Dwarka Mor, D.K.Mohan Garden, , West Delhi, 110059, , Delhi, India	PURCHASER Age:49		

Sunita Pandey

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.:			

Bharat Kumar 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]
Signature of Operator

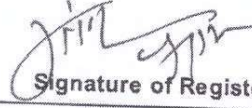
[Signature]
Seal and Signature of Registering Officer



Above signature & thumb Impression are affixed in my presence.

Sunita Pandey

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



Sumita Panotey

Token No.: 20220000144115

CERTIFICATE

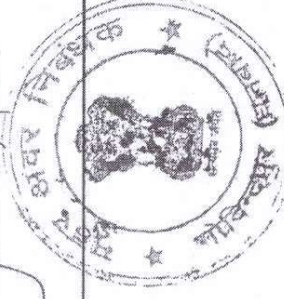
Office of the SRO - Govindpur

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/8016/BK1/7304 in Book No :- BK1, Volume No :- 627 from Page No :- 281 to 330 at, office of SRO - Govindpur

Date:- 07-Dec-2022


Registering Officer



Sunita Pandey

SELLER : ALOKIK HOMES LLP, REGISTERED OFFICE – AT E-5, GREWAL APARTMENT, 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 : SMT SUNITA PANDEY, W/O RAM PUJAN PANDEY, RESIDENT OF – B-66, 3RD FLOOR, PATEL GARDEN, DWARKA MOR, NEAR RAVI CLINIC, D.K. MOHAN GARDEN WEST DELHI.

SCHEDULE : PART PLANE SHOWING THE LAND IS SITUATED IN MOUZA AMAGHATA, MOUZA NO – 170, PS- GOVINDPUR, DIST – DHANBAD, NEW KHATA NO-198, OLD KHATA NO 27, NEW PLOT NO- 482, OLD PLOT NO- 585, OUT OF WHICH (COLONY PLOT NO – 90) MEASURING AN AREA 2.58 DECIMALS, LAND IS SOLD WHICH HAS BEEN SHOWN IN THE RED COLOUR ON THE MAP.

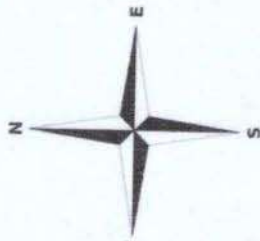
BOUNDED BY :

NORTH : BOUNDARY WALL

EAST : COLONY PLOT NO – 91

SOUTH : 30 FEET WIDE ROAD

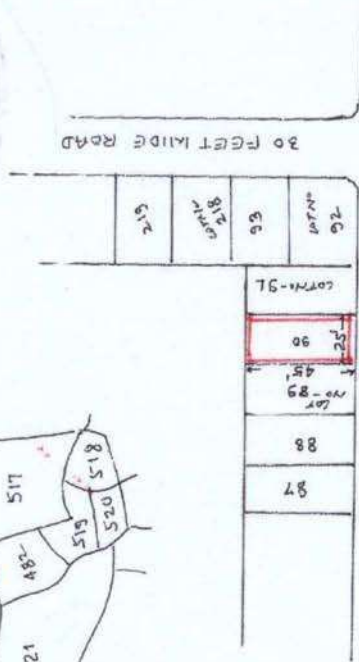
WEST : COLONY PLOT NO – 89



SCALE : 1" = 330'



30 FEET WIDE ROAD



30 FEET WIDE ROAD

Sunita Pandey

Bikash Agarwal
7/12/22