

7448

6777



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : a1bbd0910ce910b82bdc

Receipt Date : 16-Nov-2022 12:53:38 pm

Receipt Amount : 38010/-

Amount In Words : Thirty Eight Thousands Ten Rupees Only

Token Number : 20220000105038

Office Name : SRO - Govindpur

Document Type : Sale Deed

Payee Name : NIMMI WALIA (Vendee)

GRN Number : 2214314726



-: For Office Use :-

निबन्धन नियम 21 के अन्तर्गत 1899 का
कास्तकारी एक्ट की धारा 4 के अन्तर्गत
जो माहय है और इण्डियन स्टाम्प एक्ट 1899
की अनुसूची 1 चा 1 क की अन्तर्गत
बधावत स्टाम्प लगाना गथा है। अथवा टिकर
बन्धी से विमुक्त है या स्टाम्प - शुल्क अपेक्षित
नही है।

दस्तावेज जाँच किया
फार्म 4 जाँच किया

निबन्धन पदाधिकारी

Birash Agrawal

16/11/22

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।



Advocate Dhanbad

Bikash Agarwal

16/11/22



16/11/2022

10 से 100

20 30 का बज पूवाहन/अपराहन म जित

कायालय गोविन्दपुर में लेख्याकाली दावेदार वा अन्तर निवधक

प्रमाणिकृत मुख्यालय सख्या 20 के अध

कार्यो या दावेदारों में से एक श्री विकेश अग्रवाल

ति का नाम स्व. बजरंग प्रसाद अग्रवाल

रुच-ई स्कूल ग्राम यनवाद जिला यनवाद

आ. व. ने निवधन के लिए पेश किया।

16/11/2022



Bikash Agastha
16/11/22

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AND IN FAVOUR OF

MRS. NIMMI WALIA, (Aadhaar No. XXXXXXXX1808) Daughter of Kundan Lal Battoo and Wife of Vijay Walia, by Faith Sikh, Category General, by occupation Business, resident of New Shiv Market, Bata More, Truck Stand, P. O. and P.S. Jharia, Dist. Dhanbad-828111, [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 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. I, 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 **2.86** Decimals, morefully described in the Schedule hereto for a total Consideration of Rs.9,50,000/- (Rupees Nine Lac Fifty 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

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16/11/22

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a consideration of the sum of Rs.9,50,000/- (Rupees Nine Lac Fifty 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.9,50,000/- (Rupees Nine Lac Fifty 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

Bikash Agarwal
16/11/22

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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.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 morefully 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 comes 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.

दस्तावेज गित
भू-संपत्ति प्रसवन्धि
भूमि की सूची
16/11/22

Bikash Agarwal
16/11/22

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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. 57 (New Khata No. 146)

Old Plot No. 579 (New Plot No. 659), out of which measuring an area 2.86 Decimals (Two Point Eight Six 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 Lot No. 214), as per plan attached herewith and shown in colour Red, being butted and bounded as under:-

North: Garden Area
South: Colony Lot No. 213
East: Boundary Wall
West: 30 feet wide road

Memo of Consideration

Rs.9,50,000/- (Rupees Nine Lac Fifty Thousand) only paid by the purchaser to the vendor by :-

Particulars	Date	Amount	Bank
000413	15.04.19	Rs.4,00,000/-	ICICI Bank Ltd.
R T G S	12.06.21	Rs.3,50,000/-	Kotak Mahindra Bank Ltd.
R T G S	18.10.22	Rs.2,00,000/-	Kotak Mahindra Bank Ltd.

Bikash Agorwal
16/11/22

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WITNESSES:-

1. Bharat K. Rathore
90 Late. J.L Rathore
Joraphatala, Dhanbad
16/11/22
2. Anu Mallick
Sh. Y. Mallick
Hirapur Dhanbad

Signature, photo & fingerprint of
The purchaser :-



Advocate Dhanbad

Aradia

Mimomi Malia

16/11/22

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

Transaction Success! Please Note Your Transaction Id.

Name	NimmiWalia
Token No / Depositor ID	20220000105038
Amount	29284
Transaction ID	45e4eced3cbde5a5172b
GRN	2214314912
CIN	10002162022111606698
Time	2022-11-16 12:58:06

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी



Pre Registration Docket

Date :- 15-11-2022 03:34 pm

Office Name :- SRO - Govindpur
Token No:- 20220000105038

Appoinment :- 16-Nov-2022 Time:- 14:25

Article	Sale Deed
Pre Registration Date	15-Nov-2022
No. Of Pages	26
Stamp Duty	38000
Paid Stamp Duty	0
Total Fees	₹ 29,284.

Property Id: **804807**

Valuation No. : 1147369 / 2022	:- 2022-2023	Date : 14-November-2022 15:09: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 - 146		
Plot Number - 659		

Property Rates

Residential Land (Y)

₹160083/- Decimal

Valuation Rule : Residential Land

Property Details

1 Land area

2.86 Decimal

Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 2.86 x 160083=457837.38	₹4,57,837/-
A	Total		₹4,57,837/-

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A)

₹4,57,900/-

Total Amount in Words : Four Lakh Fifty Seven Thousands Nine Hundred Rupees Only.

Land measurement, Sub Part and House No.	Property Boundaries East: Boundary Wall., West: 30 Feet Wide Road., South: Colony Lot No. 213., North: Garden Area.
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Area	Land area : 2.86 Decimal
Other Description of the Property	Pin Code - 828109
Government/Market Value	457837.38
Transaction Amount	950000

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.- ,Permission Case No.- , Aadhaar No. *****6083
PURCHASER	-Mrs. NIMMI WALIA, Address - New Shiv Market, Bata More, Truck Stand, P.o. and P.s.- Jharia, Dist.- Dhanbad.- ,Father/Husband Name Wife Of Vijay Walia , PAN No.- ,Permission Case No.- , Aadhaar No. *****1808

Witness Information	Mr. BHARAT KUMAR RATHORE , Address - Sachdeva Colony, Joraphatak, P.s.- Dhansar, Dist.- Dhanbad.-, Father/Husband Name-Late Jayantilal Rathore
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Identifier Details	Mr. BHARAT KUMAR RATHORE , Address - Sachdeva Colony, Joraphatak, P.s.- Dhansar, Dist.- Dhanbad.-, Father/Husband Name-Late Jayantilal Rathore
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Fee Rule:Sale Deed		
1	Stamp Duty	38,000

1	SP	780
Total		780

Fee Rule:Sale Deed		
1	A1	28,500
2	LL	3
3	PR	1
Total		28,504

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

Malika

Vendee / Claimant

Bhikash Agarwal

Vendor / Executant

कोरोना को हराना है सफाई को अपनाना है



दो मज की दूरी मास्क है जरूरी





Document Registration Summary 1

Date :-16-Nov-2022

- Government/Market Value: ₹457900/-
- Transaction Amount: ₹950000 /-
- Paid Stamp Duty: ₹38010 /-

Bicash Agarwal

Receipt : 735616

Receipt Date : 16-11-2022

Presenter Name: -

On Date 16-11-2022 Presented at SRO - Govindpur
Signature of Presenter

PR	₹1
SP	₹780
LL	₹3
A1	₹28500
Stamp Duty	₹38010

SRO - Govindpur

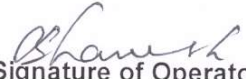
[Signature]
16/11/22

Total ₹67294

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	38000	38010	-10	GRAS	NimmiWalia	GRN Number : 2214314726 DEPT Transaction Id : a1bbd0910ce910b82bdc Transaction Type :	38010
PR	1	1	0	GRAS	NimmiWalia	GRN Number : 2214314912 DEPT Transaction Id : 45e4eced3cbde5a5172b Transaction Type:	1

SP	780	780	0	GRAS	NimmiWalia	GRN Number : 2214314912 DEPT Transaction Id : 45e4eced3cbde5a5172b Transaction Type :	780
A1	28500	28500	0	GRAS	NimmiWalia	GRN Number : 2214314912 DEPT Transaction Id : 45e4eced3cbde5a5172b Transaction Type :	28500
LL	3	3	0	GRAS	NimmiWalia	GRN Number : 2214314912 DEPT Transaction Id : 45e4eced3cbde5a5172b Transaction Type :	3
Sub Total	67284	67294	-10				

Article : Sale Deed Number of Pages : 52


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 :- 20220000105038

Deed Type	Sale Deed
Number of Pages	52
Fee Details	Stamp Duty :- Rs. 38000, PR :- Rs. 1, SP :- Rs. 780, A1 :- Rs. 28500, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.457837/- , Transaction Amount :- Rs.950000/-
Property Details	District :- Dhanbad , Tehsil :- Govindpur , Village Name :- Amaghata Location :- Other Road, Amaghata Word No 0 Property Boundaries :- East: Boundary Wall., West: 30 Feet Wide Road., South: Colony Lot No. 213., North: Garden Area. Volume Number - 3Page Number - 66Khata Number - 146Plot Number - 659 Area Of Land :- 2.86 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 :- 16-Nov-2022 Day :- Wednesday Time :- 15:14:20 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	291135036083

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
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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, P.s. and Dist.- Dhanbad., Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Bikash Agarwal Address:- Flat No- 19, Shyamkunj Appartment, Near Lindsay Club, H.E School Road, Bisti Para Hirapur, Dhanbad, , Dhanbad, 826001, , Jharkhand, India		SELLER Age:40			<i>Bikash Agarwal</i>
2	NIMMI WALIA Address1 - New Shiv Market, Bata More, Truck Stand, P.o. and P.s.- Jharia, Dist.- Dhanbad., Address2 - , , , Jharkhand PAN No.: Permission Case No.-	Yes	Nimmi Walia Address:- , Near gyan deep book store, New shiv market bata more truck stand Jharia, New shiv market bata more truck stand Jharia, Fatepur, , Dhanbad, 828111, , Jharkhand, India		PURCHASER Age:64			<i>Nimmi Walia</i>

Identification:

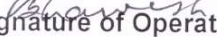
Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
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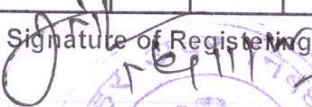
Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	BHARAT KUMAR RATHORE S/o-D/o Late Jayantilal Rathore Address1 - Sachdeva Colony, Joraphatak, P.s.- Dhansar, Dist.- Dhanbad., Address2 - , , , Jharkhand PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	BHARAT KUMAR RATHORE Address1 - Sachdeva Colony, Joraphatak, P.s.- Dhansar, Dist.- Dhanbad., Address2 - , , , Jharkhand			


Signature of Operator

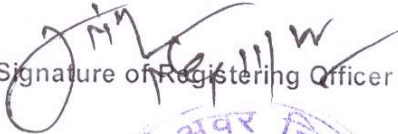

Seal and Signature of Registering Officer

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 (**BHARAT KUMAR RATHORE**) Son/Daughter/Wife of (**Late Jayantilal Rathore**) resident of (**Sachdeva Colony, Joraphatak, P.s.- Dhansar, Dist.- Dhanbad.**) and by occupation (**Business**).


Signature of Registering Officer

Date:- 16-Nov-2022


Seal and Signature of Registering Officer



Token No.: 20220000105038

CERTIFICATE

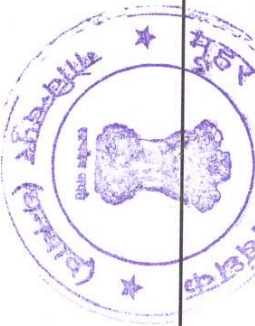
Office of the SRO - Govindpur

This **Sale Deed** was presented before the registering officer on date **16-Nov-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/7448/BK1/6777** in Book No :- **BK1**, Volume No :- 579 from Page No :- 461 to 512 at, office of **SRO - Govindpur**

Date:- **16-Nov-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 BAJRANG PRASAD AGARWAL, RESIDENT OF FLAT NO- 19, SHYAM KUMI APARTMENT, H.E. SCHOOL ROAD, HIRAPUR, P.S & DIST - DHANBAD (JHARKHAND).

PURCHASER : **MRS. NIMMI WALLIA**, D/O **KUNDAN LAL BATTOO AND W/O VIJAY WALLIA**, RESIDENT OF NEW SHIV MARKET, BATA MORE, TRUCK STAND, PO + PS - JHARIA, DIST - DHANBAD.

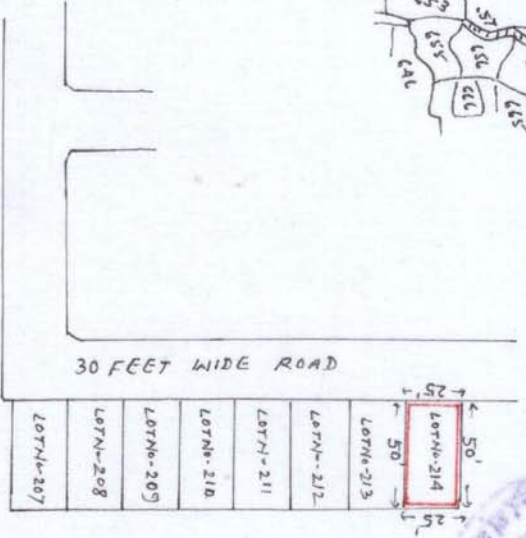
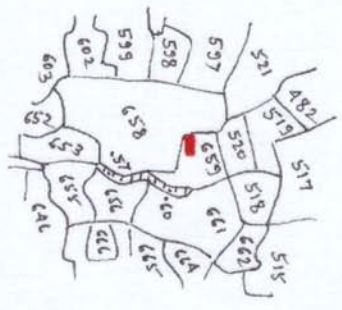
SCHEDULE : PART PLANE SHOWING THE LAND IS SITUATED IN MOUZA AMAGHATA, MOUZA NO - 170, PS- GOVINDPUR, DIST - DHANBAD, NEW KHATA NO-146, OLD KHATA NO 57, NEW PLOT NO- 659, OLD PLOT NO- 579, OUT OF WHICH (COLONY LOT NO - 214) MEASURING AN AREA **2.86 DECIMALS**, LAND IS SOLD WHICH HAS BEEN SHOWN IN THE RED COLOUR ON THE MAP.

BOUNDED BY :
NORTH : GARDEN AREA
SOUTH : COLONY LOT NO - 213

EAST : BOUNDARY WALL
WEST : 30 FEET WIDE ROAD



SCALE : 1"=330'



16/11/22

PREPARED BY
[Signature]

Bikash Agarwal
 16/11/22