

6487

5906



# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

**Receipt Number :** d4965f6ad991bbfff654

**Receipt Date :** 28-Sep-2022 10:44:42 am

**Receipt Amount :** 120900/-

**Amount In Words :** One Lakh Twenty Thousands Nine Hundred Rupees Only

**Token Number :** 20220000116787

**Office Name :** SRO - Govindpur

**Document Type :** Sale Deed

**Payee Name :** AMAN KUMAR ( Vendee )

**GRN Number :** 2213704951



:- For Office Use :-

निम्नलिखित विधायक 21 के अधीन और उक्तानुसार  
 न्यायकारी एक्ट की धारा 460 के अधीन  
 में जारी है और इम्प्लिड स्टाम्प एक्ट 1899  
 की अनुसूची 1 या 1 के अधीन  
 प्रयोजित स्टाम्प लगाया गया है। अथवा टिकट  
 नथी से विमुक्त है या स्टाम्प - शुल्क अपेक्षित  
 नहीं है।

तारीख 28.9.22 निबंधन पदाधिकारी

हस्तावेज जाँच किया

काम 4 जाँच किया

Ajivadi Govinda

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।

Bill sale hymande vime 303000/9. 100000

तपशील वर्णित जमीन का हूच मार्ग दर्शिका पंजी के अनुसार न्यूनतम मूल्य से कम नहीं है

Payment is done of Rs. 915000  
By GRN No. 281315013 Dt. 28.9.22

Freehold  
No 90663 ch  
SW. 3 ch  
No 90667 ch  
28/9/22

Bikash Agarwal  
28/9/22



Advocate Dhanbad



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)

@akash Agarwal.  
28/9/22



28/9/2022

10/9/2022

दिनांक 20 90 का \_\_\_\_\_ द्वारा पंजीकृत/अपराहता में जिला अवर निबंधक

के कार्यालय मोविन्दपुर \_\_\_\_\_ कार्यालय का अवर निबंधक \_\_\_\_\_

एक सामाजिक पत्र \_\_\_\_\_ संख्या 39 \_\_\_\_\_ के अंतर्गत

संबंधित कार्यों का \_\_\_\_\_

निष्ठा/पति का \_\_\_\_\_

नाम \_\_\_\_\_

व्यक्ति \_\_\_\_\_

व्यक्ति \_\_\_\_\_

उपस्थापक का दस्तावेज

28/9/2022





Prabhu Darshan Aggarwal.  
28/9/22

= 2 =

AND IN FAVOUR OF

**MR. AMAN KUMAR** (Aadhar No. XXXXXXXX6069) Son of G. P. Singh, by Faith Hindu, Category General, by occupation Service, resident of 805, Prabhu Darshan Apartment, Saraidhela, Near Gol Building, P.S. Saraidhela, 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 6.43 Decimals, morefully described in the Schedule hereto for a total Consideration of Rs.30,22,100/- (Rupees Thirty Lac Twenty Two thousand one hundred) 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.30,22,100/- (Rupees Thirty Lac Twenty Two thousand one hundred) only, which is the highest consideration thereof.

Prakash Agarwal  
28/9/22

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**NOW, THEREFORE, THIS DEED OF SALE WITNESSETH: -**

1. That in consideration of the total sum of Rs.30,22,100/- (Rupees Thirty Lac Twenty Two thousand one hundred) 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 Agarwal  
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 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.

दफ्तार

भू सम्पत्ति प्राप्ति

भूमि की सूची

द्वारा

28/09/22

Amrinder Aggarwal  
28/09/22

= 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, Size of Plot 40 Feet X 70 Feet) of land out of their purchased 20 Decimals of land is hereby sold by this sale deed, (which is residential land and situated under subsidiary road and Colony Plot No. 44), as per plan attached herewith and shown in colour Red, being butted and bounded as under:-

North: Colony Plot No. 43.

South: Colony Plot No. 45.

East: 30 feet wide road.

West: Plot No. 42.

**Memo of Consideration**

Rs.30,22,100/- (Rupees Thirty Lac Twenty Two thousand one hundred) only paid by the purchaser to the vendor by :-

Particulars	Date	Amount	Bank
Ch. No. 428541	10.12.2020	Rs.2,00,000/-	SBI
Ch. No. 428542	12.12.2020	Rs.8,00,000/-	SBI
Ch. No. 428544	17.03.2021	Rs.5,00,000/-	SBI
Ch. No. 554899	23.04.2022	Rs.15,00,000/-	SBI
Ch. No. 062617	25.07.2022	Rs.22,100/-	SBI



*(Signature)*  
28/9/22

= 6 =

WITNESSES:-

- Karan Shamy*
1. KARAN SHARMA  
S/O ROHIT SHARMA  
LAL BAZAR JHARIA  
DHANBAD JHARKHAND .  
28/9/22
  2. *Amy Malles*  
S/o Y. Malles  
Himpu Shambor.

Signature, photo & fingerprint of  
The purchaser :-



**ATTESTED**  
*(Signature)*  
Advocate Dhanbad

*Aman Kumar*  
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. Shambor)*  
E. NO- 968/11



*(Signature)*  
28/9/22

= 6 =

WITNESSES:-

- Karan Shamy*
1. **KARAN SHARMA**  
S/O **ROHIT SHARMA**  
LAL BAZAR JHARIA  
DHANBAD JHARKHAND .  
28/9/22
  2. *Amy Malles*  
S/O *y. Malles*  
*Himpu Shambh*

Signature, photo & fingerprint of  
The purchaser :-



**ATTESTED**

Advocate Dhanbad

*Aman Kumar*  
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

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

Valid Up To :-07/10/2022

GRN:-2213704951

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

District :- Dhanbad

Year:-01/04/2022

Head(0030)

Head Details

अन्त्य नैर-अदालती मद्रित स्टाम्प

003002102040101

120900.00

Amount ₹

Net Payable Amount:-

One Lakh Twenty Thousand Nine Hundred Rupees And Zero Paisa Only

120900.00

₹

Payee Detail

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

PAN No:- NA

DEP. ID:- 20220000116787

Remitter Name:- AMANKUMAR

Department Txn Id :- d4965f6ad991bbfff654

Department Portal :- jharnibandhan.gov.in

Bank ref No :- 5394634550518

Bank CIN No :- 10002162022092801961

SBIEPAY

Payment Status :- SUCCESS

Payment Date :- 9/28/2022 10:44:42 AM

Signature & Seal of Bank

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

Valid Up To :-07/10/2022

GRN:-2213704951

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

District :- Dhanbad

Year:-01/04/2022

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Bank ref No :- 5394634550518

Bank CIN No :- 10002162022092801961

SBIEPAY

Payment Status :- SUCCESS

Payment Date :- 9/28/2022 10:44:42 AM

Signature & Seal of Bank



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Receiving Dept: DEPT.OF REVENUE,REGISTRATION AND LAND REFORMS  
Valid Up To :-07/10/2022  
GRN:-2213704951

Receiving Dept: DEPT.OF REVENUE,REGISTRATION AND LAND REFORMS  
Valid Up To :-07/10/2022  
GRN:-2213704951

Date:- 28/09/2022 10:43:15  
Receiving Office:- DHNDR016-DIST.SUB REGISTRAR  
DHANBADJJW-DIST.REGISTRATION OFFICE, DHN  
District:- Dhanbad  
Year:- 01/04/2022  
Treasury:- Dhanbad  
to :- 31/03/2023

Date:- 28/09/2022 10:43:15  
Receiving Office:- DHNDR016-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 003002102040101 120900.00  
अन्य गैर-अदायगी सुदित रकम

Head(0030) Amount ₹  
Head Details 003002102040101 120900.00  
अन्य गैर-अदायगी सुदित रकम

Net Payable Amount:- ₹ 120900.00  
One Lakh Twenty Thousand Nine Hundred Rupees And Zero Paise Only

Net Payable Amount:- ₹ 120900.00  
One Lakh Twenty Thousand Nine Hundred Rupees And Zero Paise Only

Payee Detail  
Department Name:- DEPT.OF REVENUE,REGISTRATION AND LAND REFORMS  
PAN No:- NA  
Remitter Name:- AMANKUMAR  
Department Txn Id :- d4965f6ad991bbfff654  
Department Portal :- jharnibandhan.gov.in

Payee Detail  
Department Name:- DEPT.OF REVENUE,REGISTRATION AND LAND REFORMS  
PAN No:- NA  
Remitter Name:- AMANKUMAR  
Department Txn Id :- d4965f6ad991bbfff654  
Department Portal :- jharnibandhan.gov.in

ONLINE PAYMENT DETAILS  
Bank ref No :- 5394634550518  
Bank CIN No :- 10002162022092801961  
SBIEPAY  
Payment Status :- SUCCESS  
Payment Date :- 9/28/2022 10:44:42 AM  
Signature & Seal of Bank

ONLINE PAYMENT DETAILS  
Bank ref No :- 5394634550518  
Bank CIN No :- 10002162022092801961  
SBIEPAY  
Payment Status :- SUCCESS  
Payment Date :- 9/28/2022 10:44:42 AM  
Signature & Seal of Bank

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

Valid Up To :-07/10/2022

GRN:-2213705013

Date:- 28/09/2022 10:45:27

Receiving Office :- DHNDR016-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 91567.00

इस्तावेजों के पंजीकरण का शुल्क

Net Payable Amount:- ₹ 91567.00

Ninety One Thousand Five Hundred Sixty Seven Rupees And Zero Paisa

only

Payee Detail

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

PAN No:- NA DEP. ID:- 20220000116787

Remitter Name:- AMANKUMAR

Department Txn Id :- 3d28edf9cb902c7adb69

Department Portal :- jharnibandhan.gov.in

Bank ref No :- 3623928287826

Bank CIN No :- 10002162022092802011

SBIEPAY

Payment Status :- SUCCESS

Payment Date :- 9/28/2022 10:46:55 AM

Signature & Seal of Bank

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

Valid Up To :-07/10/2022

GRN:-2213705013

Date:- 28/09/2022 10:45:27

Receiving Office :- DHNDR016-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 91567.00

इस्तावेजों के पंजीकरण का शुल्क

Net Payable Amount:- 91567.00

Ninety One Thousand Five Hundred Sixty Seven Rupees And Zero Paisa Only

Payee Detail

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

PAN No:- NA DEP. ID:- 20220000116787

Remitter Name:- AMANKUMAR

Department Txn Id :- 3d28edf9cb902c7adb69

Department Portal :- jharnibandhan.gov.in

Bank ref No :- 3623928287826

Bank CIN No :- 10002162022092802011

SBIEPAY

Payment Status :- SUCCESS

Payment Date :- 9/28/2022 10:46:55 AM

Signature & Seal of Bank



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Head(0030)

Head Details

003003104010101

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Remitter Name:- AMANKUMAR

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Department Portal :- jharnibandhan.gov.in

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DHANBADJJW-DIST.REGISTRATION OFFICE, DHN

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Year:- 01/04/2022

Treasury:- Dhanbad

to :- 31/03/2023

Head(0030)

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003003104010101

₹ 91567.00

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Bank ref No :- 3623928287826

Bank CIN No :- 10002162022092802011

SBIEPAY

Payment Status :- SUCCESS

Payment Date :- 9/28/2022 10:46:55 AM

Signature & Seal of Bank



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# National Generic Document Registration System

Department of Land Resources

Government of India - Ministry of Rural Development



Enter Token Number For Double Verification

Submit

Gras Payment Transactions

Show  entries

Search:

Name	Token	Payment Date	Amount	Transaction ID	GRN	CIP
AMAN KUMAR	20220000116787	2022-09-28 10:46:55	91567	3d28edf9cb902c7adb69	2213705013	100021620
AMAN KUMAR	20220000116787	2022-09-28 10:44:42	120900	d4965f6ad991bbfff654	2213704951	100021620.

Showing 1 to 2 of 2 entries

Previous  Next

Site designed and developed by National Informatics Centre (<http://www.nic.in/>)

Contents provided and maintained by Department of Revenue, Registration & Land Reforms, Government of Jharkhand

28 September 2022, 19:41:10

43 : 8

Help Desk:- [helpdesk.ngdrs@nic.in](mailto:helpdesk.ngdrs@nic.in) Version:- 1 . 0

**Transaction Success!** Please Note Your Transaction Id.

Name	AmanKumar
Token No / Depositor ID	20220000116787
Amount	91567
Transaction ID	3d28edf9cb902c7adb69
GRN	2213705013
CIN	10002162022092802011
Time	2022-09-28 10:46:55

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी





## Pre Registration Docket

Date :- 26-09-2022 05:06 pm

Office Name :- SRO - Govindpur

Token No:- 20220000116787

Appoinment :- 28-Sep-2022 Time:- 13:30

Article	Sale Deed
Pre Registration Date	26-Sep-2022
No. Of Pages	30
Stamp Duty	120884
Paid Stamp Duty	0
Total Fees	₹ 91,567.

Property Id: **822108**

Valuation No. : 1111923 / 2022 :- 2022-2023 Date : 26-September-2022 13:12: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: 30 Feet Wide Road., West: Plot No. 42., South: Colony Plot No. 45., North: Colony Plot No. 43.



Area	Land area : 6.43 Decimal
Other Description of the Property	Pin Code - 828109
Government/Market Value	1029333.69
Transaction Amount	3022100

SELLER	<b>-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</b>
PURCHASER	<b>-Mr. AMAN KUMAR, Address - 805, Prabhu Darshan Apartment, Saraidhela, Near Gol Building, P.s.- Saraidhela, Dist.- Dhanbad.- ,Father/Husband Name G P Singh , PAN No.- *****499F,Permission Case No.- , Aadhaar No. *****6069</b>

Witness Information	<b>Mr. KARAN SHARMA , Address - 20, Lal Bazar, Near Bharat Vikash Parishad, Jharia, P.s.- Jharia, Dist.- Dhanbad.-, Father/Husband Name-Rohit Sharma</b>
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Identifier Details	<b>Mr. KARAN SHARMA , Address - 20, Lal Bazar, Near Bharat Vikash Parishad, Jharia, P.s.- Jharia, Dist.- Dhanbad.-, Father/Husband Name-Rohit Sharma</b>
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Fee Rule:Sale Deed		
1	Stamp Duty	1,20,884

1	SP	900
<b>Total</b>		<b>900</b>

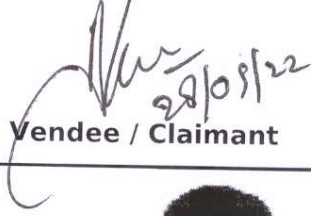
Fee Rule:Sale Deed		
1	A1	90,663
2	LL	3
3	PR	1
<b>Total</b>		<b>90,667</b>

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

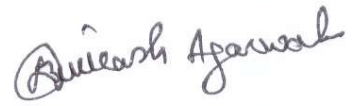
Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I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



Deed Writer / Advocate

  
28/09/22

Vendee / Claimant



Vendor / Executant

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी



## Document Registration Summary 1

Date :-28-Sep-2022

- Government/Market Value: ₹1029400/-
- Transaction Amount: ₹3022100 /-
- Paid Stamp Duty: ₹120900 /-

*Aman Agarwal*

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

SRO - Govindpur

*Aman Agarwal*

Receipt : 716942

Receipt Date : 28-09-2022

Presenter Name: -

PR	₹1
SP	₹900
LL	₹3
A1	₹90663
Stamp Duty	₹120900

**Total** ₹212467

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	120884	120900	-16	GRAS	AmanKumar	<ul style="list-style-type: none"><li>• GRN Number : 2213704951</li><li>• DEPT Transaction Id : d4965f6ad991bbfff654</li><li>• Transaction Type :</li></ul>	120900
PR	1	1	0	GRAS	AmanKumar	<ul style="list-style-type: none"><li>• GRN Number : 2213705013</li><li>• DEPT Transaction Id : 3d28edf9cb902c7adb69</li><li>• Transaction Type :</li></ul>	1
SP	900	900	0	GRAS	AmanKumar	<ul style="list-style-type: none"><li>• GRN Number : 2213705013</li><li>• DEPT Transaction Id : 3d28edf9cb902c7adb69</li><li>• Transaction Type :</li></ul>	900
A1	90663	90663	0	GRAS	AmanKumar	<ul style="list-style-type: none"><li>• GRN Number : 2213705013</li><li>• DEPT Transaction Id : 3d28edf9cb902c7adb69</li><li>• Transaction Type :</li></ul>	90663

LL	3	3	0	GRAS	AmanKumar	<ul style="list-style-type: none"> <li>• GRN Number : 2213705013</li> <li>• DEPT Transaction Id : 3d28edf9cb902c7adb69</li> <li>• Transaction Type :</li> </ul>	3
Sub Total	212451	212467	-16				

**Article : Sale Deed Number of Pages : 60**

Signature of Operator

*[Handwritten Signature]*  
28/09/22

Signature of Head Clerk

*[Handwritten Signature]*

Signature of Registering Officer







## OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Govindpur

District Name :- Dhanbad

State Name :- Jharkhand

## Deed Endorsement

Token No :- 20220000116787

Deed Type	Sale Deed
Number of Pages	60
Fee Details	Stamp Duty :- Rs. 120884, PR :- Rs. 1, SP :- Rs. 900, A1 :- Rs. 90663, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.1029334/- ,Transaction Amount :- Rs.3022100/-
Property Details	District :- Dhanbad , Tehsil :- Govindpur , Village Name :- Amaghata Location :- Other Road, Amaghata Word No 0 Property Boundaries :- East: 30 Feet Wide Road., West: Plot No. 42., South: Colony Plot No. 45., North: Colony Plot No. 43. Volume Number - 3Page Number - 27Khata Number - 182Plot Number - 430 Area Of Land :- 6.43 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 :- 16:35:36 PM






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

Party Name	Document Type	Document Number
ALOKIK HOMES LLP REPRESENTED ITS AUTHORIZED SIGNATORY SRI BIKASH AGARWAL	PAN/UID	ABNFA0759L

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	ALOKIK HOMES LLP REPRESENTED ITS AUTHORIZED SIGNATORY SRI BIKASH AGARWAL Address1 - Flat No. 19, Shyam Kunj Apartment, H. E. School Road, Hirapur.	Yes	Bikash Agarwal Address:- Flat No- 19, Shyamkunj Appartment, Near Lindsay		SELLER Age:40			

	P.s. and Dist.- Dhanbad., <b>Address2 -</b> ,,, Jharkhand <b>PAN No.:</b> ABNFA0759L, <b>Permission</b> <b>Case No.-</b>		Club, H.E School Road, Bisti Para Hirapur, Dhanbad, , Dhanbad, 826001, , Jharkhand, India				
2	<b>AMAN KUMAR</b> <b>Address1 -</b> 805, Prabhu Darshan Apartment, Saraidhela, Near Gol Building, P.s.- Saraidhela, Dist.- Dhanbad., <b>Address2 -</b> ,,, Jharkhand <b>PAN No.:</b> AEOPK7499F, <b>Permission</b> <b>Case No.-</b>	Yes	Aman Kumar <b>Address:-</b> Flat No 805 Prabhu Darshan Apartments, near Gol Building, Sarai Dhela Road, KG Ashram PO, Dhanbad, , Dhanbad, 826001, , Jharkhand, India	PURCHASER <b>Age:53</b>			

## Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	<b>KARAN SHARMA</b> S/o-D/o Rohit Sharma <b>Address1 -</b> 20, Lal Bazar, Near Bharat Vikash Parishad, Jharia, P.s.- Jharia, Dist.- Dhanbad., <b>Address2 -</b> ,,, Jharkhand <b>PAN No.:</b>			

## Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>KARAN SHARMA</b> <b>Address1 -</b> 20, Lal Bazar, Near Bharat Vikash Parishad, Jharia, P.s.- Jharia, Dist.- Dhanbad., <b>Address2 -</b> ,,, 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 ( **KARAN SHARMA** ) Son/Daughter/Wife of ( **Rohit Sharma** ) resident of ( **20, Lal Bazar, Near Bharat Vikash Parishad, Jharia, P.s.- Jharia, Dist.- Dhanbad.** ) and by occupation ( **Business** ).

  
Signature of Registering Officer

Date:- 28-Sep-2022

  
Seal and Signature of Registering Officer





Token No.: 20220000116787

## 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/6487/BK1/5906** in Book No :- **BK1**, Volume No :- 499 from Page No :- 185 to 244 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 KUNJ APARTMENT, H.E. SCHOOL ROAD, P.S & DIST – DHANBAD (JHARKHAND).

**PURCHASER :** MR AMAN KUMAR, S/O G. P. SINGH, RESIDENT OF 805, PRABHU DARSHAN APARTMENT, SARAIDHELA, NEAR GOL BUILDING, PS – SARAIDHELA, 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 – 44) MEASURING AN AREA 6.43 DECIMALS, LAND IS SOLD WHICH HAS BEEN SHOWN IN THE RED COLOUR ON THE MAP.

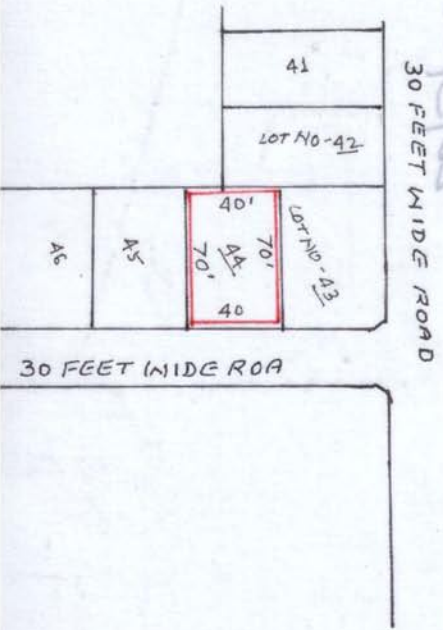
**BOUNDED BY :**

**NORTH :** COLONY PLOT NO - 43  
**EAST :** 30 FEET WIDE ROAD

**SOUTH :** COLONY PLOT NO - 45  
**WEST :** COLONY PLOT NO - 42



SCALE : 1"=330'



*Prakash Agarwal*  
25/10/22

*Prakash Agarwal*  
25/10/22