

3775

3440



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 9b95104e0c5be1f9bb6b

Receipt Date : 08-Jun-2023 01:30:15 pm

Receipt Amount : 41310/-

Amount In Words : Forty One Thousands Three Hundred And Ten Rupees Only

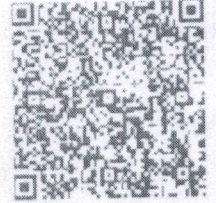
Token Number : 202300074672

Office Name : SRO - Govindpur

Document Type : Sale Deed

Payee Name : SUTAPA KAR (Vendee)

GRN Number : 2317626825



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

कारस्तकारी एक्ट की धारा 11/11 के अधीन जो माह्व है और इण्डियन स्टाम्प एक्ट 1899 की अनुसूची 1 या 1 के 13 के अधीन सथावत स्टाम्प लगाया गया है। अथवा टिकर नश्वी से विमुक्त है या स्टाम्प - शुल्क अपेक्षित नहीं है।

ता 08.6.23

निबन्धन पदाधिकारी
8.6.23

दस्तावेज जांच किया
08/06/2023

Bikash Agarwal

08/06/2023

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।

Sutapa Kar Panku Nandan

08/06/2023

10/1/00

दिनांक 20/06/2023 का वेज प्रार्थन/अमराहन में जिला अवर निबंधक के कार्यालय गोविन्दपुर में लेख्यकारी दावेदार या अवर निबंधक द्वारा प्रमाणिकृत मुख्तारनामा

संख्या 20 के अधीन लेख्यकारियों या दावेदारों में से एव सी. बिकारी अग्रवाल

पिता/पति का नाम स्व. बजरंग प्रसाद अग्रवाल

ग्राम इराप, थाना चनबाद जिला चंसबाद

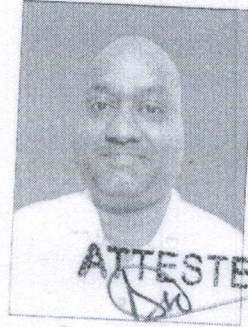
जहाँ सी. बिकारी ने निबंधक के लिए आवेदन किया।

मौकती

निबंधन घटाधिकारी का उपस्थान

उपस्थायक का हस्ताक्षर

08/06/2023



Advocate Dhanraj

Biskari Agrawal

08/06/2023



Zutaba Kar

Panku Nandan

Bikash Agarwal
08/06/2023

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AND IN FAVOUR OF

1. MRS. SUTAPA KAR, (Aadhaar No. XXXXXXXX7728) Daughter of Uttam Kumar Kar, **2. MR. PINTU NANDAN**, (Aadhaar No. XXXXXXXX1419) Son of Shankar Nandan, both by Faith Hindu, by Category OBC, by occupation Business and Service, resident of Purchaser No.1, At and P.O. Debrana, Dist. Dhanbad-828205, [Jharkhand] and Purchaser No. 2, C/3, Mohnalya Apartment, Samsun Road, Chiragora, P.O., P.S. and Dist. Dhanbad-826001, (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. 1491** dated 04.05.2019, Registered at Govindpur Sub-Registry office and entered in Book No. I, Volume No. 115, page Nos. 309 to 392 for the year 2019, from its rightful owner Md. Hussain @ Ahsan Ali Ansari and Other, 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. **5266/2019-20**, and paying ground rent to the State regularly under **Volume No. 03, Page No. 13**. 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 **4.13** Decimals, morefully described in the Schedule hereto for a total Consideration of Rs.10,32,500/- (Rupees Ten Lac Thirty two Thousand five 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

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Sutapa Kar

Pintu Nandan

Bikash Agarwal
08/06/2023

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a consideration of the sum of Rs.10,32,500/- (Rupees Ten Lac Thirty two Thousand five hundred) only, which is the highest consideration thereof.

NOW, THEREFORE, THIS DEED OF SALE WITNESSETH: -

1. That in consideration of the total sum of Rs.10,32,500/- (Rupees Ten Lac Thirty two Thousand five 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

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Bulabo Kar Pinku Nandan

Bikash Agarwal
08/06/2023

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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 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.

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Sutapa Kar

Pintu Nandan

दस्तावेज में वर्णित
भू संपत्ति प्रतिबन्धित
भूमि की सही
मुद्रा है
लिपिक-कम्प्यूटर ऑपरेटर

Bikash Agarwal
08/06/2023

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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. 9 (New Khata No. 220)

Old Plot No. 591 (New Plot No. 521), out of which measuring an area 4.13 Decimals (Four Point One Three 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. 34**), as per plan attached herewith and shown in colour Red, being butted and bounded as under:-

North: Boundary Wall.
South: Colony Plot No. 33.
East: Colony Plot No. 35.
West: 30 feet wide road.

Memo of Consideration

Rs.10,32,500/- (Rupees Ten Lac Thirty two Thousand five hundred) only paid by the purchaser to the vendor by :-

Particulars	Date	Amount	Bank
Ch. No.356001	18.10.2022	Rs.1,00,000/-	SBI
Ch. No.131296	20.02.2023	Rs.4,00,000/-	Indian Bank
Ch. No.027471	20.02.2023	Rs.2,00,000/-	Federal Bank
Ch. No.131297	30.05.2023	Rs.3,32,500/-	Indian Bank

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Bulabo Kar

Pintu Nandan

Bikash Agarwal
08/06/2023

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WITNESSES:

B

1. Bharat Kiratton
S/O J-L Ralkar
Joraphatok Dhanbad

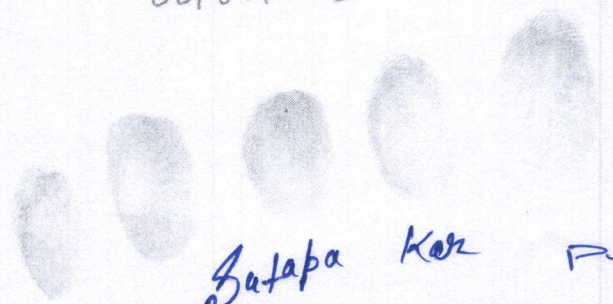
2. Anil Malik
S/O Y. Malik
Hirapur Dhanbad
08/06/2023

Signature, photo & fingerprint of
the purchaser :-



Advocate Dhanbad

Sutapa Kar
08/06/2023



Sutapa Kar Pankaj Nandan

Bikash Agarwal -
08/06/2023

= 7 =



Advocate Dhanbad

Pankaj Nandan
08/06/2023



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. No. 968/11

Sutapa Kar

Pankaj Nandan

Transaction Success! Please Note Your Transaction Id.

Name	SutapaKar
Token No / Depositor ID	202300074672
Amount	31879
Transaction ID	23c7ed8931ecca6cf028
GRN	2317626969
CIN	42093873
Time	2023-06-08 13:33:44

कोरोना को हराना है साफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी

Sutapa Kar

Pinku Nandan



Pre Registration Docket

Date :- 06-06-2023 03:20 pm

Office Name :- SRO - Govindpur
Token No:- 202300074672

Appoinment :- 08-Jun-2023 Time:- 15:30

Article	Sale Deed
Pre Registration Date	06-Jun-2023
No. Of Pages	30
Stamp Duty	41300
Paid Stamp Duty	0
Total Fees	₹ 31,879.

Property Id: 989990

Valuation No. : 1341617 / 2023	: - 2023-2024	Date : 06-June-2023 15:17: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 - 13			
Khata Number - 220			
Plot Number - 521			
Property Rates			
Residential Land (Y)			
₹160083/- Decimal			
Valuation Rule : Residential Land			
Property Details			
1	Land area	4.13 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 4.13 x 160083 = 661142.79	₹6,61,143/-
A	Total		₹6,61,143/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹6,61,200/-
Total Amount in Words : Six Lakh Sixty One Thousands Two Hundred Rupees Only.			

Satapa Kar

Pintu Nandan

Land measurement, Sub Part and House No.	Property Boundaries East: COLONY PLOT NO. 35, West: 30 FEET WIDE ROAD, South: COLONY PLOT NO. 33, North: BOUNDARY WALL
Area	Land area : 4.13 Decimal
Other Description of the Property	Pin Code - 828109
Government/Market Value	661142.79
Transaction Amount	1032500

SELLER	-Mr. ALOKIK HOMES LLP REP THROUGH ITS AUTHORIZED SIGNATORY BIKASH AGARWAL, Address - FLAT NO. 19, SHYAM KUNJ APARTMENT, H E SCHOOL ROAD, HIRAPUR, DHANBAD- ,Father/Husband Name LATE BAJRANG PRASAD AGARWAL , PAN No.- *****759L,Permission Case No.- , Aadhaar No. *****6083
PURCHASER	-Mrs. SUTAPA KAR, Address - DEBIANA, DHANBAD- ,Father/Husband Name UTTAM KUMAR KAR , PAN No.- *****814L,Permission Case No.- , Aadhaar No. *****7728
	-Mr. PINTU NANDAN, Address - C/3, MOHNALYA APARTMENT, SAMSAN ROAD, CHIRAGORA, DHANBAD- ,Father/Husband Name SHANKAR NANDAN , PAN No.- *****091E,Permission Case No.- , Aadhaar No. *****1419

Witness Information	Mr. BHARAT KUMAR RATHORE , Address - SACHDEVA COLONY, JORAPHATAK, RAJASBERA, DHANBAD- ,Father/Husband Name-LATE JAYANTILAL RATHORE
---------------------	--

Identifier Details	Mr. BHARAT KUMAR RATHORE , Address - SACHDEVA COLONY, JORAPHATAK, RAJASBERA, DHANBAD- ,Father/Husband Name-LATE JAYANTILAL RATHORE
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Fee Rule:Sale Deed		
1	Stamp Duty	41,300

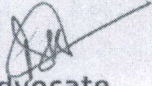
1	SP	900
Total		900

Fee Rule:Sale Deed		
1	A1	30,975
2	LL	3
3	PR	1
Total		30,979

Sutapa Kar Pintu Nandan

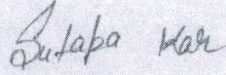
All the entries made, have been verified by me and are found same as the entries of the document presented.

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

Pintu Nandan



Vendee / Claimant

Bikash Agarwal

Vendor / Executant

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी

Sutapa Kar

Pintu Nandan



Document Registration Summary 1

Date :-08-Jun-2023

- Government/Market Value: ₹661200/-
- Transaction Amount: ₹1032500 /-
- Paid Stamp Duty: ₹41310 /-

Bisakh Agarwal

On Date 08-06-2023 Presented at SRO -
Govindpur
Signature of Presenter

SRO - Govindpur

Receipt : 844439

Receipt Date : 08-06-2023

Presenter Name: -

PR ₹1
SP ₹900
LL ₹3
A1 ₹30975
Stamp Duty ₹41310

Total ₹73189

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	41300	41310	-10	GRAS	SutapaKar	• GRN Number : 2317626825 • DEPT Transaction Id : 9b95104e0c5be1f9bb6b • Transaction Type :	41310
PR	1	1	0	GRAS	SutapaKar	• GRN Number : 2317626969 • DEPT Transaction Id : 23c7ed8931ecca6cf028 • Transaction Type :	1
SP	900	900	0	GRAS	SutapaKar	• GRN Number : 2317626969 • DEPT Transaction Id : 23c7ed8931ecca6cf028 • Transaction Type :	900
A1	30975	30975	0	GRAS	SutapaKar	• GRN Number : 2317626969 • DEPT Transaction Id : 23c7ed8931ecca6cf028 • Transaction Type :	30975

Sutapa Kar

Pintu Nandan

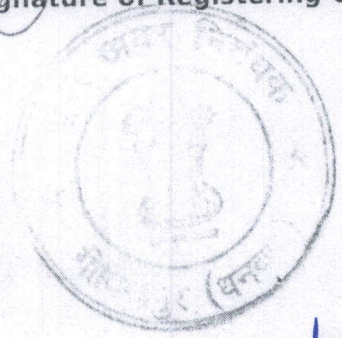
LL	3	3	0	GRAS	SutapaKar	<ul style="list-style-type: none"> • GRN Number : 2317626969 • DEPT Transaction Id : 23c7ed8931ecca6cf028 • Transaction Type : 	3
Sub Total	73179	73189	-10				

Article : Sale Deed Number of Pages : 60

[Signature]
Signature of Operator

[Signature]
Signature of Head Clerk

[Signature]
Signature of Registering Officer



Sutapa Kar

Panku Nandan



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Govindpur

District Name :- Dhanbad

State Name :- Jharkhand

Deed Endorsement

Token No :- 202300074672

Deed Type	Sale Deed
Number of Pages	60
Fee Details	Stamp Duty :- Rs. 41300, PR :- Rs. 1, SP :- Rs. 900, A1 :- Rs. 30975, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.661143/- , Transaction Amount :- Rs.1032500/-
Property Details	District :- Dhanbad , Tehsil :- Govindpur , Village Name :- Amaghata Location :- Other Road, Amaghata Word No 0 Property Boundaries :- East: COLONY PLOT NO. 35, West: 30 FEET WIDE ROAD, South: COLONY PLOT NO. 33, North: BOUNDARY WALL Volume Number - 3Page Number - 13Khata Number - 220Plot Number - 521 Area Of Land :- 4.13 Decimal

Sh./Smt. ALOKIK HOMES LLP REP THROUGH 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 :- 08-Jun-2023 Day :- Thursday Time :- 16:18:28 PM



ALOKIK HOMES LLP REP THROUGH ITS AUTHORIZED SIGNATORY BIKASH AGARWAL (Individual)





Party Name	Document Type	Document Number
ALOKIK HOMES LLP REP THROUGH 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	ALOKIK HOMES LLP REP THROUGH ITS AUTHORIZED SIGNATORY BIKASH AGARWAL Address1 - FLAT NO. 19, SHYAM KUNJ	Yes	Bikash Agarwal Address:- Flat No- 19, Shyamkunj Appartment, Near		SELLER Age:41			




Sutapa Kar

Pintu Nandan

Bikash Agarwal

	APARTMENT, H E 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	PINTU NANDAN Address1 - C/3, MOHNALYA APARTMENT, SAMSAAN ROAD, CHIRAGORA, DHANBAD, Address2 - , , , Jharkhand PAN No.: AFVPN6091E, Permission Case No.-	Yes	Pintu Nandan Address:- C/3 Mohnalya Apartment, Near B.d.o Office, Samsaan Road, Chiragora, Dhanbad, , Dhanbad, 826001, , Jharkhand, India	PURCHASER Age:39			Pintu Nandan
3	SUTAPA KAR Address1 - DEBIANA, DHANBAD, Address2 - , , , Jharkhand PAN No.: BZCPK0814L, Permission Case No.-	Yes	Sutapa Kar Address:- , , DEBIANA, Debiana, , Dhanbad, 828205, , Jharkhand, India	PURCHASER Age:32			Sutapa Kar

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	BHARAT KUMAR RATHORE S/o-D/o LATE JAYANTILAL RATHORE Address1 - SACHDEVA COLONY, JORAPHATAK, RAJASBERA, DHANBAD, Address2 - , , , Jharkhand PAN No.:			

Witness:

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

Sutapa Kar
Pintu Nandan


Sr.NO	Party Name and Address	Photo	Thumb	Signature
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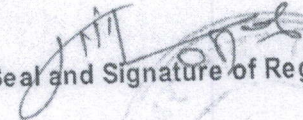
6/8/2023

NGDRS : National Generic Document Registration System

BHARAT KUMAR RATHORE

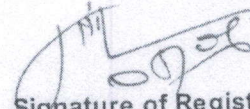
1 Address1 - SACHDEVA COLONY, JORAPHATAK, RAJASBERA, DHANBAD, Address2 -
... Jharkhand


Signature of Operator

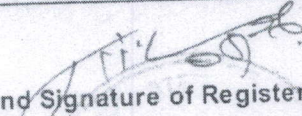

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**ALOKIK HOMES LLP REP THROUGH 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 JAYANTILAL RATHORE**) resident of (**SACHDEVA COLONY, JORAPHATAK, RAJASBERA, DHANBAD**) and by occupation (**Business**).


Signature of Registering Officer

Date:- 08-Jun-2023


Seal and Signature of Registering Officer

Sulaba Kon

Pintu Nandan

Token No.: 202300074672

CERTIFICATE

Office of the SRO - Govindpur

This Sale Deed was presented before the registering officer on date **08-Jun-2023** by **ALOKIK HOMES LLP** **REP THROUGH ITS AUTHORIZED SIGNATORY 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, DHANBAD ,

This deed was registered as Document No.: **2023/GOV/3775/BK1/3440** in Book No :- **BK1**, Volume No :- 300 from Page No :- 169 to 228 at, office of **SRO - Govindpur**

Date:- **08-Jun-2023**

Registering Officer



Sudapa Kar

Pintu Nandan

SELLER : ALOKIK HOMES LLP, REGISTERED OFFICE- AT E-5, GREWAL APARTMENT, GREWAL COLONY, BEKARBANDH DHANBAD, REPRESENTED ITS AUTHORISED 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).

PURCHASERS: 1. **SUTAPA KAR, D/O- UTTAM KUMAR KAR,** RESIDENT OF DEBIANA DHANBAD, 2. **PINTU NANDAN, S/O- SHANKAR NANDAN,** RESIDENT OF C/3 MOHNALYA APARTMENT, SAMSHAN ROAD, NEAR B.D.O OFFICE CHIRAGORA DHANBAD.

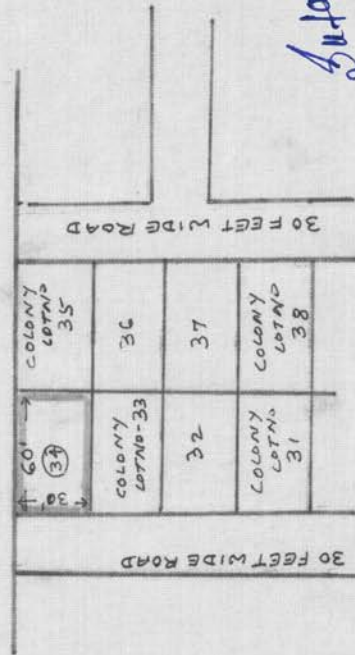
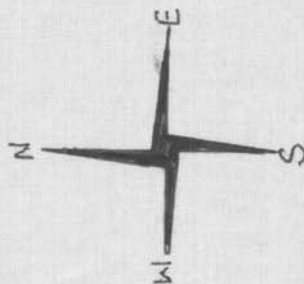
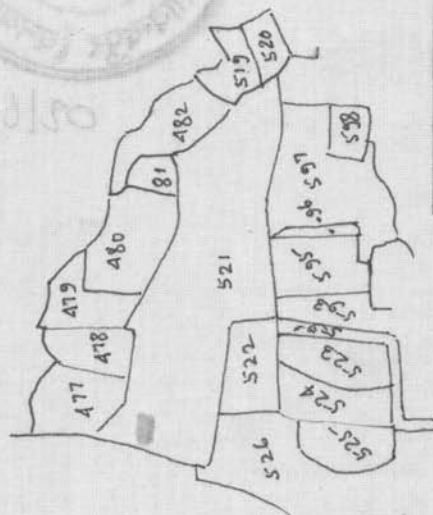
SCHEDULE: PART PLAN SHOWING THE LAND IS SITUATED IN MOUZA AMAGHATA, MOUZA NO.- 170, P.S- GOVINDPUR, DIST- DHANBAD, NEW KHATA NO.- 220, OLD KHATA NO.- 9, NEW PLOT NO.- 521, OLD PLOT NO.- 521, OUT OF WHICH (COLONY PLOT NO.- 34) MEASURING AN AREA 4.13 DECIMAL, LAND IS SOLD.

WHICH HAS BEEN SHOWN IN THE RED COLOUR ON THE MAP.

BOUNDED BY:

NORTH: BOUNDARY WALL
EAST : COLONY LOT NO. - 35

SOUTH: COLONY LOT NO. - 33
WEST : 30 FEET WIDE ROAD



Handwritten notes:
KAR - SUTAPA
NANDAN - PINTU
08/06/2023