

Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number: 5a2e06cfd3d2efb8a16a

Receipt Date: 19-Oct-2023 01:49:17 pm

Receipt Amount: 64010/-

Amount In Words: Sixty Four Thousands Ten Rupees Only

Token Number: 202300139851

Office Name: SRO - Govindpur

Document Type : Sale Deed

Payee Name: BISHWAJEET KUMAR (Vendee)

GRN Number: 2319828271



-: For Office Use :-

निक्यन नियम 21 के अधीन और छोटानागपुः कास्तकारी एक्ट की धारा । क क अधीन जो प्राह्म है और इण्डियन स्टाम्प एक्ट 1899 की अनुस्ची 1 या 1 क क अधीन कथावत स्टाम्प लगाया गथा है। अथवा टिक्ट नथ्थी से विगुक्त है या स्टाम्प – शुक्क अपेक्षित नहीं है।

निवयन पदाधिकारी

इस्तावेज जाँच किया

Black Agamel

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुन: 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। RIL ENE MARITHE VALUE 16,000, WART. ENVIRG

तपशील वर्णित जिमीन का मूल्य मोर्ग टर्जिन वर्जी के अनुसार न्यूनतम मूल्य से कम नहीं है

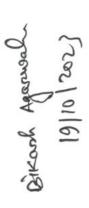
Payment is done of Rs. 188711 By GRN No. 888343 Dt. 19110 A

10/10

ANY SYNT IN SA- Jan DAN MANN IN



THIS DEED OF ABSOLUTE SALE is made on this the 19th day Detaber Two Thousand Twenty Three, By and between ALOKIK HOMES LLP, Registered Office – At E-5, Grewal Apartment, Grewal Colony, Bekarbandh, Dhanbad represented its Authorized Signatory SRI BIKASH AGARWAL (Aadhaar No. XXXX XXXX 6083) 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)



= 2 =

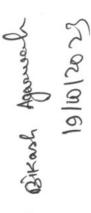
AND IN FAVOUR OF

MR. BISHWAJEET KUMAR, (Aadhaar No. XXXX XXXX 8122) Son of Dharni Dhar Mandal and Grandson of Sri Phulchand Mandal, by Faith Hindu, by Category OBC, by occupation Business, resident of Vill-Barwadda, P.O. Kalyanpur, P.S. Barwaadda, Dist. Dhanbad-826004, [Jharkhand], hereinafter called and referred to as the PURCHASER (which expression shall, unless excluded by or repugnant to the context be deemed to mean and include his heirs, successors, executors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS, the below mentioned schedule land was purchased by the vendor hereto M/s Alokik Homes LLP, by virtue of a registered deed of **Sale No. 5383** dated 30.08.2022, Registered at Dhanbad Sub-Registry office and entered in Book No. I, Volume No. 579, page No. 57 to 104 for the year 2022, from its rightful owner M/S Galleria Enclave Pvt. Ltd., 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. 10813/2022-23, and paying ground rent to the State regularly under online Reg. II, Volume No. 10, page No. 31 of Govindpur Circle Office; 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.16,00,000/-** (Rupees Sixteen Lac) only; And



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WHEREAS, in course and as a result of negotiation between the parties hereto, the vendor agreed to sale and the purchaser hereto has agreed to purchase the said land, for a consideration of the sum of Rs.16,00,000/- (Rupees Sixteen Lac) only, which is the highest consideration thereof.

NOW, THEREFORE, THIS DEED OF SALE WITNESSETH: -

- That in consideration of the total sum of Rs.16,00,000/- (Rupees Sixteen Lac) 1. 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

Page 3 of 6

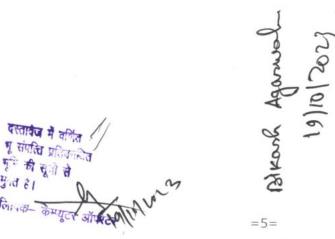


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reasons Purchaser is dispossessed or put to any other loss or obstructions, the Vendors shall be liable to make good such loss as the Purchaser may suffer by reasons thereof.

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



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. 23 (New Khata No. 04)

Old Plot No. 595 (New Plot No. 526), out of which measuring an area **6.43** Decimals (Six Point Four 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. **51**), as per plan attached herewith and shown in colour Red, being butted and bounded as under:-

North:

30 Feet wide road.

South:

Vacant Land.

East:

Colony Plot No. 52.

West:

Colony Plot No. 50

Memo of Consideration

Rs.16,00,000/- (Rupees Sixteen Lac) only paid by the purchaser to the vendor by :-

Particulars

Date

Amount

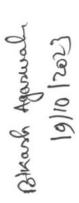
Bank

RTGS

26.09.2023

Rs. 16,00,000/-

Bank of India



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WITNESSES:-

1. Bharat Kr Ralthore, Late J.L. Ralhore Josaphatak, Dhanhad

A population of Mallier 19/10/2022

Signature, photo & fingerprint of the purchaser :-



Advocate Dhanbad

Poschwageet youar



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.

Page 6 of 6

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, KUNJ

PURCHASER: SRI BISHWAJEET KUMAR, S/O SRI DHARNI DHAR MANDAL, RESIDENT OF - BARWADDA, PO - KALYANPUR, PS - BARWADDA, APARTMENT, H.E. SCHOOL ROAD, HIRAPUR, P.S & DIST - DHANBAD (JHARKHAND).

DIST - DHANBAD

SCHEDULE: PART PLAN SHOWING THE LAND IS SITUATED IN MOUZA AMAGHATA, MOUZA NO - 170, PS- GOVINDPUR, DIST - DHANBAD, NEW KHATA NO-04, OLD KHATA NO- 23, NEW PLOT NO- 526, OLD PLOT NO- 595 OUT OF WHICH (COLONY PLOT NO -51) MEASURING

AN AREA 6.43 DECIMALS, LAND IS SOLD WHICH HAS BEEN SHOWN IN THE RED COLOUR ON THE MAP.

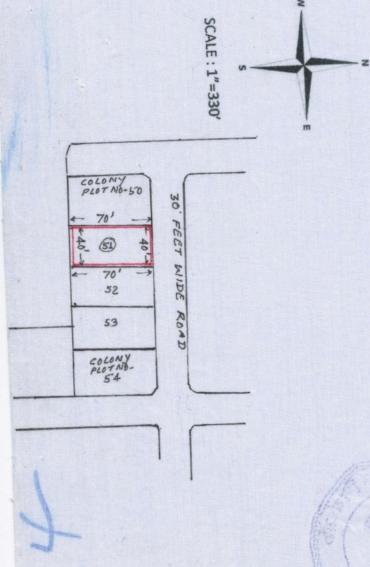
EAST : COLONY PLOT NO-52

NORTH: 30 FEET WIDE ROAD

BOUNDED BY :

SOUTH: VACANT LAND OF ALOKIK HOMES

WEST: COLONY PLOT NO- 50



575 523 523



Transaction Success! Please Note Your Transaction Id.

Name	BishwajeetKumar
Token No / Depositor ID	202300139851
Amount	48874
Transaction ID	a507a04cf3efd3638acb
GRN	2319828363
CIN	10002162023101907064
Time	2023-10-19 13:55:03

कोरोना को हराना है सफाई को अपनाना है



) दो गज की दूरी मास्क है जरूरी



Pre Registration Docket

Date :- 18-10-2023 10:49 pm

Office Name :- SRO - Govindpur

Token No:- 202300139851

Appoinment :- 19-Oct-2023 Time:- 10:40

Article	Sale Deed
Pre Registration Date	18-Oct-2023
No. Of Pages	29
Stamp Duty	64000
Paid Stamp Duty	0
Total Fees	₹ 48,874.

Property Id: 1089706 Date: 18-October-2023 19:55:PM :- 2023-2024 Valuation No.: 1478305 / 2023 Tahsil: Govindpur District: Dhanbad State : Jharkhand Village/City: Amaghata **Corporation**: Amaghata Land Type : Urban Amaghata Word No 0 - Other Road Khata Number - 4 Plot Number - 526 Volume Number - 10 Page Number - 31 **Property Rates** Residential Land (Y) ₹176100/- Decimal Valuation Rule: Residential Land **Property Details** 6.43 Decimal Land area **Calculation Details** Total Calculation Description Sr.No. ₹11,32,323/-1. 6.43 x 176100=1132323 Open Land Valuation ₹11,32,323/-Total A Note: Final Valuation is Rounded to Next 100/-₹11,32,400/-Total Valuation (A) Total Amount in Words: Eleven Lakhs Thirty Two Thousands Four Hundred Rupees Only.

Land measurement, Sub Part and House	Property Boundaries East: COLONY PLOT NO- 52, West: COLONY PLOT NO- 50, South: VACANT LAND, North: 30 FEET WIDE ROAD
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Area	Land area : 6.43 Decimal		
Other Description of the Property	Pin Code - 828109, Flat Number/Commercial Space Number - , Building Name -		
Government/Market Value	1132323		
Transaction Amount	1600000		

SELLER	-Mr. MS ALOKIK HOMES LLP REPRESENTED ITS AUTHORIZED SIGNATORY BIKASH AGARWAL, Father/Husband Name LATE BARJANG PRASAD AGARWAL, PAN No *****759L Date Of Birth-31-Dec-1981, Permission Case No, Aadhaar No. *******6083, Country-INDIA, State Name-Jharkhand, District Name-Dhanbad, City/Village/Town Name-DHANBAD, Locality-DHANBAD, Address - FLAT NO- 19, SHYAM KUNJ APARTMENT, H.E SCHOOL ROAD, HIRAPUR, P.S- DHANBAD, DIST- DHANBAD, Pin Code-826001
PURCHASER	-Mr. BISHWAJEET KUMAR, ,Father/Husband Name DHARNI DHAR MANDAL , PAN No ******405J Date Of Birth-08-Feb-1992,Permission Case No , Aadhaar No. *******8122, Country-INDIA, State Name-Jharkhand, District Name-Dhanbad, City/Village/Town Name-DHANBAD, Locality-DHANBAD,Address -BARWADDA, P.S- KALYANPUR, P.S- BARWADDA, DIST- DHANBAD, Pin Code-826004

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

Identifier Details

Mr. BHARAT KUMAR RATHORE , Address - SACHDEVA
COLONY, OPP SHIV SEVA SADAN JORAPHATAK RAJASBERA,
DHANBAD-, Father/Husband Name-LATE JAYANTILAL RATHORE

Fee Rule:Sal	e Deed		
1	Stamp Duty		64,000

SP	870
Total	870
A1	48,000
LL	3
PR	1
A STATE OF THE PARTY OF THE PAR	48,004
C	Total d

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

Vendee / Claimant

Bikarh Agarmen

Vendor / Executant



Document Registration Summary 1

Date :-19-Oct-2023

· Government/Market Value: ₹1132400/-

• Transaction Amount: ₹1600000 /-

• Paid Stamp Duty: ₹64010 /-

Birnsh Agamah

On Date 19-10-2023 Presented at SRO -

Govindpur

Signature of Presenter

SRO - Govindpur

Receipt: 921570

Receipt Date: 19-10-2023

Presenter Name: -

PR ₹1

SP ₹870 **LL** ₹3

A1 ₹48000

Stamp Duty ₹64010

Total ₹112884

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	64000	64010	-10	GRAS	BishwajeetKumar	• GRN Number : 2319828271 • DEPT Transaction Id : 5a2e06cfd3d2efb8a16a • Transaction Type :	64010
PR	1	1	0	GRAS	BishwajeetKumar	• GRN Number : 2319828363 • DEPT Transaction Id : a507a04cf3efd3638acb • Transaction Type :	1
SP	870	870	0	GRAS	BishwajeetKumar	• GRN Number : 2319828363 • DEPT Transaction Id : a507a04cf3efd3638acb • Transaction Type :	870
A1	48000	48000	0	GRAS	BishwajeetKumar	• GRN Number : 2319828363 • DEPT Transaction Id : a507a04cf3efd3638acb • Transaction Type :	48000

LL.	3	3	0	GRAS	BishwajeetKumar	• GRN Number : 2319828363 • DEPT Transaction Id : a507a04cf3efd3638acb • Transaction Type :	3
Sub Total	112874	112884	-10				

Article: Sale Deed Number of Pages: 58

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 :- 202300139851

Deed Type	Sale Deed
Number of Pages	58
Fee Details	Stamp Duty :- Rs. 64000, PR :- Rs. 1, SP :- Rs. 870, A1 :- Rs. 48000, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.1132323/- ,Transaction Amount :- Rs.1600000/-
Property Details	District:- Dhanbad, Tehsil:- Govindpur, Village Name:- Amaghata Location:- Other Road, Amaghata Word No 0 Property Boundaries:- East: COLONY PLOT NO- 52, West: COLONY PLOT NO- 50, South: VACANT LAND, North: 30 FEET WIDE ROAD Khata Number - 4Plot Number - 526Volume Number - 10Page Number - 31 Area Of Land:- 6.43 Decimal

Sh./Smt.MS ALOKIK HOMES LLP REPRESENTED ITS AUTHORIZED SIGNATORY BIKASH AGARWAL s/o/d/o/w/o LATE BARJANG PRASAD AGARWAL has presented the document for registration in this office today dated :- 19-Oct-2023 Day :- Thursday Time :- 16:19:31 PM



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

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

			Power					
	Party Name and	Is e-KYC	e-KYC	Of			Finger	
Sr.NO	Address	Verified?	Details	Attorney	Party Type	Party_Photo	Print	Signature

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
10	MS ALOKIK HOMES LLP REPRESENTED ITS AUTHORIZED SIGNATORY BIKASH AGARWAL Address1 - FLAT NO- 19, SHYAM KUNJ APARTMENT, H.E SCHOOL ROAD, HIRAPUR, P.S- DHANBAD, DIST- DHANBAD, Address2 - DHANBAD , , , Jharkhand PAN No.: ABNFA0759L,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,		SELLER Age:41			Bleart Agansall
2	BISHWAJEET KUMAR Address1 - BARWADDA, P.S- KALYANPUR, P.S- BARWADDA, DIST- DHANBAD, Address2 - DHANBAD , , , Jharkhand PAN No.: DVFPK6405J,Permission Case No		India Bishwajeet Kumar Address:- Vill- Barwaadda Po- Kalyanpur- Ps- Barwaadda , Kalyanpur, Dhanbad, 826004, Jharkhand, India	# (3.00)	PURCHASER Age:31			Whatevapertyoner

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	BHARAT KUMAR RATHORE S/o-D/o LATE JAYANTILAL RATHORE Address1 - SACHDEVA COLONY, OPP SHIV SEVA SADAN JORAPHATAK RAJASBERA, DHANBAD, Address2 - , , , Jharkhand PAN No.:		GOO WE	8

Witness

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

Sr.NO Party Name and Address Photo Thumb Signature

Sr.NO	Party Name and Address	Photo 1	humb	Signature
1	BHARAT KUMAR RATHORE Address1 - SACHDEVA COLONY, OPP SHIV SEVA SADAN JORAPHATAK RAJASBERA, DHANBAD, Address2 - ,,, Jharkhand	fa)	TIP	
Signat	ture of Operator Seal and Signatu	re of Re	gisteri	ng Officer
Above	signature & thumb Impression are affixed in my presence.	in seen	* To	

Above mentioned, (MS ALOKIK HOMES LLP REPRESENTED 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, OPP SHIV SEVA SADAN JORAPHATAK RAJASBERA, DHANBAD) and by occupation (Business).

Signature of Registering Officer

Date:- 19-Oct-2023

Seal and Signature of Registering Officer

Token No.: 202300139851

CERTIFICATE

Office of the SRO - Govindpur

This Sale Deed was presented before the registering officer on date 19-Oct-2023 by MS ALOKIK HOMES LLP REPRESENTED ITS AUTHORIZED SIGNATORY BIKASH AGARWAL, S/O, D/O, W/O LATE BARJANG PRASAD AGARWAL resident of FLAT NO- 19, SHYAM KUNJ APARTMENT, H.E SCHOOL ROAD, HIRAPUR, P.S-DHANBAD, DIST- DHANBAD, DHANBAD.

This deed was registered as Document No:- 2023/GOV/7358/BK1/6681 in Book No :- BK1, Volume No :- 592

from Page No :- 189 to 246 at, office of SRO - Govindpur

Registering Officer

Date: 19-0ct-2023



क कार्यालय गहेर्चन्दपुर में लेख्याकारी दावेदार या अवर निवधक का व्यवहार नाम का हस्ताक्षर के लिए पेश किया के हस्ताक्षर के हस्ताक के हस्ता के हस्



Advocate Dhanbad
Bikash Agonwah
19/10/2023







