

8227

7498



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : e5f3701794e1a8279414

Receipt Date : 14-Dec-2022 09:56:12 am

Receipt Amount : 57210/-

Amount In Words : Fifty Seven Thousands Two Hundred And Ten Rupees Only

Token Number : 20220000141570

Office Name : SRO - Govindpur

Document Type : Sale Deed

Payee Name : ANJU DEVI AGARWAL (Vendee)

GRN Number : 2214749057



निबन्धन नियम 21 के अधीन और छाटाना... For Office Use :-

कारस्तकारी एक्ट की धारा 14/14 के अधीन
जो ग्राह्य है और इम्प्रिन्शन स्टाम्प एक्ट 1899
की अनुसूची 1 या 1 के 23 के अधीन
यथावत स्टाम्प लगाया गया है। अथवा रिजर्व
नथी से विमुक्त है या स्टाम्प - शुल्क अधिष्ठित
नहीं है।

दस्तावेज जाँच किया
फार्म 4 जाँच किया

नाम

14/12/22

निबन्धन पदाधिकारी

14/12/22

Bikash Agarwal
14/12/22

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 दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

Anju Devi Agarwal

14/12/2022 को बज पूवाहन/अपराहन म जिला 107/1.0

कार्यालय गोविन्दपुर में लेख्यकाही सचिव या भवर निबन्धक

परा प्रमणिकृत मुख्यालय सख्या 20

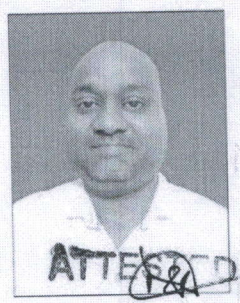
सहायक अधिकारी का कचेरि में से एक श्री बिकेश अग्रवाल

पिता/पति का नाम श्री 107/20-424/19/19

पता/पति का नाम श्री 107/20-424/19/19

पिता/पति का नाम श्री 107/20-424/19/19

14/12/2022



Advocate Bhanuad

Bikash Agarwal
14/12/22



Anju Devi Agarwal

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AND IN FAVOUR OF

SMT. ANJU DEVI AGARWAL (Aadhar No. XXXXXXXX1658) Wife of Sri Vinod Kumar Agarwal, by Faith Hindu, Category OBC, by occupation Business, resident of Raj Hospital Road, Jharia, 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 plot with other plots 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 (alias Ahsan Ali Ansari) & others, in 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. 3, 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 the said land measuring an area 2.86 Decimals, morefully described in the Schedule hereto for a total Consideration of Rs.14,30,000/- (Rupees Fourteen Lac Thirty 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 a consideration of the sum of Rs.14,30,000/- (Rupees Fourteen Lac Thirty Thousand) only, which is the highest consideration thereof.

Page 2 of 6

Anju Devi Agarwal

Bikash Aggarwal
14/12/22

Bikash Agarwal
14/12/22

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NOW, THEREFORE, THIS DEED OF SALE WITNESSETH: -

1. That in consideration of the total sum of Rs.14,30,000/- (Rupees Fourteen Lac Thirty 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 Vendors shall be liable to make good such loss as the Purchaser may suffer by reasons thereof.

Page 3 of 6

Anju Devi Agarwal

Bishakh Agarwal
14/12/22

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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.

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.

Page 4 of 6

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Anju Devi Agarwal

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14/12/22
सिद्धि-कम्प्यूटर ऑपरेटर

Bhishakh Agarwal
14/12/22

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Mouza Amaghata, Mouza No.170,

Old Khata No. 11 (New Khata No. 220)
Old Plot No. 726 (New Plot No. 515), out of which measuring an area 2.86 Decimals (Two Point Eight Six Decimals) of land is hereby sold by this sale deed, (Colony Plot No.260), as per plan attached herewith and shown in colour Red, being butted and bounded as under:-

- North: Colony Plot No. 259.
- South: Colony Plot No. 261.
- East : Colony Park.
- West: 30 feet wide road.

Memo of Consideration

Rs.14,30,000/- (Rupees Fourteen Lac Thirty Thousand) only paid by the purchaser to the vendor by:-

Particulars	Date	Amount	Bank
Ch. No. 000030	30.11.2019	Rs.2,00,000/-	Bandhan Bank
Ch. No. 000065	13.11.2022	Rs.10,30,000/-	Bandhan Bank
Ch. No. 000037	30.11.2019	Rs.2,00,000/-	Bandhan Bank

WITNESSES:-

1. Anil Kumar Verma.
S/o Late Sarbeshwar Prasad Verma.
Kusum Vihar, Dhanbad.
14/12/22
2. Anil Mallik
S/o Y. Mallik
Himpu Dhanbad

Anju Devi Agarwal

Pirash Agarwal
14/12/22

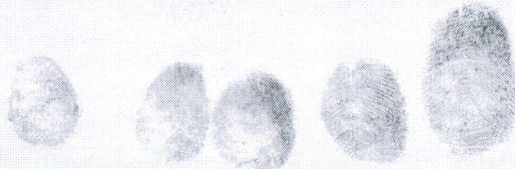
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Signature, photo & fingerprint of the purchaser :-



Advocate Dhanbad

Anju Devi Agarwal
14/12/22



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.

Deepak Kumar
Advocate
S. NO. 968/11

Page 6 of 6

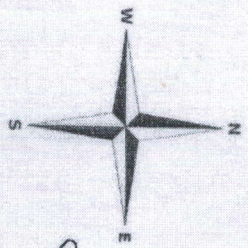
←
Anju Devi Agarwal

SELLER : ALOK 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, HIRAPUR, P.S & DIST - DHANBAD (JHARKHAND).

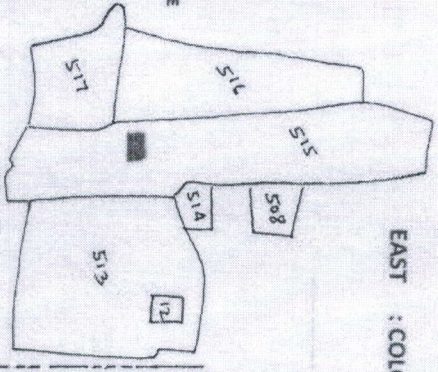
PURCHASER : SMT ANJU DEVI AGARWAL, W/O SRI VINOD KUMAR AGARWAL, RESIDENT OF - RAJ HOSPITAL ROAD JHARIA, PS - JHARIA, DIST - DHANBAD.

SCHEDULE : PART PLANE SHOWING THE LAND IS SITUATED IN MOUZA AMAGHATA, MOUZA NO - 170, PS- GOVINDPUR, DIST - DHANBAD, NEW KHATA NO-220, OLD KHATA NO 11, NEW PLOT NO- 515, OLD PLOT NO- 726, OUT OF WHICH (COLONY PLOT NO - 260) MEASURING AN AREA 2.86 DECIMALS, LAND IS SOLD WHICH HAS BEEN SHOWN IN THE RED COLOUR ON THE MAP.

BOUNDED BY :
NORTH : COLONY PLOT NO - 259
SOUTH : COLONY PLOT NO - 261
EAST : COLONY PARK
WEST : 30 FEET WIDE ROAD



SCALE : 1"=330'

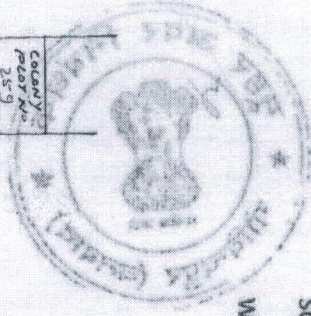


COLONY PLOT NO	COLONY PLOT NO
239	250
240	249
241	248
242	247
243	246
244	245

COLONY PLOT NO	COLONY PLOT NO
259	260
261	262
263	264
265	266

30 FEET WIDE ROAD

30 FEET WIDE ROAD



Handwritten signature/initials in the top left corner.

Handwritten signature: Anju Devi Agarwal

Handwritten signature: Anju Devi Agarwal

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ANJU DEVI AGARWAL
SATYANARAIN DEVI BAGARIA

28/10/1960
Permanent Account Number
ACDPA0797R

Anju Devi Agarwal
Signature



Anju Devi Agarwal



गणेश देखें



कृषि

झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

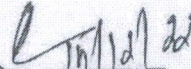
जमीनदार नाम		रैयत का नाम, अभिभावक का नाम, रिश्ता									
---		समसुदीन अंसारी वो मनुदीन अंसारी वो नारनीदीन अंसारी, पिता-वीरु मियाँ अंश समान, जाति-मोमीन, निवासी-गायडरा									
जिला का नाम	धनबाद	अंचल का नाम	गोविन्दपुर	हलका का नाम	हलका-06	मौजा का नाम	आमाघाटा	खाता का प्रकार	रैयती		
खेवट नम्बर	खाता नम्बर 220		थाना का नाम	थाना नम्बर 170							
खाता नम्बर	खेसरा नम्बर	चीहदी उत्तर 3 चीहदी दक्खिन 4	किस्म जमीन	मिजान	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त	
(1)	(2)	(3)	क्रियारी संख्या (5)	क्षेत्र	(8)	(9)	रौ (10)	आ (11)	पै (12)	(13)	

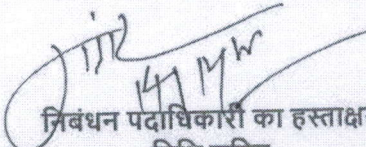
Anju Devi Agarwal

निबंधन कार्यालय में दस्तावेजों की जाँच हेतु चेकलिस्ट

टोकन संख्या-

क्र०सं०	चेकलिस्ट का विषय	Yes	No
1	खतियान की सत्यापित प्रति	✓	
	खतियान उपलब्ध न होने की स्थिति में अंचल कार्यालय से		✓
	(i) अंचलाधिकारी द्वारा प्रमाणित पंजी- II अथवा		✓
	(ii) भू- स्वामित्व प्रमाण-पत्र अथवा		✓
	(iii) शुद्धि पत्र		✓
	(iv) अंचलाधिकारी द्वारा निर्गत प्रमाण-पत्र अप्राप्त रहने की स्थिति में पक्षकार द्वारा अंचल कार्यालय में आवेदन समर्पित करने की प्राप्ति रसीद ।		✓
2	भूमि से संबंधित हाल सर्वे नक्शा तथा इसके उपलब्ध न होने की स्थिति में पक्षकार द्वारा तैयार स्वप्रमाणित "नजरी नक्शा" जिसमें भूमि की अवस्थिति के संबंध में पता चल सके ।	✓	
3	पंजी-II का वाल्यूम संख्या तथा पृष्ठ संख्या का वर्णन	✓	
4	मुद्रांक शुल्क का भुगतान	✓	
5	निबंधन शुल्क का भुगतान	✓	
6	आधार सत्यापन	✓	
7	PAN सत्यापन	✓	
8	होलिंग संख्या का वर्णन (शहरी क्षेत्र होने की स्थिति में)		✓


 जाँच लिपिक का हस्ताक्षर
 तिथि सहित


 निबंधन पदाधिकारी का हस्ताक्षर
 तिथि सहित

Anju Devi Agawal

Transaction Success! Please Note Your Transaction Id.

Name	AnjuDeviAgarwal
Token No / Depositor ID	20220000141570
Amount	43684
Transaction ID	e073aced315c3c7656b4
GRN	2214749105
CIN	10002162022121401150
Time	2022-12-14 10:00:27

Anju Devi Agarwal



Pre Registration Docket

Date :- 14-12-2022 10:44 am

Office Name :- SRO - Govindpur
Token No:- 20220000141570

Appoinment :- 14-Dec-2022 Time:- 14:10

Article	Sale Deed
Pre Registration Date	29-Nov-2022
No. Of Pages	26
Stamp Duty	57200
Paid Stamp Duty	0
Total Fees	₹ 43,684.

Property Id: 858198

Valuation No. : 1162344 / 2022	:- 2022-2023	Date : 29-November-2022 20:31: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 - 515			
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.			

Anju Devi Agarwal

Land measurement, Sub Part and House No.	Property Boundaries East: COLONY PARK, West: 30 FEET WIDE ROAD, South: COLONY PLOT NO. 261, North: COLONY PLOT NO. 259
Area	Land area : 2.86 Decimal
Other Description of the Property	Pin Code - 826001
Government/Market Value	457837.38
Transaction Amount	1430000

SELLER	-Mr. MS ALOKIK HOMES LLP REPRESENTED BY ITS AUTHORIZED SIGNATORY BIKASH AGARWAL, Address - FLAT NO. 19, SHYAM KUNJ APARTMENT, H.E.SCHOOL ROAD, HIRAPUR, PS. DHANBAD, DIST. DHANBAD.- ,Father/Husband Name BAJRANG PRASAD AGARWAL , PAN No.- *****759L,Permission Case No.- . Aadhaar No. *****6083
PURCHASER	-Mrs. ANJU DEVI AGARWAL, Address - RAJ HOSPITAL ROAD, JHARIA, PS. JHARIA, DIST. DHANBAD.- ,Father/Husband Name WIFE OF VINOD KUMAR AGARWAL , PAN No.- *****797R,Permission Case No.- , Aadhaar No. *****1658

Witness Information	Mr. ANIL KUMAR VERMA , Address - PIPRABERA, KUSUM VIHAR COLONY, KOLAKUSMA, DHANBAD.-, Father/Husband Name-SARVESHWAR PRASAD VERMA
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Identifier Details	Mr. ANIL KUMAR VERMA , Address - PIPRABERA, KUSUM VIHAR COLONY, KOLAKUSMA, DHANBAD.-, Father/Husband Name-SARVESHWAR PRASAD VERMA
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Fee Rule:Sale Deed		
1	Stamp Duty	57,200

1	SP	780
Total		780

Fee Rule:Sale Deed		
1	A1	42,900
2	LL	3
3	PR	1
Total		42,904

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

Anju Devi Agarwal

Land measurement, Sub Part and House No.	Property Boundaries East: COLONY PARK, West: 30 FEET WIDE ROAD, South: COLONY PLOT NO. 261, North: COLONY PLOT NO. 259
Area	Land area : 2.86 Decimal
Other Description of the Property	Pin Code - 826001
Government/Market Value	457837.38
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SELLER	-Mr. MS ALOKIK HOMES LLP REPRESENTED BY ITS AUTHORIZED SIGNATORY BIKASH AGARWAL, Address - FLAT NO. 19, SHYAM KUNJ APARTMENT, H.E.SCHOOL ROAD, HIRAPUR, PS. DHANBAD, DIST. DHANBAD.- ,Father/Husband Name BAJRANG PRASAD AGARWAL , PAN No.- *****759L,Permission Case No.- , Aadhaar No. *****6083
PURCHASER	-Mrs. ANJU DEVI AGARWAL, Address - RAJ HOSPITAL ROAD, JHARIA, PS. JHARIA, DIST. DHANBAD.- ,Father/Husband Name WIFE OF VINOD KUMAR AGARWAL , PAN No.- *****797R,Permission Case No.- , Aadhaar No. *****1658

Witness Information	Mr. ANIL KUMAR VERMA , Address - PIPRABERA, KUSUM VIHAR COLONY, KOLAKUSMA, DHANBAD.-, Father/Husband Name-SARVESHWAR PRASAD VERMA
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Identifier Details	Mr. ANIL KUMAR VERMA , Address - PIPRABERA, KUSUM VIHAR COLONY, KOLAKUSMA, DHANBAD.-, Father/Husband Name-SARVESHWAR PRASAD VERMA
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Fee Rule:Sale Deed		
1	Stamp Duty	57,200


1	SP	780
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Fee Rule:Sale Deed		
1	A1	42,900
2	LL	3
3	PR	1
Total		42,904

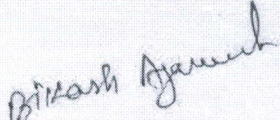
All the entries made, have been verified by me and are found same as the entries of the document presented.

Anju Devi Agarwal

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

Anju Devi Agarwal
Vendee / Claimant


Vendor / Executant

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी

Anju Devi Agarwal



Document Registration Summary 1

Date :-14-Dec-2022

- Government/Market Value: ₹457900/-
- Transaction Amount: ₹1430000 /-
- Paid Stamp Duty: ₹57210 /-

Anju Devi Agarwal

Receipt : 751969

Receipt Date : 14-12-2022

Presenter Name: -

On Date 14-12-2022 Presented at SRO - Govindpur

Signature of Presenter

PR

₹1

SP

₹780

LL

₹3

A1

₹42900

Stamp Duty

₹57210

SRO - Govindpur

Total

₹100894

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	57200	57210	-10	GRAS	AnjuDeviAgarwal	GRN Number : 2214749057 DEPT Transaction Id : e5f3701794e1a8279414 Transaction Type :	57210
PR	1	1	0	GRAS	AnjuDeviAgarwal	GRN Number : 2214749105 DEPT Transaction Id : e073aced315c3c7656b4 Transaction Type :	1

Anju Devi Agarwal

SP	780	780	0	GRAS	AnjuDeviAgarwal	GRN Number : 2214749105 DEPT Transaction Id : e073aced315c3c7656b4 Transaction Type :	780
A1	42900	42900	0	GRAS	AnjuDeviAgarwal	GRN Number : 2214749105 DEPT Transaction Id : e073aced315c3c7656b4 Transaction Type :	42900
LL	3	3	0	GRAS	AnjuDeviAgarwal	GRN Number : 2214749105 DEPT Transaction Id : e073aced315c3c7656b4 Transaction Type :	3
Sub Total	100884	100894	-10				

Article : Sale Deed Number of Pages : 52

Jain
Signature of Operator
14/12/2022

V. N. D. D.
Signature of Head Clerk

J. J. J. J. J.
Signature of Registering Officer



Anju Devi Agarwal



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Govindpur

District Name :- Dhanbad

State Name :- Jharkhand

Deed Endorsement

Token No :- 20220000141570

Deed Type	Sale Deed
Number of Pages	52
Fee Details	Stamp Duty :- Rs. 57200, PR :- Rs. 1, SP :- Rs. 780, A1 :- Rs. 42900, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.457837/- , Transaction Amount :- Rs.1430000/-
Property Details	District :- Dhanbad , Tehsil :- Govindpur , Village Name :- Amaghata Location :- Other Road, Amaghata Word No 0 Property Boundaries :- East: COLONY PARK, West: 30 FEET WIDE ROAD, South: COLONY PLOT NO. 261, North: COLONY PLOT NO. 259 Volume Number - 3Page Number - 13Khata Number - 220Plot Number - 515 Area Of Land :- 2.86 Decimal

Sh./Smt. MS ALOKIK HOMES LLP REPRESENTED BY ITS AUTHORIZED SIGNATORY BIKASH AGARWAL s/o/d/o/w/o BAJRANG PRASAD AGARWAL has presented the document for registration in this office

today dated :- 14-Dec-2022 Day :- Wednesday Time :- 16:25:29 PM







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


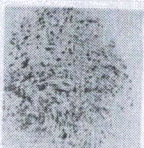
Party Name	Document Type	Document Number
MS ALOKIK HOMES LLP REPRESENTED BY ITS AUTHORIZED SIGNATORY BIKASH AGARWAL	PAN/UID	ABNFA0759L

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

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print
1	MS ALOKIK HOMES LLP REPRESENTED BY ITS AUTHORIZED SIGNATORY BIKASH AGARWAL Address1 - FLAT NO. 19, SHYAM KUNJ APARTMENT, H.E.SCHOOL ROAD, HIRAPUR, PS. DHANBAD, DIST. DHANBAD., Address2 - ,, , 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, India		SELLER Age:40		 <i>Bikash Agarwal</i>
2	ANJU DEVI AGARWAL Address1 - RAJ HOSPITAL ROAD, JHARIA, PS. JHARIA, DIST. DHANBAD., Address2 - ,, , Jharkhand PAN No.: ACDPA0797R, Permission Case No.-	Yes	Anju Devi Agarwal Address:- Near Raj Hospital, , Bharat Sargical Industry, Amtal, , Dhanbad, 828111, , Jharkhand, India		PURCHASER Age:62		 <i>Anju Devi Agarwal</i>

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	ANIL KUMAR VERMA S/o-D/o SARVESHWAR PRASAD VERMA Address1 - PIPRABERA, KUSUM VIHAR COLONY, KOLAKUSMA, DHANBAD., Address2 - ,, , Jharkhand PAN No.:			<i>Anil Kumar Verma</i>

Anju Devi Agarwal

Witness:

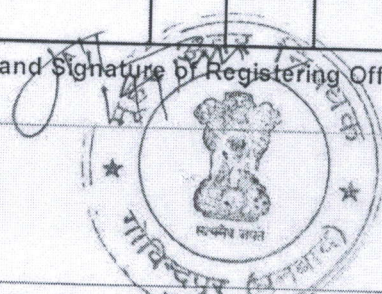
I/We individually/Collectively recognize the Seller(S) and Buyer(s)

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	ANIL KUMAR VERMA Address1 - PIPRABERA, KUSUM VIHAR COLONY, KOLAKUSMA, DHANBAD., Address2 - ... Jharkhand			

Signature of Operator

14/12/2022

Seal and Signature of Registering Officer



Above signature & thumb Impression are affixed in my presence.

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 (ANIL KUMAR VERMA) Son/Daughter/Wife of (SARVESHWAR PRASAD VERMA) resident of (PIPRABERA, KUSUM VIHAR COLONY, KOLAKUSMA, DHANBAD.) and by occupation (Business).

Signature of Registering Officer

Date:- 14-Dec-2022

Seal and Signature of Registering Officer



Anju Devi Agarwal

Token No.: 20220000141570

CERTIFICATE

Office of the SRO - Govindpur

This Sale Deed was presented before the registering officer on date 14-Dec-2022 by MS ALOKIK HOMES LLP REPRESENTED BY ITS AUTHORIZED SIGNATORY BIKASH AGARWAL, S/O, D/O, W/O BAJRANG PRASAD AGARWAL resident of FLAT NO. 19, SHYAM KUNJ APARTMENT, H.E.SCHOOL ROAD, HIRAPUR, PS. DHANBAD, DIST. DHANBAD. ..

This deed was registered as Document No:- 2022/GOV/8227/BK1/7498 in Book No :- BK1, Volume No :- 644 from Page No :- 191 to 242 at, office of SRO - Govindpur

Date:- 14-Dec-2022

[Signature]
Registering Officer



Anju Devi Agarwal