

3142

2864



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 8f47f9221caa65374e5d

Receipt Date : 16-May-2023 12:28:16 pm

Receipt Amount : 34450/- ✓

Amount In Words : Thirty Four Thousands Four Hundred And Fifty Rupees Only

Token Number : 202300062680

Office Name : SRO - Govindpur

Document Type : Sale Deed

Payee Name : MRITUNJAY KUMAR MISHRA (Vendee)

GRN Number : 2317210385



:- For Office Use :-

निबन्धन नियम 21 क अधीन और छाटानागपु कास्तकारी एक्ट की धारा 11/12 क अधीन जो ग्राह्य है और इण्डियन स्टाम्प एक्ट 1899 की अनुसूची 1 या 1 क 17 क अधीन यथावत स्टाम्प लगाया गया है। अथवा टिकट नथी से विमुक्त है या स्टाम्प - शुल्क अपेक्षित नही है।

दस्तावेज जांच किया
फार्म 4 जांच किया

ता 16/5/2023

निबन्धन अधीनकार
165-27

Bikash Agarwal
16/5/2023

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।

राम सब नमिन्द्रा राबे 811, मीत 31/5/23

दपञ्जील वर्णित जमीन का मूल्य मार्ग दर्शिका पं.
के अनुसार न्यूनतम मूल्य से कम नहीं है

203311
293210575
Payment is done of Rs.....
By GRN No.....Dt. 16.5.23

89
16/5

Received

Rs 55830/-
3/-
1/-
Rs 55834/-

16/5/23



Attested by
Bikash Agarwal
16/5/2023



THIS DEED OF ABSOLUTE SALE is made on this the 16th day May 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** (Aadhar No. XXXXXXXX6083) Son of Late Bajrang Prasad Agarwal, (authorized 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)



16/5/2023
 दिनांक 20 20 का कज पुराहण/अपराधन में जिला अबर निबंधक
 के कार्यालय गोविन्दपुर में लेखकाजी दावेदार या अबर निबंधक
 द्वारा प्रमाणिकृत मुस्तारनामा संख्या 20 क अधीन
 लेखकारियों या दावेदारों में से एक श्री विकारा अग्रवाल
 पिता/पति का नाम देवराज प्रसाद अग्रवाल
 यम धाना जिला
 ज्यति 01/03/1974
 धारा 10(3) के लिए धारा किया।
 पदाधिकारी का हस्ताक्षर 16/5/2023
 अस्थापक का हस्ताक्षर



Birkash Aggarwal
 16/5/2023



Bikash Aggarwal
16/5/2023

= 2 =

AND IN FAVOUR OF

1. MR. MRITUNJAY KUMAR MISHRA, (Aadhaar No. XXXXXXXX7509) Son of Late Ramesh Chandra Mishra, **2. MRS. KUMARI NISHI**, (Aadhaar No. XXXXXXXX1901) Wife of Sri Mritunjay Kumar Mishra, both by Faith Hindu, Category General, by occupation Govt. Service and Private Job, resident of Flat No. 606, Urmila Tower, Bank More, P.S. Bank More, P. O. 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 their heirs, successors, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

WHEREAS, the below mentioned schedule land was purchased by the vendor hereto M/s Alokik Homes LLP, by virtue of a registered deed of **Sale No. 568** dated 03.02.2021, Registered at Govindpur Sub-Registry office and entered in Book No. I, Volume No. 53, page Nos. 91 to 270 for the year 2021, from its rightful owner Khalil Ansari and others, for valuable consideration therein mentioned; And

WHEREAS, ever since the date of purchase as aforesaid the vendor hereto M/s Alokik Homes LLP, has been in peaceful and uninterrupted possession over the said land got its names mutated vide order passed in Mutation Case No. **8612/2020-21**, and paying ground rent to the State regularly under volume No. 3, page No. 66; And

WHEREAS, the Vendor hereto to meet their financial requirement considered it advisable to sell their entire right, title, interest and possession to, in and over a portion of land measuring an area **2.87** Decimals, morefully described in the Schedule hereto for a total Consideration of **Rs.8,61,000/-** (Rupees Eight Lac Sixty One 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

Dikash Agrawal
16/5/2023

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a consideration of the sum of **Rs.8,61,000/-** (Rupees Eight Lac Sixty One Thousand) only, which is the highest consideration thereof.

NOW, THEREFORE, THIS DEED OF SALE WITNESSETH: -

1. That in consideration of the total sum of **Rs.8,61,000/-** (Rupees Eight Lac Sixty One Thousand) only, paid by the Purchaser to Vendor, as per memo of consideration written in the foot of this document, (the receipt whereof the Vendor do hereby acknowledge and admit) and in consideration of the terms, conditions and covenants hereinafter appearing the Vendor doth hereby absolutely and indefeasibly grant sell, convey transfer and assign his entire right, title, interest and possession to, in and over the said land morefully described in the Schedule hereto, together with all claims, demands, easement and other incidental rights belonging or appertaining thereto, to the Purchaser TO HAVE AND TO HOLD the same for all times to come free from all encumbrances subject, however, to pay annual ground rent besides cess and education cess thereon at the prescribed rates payable thereof as from this day onwards, and the purchaser hereto having full right and authority to deal and transfer the same by sale, gift, mortgage, lease and by making houses etc. thereon either by living thereon or letting out the same to any person or persons or otherwise as per her choice.
2. That, the Vendor do hereby covenant with the Purchaser that the Vendor, is the sole and absolute owner of the land described in the schedule below, and that his right, title, interest and possession to, in and over the same is in no manner defective and is in no manner encumbered by way of mortgage etc. and there is no other claimant of the land, should it, therefore, in future transpire that his right, title, interest and possession to in and over the said land hereby sold is in any manner defective or in any manner encumbered and if for any one or more reasons Purchaser is dispossessed or put to any other loss or obstructions, the

Bikash Aggarwal
16/5/2023

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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.

दस्तावेज में कथित
16/5/2023
मुद्रा है।
लिपिक कम्प्यूटर ऑपरेशन

Bikash Agarwal
16/5/2023

=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. 09 (New Khata No. 146)

Old Plot No. 545 (New Plot No. 658), out of which measuring an area 2.87 Decimals (Two Point Eight Seven 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. 201), as per plan attached herewith and shown in colour Red, being butted and bounded as under:-

- North: Colony Plot No. 200.
- South: Colony Plot No. 202.
- East: 30 feet wide road.
- West: Colony Plot No. 188.

Memo of Consideration

Rs.8,61,000/- (Rupees Eight Lac Sixty One Thousand) only paid by the purchaser to the vendor by :-

Particulars	Date	Amount	Bank
430482	18.11.19	Rs. 5,00,000/-	SBI
430483	05.12.19	Rs. 3,61,000/-	SBI

Bisookh Agarwal
16/5/2023

= 6 =

WITNESSES:-



1. Bharat K. Rathore
S/o Lt. J.L. Rathore

Joseph Sak Dhanbad
16/5/2023

2. Anil Mallik
S/o Y. Mallik

Hirapur Dhanbad
16/5/2023

Signature, photo & fingerprint of
The purchaser :-



Maitunjay K. Mishra
16/5/2023



Bikash Agarwal
16/5/2023

= 7 =



K. Nishi
Kumari Nishi
16/5/2023



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.

Deepan Kumar
Notary Public
C. NO- 968/11

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

PURCHASERS : 1 SRI MRITUNJAY KUMAR MISHRA, S/O LATE RAMESH CHANDRA MISHRA, 2. KUMARI NISHI, W/O SRI MRITUNJAY KUMAR MISHRA RESIDENT OF - FLAT NO 606, 6TH FLOOR, URMILA TOWER, BANK MORE, OPPOSITE SKYLARK HOTEL, PS - BANK MORE, DIST - DHANBAD.

SCHEDULE : PART PLAN SHOWING THE LAND IS SITUATED IN MOUZA AMAGHATA, MOUZA NO - 170, PS- GOVINDPUR, DIST - DHANBAD, NEW KHATA NO-146, OLD KHATA NO- 09, NEW PLOT NO- 658, OLD PLOT NO- 545 OUT OF WHICH (COLONY PLOT NO -201) MEASURING AN AREA 2.87 DECIMALS, LAND IS SOLD WHICH HAS BEEN SHOWN IN THE RED COLOUR ON THE MAP.

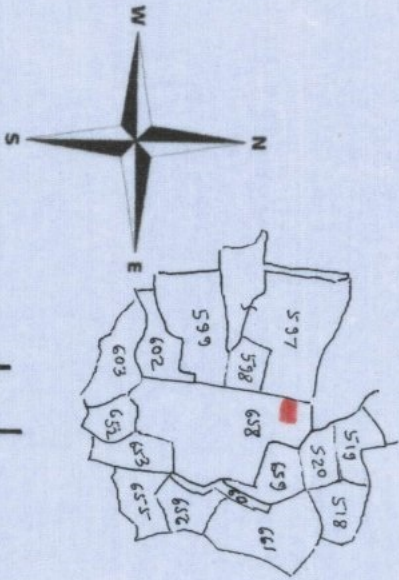
BOUNDED BY :

NORTH : COLONY PLOT NO- 200

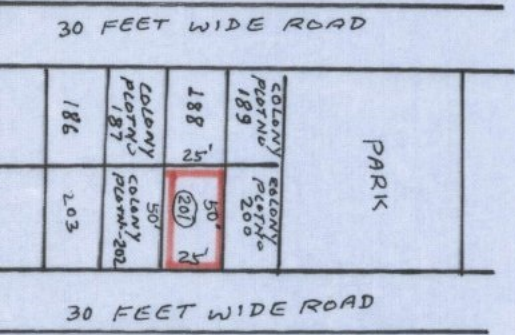
SOUTH : COLONY PLOT NO- 202

EAST : 30 FEET WIDE ROAD

WEST : COLONY PLOT NO - 188



SCALE : 1"=330'



Bikash Agarwal
16/5/2023



Pre Registration Docket

Date :- 15-05-2023 06:57 pm

Office Name :- SRO - Govindpur
Token No:- 202300062680

Appoinment :- 16-May-2023 Time:- 15:20

Article	Sale Deed
Pre Registration Date	15-May-2023
No. Of Pages	30
Stamp Duty	34440
Paid Stamp Duty	0
Total Fees	₹ 26,734.

Property Id: **972625**

Valuation No. : 1318063 / 2023	:- 2023-2024	Date : 15-May-2023 15:55:PM	
State : Jharkhand	District : Dhanbad	Tahsil : Govindpur	
Land Type : Urban	Corporation : Amaghata	Village/City : Amaghata	
Amaghata Word No 0 - Other Road	-		
Volume Number - 3			
Page Number - 66			
Khata Number - 146			
Plot Number - 658			
Property Rates			
Residential Land (Y)			
₹160083/- Decimal			
Valuation Rule : Residential Land			
Property Details			
1	Land area	2.87 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 2.87 x 160083=459438.21	₹4,59,438/-
A	Total		₹4,59,438/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹4,59,500/-
Total Amount in Words : Four Lakh Fifty Nine Thousands Five Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: 30 FEET WIDE ROAD, West: COLONY PLOT NO 188, South: COLONY PLOT NO 202, North: COLONY PLOT NO 200
Area	Land area : 2.87 Decimal
Other Description of the Property	Pin Code - 828109
Government/Market Value	459438.21
Transaction Amount	861000

SELLER	-Ms. ALOKIK HOMES LLP REPRESENTED ITS AUTHORIZED SIGNATORY SRI 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	-Mr. MRITUNJAY KUMAR MISHRA, Address - FLAT NO-606, URMILA TOWER, BANK MORE, PS- BANK MORE DHANBAD- ,Father/Husband Name LATE RAMESH CHANDRA MISHRA , PAN No.- *****998J,Permission Case No.- , Aadhaar No. *****7509
	-Mrs. KUMARI NISHI, Address - FLAT NO-606, URMILA TOWER, BANK MORE, PS- BANK MORE DHANBAD- ,Father/Husband Name WIFE OF MRITUNJAY KUMAR MISHRA , PAN No.- *****052H,Permission Case No.- , Aadhaar No. *****1901

Witness Information	Mr. BHARAT KUMAR RATHORE , Address - SACHDEVA COLONY OPP SHIV SEVA SADAN JORAPATHAK RAJASBERA DHANBAD-, Father/Husband Name-LATE JAYANTILAL RATHORE
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Identifier Details	Mr. BHARAT KUMAR RATHORE , Address - SACHDEVA COLONY OPP SHIV SEVA SADAN JORAPATHAK RAJASBERA DHANBAD-, Father/Husband Name-LATE JAYANTILAL RATHORE
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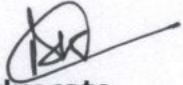
Fee Rule:Sale Deed		
1	Stamp Duty	34,440

1	SP	900
Total		900

Fee Rule:Sale Deed		
1	A1	25,830
2	LL	3
3	PR	1
Total		25,834

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

Pratimjoy Kr Mishra

K. Nishi
Kumari Nishi

Vendee / Claimant

Bikash Agarwal

Vendor / Executant

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी



Document Registration Summary 1

Date :-16-May-2023

- Government/Market Value: ₹459500/-
- Transaction Amount: ₹861000 /-
- Paid Stamp Duty: ₹34450 /-

Bikash Agarwal

On Date 16-05-2023 Presented at SRO -
Govindpur
Signature of Presenter

SRO - Govindpur

[Signature]
16/05/23

Receipt : 830475

Receipt Date : 16-05-2023

Presenter Name: -

PR	₹1
SP	₹900
LL	₹3
A1	₹25830
Stamp Duty	₹34450

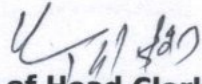
Total ₹61184

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	34440	34450	-10	GRAS	MritunjayKumarMishra	• GRN Number : 2317210385 • DEPT Transaction Id : 8f47f9221caa65374e5d • Transaction Type :	34450
PR	1	1	0	GRAS	MritunjayKumarMishra	• GRN Number : 2317210545 • DEPT Transaction Id : 9647a267a0059d103602 • Transaction Type :	1
SP	900	900	0	GRAS	MritunjayKumarMishra	• GRN Number : 2317210545 • DEPT Transaction Id : 9647a267a0059d103602 • Transaction Type :	900
A1	25830	25830	0	GRAS	MritunjayKumarMishra	• GRN Number : 2317210545 • DEPT Transaction Id : 9647a267a0059d103602 • Transaction Type :	25830
LL	3	3	0	GRAS	MritunjayKumarMishra	• GRN Number : 2317210545 • DEPT Transaction Id : 9647a267a0059d103602 • Transaction Type :	3
Sub Total	61174	61184	-10				

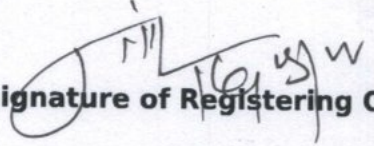
Article : Sale Deed Number of Pages : 60



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 :- 202300062680

Deed Type	Sale Deed
Number of Pages	60
Fee Details	Stamp Duty :- Rs. 34440, PR :- Rs. 1, SP :- Rs. 900, A1 :- Rs. 25830, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.459438/- ,Transaction Amount :- Rs.861000/-
Property Details	District :- Dhanbad , Tehsil :- Govindpur , Village Name :- Amaghata Location :- Other Road, Amaghata Word No 0 Property Boundaries :- East: 30 FEET WIDE ROAD, West: COLONY PLOT NO 188, South: COLONY PLOT NO 202, North: COLONY PLOT NO 200 Volume Number - 3Page Number - 66Khata Number - 146Plot Number - 658 Area Of Land :- 2.87 Decimal

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





today dated :- 16-May-2023 Day :- Tuesday Time :- 15:35:46 PM





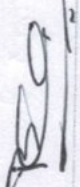
ALOKIK HOMES LLP
REPRESENTED ITS AUTHORIZED
SIGNATORY SRI BIKASH
AGARWAL(Individual)

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.	Yes	Bikash Agarwal Address:- Flat No- 19, Shyamkunj Appartment, Near Lindsay		SELLER Age:41			

	SCHOOL ROAD, HIRAPUR,DHANBAD, Address2 - ,,, Jharkhand PAN No.: ABNFA0759L, Permission Case No.-		Club, H.E School Road, Bisti Para Hirapur, Dhanbad, , Dhanbad, , 826001, , Jharkhand, India				
2	MRITUNJAY KUMAR MISHRA Address1 - FLAT NO-606, URMILA TOWER, BANK MORE, PS- BANK MORE DHANBAD, Address2 - ,,, Jharkhand PAN No.: ACTPM2998J, Permission Case No.-	Yes	Mritunjay Kumar Mishra Address:- Flat No- 606, Urmila Tower, Opposite Skylark Hotel, Bank More, Bank More, Dhanbad, , Dhanbad, , 826001, , Jharkhand, India	PURCHASER Age:57			Mritunjay Kumar Mishra
3	KUMARI NISHI Address1 - FLAT NO-606, URMILA TOWER, BANK MORE, PS- BANK MORE DHANBAD, Address2 - ,,, Jharkhand PAN No.: AMRPK8052H, Permission Case No.-	Yes	Kumari Nishi Address:- Flat NO-606 6th Floor Urmila Tower, Opposite Skylark Hotel, Bank More, Dhanbad, Dhanbad, , Dhanbad, 826001, , Jharkhand, India	PURCHASER Age:56			K. Nishi (Kumari Nishi)

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 JORAPATHAK RAJASBERA DHANBAD, Address2 - ,,, Jharkhand			

PAN No.:

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	BHARAT KUMAR RATHORE Address1 - SACHDEVA COLONY OPP SHIV SEVA SADAN JORAPATHAK 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 REPRESENTED ITS AUTHORIZED SIGNATORY SRI BIKASH AGARWAL**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**BHARAT KUMAR RATHORE**) Son/Daughter/Wife of (**LATE JAYANTILAL RATHORE**) resident of (**SACHDEVA COLONY OPP SHIV SEVA SADAN JORAPATHAK RAJASBERA DHANBAD**) and by occupation (**Business**).

Signature of Registering Officer

Date:- 16-May-2023

Seal and Signature of Registering Officer

Token No.: 202300062680

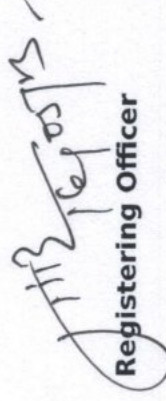
CERTIFICATE

Office of the SRO - Govindpur

This **Sale Deed** was presented before the registering officer on date **16-May-2023** 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, DHANBAD ,

This deed was registered as Document No:- **2023/GOV/3142/BK1/2864** in Book No :- **BK1**, Volume No :- 251 from Page No :- 261 to 320 at, office of **SRO - Govindpur**

Date:- **16-May-2023**


Registering Officer

