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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : a725641504c52b239125

Receipt Date : 14-Dec-2022 09:23:45 am

Receipt Amount : 57210/-

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

Token Number : 20220000141557

Office Name : SRO - Govindpur

Document Type : Sale Deed

Payee Name : SUSHIL AGARWAL (Vendee)

GRN Number : 2214748704



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

कास्तकारी एक्ट की धारा 11/12 के अधीन
जो प्राकृत्य है और इन्डिक्शन स्टाम्प एक्ट 1899
की अनुसूची 1 या 1 क 25 के अधीन
व्यथावत स्टाम्प लगाया गया है। अथवा फिर
भन्धी से विमुक्त है या स्टाम्प - शुल्क अपेक्षित
नहीं है।

मार्ग

14.12.22

निबन्धन पदाधिकारी

14.12.22

दस्तावेज जाँच किया

कार्य 4 जाँच किया

Sushil 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।

Price Sab Navindan name 143,000/- @ 5% paid

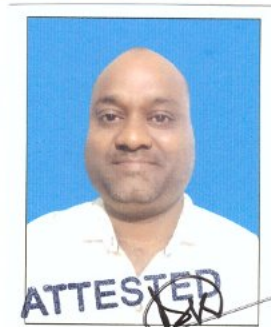
तपशील वर्णित जमीन का मूल्य मार्गदर्शिका के अनुसार न्यूनतम मूल्य से कम नहीं है

Payment is done of Rs. 73,125/-
By GRN No. 143/14/8731 Dt. 14/12/22

Price Paid

Rs 143000 = 100%
3% = 4290
1% = 1430
143000 = 100%

14/12/22



Advocate Dhanbad

Bikash Agarwal
14/12/22



THIS DEED OF ABSOLUTE SALE is made on this the 14th day December Two Thousand Twenty Two, By and between **M/S 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)

14/12/2022

10 रू 100

वज्र पूजा/अपराधन में जिला अवर निबंधक

संख्या 20 क अधीन

वि.सं. वज्रग सराद अग्रवाल

धनबाद जिला धनबाद

पेशा ने नियुक्त के लिए पेश किया।

14/12/2022

उपस्थापक का हस्ताक्षर



ATTESTED

Advocate

Bikash Agarwal

14/12/22



Birendra Agarwal
14/1/22

= 2 =

AND IN FAVOUR OF

SRI SUSHIL AGARWAL (Aadhar No. XXXXXXXX0784) Son of Late Maman Chand 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 his 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. 2230 dated 11.07.2020, Registered at Govindpur Sub-Registry office and entered in Book No. I, Volume No. 205, page Nos. 1 to 150 for the year 2020, from its rightful owner Khalil Ansari and others, in for valuable consideration therein mentioned; And

WHEREAS, ever since the date of purchase as aforesaid the vendor hereto M/s Alokik Heights LLP, has been in peaceful and uninterrupted possession over the said land got its names mutated vide order passed in Mutation Case No. 4147/2020-21 and paying ground rent to the State regularly under volume No. 3, Page No. 48; 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.

Brijesh 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.

Biswanath Agrawal
14/12/21

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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.

←

Handwritten signature and stamp in purple ink. The stamp contains text in Hindi: "बसंतपुर में नया नूतन प्रकृति विकास" and "ऑफिस - कम्प्यूटर सॉफ्टवेयर".

Handwritten signature: "Bhishan Agrawal" and date: "14/11/22".

= 5 =

Mouza Amaghata, Mouza No.170,

Old Khata No. 11 (New Khata No. 220)

Old Plot No. 724 (New Plot No. 516), 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.238), as per plan attached herewith and shown in colour Red, being butted and bounded as under:-

- North: Colony Plot No. 237.
- South: Colony Plot No. 239.
- East : Colony Plot No. 251.
- 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
Cheque	07.11.2019	Rs.10,00,000/-	Bandhan Bank
Ch. No. 000122	13.11.2022	Rs.4,30,000/-	Bandhan Bank

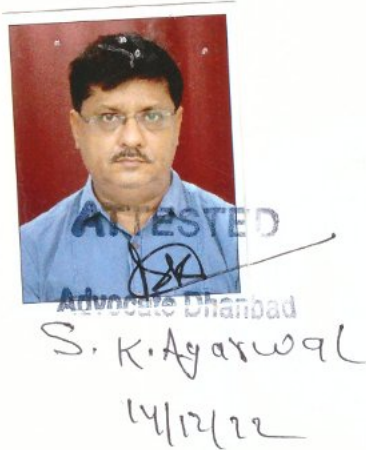
WITNESSES:-

1. Anil Kumar Verma
S/o. Late Sarbeshwar Prasad Verma
Kusum Vihar, Dhanbad
14/11/22
2. Anup Mallik
S/o Y. Mallik
Hirapur Dhanbad

Bikash Agarwal
14/12/22

= 6 =

Signature, photo & fingerprint of the purchaser :-



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 Sheelbeed
E NO-96 of 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).

PURCHASER : SRI SUSHIL AGARWAL, S/O LATE MAMAN CHAND 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- 516, OLD PLOT NO- 724 OUT OF WHICH (COLONY PLOT NO – 238) 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 - 237

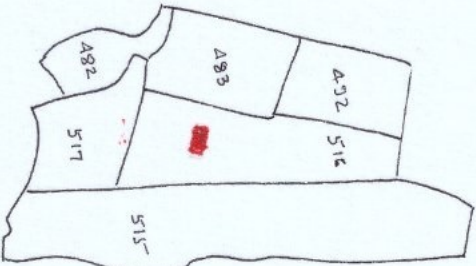
SOUTH : COLONY PLOT NO - 239

EAST : COLONY PLOT NO – 251

WEST : 30 FEET WIDE ROAD



SCALE : 1"=330'



30 FEET WIDE ROAD	
COLONY PLOT NO- 236	COLONY PLOT NO- 253
237	252
238	251
239	250
240	249
241	248
242	247
243	246
COLONY PLOT NO 244	COLONY PLOT NO 245
30 FEET WIDE ROAD	



Handwritten signature/initials at the top left corner.

Handwritten signature: Bikash Agarwal



Document Registration Summary 1

Date :-14-Dec-2022

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

Birendra Agarwal

Receipt : 751971

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	SushilAgarwal	GRN Number : 2214748704 DEPT Transaction Id : a725641504c52b239125 Transaction Type :	57210
PR	1	1	0	GRAS	SushilAgarwal	GRN Number : 2214748736 DEPT Transaction Id : 854f317fea0712cc06f3 Transaction Type :	1

SP	780	780	0	GRAS	SushilAgarwal	GRN Number : 2214748736 DEPT Transaction Id : 854f317fea0712cc06f3 Transaction Type :	780
A1	42900	42900	0	GRAS	SushilAgarwal	GRN Number : 2214748736 DEPT Transaction Id : 854f317fea0712cc06f3 Transaction Type :	42900
LL	3	3	0	GRAS	SushilAgarwal	GRN Number : 2214748736 DEPT Transaction Id : 854f317fea0712cc06f3 Transaction Type :	3
Sub Total	100884	100894	-10				

Article : Sale Deed Number of Pages : 52

Tam
Signature of Operator
14/12/2022

[Handwritten Signature]
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 :- 20220000141557

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 PLOT NO. 251, West: 30 FEET WIDE ROAD, South: COLONY PLOT NO. 239, North: COLONY PLOT NO. 237 Khata Number - 220Plot Number - 516Volume Number - 3Page Number - 48 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 :- 16:41:55 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	Signature

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
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	SUSHIL AGARWAL Address1 - RAJ HOSPITAL ROAD, JHARIA, PS. JHARIA, DIST. DHANBAD, Address2 - , , , Jharkhand PAN No.: ACDPA1036F,Permission Case No.-	Yes	Sushil Agarwal Address:- Bharat Surgical Industries, , , Raj Hospital Road, Amtal, , Dhanbad, 828111, , Jharkhand, India		PURCHASER Age:58			<i>S. K. 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>

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
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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



Token No.: 20220000141557

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/8233/BK1/7504** in Book No :- **BK1**, Volume No :- 644 from Page No :- 495 to 546 at, office of **SRO - Govindpur**

Date:- 14-Dec-2022

Registering Officer

