

8069

7355



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 4d23ef9bc64940351891

Receipt Date : 09-Dec-2022 09:27:08 am

Receipt Amount : 57210/-

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

Token Number : 20220000141564

Office Name : SRO - Govindpur

Document Type : Sale Deed

Payee Name : SANJAY AGARWAL (Vendee)

GRN Number : 2214667945



निबन्धन नियम 21 क अधीन जारी किया गया है: For Office Use :-

कास्तकारी एक्ट की धारा 17/18 अधीन दस्तावेज जाँच किया

जो चाहत है और इण्डियन स्टाम्प एक्ट 1899 की अनुसूची 1 या 1 क 83 क अधीन फार्म 4 जाँच किया

व्यावत स्टाम्प लगाया गया है। अथवा फिर

भरथी से विमुक्त है या स्टाम्प - मुक्त अप्रकृत

नहीं है।

या 9/11/22 निबन्धन पदाधिकारी

9/11/22

Sanjay Agarwal
9/11/22

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

AM - 546 invern for same pur, not @ 57270/

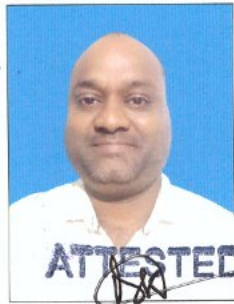
तपशील वर्णित जमीन का मूल्य न. .
के अनुसार न्यूनतम मूल्य से कम नहीं है

Payment is done of Rs. 731200
By GRN No. 2514617985 Dt. 9/12/22

Bikash

2
Mr. 42100 = 20
Sd. 3 = 20
1 = 20
72900 = 20

9/12/22



Advocate Dhanbad

Bikash Agarwal

9/12/22



THIS DEED OF ABSOLUTE SALE is made on this the 9th day December Two Thousand Twenty Two, 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, (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)

9/12/2022 का 10 सित्त

कार्यालय गोविन्दपुर में लेख्यकाही दावेदार या अकर निबधक

द्वारा प्रमाणिकृत मुख्याख्या सख्या 20 क अधीन

लेख्यकारियों आ दावेदारों में से एक श्री बिकाश अमृतवाल

पिता/पति का नाम एच. अजय प्रो. अमृतवाल

पता धारा 54 बाराक

ने निबधन के लिए पत्र किया। आर.के.सी. कारीवाल

9/12/2022

अपस्थापक का हस्ताक्षर



Advocate Bikash Agarwal 9/12/22



Bhishakh Agarwal
9/12/22

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AND IN FAVOUR OF

SRI SANJAY AGARWAL (Aadhar No. XXXXXXXX3404) 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. 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.

Bikash Agarwal
9/12/22

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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.

Biceash Ajaywal
9/12/22

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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 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.

—

करदाताओं में दक्षिण
वृ. संवत् 1951 में
शुद्धी की सुविधा
मुफ्त है।
दिनांक - 1/12/22

Bikash Agrawal
9/12/22

Mouza Amaghata, Mouza No.170, = 5 =

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

Old Plot No. 723 (New Plot No. 517), 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.243), as per plan attached herewith and shown in colour Red, being butted and bounded as under:-

North: Colony Plot No. 242.
South: Colony Plot No. 244.
East : Colony Plot No. 246.
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. 000064	03.01.2020	Rs.8,00,000/-	Bandhan Bank
Ch. No. 754222	06.07.2020	Rs.2,50,000/-	Utkarsh Bank
Ch. No. 000115	13.11.2022	Rs.3,80,000/-	Bandhan Bank

WITNESSES:-

1. Anil Kumar Verma.
Late Sarbeshwar Prasad Verma.
Kusum Vihar
Dhanbad.

2. 9/12/22

Anil Mallik
S/o Y. Mallik.

Hirapur Dhanbad

Bikasb Agarwal
9/12/22

= 6 =

Signature, photo & fingerprint of the purchaser :-



Sanjay Kumar Agarwal
9/12/22



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.

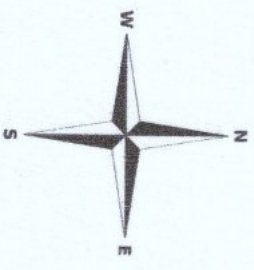
Deepak Kumar
Adv Dhanbad
E. NO - 968/11

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 BAURANG PRASAD AGARWAL, RESIDENT OF FLAT NO- 19, SHYAM KUNJ APARTMENT, H.E. SCHOOL ROAD, HIRAPUR, P.S & DIST – DHANBAD (JHARKHAND).

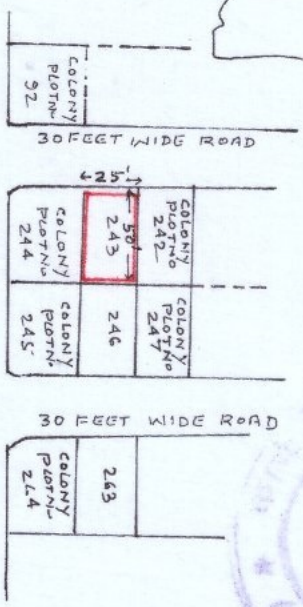
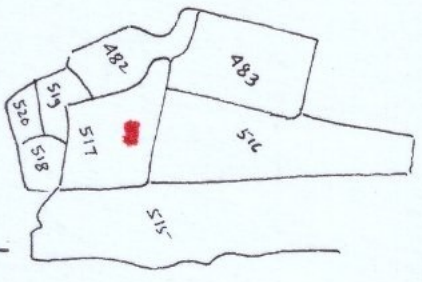
PURCHASER : SRI SANJAY AGARWAL, S/O LATE MAMAN CHAND AGARWAL, RESIDENT OF – RAJ HOSPITAL ROAD JHARIA, PS – JHARIA, DIST – DHANBAD.

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- 517, OLD PLOT NO- 723, OUT OF WHICH (COLONY PLOT NO – 243) 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 - 242
 SOUTH : COLONY PLOT NO - 244
 EAST : COLONY PLOT NO – 246
 WEST : 30 FEET WIDE ROAD



SCALE : 1"=330'



Handwritten signature/initials in blue ink.

Handwritten signature: Bikash Agarwal
 9/12/22



Document Registration Summary 1

Date :-09-Dec-2022

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

Bikash Agarwal

On Date 09-12-2022 Presented at SRO -
Govindpur
Signature of Presenter

SRO - Govindpur

Receipt : 748646

Receipt Date : 09-12-2022

Presenter Name: -

PR	₹1
SP	₹720
LL	₹3
A1	₹42900
Stamp Duty	₹57210

Total ₹100834

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	57200	57210	-10	GRAS	SanjayAgarwal	• GRN Number : 2214667945 • DEPT Transaction Id : 4d23ef9bc64940351891 • Transaction Type :	57210
PR	1	1	0	GRAS	SanjayAgarwal	• GRN Number : 2214667987 • DEPT Transaction Id : ad297fd1150df6e844fc • Transaction Type :	1
SP	720	720	0	GRAS	SanjayAgarwal	• GRN Number : 2214667987 • DEPT Transaction Id : ad297fd1150df6e844fc • Transaction Type :	720
A1	42900	42900	0	GRAS	SanjayAgarwal	• GRN Number : 2214667987 • DEPT Transaction Id : ad297fd1150df6e844fc • Transaction Type :	42900

LL	3	3	0	GRAS	SanjayAgarwal	<ul style="list-style-type: none"> • GRN Number : 2214667987 • DEPT Transaction Id : ad297fd1150df6e844fc • Transaction Type : 	3
Sub Total	100824	100834	-10				

Article : Sale Deed Number of Pages : 48



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 :- 20220000141564

Deed Type	Sale Deed
Number of Pages	48
Fee Details	Stamp Duty :- Rs. 57200, PR :- Rs. 1, SP :- Rs. 720, 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. 246, West: 30 FEET WIDE ROAD, South: COLONY PLOT NO. 244, North: COLONY PLOT NO. 242 Volume Number - 3Page Number - 13Khata Number - 220Plot Number - 517 Area Of Land :- 2.86 Decimal



Sh./Smt.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 :- 09-Dec-2022 Day :- Friday Time :- 15:14:57 PM




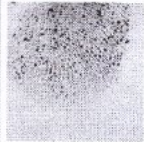
ALOKIK HOMES LLP
REPRESENTED BY ITS
AUTHORIZED SIGNATORY BIKASH
AGARWAL(Individual)

Party Name	Document Type	Document Number
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
1	ALOKIK HOMES LLP REPRESENTED BY ITS AUTHORIZED SIGNATORY BIKASH AGARWAL Address1 - FLAT NO. 19, SHYAM KUNJ APARTMENT,	Yes	Bikash Agarwal Address:- Flat No- 19, Shyamkunj Appartment, Near Lindsay		SELLER Age:40			

	H.E.SCHOOL ROAD, HIRAPUR, PS. DHANBAD, DIST. DHANBAD, Address2 - , , , Jharkhand PAN No.: ABNFA0759L, Permission Case No.-		Club, H.E School Road, Bisti Para Hirapur, Dhanbad, , Dhanbad, 826001, , Jharkhand, India				
2	SANJAY AGARWAL Address1 - RAJ HOSPITAL ROAD, JHARIA, PS. JHARIA, DIST. DHANBAD., Address2 - , , , Jharkhand PAN No.: ACDPA1035G, Permission Case No.-	Yes	Sanjay Agarwal Address:- , Bharat Surgical Industries, Raj Hospital Road, Jharia, Jharna, , Dhanbad, 828111, , Jharkhand, India	PURCHASER Age:53			Sanjay Kumar Agarwal

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.:			Anil Kumar Verma

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

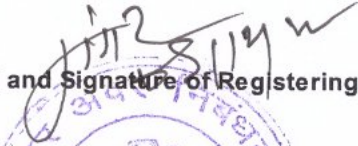
Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**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:- 09-Dec-2022


Seal and Signature of Registering Officer



Token No.: 20220000141564

CERTIFICATE

Office of the SRO - Govindpur

This **Sale Deed** was presented before the registering officer on date **09-Dec-2022** by **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/8069/BK1/7355** in Book No :- **BK1**, Volume No :- 631 from Page No :- 501 to 548 at, office of **SRO - Govindpur**

Date:- **09-Dec-2022**


Registering Officer

