

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



निम्न निम्न 21 क अर्थात् अर्थात् : For Office Use :-

कास्तकारी एक्ट की धारा 21 क अर्थात् अर्थात् इस्तावेज जाँच किया

जो प्राप्त है और इम्प्लिमेंटेशन सेक्टर 1899 फॉर्म 4 जाँच किया

की अनुसूची 1 का 1 क 85 क अर्थात्

व्यवहारीक स्टाम्प लगाया गया है। अर्थात् अर्थात्

भरती से विभूक्त है या स्टाम्प - अर्थात् अर्थात्

नहीं है।

मा 9.12.22 निम्न पदाधिकारी

9.12.22

Sanjay Agarwal
9/12/22

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।

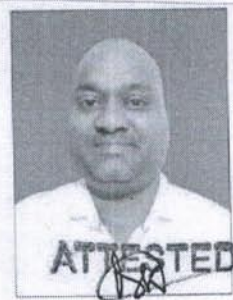
Sanjay Agarwal

AM - 546 मयूरमठ के समे 143R, वा. फ. 57271

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

Payment is done of Rs. 73127
By GRN No. 514617985 Dt. 9/12/22

3/1
Sri Bikash
अ. 489148 = 27
सद. 3 = 30
प्र. 1 = 10
78904 = 20
9/12/22



Advocate Dhanraj

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)

Sanjay Agarwal

9/12/2022 को काज पूराहन/अपरादन म जिले अवर निबधक 10 सित्त

कार्यालय गोविन्दपुर में लेख्यकारी दावेदार या अकर निबधक द्वारा प्रमाणिकृत मुखाग्रनामा सख्या 20 क अदीन

लेख्यकारिके आ दावेदारें में से एक श्री किकाश अग्रवाल

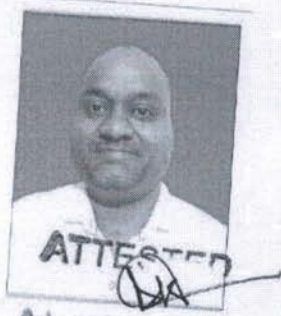
पिता/पति का नाम एच. यजरेरा प्रो अग्रवाल

पता/पते का नाम हिरापुर, बाराबाक, धरबाक

आवेदक का नाम आर.के.सी. कारिका

9/12/2022

अपत्यापक का हस्ताक्षर



Advocate

Bikash Agarwal

9/12/22



Sanjay Agarwal

Biswar Agarwal
9/12/22

= 2 =

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.

Page 2 of 6

Sanjay Agarwal

Sanjay Agarwal
9/12/22

= 3 =

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

Sanjay Agarwal

Biteash Agarwal
9/12/22

= 4 =

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.

Page 4 of 6

Sanjay Agarwal

सदरमते नमो भूमि
सु सुखेति सुखिनोऽपि
सुखेति सुखिनोऽपि
सुखेति सुखिनोऽपि
सुखेति सुखिनोऽपि
सुखेति सुखिनोऽपि

Sanskrit Agarwal
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 Varna.
Late San Sedhar Prasad Verma.

Kusum Vihar
Dhanbad.

2. 9/12/22
Anil Mallik
S/o Y. Mallik.

Page 5 of 6

Sanjay Agarwal

Hirapur Dhans 2

Bikasb Agarwal
9/12/22

= 6 =

Signature, photo & fingerprint of the purchaser :-



Advocate Dhanbad

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

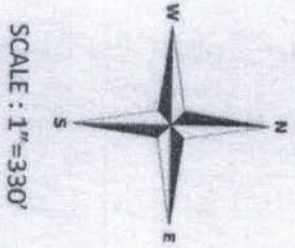
Sanjay Agarwal

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).

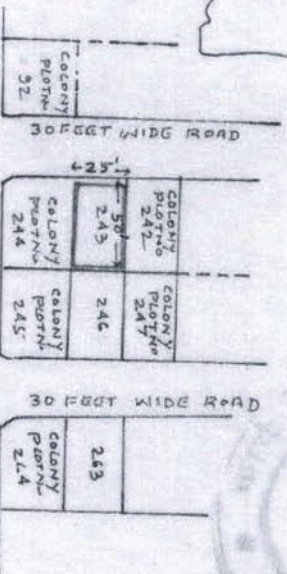
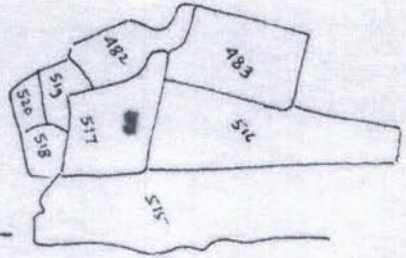
PURCHASER : SRI SANJAY AGARWAL, S/O LATE MAMAN CHAND AGARWAL, RESIDENT OF - RAJ HOSPITAL ROAD JHARIA, PS - JHARIA, DIST - DHANBAD.

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'



Sanjay Agarwal

Bikash Agarwal
 9/12/22



Alokik Group

Circle, New World, New Lives!
Jaipur | Jodhpur
Bhilwara | Jharkhand

Alokik Homes LLP

Head Office : E-5, Grewal Apartment, Grewal Colony
Bekarbandh, Dhanbad - 826001 (JH)

Branch Office : Cottage No. 4, Lal Bungalow, Nag Nagar, Memco More,
Dhaiya - 826004, Dhanbad (Jharkhand) Ph: 9631710869

EXTRACT OF THE RESOLUTION PASSED IN THE MEETING OF PARTNERS/DESIGNATED PARTNERS OF ALOKIK HOMES LLP HELD AT ITS OFFICE AT FLAT NO. E/5 R. NO. 2 , GEREWAL APARTMENT ,GREWAL COLONY, BEKARBANDH , DHANBAD , PIN – 826001, JHARKHAND, ON THE 25th DAY OF JULY ,2022 AT 11 AM.

“RESOLVED THAT ALOKIK HOMES LLP being the owner of flats / bungalows constructed at Eden Garden, Amaghata near reliance petrol pump Dist.: Dhanbad in the state of Jharkhand shall sale its flats/bungalows to the prospective purchasers to achieve its objective of business.

“RESOLVED FURTHER THAT to facilitate such sale by executing necessary Agreement for sale and/or deeds of sale in favour of the prospective purchaser/s in respect of the aforesaid flats/bungalows or its part thereof , one of the designated partner of the LLP namely Ritesh Kumar Sharma (DIN : 02887492) or the authorized representative/s , Sri Bikash Agarwal, son of Late Bajrang Prasad Agarwal (having AADHAAR No. 2911 3503 6083 and PAN ALYPA1801E) Resident of Flat No.-19, Shyam Kunj Appartment, H.E. School Road, Near Lindsay

ALOKIK HOMES LLP

Dr. [Signature]

ALOKIK HOMES LLP

[Signature]

Sanjay Agarwal



Alokik Group

Creating New World, New Lives!
Jaipur | Jodhpur
Bhilwara | Jharkhand

Alokik Homes LLP

Head Office : E-5, Grewal Apartment, Grewal Colony
Bekarbandh, Dhanbad - 826001 (JH)

Branch Office : Cottage No. 4, Lal Bunglow, Nag Nagar, Memco More,
Dhaiya - 826004, Dhanbad (Jharkhand) Ph.: 9631710869


Club, Bisti Para Hirapur, Dhanbad, Jharkhand -826001, is severally authorized to singly sign, execute and submit the Deed/s of sale on behalf of the LLP and present the same for registration before the Registration office having jurisdiction over the same and such resolution shall remain valid till 31.03.2024.

Certified to be true copy.


sd/-

CHAIRPERSON

ALOKIK HOMES LLP


Designated Partner

ALOKIK HOMES LLP


Designated Partner



Sanjay Agarwal

Alokik Homes CCL

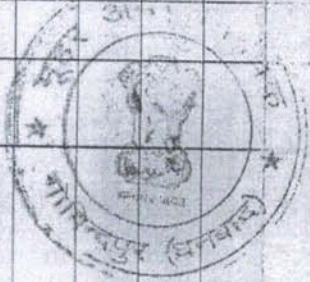
Amazhoda

12.767
 70/68m
 पतिवित्तिये के लिए आवेदन
 लक्ष्मी शुल्क 9.55
 अतिरिक्त शुल्क 0.48
 प्रमाणिकरण शुल्क 10
 सरका 1.1600 1.45

पत्राचार 1.50m 0.75
 नोट 500
 मुद्रित रूप
 अक्षर/रूप
 पंजीकृत/रूप
 शिष्ट रूप

शब्द 10/2/24 शुभम 1/2/24
 10/2/24 शुभम 1/2/24

10/2/24
 10/2/24



Sanjay Agarwal



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

December 9, 2022

पंजी II प्रति

भाग वर्तमान	3	पृष्ठ संख्या	13										
जिला का नाम	धनबाद	अनुमंडल नाम	धनबाद	अधल का नाम	गोविन्दपुर	हलका का नाम	हलका-06	इस्टेट का नाम	JHARKHAND				
मौजा का नाम	आमाघाटा	होलिडिंग संख्या	92	तौजी संख्या		धाना नम्बर	170	खाता का प्रकार	---				
M/S ALOKIK HOMES-LLP PARTNER- RITESH KU SHARMA , पिता-NUTHMAL SHARMA , जाति- वैश्य एवं SRI RAMESH KUMAR GOYAL , पिता-SRI MADAN LAL GUPTA, जाति- वैश्य													
खाता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार						लगान	सेस			
92	508	0 ऐं 2 डि 0 हे	नामान्तरण मुकदमा संख्या 5266/2019 - 2020						562	0			
92	510	0 ऐं 2 डि 0 हे											
92	514	0 ऐं 2.66 डि 0 हे											
220	515	0 ऐं 88 डि 0 हे											
220	516	0 ऐं 44.66 डि 0 हे											
220	517	0 ऐं 23.33 डि 0 हे											
78	592	0 ऐं 13.33 डि 0 हे											
78	593	0 ऐं 11 डि 0 हे											
78	591	0 ऐं 3.33 डि 0 हे											
215	590	0 ऐं 2.55 डि 0 हे											
220	521	0 ऐं 80.66 डि 0 हे											
220	522	0 ऐं 9.32 डि 0 हे											
78	523	0 ऐं 10 डि 0 हे											
78	524	0 ऐं 10 डि 0 हे											
220	519	0 ऐं 6 डि 0 हे											
		कुल परिमाण	0 ऐं 308.84 डि 0 हे										
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत घालू साल	रोड सेस बकाया	रोड सेस घालू साल	शिक्षा सेस बकाया	शिक्षा सेस घालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस घालू साल	कृषि सेस बकाया	कृषि सेस घालू साल
06-16-2020	0306920983	2019-2020	2020-2021	562	562	140.5	140.5	281	281	281	281	112.4	112.4

List Of Mutation Cases on the above transaction in Register-II Mutation Cases Not Found !!

List Of Case Status Details

वापस देखें

BACK

यह एक कंप्यूटर जनित प्रति
यह पत्र केवल प्रार्थी की जानकारी के लिए है
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अधिकारी से संपर्क करें
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें

Sanjay Agarwal



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

ज़मीनदार नाम				रैयत का नाम, अभिभावक का नाम, रिश्ता						
---				समसुदीन अंसारी वो मनुदीन अंसारी वो नारनीदीन अंसारी, पिता-वीरु मियॉ 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	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान	कैफियत / अभ्युक्ति	हाकिम के तहकीकात मुताबिक लगान/सेस	लगान			खास शर्त
(1)	(2)	(3)	कियारी संख्या (5)	क्षेत्र	(8)	(9)	रौ (10)	आ (11)	पै (12)	(13)

Sanjay Agarwal

	431	पुरानी परती निज	बाईद 0	0.000 (एकड़) 34.000 (डिसमील) 0.13760 (छटाक)		3.33 तीन रुपया तैतीस पैसा आलवे सेस	3	0	33	क
	444	निज निज	बाईद 0	0.000 (एकड़) 16.000 (डिसमील) 0.06480 (छटाक)		3.33 तीन रुपया तैतीस पैसा आलवे सेस	3	0	33	क
	474	सलील निज	बाईद 0	0.000 (एकड़) 75.000 (डिसमील) 0.30350 (छटाक)		3.33 तीन रुपया तैतीस पैसा आलवे सेस	3	0	33	क
	515	निज निज	बाईद 0	2.000 (एकड़) 64.000 (डिसमील) 1.06840 (छटाक)		3.33 तीन रुपया तैतीस पैसा आलवे सेस	3	0	33	क
220	516	0 0	परती 0	1.000 (एकड़) 34.000 (डिसमील) 0.54230 (छटाक)		3.33 तीन रुपया तैतीस पैसा आलवे सेस	3	0	33	क
	517	0 0	बाईद 0	0.000 (एकड़) 70.000 (डिसमील) 0.28330 (छटाक)		3.33 तीन रुपया तैतीस पैसा आलवे सेस	3	0	33	क
	519	निज निज	बाईद 0	0.000 (एकड़) 18.000 (डिसमील) 0.07280 (छटाक)		3.33 तीन रुपया तैतीस पैसा आलवे सेस	3	0	33	क
	521	निज निज	बाईद 0	2.000 (एकड़) 42.000 (डिसमील) 0.97940 (छटाक)		3.33 तीन रुपया तैतीस पैसा आलवे सेस	3	0	33	क
	522	पुरानी परती निज	गोडा 2 0	0.000 (एकड़) 28.000 (डिसमील) 0.11330 (छटाक)		3.33 तीन रुपया तैतीस पैसा आलवे सेस	3	0	33	क
खाता मे कुल प्लोट संख्या 9				खाता का कुल मिजान	8.000 (एकड़) 81.000 (डिसमील) 3.56540 (छटाक)	खाता का कुल	3 0 33			

यह एक कंप्यूटर जनित प्रति है

12/6/2022
11:47:34 AM

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

Sanjay Agarwal

Sch XIV- F.No. 180v

रसीद मालगुजारी

नाम सर्कल । नाम मौजा मय

थाना वो थाना नम्बर

V

फरद मलकी / फरद रैयती

नाम रैयत मय वलिदयत जमाबन्दी

वो सकुनत नम्बर।

Page No. : 13

Vol. No. : 3

Receipt No. : 0306920983

गोविन्दपुर आमाघाटा 170 M/S ALOKIK HOMES-LLP PARTNER- RITESH KU SHARMA, SRI RAMESH KUMAR GOYAL		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
215,220,78,92	508,510,514,515,516,517,519,521,522,523,524,590,591,592,593	0 एकड़ 308.84 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
------------	-------------	------------------------

जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बावत	सालाना	बकाया				हाल (2020-2021)
		तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2019-2020)	
माल (नकदी)	562.00				562.00	562.00
गुजारी (भावली)	140.50				140.50	140.50
सेस	281.00				281.00	281.00
सूद	281.00				281.00	281.00
मुलफरकात	112.40				112.40	112.40
मौजान	1376.90				1376.90	1376.90

तफसील अदायकारी

अदायकारी बावत	बकाया				मौतालबा हाल (2020-2021)	फाजिल
	तीन वर्ष से ज्यादा	३ रा वर्ष	२ रा वर्ष	१ ला वर्ष (2019-2020)		
माल (नकदी)				562.00	562.00	
गुजारी (भावली)				140.50	140.50	
सेस				281.00	281.00	
सूद				281.00	281.00	
मुलफरकात				112.40	112.40	
मौजान अदायकारी				1376.90	1376.90	

(१) मौजान कुल (लफजों में) : Two Thousand Seven Hundred Fifty Three Rupees and Eighty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 2753.80

तारीख अमला तहसील कुनिन्दा : 16-06-2020

खास महाल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

दो गज की दूरी का रखो ध्यान यही है कोरोना का समाधान।

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 अधिकारी का हस्ताक्षर
तिथि सहित

Sanjay Agarwal



Pre Registration Docket

Date :- 08-12-2022 05:08 pm

Office Name :- SRO - Govindpur
Token No:- 20220000141564

Appoinment :- 09-Dec-2022 Time:- 16:10

Article	Sale Deed
Pre Registration Date	29-Nov-2022
No. Of Pages	24
Stamp Duty	57200
Paid Stamp Duty	0
Total Fees	₹ 43,624.

Property Id: 858187

Valuation No. : 1162333 / 2022	:- 2022-2023	Date : 29-November-2022 20:23: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 - 517			
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.			

Sanjay Agarwal

Land measurement, Sub Part and House No.	Property Boundaries East: COLONY PLOT NO. 246, West: 30 FEET WIDE ROAD, South: COLONY PLOT NO. 244, North: COLONY PLOT NO. 242
Area	Land area : 2.86 Decimal
Other Description of the Property	Pin Code - 826001
Government/Market Value	457837.38
Transaction Amount	1430000

SELLER	-Mr. 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	-Mr. SANJAY AGARWAL, Address - RAJ HOSPITAL ROAD, JHARIA, PS. JHARIA, DIST. DHANBAD.- ,Father/Husband Name MAMAN CHAND AGARWAL , PAN No.- *****035G,Permission Case No.- , Aadhaar No. *****3404

Witness Information	Mr. ANIL KUMAR VERMA , Address - PIPRABERA, KUSUM VIHAR COLONY, KOLAKUSMA, DHANBAD.-, Father/Husband Name-SARVESHWAR PRASAD VERMA
---------------------	--

Identifier Details	Mr. ANIL KUMAR VERMA , Address - PIPRABERA, KUSUM VIHAR COLONY, KOLAKUSMA, DHANBAD.-, Father/Husband Name-SARVESHWAR PRASAD VERMA
--------------------	--

Fee Rule:Sale Deed		
1	Stamp Duty	57,200


1	SP	720
Total		720

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

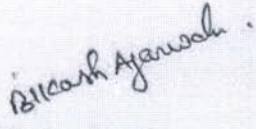
All the entries made, have been verified by me and are found same as the entries of the document presented.

Sanjay 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

Sanjay Agarwal
Vendee / Claimant


Vendor / Executant

कोरोना को दूराना हैं सफाई को अपनाणा हैं



दो गज की दूरी मास्क हैं जरूरी

Sanjay Agarwal



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

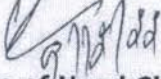
Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	57200	57210	-10	GRAS	SanjayAgarwal	• GRN Number : 2214667945 • DEPT Transaction Id : 4d23ef9bc64940351891 • Transaction Type :	57210
PR	1	1	0	GRAS	SanjayAgarwal	• GRN Number : 2214667987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

Sanjay Agarwal

LI.	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



Sanjay Agarwal



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			

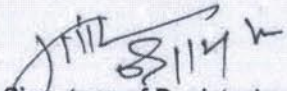
Signature of Operator

Seal and Signature of Registering Officer

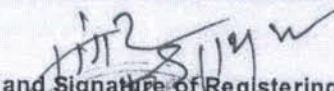
Above signature & thumb Impression are affixed in my presence.



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



Sanjay Agarwal

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



Sanjay Agarwal