

Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number: b77f270b3c236b3c8e1f

Receipt Date: 04-Apr-2024 11:14:44 am

Receipt Amount: 34450/-

Amount In Words: Thirty Four Thousands Four Hundred And

Fifty Rupees Only

Token Number: 202400041502

Office Name: SRO - Govindpur

Document Type : Sale Deed

Payee Name: BIDYOTMA RAI (Vendee)

GRN Number: 2401481350



ः For Office Use :
कारतकारी एक्ट की धारा 46 के अधीर

को ग्राह्य है और इव्हिंचन स्टाम्प एक्ट 1899

की अनुसूची 1 या 1 क के अधीर

कथावत स्टाम्प लगाचा गया है। अथवा दिकर

नश्मी से विमुक्त है या स्टान्प – शुक्क अपेकित

नहीं है। व विमुक्त है या स्टान्प – शुक्क अपेकित

नहीं है। व विमुक्त है या स्टान्प – शुक्क अपेकित

निवधन पदाधिकारी

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुन: 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।

R. K Sale Deed browndar V. 861000 1, St 34440/

तपशील वर्णित जमीन का मूल्य मार्ग दर्शिका पंजी के अनुसार न्यूनतम मूल्य से कम नहीं है Payment is done of Rs. 2664.4

By GRN No. 481372 Dt. 414/24

Feeland
A(1) 25830
LL
Pr - 25839/-





AND IN FAVOUR OF

SMT. BIDYOTMA RAI (Aadhar No. XXXX XXXX 4982) Wife of Anil Kumar Rai, by Faith Hindu, Category General, by occupation Business, resident of Rai Niwas, Near St. Xaviers Int. School, Nawadih, Bishunpur, P.S. and Dist. Dhanbad, Jharkhand – 828130, 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 land 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, for valuable consideration therein mentioned; And

WHERAS, 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. 4147/2020-2021, 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 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 a consideration of the sum of **Rs.8,61,000/-** (Rupees Eight Lac Sixty One Thousand) only, which is the highest consideration thereof.

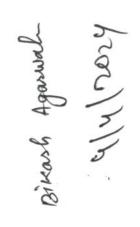
NOW, THEREFORE, THIS DEED OF SALE WITNESSETH: -

- That in consideration of the total sum Rs.8,61,000/- (Rupees Eight Lac Sixty 1. 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 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 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.



= 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. 23 (New Khata No. 197)

Old Plot No. 588 (New Plot No. 480), out of which measuring an area 2.87 Decimals (Two Point Eight Seven Decimals), of land is hereby sold by this sale deed, (which is residential land and situated under subsidiary road and Colony Plot No. 81), as per plan attached herewith and shown in colour Red, being butted and bounded as under:-

North

मू संपत्ति प्रविबनधिव

: Boundary Wall.

South

: 30 Feet Wide Colony Road.

East

: Colony Plot No. 82.

West

: Colony Plot No. 80.

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

RTGS

18.03.2024 Rs.8,61,000/-

SBI

Bixash Agamal

= 6 =

WITNESSES:-

(3)

1. Bravat Kr Rathere, SID Late J. L. Rathere, Jaraphatak, Dronbow?

Signature, photo & fingerprint of The purchaser:-



2. Amereg Rei

Sto-Andl Keurman Rei

Al-Rai Nieres, Sei Rom Kengi

Nouracuth, Dhanbad

Thoephand

4/4/2024



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.

Manosh prop Adv phusto nel Ereo: 1297/02 04/04/2024

Page 6 of 6

OF FLAT NO- 19, SHYAM KUNJ APARTMENT, H.E. SCHOOL ROAD, HIRAPUR, P.S & DIST - DHANBAD (JHARKHAND). REPRESENTED ITS AUTHORIZED SIGNATORY SRI BIKASH AGARWAL, S/O LATE BAJRANG PRASAD AGARWAL, RESIDENT ALOKIK HOMES LLP, REGISTERED OFFICE- AT E-5, GREWAL APARTMENT, GREWAL COLONY, BEKARBANDH DHANBAD,

PURCHASER : SMT BIDYOTMA RAI, W/O ANIL KUMAR RAI, RESIDENT OF RAI NIWASH, NEAR ST. XAVIERS INT SCHOOL, SRI RAM KUNJ, NAWADIH, PS AND DIST - DHANBAD.

SCHEDULE: PART PLANE SHOWING THE LAND IS SITUATED IN MOUZA AMAGHATA, MOUZA NO - 170, PS- GOVINDPUR, DIST -THE MAP PLOT NO- 81) MEASURING AN AREA 2.87 DECIMALS, LAND IS SOLD WHICH HAS BEEN SHOWN IN THE RED COLOUR ON DHANBAD, NEW KHATA NO- 197, OLD KHATA NO.- 23, NEW PLOT NO- 480, OLD PLOT NO- 588, OUT OF WHICH (COLONY

BOUNDED BY: NORTH: BOUNDARY WALL

EAST: COLONY PLOT NO-82

SOUTH: 30 FEET WIDE COLONY ROAD

WEST: COLONY PLOT NO - 80

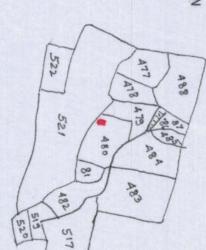
SCALE: 1"=330"

SCALE: 1"=330"

30 FEET WIDE COLONY ROAD

SCALE: 1"=330"

Bikash Agarwal Uly 2024



INCOME TAX DEPARTMENT आयकर विमाग



GOVT. OF INDIA मारत सरकार



Permanent Account Number Card म्थायी लेखा संख्या काई

ATLPR0031J



18122017

मिश्रिमाश्रम

furth and and / Father's Name

BIDYOTMA RAI

ATT METER

GOUNATH ROY

जन्म की तार्गाख / Date of Birth 01/01/1971

हस्ताक्त / Signature

Transaction Success! Please Note Your Transaction Id.

BidyotmaRai
202400041502
26644
83afcf27a9171b6bff5c
2401481372
10002162024040404877
2024-04-04 11:15:45

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क हैं जरूरी

nincess! Please Note Your Transaction Id.

Name	BidyotmaRai
Token No / Depositor ID	202400041502
Amount	26644
Transaction ID	83afcf27a9171b6bff5c
GRN	2401481372
CIN	10002162024040404877
Time	2024-04-04 11:15:45

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी



Pre Registration Docket

Date :- 01-04-2024 08:43 pm

Office Name :- SRO - Govindpur

Token No:- 202400041502

Appoinment :- 04-Apr-2024 Time:- 12:15

Article	Sale Deed
Pre Registration Date	01-Apr-2024
No. Of Pages	27
Stamp Duty	34440
Paid Stamp Duty	0
Total Fees	₹ 26,644.

Property Id: 1194223 Date: 01-April-2024 19:47:PM :- 2024-2025 Valuation No.: 1624164 / 2024 District : Dhanbad Tahsil : Govindpur State: |harkhand Village/City: Amaghata Corporation: Land Type : Urban Amaghata Word No 0 - Other Road Khata Number - 197 Plot Number - 480 Volume Number - 3 Page Number - 48 **Property Rates** Residential Land (Y) ₹176100/- Decimal Valuation Rule: Residential Land **Property Details** 2.87 Decimal Land area **Calculation Details** Total Calculation Sr.No. Description 1. 2.87 x 176100=505407 ₹5,05,407/-Open Land Valuation ₹5,05,407/-Total Note: Final Valuation is Rounded to Next 100/-₹5,05,500/-Total Valuation (A) Total Amount in Words: Five Lakh Five Thousand Five Hundred Rupees Only.

	Property Boundaries East: COLONY PLOT NO-82, West: COLONY PLOT NO-80, South: 30 FEET WIDE COLONY ROAD, North: BOUNDARY WALL
Area	Land area : 2.87 Decimal
Other Description of the Property	Pin Code - 828109
Government/Market Value	505407
Transaction Amount	861000

SELLER	-Mr. MS ALOKIK HOMES LLP REPRESENTED ITS AUTHORIZED SIGNATORY BIKASH AGARWAL, Father/Husband Name LATE BAJRANG PRASAD AGARWAL, PAN No Date Of Birth-31-Dec-1981, Permission Case No, Aadhaar No. **********6083, Country-INDIA, State Name-Jharkhand, District Name-DHANBAD, City/Village/Town Name-DHANBAD, Locality-DHANBAD, Address -FLAT NO-19, SHYAM KUNJ APARTMENT, H.E. SCHOOL ROAD HIRAPUR, PS-DHANBAD, DIST-DHANBAD, Pin Code-826001
PURCHASER	-Mrs. BIDYOTMA RAI, ,Father/Husband Name WIFE OF ANIL KUMAR RAI , PAN No Date Of Birth-01-Jan-1971,Permission Case No , Aadhaar No. ********4982, Country-INDIA, State Name-Jharkhand, District Name-DHANBAD, City/Village/Town Name-DHANBAD, Locality-DHANBAD,Address - RAI NIWAS,NEAR ST.XAVIERS INT.SCHOOL,NAWADIH,BISHUNPUR,P.S AND DIST-DHANBAD, Pin Code-828130

Witness Information	Mr. BHARAT KUMAR RATHORE, Address - SACHDEVA COLONY, OPP SHIV SEVA SADAN JORAPHATAK, 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 JORAPHATAK, RAJASBERA, DHANBAD-, Father/Husband Name-LATE JAYANTILAL RATHORE

Fee Rule:Sal	e Deed	
1	Stamp Duty	34,440

SP	. 810
Total	810
d	
A1	25,830
LL	3
PR	1
Total	25,834
	A1 LL PR

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

Iddion 1/14 Vendee / Claimant Bikash Agarwal
Vendor/Executant

Document Registration Summary 1

Date:-04-Apr-2024

• Government/Market Value: ₹505500/-

• Transaction Amount: ₹861000 /-

• Paid Stamp Duty: ₹34450 /-

On Date 04-04-2024 Presented at SRO -

Govindpur

Signature of Presenter

SRO - Govindpur

Receipt: 1001212

Receipt Date: 04-04-2024

Presenter Name: -

₹1 ₹810 SP ₹3 LL ₹25830 A1

₹34450 Stamp Duty

Total

₹61094

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp	34440	34450	-10	GRAS	BidyotmaRai	• GRN Number : 2401481350 • DEPT Transaction Id : b77f270b3c236b3c8e1f • Transaction Type :	34450
PR	1	1	0	GRAS	BidyotmaRai	• GRN Number : 2401481372 • DEPT Transaction Id : 83afcf27a9171b6bff5c • Transaction Type :	1
SP	810	810	0	GRAS	BidyotmaRai	• GRN Number : 2401481372 • DEPT Transaction Id : 83afcf27a9171b6bff5c • Transaction Type :	810
Al	25830	25830	0	GRAS	BidyotmaRai	• GRN Number : 2401481372 • DEPT Transaction Id : 83afcf27a9171b6bff5c • Transaction Type :	25830

LL ,	3	3	0	GRAS	BidyotmaRai	• GRN Number : 2401481372 • DEPT Transaction Id : 83afcf27a9171b6bff5c • Transaction Type :	3
Sub Total	61084	61094	-10				

Article: Sale Deed Number of Pages: 54

Signature of Operator Signature of Head Clerk
अब्दुल मतीन असारी
प्रधान लिपिक

Signature of Registering Officer





OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Govindpur

District Name :- Dhanbad

State Name :- Jharkhand

Deed Endorsement

Token No:- 202400041502

Deed Type	Sale Deed
Number of Pages	54
Fee Details	Stamp Duty :- Rs. 34440, PR :- Rs. 1, SP :- Rs. 810, A1 :- Rs. 25830, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.505407/- ,Transaction Amount :- Rs.861000/-
Property Details	District: - Dhanbad, Tehsil: - Govindpur, Village Name: - Amaghata Location: - Other Road, Amaghata Word No 0 Property Boundaries: - East: COLONY PLOT NO-82, West: COLONY PLOT NO-80, South: 30 FEET WIDE COLONY ROAD, North: BOUNDARY WALL Khata Number - 197Plot Number - 480Volume Number - 3Page Number - 48 Area Of Land: - 2.87 Decimal

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

today dated :- 04-Apr-2024 Day :- Thursday Time :- 14:49:20 PM



MS

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

Party Name	Document Ty	pe Document Number
MS ALOKIK HOMES LLP REPRESENTED ITS AUTHORIZED SIGNATORY BIKASH AGARWAL	PAN/UID	******6083

		1 10/0	e-KYC	Power			Finger	
Sr.NO	Party Name and Address	Is e-KYC Verified?			Party Type	Party_Photo		

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 ITS AUTHORIZED SIGNATORY BIKASH AGARWAL Address1 - FLAT NO-19,SHYAM KUNJ APARTMENT,H.E. SCHOOL ROAD HIRAPUR,PS- DHANBAD, DIST- DHANBAD, Address2 - DHANBAD , , , , Jharkhand PAN No.: ,Permission Case No	Yes	Bikash Agarwal Address:- Flat No- 19, Shyamkunj Appartment, Near Lindsay Club, H.E School Road, Bisti Para Hirapur, Dhanbad, Nirsa-cum- chirkunda, Dhanbad, 826001, Dhanbad, Jharkhand, India		SELLER Age:42			BiKash Agaswaal
2	BIDYOTMA RAI Address1 - RAI NIWAS,NEAR ST.XAVIERS INT.SCHOOL,NAWADIH,BISHUNPUR,P.S AND DIST-DHANBAD, Address2 - DHANBAD , , , Jharkhand PAN No.: ,Permission Case No	Yes	Bidyotma Rai Address:- 264/5, old sales tax road, munshipura , Maunath Bhanjan, Maunath Bhanjan, Mau, 275101, Mau, Uttar Pradesh, India		PURCHASER Age:53			निक्रीरिक्ता श्रीय

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 JORAPHATAK,RAJASBERA,DHANBAD, Address2 - , , , Jharkhand PAN No.:			9

Witness:

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

Sr.NO	Party Name and Address	Photo Thumb Signature
	BHARAT KUMAR RATHORE	
1	Address1 - SACHDEVA COLONY, OPP SHIV SEVA SADAN JORAPHATAK, RAJASBERA, DHANBAD,	
	Address2 -	
	, , , Jharkhand	

Signature of Operator

Above signature & thumb Impression are affixed in my presence.

Seal and Signature of Registering Officer

शमजी तिग्गा

Above mentioned, (MS ALOKIK HOMES LLP REPRESENTED ITS AUTHORIZED SIGNATORY 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 JORAPHATAK,RAJASBERA,DHANBAD) and by occupation (Business).

Signature of Registering Officer

Date:- 04-Apr-2024

Seal and Signature of Registering Officer

अवर निबंधक

रामजी तिग्गा

Token No.: 202400041502

CERTIFICATE

Office of the SRO - Govindpur

This Sale Deed was presented before the registering officer on date 04-Apr-2024 by MS ALOKIK HOMES LLP REPRESENTED ITS AUTHORIZED SIGNATORY 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,PS-

DHANBAD, DIST-DHANBAD, DHANBAD.

This deed was registered as Document No:- 2024/GOV/1611/BK1/1484 in Book No :- BK1,Volume No :- 132

from Page No :- 395 to 448 at, office of SRO - Govindpur

Registering Officer

अवर निबधक

Date: 04-Apr-2024



रामजी तिगा

