

Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number: c8578991c76666b2a2be

Receipt Date: 19-Oct-2023 01:38:08 pm

Receipt Amount: 41310/-

Amount In Words: Forty One Thousands Three Hundred And

Ten Rupees Only

Token Number: 202300139826

Office Name: SRO - Govindpur

Document Type: Sale Deed

Payee Name: SHUBHAM GARG (Vendee)

GRN Number: 2319827963

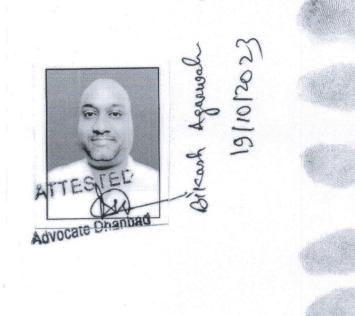


इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

Shubbon Gary

पिराप इशिर भागि 1837500 कि. भाउन्मी- harry कि का पार्थील वर्णित जमीन की मूल्य मार्ग की का पार्जी Payment is done of Rs. 3/8/9/ के अनुसार न्यूनतम मूल्य से कम नहीं है अप GRA 3/9 8368 80 DE 1911-87

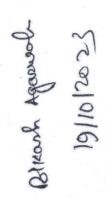
2 Quertit



THIS DEED OF ABSOLUTE SALE is made on this the 19th day Derbber 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 (Aadhaar No. XXXX XXXX 6083) 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)

Shubham Garg

Page 1 of 6



= 2 = AND IN FAVOUR OF

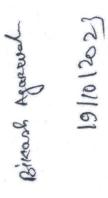
MR. SHUBHAM GARG, (Aadhaar No. XXXX XXXX 6599) Son of Vinod Kumar Garg and Grandson of Babu Lal Garg, by Faith Hindu, Category OBC, by occupation Business, resident of Flat No. 404, Laxmi Apartment, Shastri Nagar, P.S. Bank More, P.O. and Dist. Dhanbad-826001, [Jharkhand], hereinafter called and referred to as the PURCHASER (which expression shall, unless excluded by or repugnant to the context be deemed to mean and include his 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 No. 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 online Reg. II, Volume No. 3, page No. 66 of Govindpur Circle Office; 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 **4.13** Decimals, morefully described in the Schedule hereto for a total Consideration of **Rs.10,32,500/-** (Rupees Ten Lac Thirty Two Thousand Five Hundred) only; And

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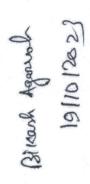
WHEREAS, in course and as a result of negotiation between the parties hereto, the vendor agreed to sale and the purchaser hereto has agreed to purchase the said land, for a consideration of the sum of Rs.10,32,500/- (Rupees Ten Lac Thirty Two Thousand Five Hundred) only, which is the highest consideration thereof.

NOW, THEREFORE, THIS DEED OF SALE WITNESSETH: -

- That in consideration of the total sum of Rs.10,32,500/- (Rupees Ten Lac Thirty 1. Two Thousand Five Hundred) 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

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Page 3 of 6



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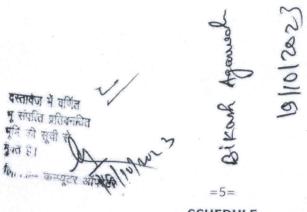
reasons Purchaser is dispossessed or put to any other loss or obstructions, the Vendors shall be liable to make good such loss as the Purchaser may suffer by reasons thereof.

- 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.

Shubham Call

Page 4 of 6



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. 215)

Old Plot No. 547 (New Plot No. 602), out of which measuring an area **4.13** Decimals (Four Point One Three 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. 147), as per plan attached herewith and shown in colour Red, being butted and bounded as under:-

North:

30 Feet wide road.

South:

Vacant Land.

East:

Colony Plot No. 148.

West:

Colony Plot No. 146.

Memo of Consideration

Rs.10,32,500/- (Rupees Ten Lac Thirty Two Thousand Five Hundred) only paid by the purchaser to the vendor by :-

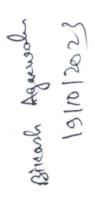
 Particulars
 Date
 Amount
 Bank

 000019
 01.09.23
 Rs. 7,00,000/ HDFC Bank Ltd.

 000020
 05.10.23
 Rs. 3,32,500/ HDFC Bank Ltd.

Shubham Caas

Page 5 of 6



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WITNESSES:-

1. Bravat ka Rathore, Cate J.L. Rathore

Josephadale, Honbard

2. Sto p. Mallie Hinaupur Showler

19/10/2023

Signature, photo & fingerprint of the purchaser:-



Aland Carlo 19/10/23

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.

Seepaix Keemar Solv Dlu.

Page 6 of 6

Shooham Caey

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

PURCHASER: SRI SHUBHAM GARG, S/O VINOD KUMAR GARG, RESIDENT OF - FLAT NO- 404, LAXMI APARTMENT, SHASTRI NAGAR BANK MORE NEAR JAIN MANDIR, DHOBATAND, DHANBAD

SCHEDULE: PART PLAN SHOWING THE LAND IS SITUATED IN MOUZA AMAGHATA, MOUZA NO - 170, PS- GOVINDPUR, DIST - DHANBAD, NEW KHATA NO-215, OLD KHATA NO- 09, NEW PLOT NO- 602, OLD PLOT NO- 547 OUT OF WHICH (COLONY PLOT NO -147) MEASURING

AN AREA 4.13 DECIMALS, LAND IS SOLD WHICH HAS BEEN SHOWN IN THE RED COLOUR ON THE MAP.

BOUNDED BY:

NORTH: 30 FEET WIDE ROAD

EAST : COLONY PLOT NO-148

SOUTH: VACANT LAND OF ALOKIK HOMES

WEST: COLONY PLOT NO- 146

Bikarh Hawah
19/10/2023

SCALE : 1"=330"

30 FEET WIDE ROAD

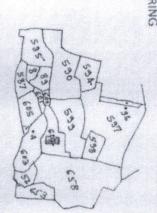
COLONY 145

> 146 60' (47) 60 148

> > 149 150

151

FLOT NO-152





Shubham Caaey

Transaction Success! Please Note Your Transaction Id.

Name	ShubhamGarg
Token No / Depositor ID	202300139826
Amount	31849
Transaction ID	72b08c31e195d3b50abe
GRN	2319828086
CIN	10002162023101906813
Time	2023-10-19 13:43:21

कोरोना को हराना है सफाई को अपनाना है दो गज की दूरी मास्क है जरूरी इर्रों गज की दूरी मास्क है जरूरी



Pre Registration Docket

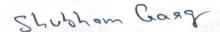
Date :- 18-10-2023 10:12 pm

Office Name: - SRO - Govindpur Token No: - 202300139826

Appoinment: - 19-Oct-2023 Time: - 11:10

Article	Sale Deed	
Pre Registration Date	18-Oct-2023	
No. Of Pages	29	10000000
Stamp Duty	41300	SANONANION
Paid Stamp Duty	0	20000000
Total Fees	₹ 31,849.	

Property Id: 1089663 Date: 18-October-2023 19:30:PM Valuation No.: 1478245 / 2023 :- 2023-2024 Tahsil: Govindpur State: Jharkhand District: Dhanbad Corporation: Amaghata Village/City: Amaghata Land Type: Urban Amaghata Word No 0 - Other Road Khata Number - 215 Plot Number - 602 Volume Number - 3 Page Number - 66 **Property Rates** Residential Land (Y) ₹176100/- Decimal Valuation Rule: Residential Land **Property Details** Land area 4.13 Decimal **Calculation Details** Sr.No. Description Calculation Total Open Land Valuation 1. 4.13 x 176100=727293 ₹7,27,293/-Total Α ₹7,27,293/-Note: Final Valuation is Rounded to Next 100/-Total Valuation (A) ₹7,27,300/-Total Amount in Words: Seven Lakh Twenty Seven Thousands Three Hundred Rupees Only.



Land measurement, Sub Part and House	Property Boundaries East: COLONY PLOT NO- 148, West: COLONY PLOT NO- 146, South: VACANT LAND, North: 30 FEET WIDE ROAD		
Area	Land area : 4.13 Decimal		
Other Description of the Property	Pin Code - 828109, Flat Number/Commercial Space Number - , Building Name -		
Government/Market Value	727293		
Transaction Amount	1032500		

SELLER	-Mr. MS ALOKIK HOMES LLP REPRESENTED ITS AUTHORIZED SIGNATORY BIKASH AGARWAL, Father/Husband Name LATE BARJANG PRASAD AGARWAL, PAN No ******759L 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, P.S- DHANBAD, DIST- DHANBAD, Pin Code-826001				
PURCHASER	-Mr. SHUBHAM GARG, ,Father/Husband Name VINOD KUMAR GARG, PAN No ******102J Date Of Birth-01-Jan-1992,Permission Case No, Aadhaar No. *******6599, Country-INDIA, State Name-Jharkhand, District Name-Dhanbad, City/Village/Town Name-DHANBAD, Locality-DHANBAD,Address FLAT NO- 404 LAXMI APARTMENT SHASTRI NAGAR, P.S- BANK MORE, DIST- DHANBAD, Pin Code-826001				

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

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

Fee Rule:Sal	e Deed	1850 C.
1	Stamp Duty	41,300

870	SP	1
870	Total	
	ed	Fee Rule:Sale Dee
30,975	A1	1
3	LL L	2
1	PR	3
30,979	Total	

Shobham Garg

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. & hobben Each Bikash Agarwel

Deed Writer / Advocate

Vendee / Claimant

Vendor / Executant

Shubhan Gasq



Document Registration Summary 1

Date :-19-Oct-2023

• Government/Market Value: ₹727300/-

• Transaction Amount: ₹1032500 /-

• Paid Stamp Duty: ₹41310 /-

Bikorh Agarwah

On Date 19-10-2023 Presented at SRO -

Govindpur

Signature of Presenter

SRO - Govindpur 3 18

Receipt: 921571

Receipt Date: 19-10-2023

Presenter Name: -

PR ₹1
SP ₹870

LL ₹3
A1 ₹30975
Stamp Duty ₹41310

Total

₹73159

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	41300	41310	-10	GRAS	ShubhamGarg	• GRN Number : 2319827963 • DEPT Transaction Id : c8578991c76666b2a2be • Transaction Type :	41310
PR	1	1	0	GRAS	ShubhamGarg	• GRN Number : 2319828086 • DEPT Transaction Id : 72b08c31e195d3b50abe • Transaction Type :	1
SP	870	870	0	GRAS	ShubhamGarg	• GRN Number : 2319828086 • DEPT Transaction Id : 72b08c31e195d3b50abe • Transaction Type :	870
A1	30975	30975	0	GRAS	ShubhamGarg	• GRN Number : 2319828086 • DEPT Transaction Id : 72b08c31e195d3b50abe • Transaction Type :	30975

Shubhan Gary

īr ,	3	3	0	GRAS	• GRN Number : 2319828086 • DEPT Transaction Id : 72b08c31e195d3b50abe • Transaction Type :	3
Sub Total	73149	73159	-10		 	

Article: Sale Deed Number of Pages: 58

Signature of operator

Signature of Head Clerk

Signature of Registering Officer

Shubham



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Govindpur

District Name: - Dhanbad

State Name :- Jharkhand

Deed Endorsement

Token No: - 202300139826

Deed Type	Sale Deed
Number of Pages	58
Fee Details	Stamp Duty :- Rs. 41300, PR :- Rs. 1, SP :- Rs. 870, A1 :- Rs. 30975, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.727293/- ,Transaction Amount :- Rs.1032500/-
Property Details	District:- Dhanbad, Tehsil:- Govindpur, Village Name:- Amaghata Location:- Other Road, Amaghata Word No 0 Property Boundaries:- East: COLONY PLOT NO- 148, West: COLONY PLOT NO- 146, South VACANT LAND, North: 30 FEET WIDE ROAD Khata Number - 215Plot Number - 602Volume Number - 3Page Number - 66 Area Of Land:- 4.13 Decimal

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

today dated :- 19-Oct-2023 Day :- Thursday Time :- 16:18:23 PM



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

Party Name	Document Type	Document Number
MS ALOKIK HOMES LLP REPRESENTED ITS AUTHORIZED SIGNATORY BIKASH AGARWAL	PAN/UID	ABNFA0759L

Power

Is e-KYC e-KYC Of Finger

Sr.NO Party Name and Address Verified? Details Attorney Party Type Party_Photo Print Signature

Shubham Gazz

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, P.S- DHANBAD, DIST- DHANBAD, Address2 - DHANBAD , , , 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:41			Bleanh Agamed
2	SHUBHAM GARG Address1 - FLAT NO- 404 LAXMI APARTMENT SHASTRI NAGAR, P.S- BANK MORE, DIST- DHANBAD, Address2 - DHANBAD , , , Jharkhand PAN No.: AUPPG8102J, Permission Case No		Shubham Garg Address:- Flat No 404, Laxmi Apartment, Near Jain Mandir, Shastri Nagar Bank More, Dhobatand, Dhanbad, Dhanbad, 326001, Jharkhand, India		PURCHASER Age:31			Arsh-melas A

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.:	R		6

Shubham Gary

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 JORAPHATAK RAJASBERA, DHANBAD, Address2 - , , , Jharkhand	Z A	1	5
	gnature & thumb Impression are affixed in my presence.	ure of R	egister *	ng Officer

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).

Shubham Caey

Signature of Registering Officer

Date:- 19-Oct-2023

Seal and Signature of Registering Officer

Token No.: 202300139826

CERTIFICATE

Office of the SRO - Govindpur

This Sale Deed was presented before the registering officer on date 19-Oct-2023 by MS ALOKIK HOMES LLP REPRESENTED ITS AUTHORIZED SIGNATORY BIKASH AGARWAL, S/O, D/O, W/O LATE BARJANG PRASAD AGARWAL resident of FLAT NO- 19, SHYAM KUNJ APARTMENT, H.E SCHOOL ROAD, HIRAPUR, P.S-DHANBAD, DIST- DHANBAD, DHANBAD.

This deed was registered as Document No:- 2023/GOV/7360/BK1/6683 in Book No :- BK1,Volume No :- 592

from Page No :- 295 to 352 at, office of SRO - Govindpur

Sropham

Registering Officer

अवर

Date: 19-Oct-2023



10/10/2013 वर्ज प्वाहन/अपराहन में जिला अवर निवचक कार्यालय गहेन्द्रपुर में लेखांकारी दावेदार या अवर निवचक कार्यालय गहेन्द्रपुर में लेखांकारी दावेदार या अवर निवचक कार्यालय प्रमाणिकृत मुख्तारनामा सख्या 20 क अधीन लिया या दावेदारों में से एवं श्री जिला अपराह अधीन विवचन के लिए पेश किया पर हिला अपराह अपराह अपराह का हस्ताम विवचन के लिए पेश किया पर पर किया पर पर हिला अपराह का हस्ताम विवचन के लिए पेश किया पर हिला अपराह का हस्ताम अपराहण का हस्ताम अपराह का हस्ताम अपराहण का बाताम अपराहण का हस्ताम अपराहण का इस्ताम अपराहण का का इस्ताम अपराहण का इस्ताम अपराहण का अपराहण क

