

8091

7359



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 61ce0697b5d4c82b4f69

Receipt Date : 22-Nov-2023 01:24:30 pm

Receipt Amount : 37330/-

Amount In Words : Thirty Seven Thousands Three Hundred
And Thirty Rupees Only

Token Number : 202300150949

Office Name : SRO - Govindpur

Document Type : Sale Deed

Payee Name : AWADHESH KUMAR SINGH (Vendee)

GRN Number : 2320253595



For Office Use :-

निबन्धन प्रमाण 20 के अन्तर्गत 1899 के अधिनियम
कास्तकारी एक्ट की धारा 7/11 के अधिनियम
जो ग्राहक है और इतिहास स्टाम्प एक्ट 1899
की अनुसूची 1 या 1 के 23 के अधिनियम
यथावत स्टाम्प लगाया गया है। अथवा टिकट
नश्वी से विमुक्त है या स्टाम्प - शुल्क अपेक्षित
नहीं है।

दिनांक 22.11.23

जिम्मेदार पदाधिकारी
22.11.23

दस्तावेज जाँच किया
काम 4 जाँच किया

Bikash Agarwal
22/11/2023

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।

बिक्री-साले-द्वारा-प्राप्त-की-गयी-राशि-933,000/- 37334

तपशील वर्णित जमीन का मूल्य मार्ग दर्शिका पंजी के अनुसार न्यूनतम मूल्य से कम नहीं है

Payment is done of Rs. 2,82,700/-
By GRN No. 93815536 Dt. 22/11/23

Handwritten signature/initials

Handwritten signature/initials

Handwritten calculations:
250000 = 20
3 = 20
1 = 20
250000 = 4

Handwritten signature/initials



ATTESTED BY

Handwritten signature of the advocate

ADVOCATE DHANBAD

Bikash Agarwal
22/11/2023



THIS DEED OF ABSOLUTE SALE is made on this the 22 day NOV Two Thousand Twenty Three, 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)

Bikash Agarwal

22/11/2023

= 2 =

AND IN FAVOUR OF

SRI AWADHESH KUMAR SINGH (Aadhar No. XXXXXXXX2461) Son of Vidya Sagar Singh, by Faith Hindu, Category General, by occupation Retired, resident of Vaishnavi Apartment, Flat No. B/B-1, Indrapuri, Mandir Lane, Ratu Road, Hehel, Ranchi, Jharkhand - 834005, 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. 568 dated 03.02.2021, Registered at Govindpur Sub-Registry office and entered in Book No. I, Volume No. 53, Page Nos. 91 to 270 for the year 2021, from its rightful owner Khalil 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. 8612/2020-21, and paying ground rent to the State regularly under volume No. 3, page No. 66; 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 3.11 Decimals, morefully described in the Schedule hereto for a total Consideration of Rs.9,33,000/- (Rupees Nine Lac Thirty Three 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.9,33,000/- (Rupees Nine Lac Thirty Three thousand) only, which is the highest consideration thereof.

Bikash Agarwal

22/11/23

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NOW, THEREFORE, THIS DEED OF SALE WITNESSETH: -

1. That in consideration of the total sum of Rs.9,33,000/- (Rupees Nine Lac Thirty Three 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.

Bikash Agarwal

22/11/2023

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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.

दस्तावेज में वर्णित
भू संपत्ति प्रतिबन्धित
भूमि की सूची से
मुक्त है।
लि. क्र. कम्प्यूटर ऑपरेशन

22/11/23

Bikash Agarwal

22/11/2023

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Mouza Amaghata, Mouza No.170,

Old Khata No. 27 (New Khata No. 198)

Old Plot No. 585 (New Plot No. 482), out of which measuring an area 3.11 Decimals (Three Point One One Decimals) of land is hereby sold by this sale deed, (**Colony Plot No.195**), as per plan attached herewith and shown in colour Red, being butted and bounded as under:-

North: 30 Feet wide road.
South: Colony Plot No. 196.
East : 30 Feet wide road.
West: Colony Plot No. 194.

Memo of Consideration

Rs.9,33,000/- (Rupees Nine Lac Thirty Three thousand) only paid by the purchaser to the vendor by:-


Particulars	Date	Amount	Bank
RTGS	27.07.2022	Rs.5,00,000/-	SBI
RTGS	29.07.2022	Rs.4,33,000/-	ICICI Bank

Bivash Agarwal

22/11/2023

= 6 =

WITNESSES:-

1. 
Bharat Kr. Rathore,
S/O Late J.L. Rathore,
Jyaphatuk, Dhambad

2. Raja Kumar
S/O S. Kumar
Ground floor
Dhambad

Signature, photo & fingerprint of
the purchaser :-



Awadhes Kr. Singh



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.

Manish Kr Roy
Adv Dhambad
Eno: 1297/02
22/11/2023

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

AWADHESH KUMAR SINGH

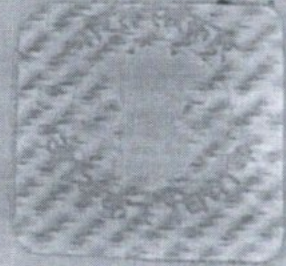
VIDYA SAGAR SINGH

04/01/1962

Permanent Account Number

AIUPS0747G

Signature



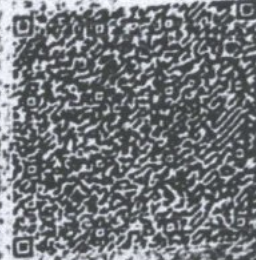
12102012

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

स्थायी लेखा संचयन कार्ड
Permanent Account Number Card

AEINFA0759L



नाम / Name
ALOKIK HOMES LLP

निगमन/गठन की तिथि
Date of Incorporation/Formation
19/08/2015

Diten Homing

Transaction Success! Please Note Your Transaction Id.

Name	AwadheshKumarSingh
Token No / Depositor ID	202300150949
Amount	28774
Transaction ID	23f1c7bb5d40883d9c4c
GRN	2320253600
CIN	10002162023112208954
Time	2023-11-22 13:27:23

कोरोना को धरना है सफाई को अपनाना है



दो मज की दूरी मास्क है जरूरी



Pre Registration Docket

Date :- 21-11-2023 11:31 pm

Office Name :- SRO - Govindpur
Token No:- 202300150949

Appoinment :- 22-Nov-2023 Time:- 15:55

Article	Sale Deed
Pre Registration Date	20-Nov-2023
No. Of Pages	26
Stamp Duty	37320
Paid Stamp Duty	0
Total Fees	₹ 28,774.

Property Id: **1106080**

Valuation No. : 1501107 / 2023	:- 2023-2024	Date : 20-November-2023 08:21:AM	
State : Jharkhand	District : Dhanbad	Tahsil : Govindpur	
Land Type : Urban	Corporation : Amaghata	Village/City : Amaghata	
Amaghata Word No 0 - Other Road			
Khata Number - 198 ✓			
Plot Number - 482 ✓			
Volume Number - 3			
Page Number - 66			
Property Rates			
Residential Land (Y)			
₹176100/- Decimal			
Valuation Rule : Residential Land			
Property Details			
1	Land area	3.11 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 3.11 x 176100=547671	₹5,47,671/-
A	Total		₹5,47,671/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹5,47,700/-
Total Amount in Words : Five Lakh Forty Seven Thousands Seven Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: 30 FEET WIDE ROAD, West: COLONY PLOT NO- 194, South: COLONY PLOT NO- 196, North: 30 FEET WIDE ROAD
Area	Land area : 3.11 Decimal
Other Description of the Property	Pin Code - 828109, Flat Number/Commercial Space Number - , Building Name -
Government/Market Value	547671
Transaction Amount	933000

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, P.S- DHANBAD, DIST- DHANBAD, Pin Code -826001
PURCHASER	-Mr. AWADHESH KUMAR SINGH, ,Father/Husband Name VIDYA SAGAR SINGH , PAN No.- Date Of Birth -04-Jan-1962, Permission Case No.- , Aadhaar No. *****2461, Country -INDIA, State Name -Jharkhand, District Name -Ranchi, City/Village/Town Name -RANCHI, Locality -RANCHI, Address - VAISHNAVI APARTMENT FLAT NO- B/B-1, INDRAPURI, MANDIR LANE. RATU ROAD, HEHAL, RANCHI, Pin Code -834005

Witness Information	Mr. BHARAT KUMAR RATHORE , Address - SACHDEVA COLONY, OPP SHIV SEVA SADA JORAPATHAK, RAJASBERA, DHANBAD-, Father/Husband Name -LATE JAYANTILAL RATHORE
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Identifier Details	Mr. BHARAT KUMAR RATHORE , Address - SACHDEVA COLONY, OPP SHIV SEVA SADA JORAPATHAK, RAJASBERA, DHANBAD-, Father/Husband Name -LATE JAYANTILAL RATHORE
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Fee Rule:Sale Deed		
1	Stamp Duty	37,320

1	SP	780
Total		780

Fee Rule:Sale Deed		
1	A1	27,990
2	LL	3
3	PR	1
Total		27,994

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.

M. K. Roy

Deed Writer / Advocate

Awadhesh Kr. Singh.

Vendee / Claimant

Bikash Agarwal

Vendor / Executant





Document Registration Summary 1

Date :-22-Nov-2023

- Government/Market Value: ₹547700/-
- Transaction Amount: ₹933000 /-
- Paid Stamp Duty: ₹37330 /-

Bikash Agarwal

On Date 22-11-2023 Presented at SRO - Govindpur
Signature of Presenter

SRO - Govindpur

[Signature]

Receipt : 934248

Receipt Date : 22-11-2023

Presenter Name : -

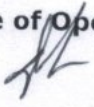
PR ₹1
SP ₹780
LL ₹3
A1 ₹27990
Stamp Duty ₹37330

Total ₹66104

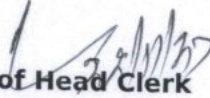
Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	37320	37330	-10	GRAS	AwadheshKumarSingh	• GRN Number : 2320253595 • DEPT Transaction Id : 61ce0697b5d4c82b4f69 • Transaction Type :	37330
PR	1	1	0	GRAS	AwadheshKumarSingh	• GRN Number : 2320253600 • DEPT Transaction Id : 23f1c7bb5d40883d9c4c • Transaction Type :	1
SP	780	780	0	GRAS	AwadheshKumarSingh	• GRN Number : 2320253600 • DEPT Transaction Id : 23f1c7bb5d40883d9c4c • Transaction Type :	780
A1	27990	27990	0	GRAS	AwadheshKumarSingh	• GRN Number : 2320253600 • DEPT Transaction Id : 23f1c7bb5d40883d9c4c • Transaction Type :	27990
LL	3	3	0	GRAS	AwadheshKumarSingh	• GRN Number : 2320253600 • DEPT Transaction Id : 23f1c7bb5d40883d9c4c • Transaction Type :	3
Sub Total	66094	66104	-10				

Article : Sale Deed Number of Pages : 52

Signature of Operator



Signature of Head Clerk



Signature of Registering Officer





OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Govindpur

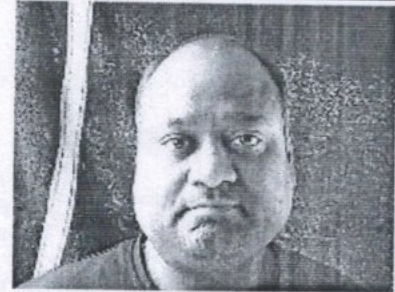
District Name :- Dhanbad

State Name :- Jharkhand

Deed Endorsement

Token No :- 202300150949

Deed Type	Sale Deed
Number of Pages	52
Fee Details	Stamp Duty :- Rs. 37320, PR :- Rs. 1, SP :- Rs. 780, A1 :- Rs. 27990, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.547671/- , Transaction Amount :- Rs.933000/-
Property Details	District :- Dhanbad , Tehsil :- Govindpur , Village Name :- Amaghata Location :- Other Road, Amaghata Word No 0 Property Boundaries :- East: 30 FEET WIDE ROAD, West: COLONY PLOT NO- 194, South: COLONY PLOT NO- 196, North: 30 FEET WIDE ROAD Khata Number - 198Plot Number - 482Volume Number - 3Page Number - 66 Area Of Land :- 3.11 Decimal







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

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 :- 22-Nov-2023 Day :- Wednesday Time :- 15:03:15 PM



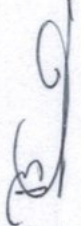
Party Name	Document Type	Document Number
MS ALOKIK HOMES LLP REPRESENTED ITS AUTHORIZED SIGNATORY BIKASH AGARWAL	PAN/UID	291135036083

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 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.: ,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			<i>Bikash Agarwal</i>
2	AWADHESH KUMAR SINGH Address1 - VAISHNAVI APARTMENT FLAT NO- B/B-1, INDRAPURI, MANDIR LANE. RATU ROAD, HEHAL, RANCHI, Address2 - RANCHI , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Awadhesh Kumar Singh Address:- Vaishnavi Apartment Flat No B/B-1, Mandir lane, Indrapuri, Ratu Road, Hehal, , Ranchi, 834005, , Jharkhand, India		PURCHASER Age:61			<i>Awadhesh Kr. Singh</i>

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
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Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	<p>BHARAT KUMAR RATHORE S/o-D/o LATE JAYANTILAL RATHORE Address1 - SACHDEVA COLONY, OPP SHIV SEVA SADA JORAPATHAK, RAJASBERA, DHANBAD, Address2 - , , , Jharkhand PAN No.:</p>			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p>BHARAT KUMAR RATHORE Address1 - SACHDEVA COLONY, OPP SHIV SEVA SADA JORAPATHAK, RAJASBERA, DHANBAD, Address2 - , , , Jharkhand</p>			

Signature of Operator



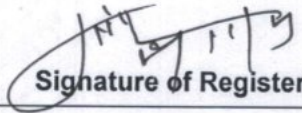
Seal and Signature of Registering Officer



Above signature & thumb Impression are affixed in my presence.

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 SADA JORAPATHAK, RAJASBERA, DHANBAD**) and by occupation (**Business**).

Signature of Registering Officer



Date:- 22-Nov-2023

Seal and Signature of Registering Officer



Token No.: 202300150949

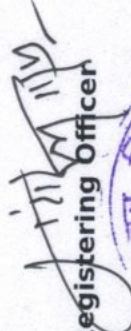
CERTIFICATE

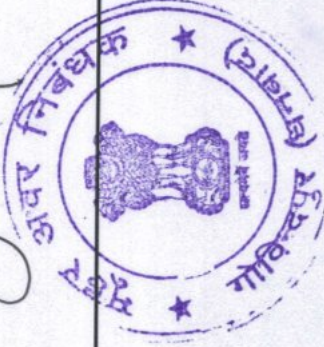
Office of the SRO - Govindpur

This **Sale Deed** was presented before the registering officer on date **22-Nov-2023** 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, P.S- DHANBAD, DIST- DHANBAD ,DHANBAD.

This deed was registered as Document No:- **2023/GOV/8091/BK1/7359** in Book No :- **BK1**, Volume No :- 652 from Page No :- 111 to 162 at, office of **SRO - Govindpur**

Date:- **22-Nov-2023**


Registering Officer



22/11/2023 10:41:00

20 50 का बज पूवाहन/अपराहन में जिला अदालत

कार्यालय गोकुलपुर में लेखाकारी दावेदार या अवर निबंधक

द्वारा प्रमाणिकृत मुकदमा संख्या 20 क 36

लेखाकारियों या दावेदारों में से एक श्री बिकेश अग्रवाल

पिता/पति का नाम बजरंग प्रसाद अग्रवाल

पता हिजाड़ा जिला बलरामपुर

आ.बी.सी. कारागार

लेखाकारी का हस्ताक्षर
22/11/2023

आस्थापक का बज 20



ATTESTED BY
BKASH 07
ADVOCATE BUNABAD

Bikash Agrawal
22/11/2023



