

7876

7161



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 4c409568c52d97494e77

Receipt Date : 10-Nov-2023 12:49:18 pm

Receipt Amount : 30970/-

Amount In Words : Thirty Thousands Nine Hundred And Seventy Rupees Only

Token Number : 202300147223

Office Name : SRO - Govindpur

Document Type : Sale Deed

Payee Name : MANISH SHARMA (Vendee)

GRN Number : 2320126492



:- For Office Use :-

निबन्धन नियम 21 के अधीन और छाटानामपु
कास्ताकारी एक्ट की धारा 4/11/17 के अधीन
जो ग्राह्य है और इण्डियन स्टाम्प एक्ट 1899
की अनुसूची 1 या 1 के अधीन
यथावत स्टाम्प लगाया गया है। अथवा टिकट
बन्धी से विमुक्त है या स्टाम्प - शुल्क अपेक्षित
नहीं है।

दस्तावेज जाँच किया
फॉर्म 4 जाँच किया

ता 10/11/23 निबन्धन पदाधिकारी

Bikash Gansoh
10/11/23

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।

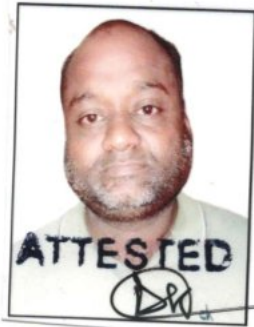
विक्रम-सद्वे नमनदने नलने 774, म/9 309 के.

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

Payment is done of Rs. 8,11,311
By GRN No. 828115489 Dt. 10/11/23

15
10/11

2 BIKASH
A. 83221-11
Sol. 3-11
120 83221-11
10/11/23



Advocate Dhanbad

Bikash Agarwal
10/11/2023



THIS DEED OF ABSOLUTE SALE is made on this the 10th day Nov. 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. 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
10/11/2023

= 2 =

AND IN FAVOUR OF

MR. MANISH SHARMA, (Aadhaar No. XXXX XXXX 8019) Son of Late Ravi Sharma, and grandson of Late Mahabir Prasad Sharma, by Faith Hindu, by Category OBC, by occupation Business, resident of Narayan Court, Shastri Nagar (West), Near Jalaram Mandir, 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 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. 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 @ Ahsan Ali Ansari and Other, 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. 03, 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 a portion of land measuring an area **2.58** Decimals, morefully described in the Schedule hereto for a total Consideration of **Rs.7,74,000/-** (Rupees Seven Lac Seventy Four 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

Dikarh Agarwal
10/11/2023

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a consideration of the sum of **Rs.7,74,000/-** (Rupees Seven Lac Seventy Four Thousand) only, which is the highest consideration thereof.

NOW, THEREFORE, THIS DEED OF SALE WITNESSETH: -

1. That in consideration of the total sum of **Rs.7,74,000/-** (Rupees Seven Lac Seventy Four 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

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Bikash Agarwal
10/11/2023

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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.

दस्तावेज में दर्शित
भू संपत्ति प्रतिबन्धित
भूमि की सूची से
मुक्त है।
लिपिक- कम्प्यूटर ऑपरेटर

Bikash Agarwal
10/11/2023

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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. 11 (New Khata No. 220)

Old Plot No. 725 (New Plot No. 516), out of which measuring an area **2.58** Decimals (Two Point Five Eight 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. 224**), as per plan attached herewith and shown in colour Red, being butted and bounded as under:-

North: Colony Plot No. 225.

South: Colony Plot No. 223.

East: 30 feet wide Road.

West: Boundary Wall

Memo of Consideration

Rs.7,74,000/- (Rupees Seven Lac Seventy Four Thousand) only paid by the purchaser to the vendor by :-

Particulars	Date	Amount	Bank
566024	04.06.22	Rs. 2,50,000/-	Indusind Bank.
420274	07.08.23	Rs. 4,00,000/-	State Bank of India.
R T G S	23.10.23	Rs. 1,24,000/-	State Bank of India.

Bitsara Agarwal
10/11/2023

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WITNESSES:-

BK
1. Bharat K Raltore.
S/O Late J.L. Raltore
Josephatak, Dharmbad

2. Raja Kumbhakar
S/O. S. Kumbhakar
Gouindapur, Dharmbad
10/11/2023

Signature, photo & fingerprint of
the purchaser :-



Advocate Dhanbad

Mail Shant
10/11/2023



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.

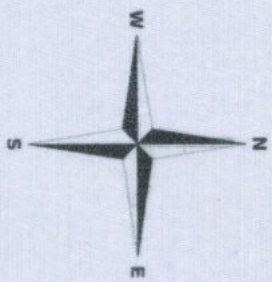
Deepak Kumar
Adv Dh
S-NO 868/11

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

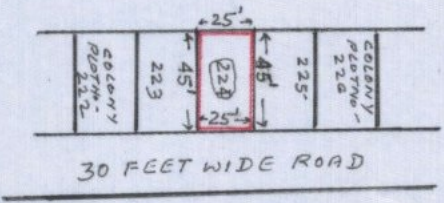
PURCHASER : SRI MANISH SHARMA, S/O LATE RAVI SHARMA, RESIDENT OF –NARAYAN COURT, SASTRI NAGAR, (WEST), NEAR JALARAM MANDIR, BANK MORE, DIST– DHANBAD.

SCHEDULE : PART PLAN SHOWING THE LAND IS SITUATED IN MOUZA AMAGHATA, MOUZA NO – 170, P.- GOVINDPUR, DIST – DHANBAD, NEW KHATA NO-220, OLD KHATA NO- 11, NEW PLOT NO- 516, OLD PLOT NO- 725 OUT OF WHICH (COLONY PLOT NO –224) MEASURING AN AREA 2.58 DECIMALS, LAND IS SOLD WHICH HAS BEEN SHOWN IN THE RED COLOUR ON THE MAP.

BOUNDED BY :
NORTH : COLONY PLOT NO- 225 **SOUTH : COLONY PLOT NO- 223**
EAST : 30 FEET WIDE ROAD **WEST : BOUNDARY WALL**



SCALE : 1"=330'



Bikash Agarwal
10/11/2023

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

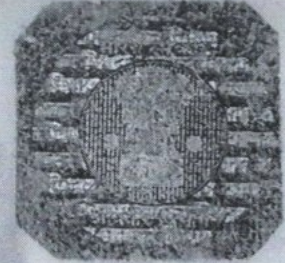
MANISH SHARMA

RAVI SHARMA

18/10/1982

Permanent Account Number

AXLPS2016A



Manish Sharma

Signature



Transaction Success! Please Note Your Transaction Id.

Name	ManishSharma
Token No / Depositor ID	202300147223
Amount	24034
Transaction ID	dfda4e391805677d00c5
GRN	2320126429
CIN	162102990
Time	2023-11-10 12:46:32





Pre Registration Docket

Date :- 09-11-2023 10:22 pm

Office Name :- SRO - Govindpur
Token No:- 202300147223

Appoinment :- 10-Nov-2023 Time:- 16:20

Article	Sale Deed
Pre Registration Date	07-Nov-2023
No. Of Pages	27
Stamp Duty	30960
Paid Stamp Duty	0
Total Fees	₹ 24,034.

Property Id: **1100527**

Valuation No. : 1493297 / 2023	:- 2023-2024	Date : 07-November-2023 19:15:PM	
State : Jharkhand	District : Dhanbad	Tahsil : Govindpur	
Land Type : Urban	Corporation : Amaghata	Village/City : Amaghata	
Amaghata Word No 0 - Other Road			
Khata Number - 220			
Plot Number - 516			
Volume Number - 3			
Page Number - 13			
Property Rates			
Residential Land (Y)			
₹176100/- Decimal			
Valuation Rule : Residential Land			
Property Details			
1	Land area	2.58 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 2.58 x 176100=454338	₹4,54,338/-
A	Total		₹4,54,338/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹4,54,400/-
Total Amount in Words : Four Lakh Fifty Four Thousands Four Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: 30 FEET WIDE ROAD, West: BOUNDARY WALL, South: COLONY PLOT NO- 223, North: COLONY PLOT NO- 225
Area	Land area : 2.58 Decimal
Other Description of the Property	Pin Code - 828109, Flat Number/Commercial Space Number - , Building Name -
Government/Market Value	454338
Transaction Amount	774000

SELLER	-Mr. 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. MANISH SHARMA, ,Father/Husband Name LATE RAVI SHARMA , PAN No.- Date Of Birth- 18-Oct-1982, Permission Case No.- , Aadhaar No. *****8019, Country-INDIA, State Name- Jharkhand, District Name- Dhanbad, City/Village/Town Name- DHANBAD, Locality- DHANBAD, Address - NARAYAN COURT, SHASTRI NAGAR WEST, NEAR JALARAM MANDIR, P.S- BANK MORE, DIST- DHANBAD, Pin Code- 826001

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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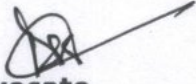
Fee Rule:Sale Deed		
1	Stamp Duty	30,960

1	SP	810
Total		810

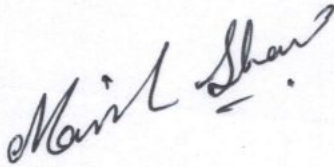
Fee Rule:Sale Deed		
1	A1	23,220
2	LL	3
3	PR	1
Total		23,224

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

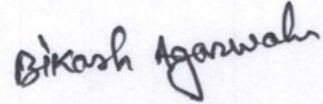
Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I am satisfied with the verification and hence proceeding further for registration after seeing the alert.



Deed Writer / Advocate



Vendee / Claimant



Vendor / Executant





Document Registration Summary 1

Date :-10-Nov-2023

- Government/Market Value: ₹454400/-
- Transaction Amount: ₹774000 /-
- Paid Stamp Duty: ₹30970 /-

Binash Agarwal

On Date 10-11-2023 Presented at SRO -
Govindpur
Signature of Presenter

SRO - Govindpur *10/11/23*

Receipt : 931317

Receipt Date : 10-11-2023

Presenter Name: -

PR ₹1
SP ₹810
LL ₹3
A1 ₹23220
Stamp Duty ₹30970

Total ₹55004

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	30960	30970	-10	GRAS	ManishSharma	• GRN Number : 2320126492 • DEPT Transaction Id : 4c409568c52d97494e77 • Transaction Type :	30970
PR	1	1	0	GRAS	ManishSharma	• GRN Number : 2320126429 • DEPT Transaction Id : dfda4e391805677d00c5 • Transaction Type :	1
SP	810	810	0	GRAS	ManishSharma	• GRN Number : 2320126429 • DEPT Transaction Id : dfda4e391805677d00c5 • Transaction Type :	810
A1	23220	23220	0	GRAS	ManishSharma	• GRN Number : 2320126429 • DEPT Transaction Id : dfda4e391805677d00c5 • Transaction Type :	23220

LL	3	3	0	GRAS	ManishSharma	<ul style="list-style-type: none"> • GRN Number : 2320126429 • DEPT Transaction Id : dfda4e391805677d00c5 • Transaction Type : 	3
Sub Total	54994	55004	-10				

Article : Sale Deed Number of Pages : 54

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 :- 202300147223

Deed Type	Sale Deed
Number of Pages	54
Fee Details	Stamp Duty :- Rs. 30960, PR :- Rs. 1, SP :- Rs. 810, A1 :- Rs. 23220, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.454338/- , Transaction Amount :- Rs.774000/-
Property Details	District :- Dhanbad , Tehsil :- Govindpur , Village Name :- Amaghata Location :- Other Road, Amaghata Word No 0 Property Boundaries :- East: 30 FEET WIDE ROAD, West: BOUNDARY WALL, South: COLONY PLOT NO- 223, North: COLONY PLOT NO- 225 Khata Number - 220Plot Number - 516Volume Number - 3Page Number - 13 Area Of Land :- 2.58 Decimal



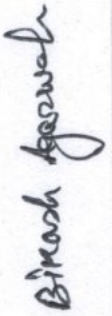



Sh./Smt.ALOKIK HOMES LLP REPRESENTED ITS AUTHORIZED SIGNATORY BIKASH AGARWAL s/o/d/o/w/o LATE BAJRANG PRASAD AGARWAL has presented the document for registration in this office today dated :- 10-Nov-2023 Day :- Friday Time :- 14:30:47 PM





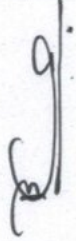
ALOKIK HOMES LLP REPRESENTED ITS AUTHORIZED SIGNATORY BIKASH AGARWAL(Individual)

Party Name	Document Type	Document Number
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	<p>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.-</p>	Yes	<p>Bikash Agarwal Address:- Flat No- 19, Shyamkunj Appartment, Near Lindsay Club, H.E School Road, Bisti Para Hirapur, Dhanbad, , Dhanbad, 826001, , Jharkhand, India</p>		SELLER Age:41			
2	<p>MANISH SHARMA Address1 - NARAYAN COURT, SHASTRI NAGAR WEST, NEAR JALARAM MANDIR, P.S- BANK MORE, DIST- DHANBAD, Address2 - DHANBAD , , Jharkhand PAN No.: , Permission Case No.-</p>	Yes	<p>Manish Sharma Address:- Narayan Court, Near Jalaram Mandir, Shastri Nagar West, Bank More, Dhanbad, , Dhanbad, 826001, , Jharkhand, India</p>		PURCHASER Age:41			

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 SADA JORAPATHAK, RAJASBERA, DHANBAD, Address2 - , , , Jharkhand PAN No.:			

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 SADA JORAPATHAK, RAJASBERA, 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 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:- 10-Nov-2023

Seal and Signature of Registering Officer

Token No.: 202300147223

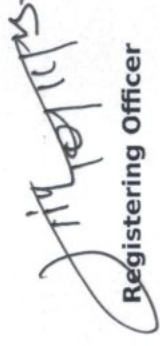
CERTIFICATE

Office of the SRO - Govindpur

This **Sale Deed** was presented before the registering officer on date **10-Nov-2023** by **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/7876/BK1/7161** in Book No :- **BK1**, Volume No :- 634 from Page No :- 377 to 430 at, office of **SRO - Govindpur**

Date:- **10-Nov-2023**


Registering Officer



10/11/2023 10:30 AM

कार्यालय गोविन्दपुर में लेख्याकारी दावेदार या अवर निबधक

द्वारा प्रमाणित मुस्तारनामा सख्या 20 क अधीन

लेख्यकारियों या दावेदारों में से एक श्री बिकाश अग्रवाल

पिता/पति का नाम रवेन्द्र रेग्वा जिला अमृतसर

ग्राम डेरा पुरा न निबधते के लिए पेश किया

जाति सामान कोठवाल



ATTESTED

Advocate Dhanraj

पदाधिकारी को हस्ताक्षर 10/11/2023

अनुमोदक का हस्ताक्षर

Bikash Aggarwal 10/11/2023

