

Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number: 21dad89a18cdeb69b1c6

Receipt Date: 22-Nov-2023 12:35:50 pm

Receipt Amount: 34450/-

Amount In Words: Thirty Four Thousands Four Hundred And

Fifty Rupees Only

Token Number: 202300150947

Office Name: SRO - Govindpur

Document Type : Sale Deed

Payee Name: MANISHA KAPSIME (Vendee)

GRN Number: 2320251724



न सकारी एवट की धारा — भी के किया किया किया के अपूर्ण के अधीन अपूर्ण के अपूर

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। RIVE SHE hungalu Nahe 86, MAB. 374501

तपशील वर्णित जमीन का मूल्य मार्ग दर्शिका पंजी के अनुसार न्यूनतम मूल्य से कम नहीं है Payment is done of Rs. 4/49/ By GRN No. Dt. 43.1/7

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THIS DEED OF ABSOLUTE SALE is made on this the 22 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. 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)



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AND IN FAVOUR OF

MRS. MANISHA KAPSIME, (Aadhaar No. XXXX XXXX 9305) Wife of Awadhesh Prasad and Granddaughter of Late Fuddi Ram, by Faith Hindu, by Category OBC, by occupation Accountant, resident of Near Guruteg Bahadur Memorial Hall, Rani Bazar Panchgarhi Bazar, P.O. and P.S. Katrasgarh, Dist. Dhanbad-828113, [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. 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 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



22/11/2023

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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.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 of 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

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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.
- 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.



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. 146)

Old Plot No. 545 (New Plot No. 658), out of which measuring an area **2.87** Decimals (Two Point Eight Seven 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. 213), as per plan attached herewith and shown in colour Red, being butted and bounded as under:-

North:

Colony Plot No. 214.

South:

Colony Plot No. 212.

East:

Vacant Land.

West:

30 Feet wide road.

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
011945	08.07.19	Rs. 2,00,000/-	Union Bank of India
011946	04.09.19	Rs. 3,00,000/-	Union Bank of India
002156	31.10.23	Rs. 3,61,000/-	Union Bank of India

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22/11/2023

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WITNESSES:-

1. Bharat Kr. Rattore, Slo Late J-L. Rattore, Josephatak, Dhanlad

Signature, photo & fingerprint of the purchaser :-



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2. Aayush Kumar S/O-Awadhesh Presad Rani, Bazar, Katras, Zhanbacl

Manisha Kapsime

ADVOCATE DHANBAD



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.

Mancon Mr Noy Adv D'heenback Edo: 1297/02

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22/11/2023

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

PURCHASER: SMT MANISHA KAPSIME, W/O AWADHESH PRASAD, RESIDENT OF - NEAR GURUTEG BAHADUR MEMORIAL HALL, RANI BAZAR, PANCHGARHI BAZAR, KATRASGARH, AKASHKANALI, DHANBAD

SCHEDULE: PART PLAN SHOWING THE LAND IS SITUATED IN MOUZA AMAGHATA, MOUZA NO - 170, PS- GOVINDPUR, DIST - DHANBAD, NEW KHATA NO-146, OLD KHATA NO- 09, NEW PLOT NO- 658, OLD PLOT NO- 545 OUT OF WHICH (COLONY PLOT NO -213) MEASURING

AN AREA 2.87 DECIMALS, LAND IS SOLD WHICH HAS BEEN SHOWN IN THE RED COLOUR ON THE MAP.

BOUNDED BY:

NORTH: COLONY PLOT NO-214

EAST : VACANT LAND OF ALOKIK HOMES

SOUTH: COLONY PLOT NO-212

WEST: 30 FEET WIDE ROAD

Bircook Aposwala

PLOTNIA 207 200 SCALE: 1"=330'

30 FEET WIDE

210

211

209

ROAL

212

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER ADWPK4932G



TH /NAME

MANISHA KAPSIME

पिता का नाम /FATHER'S NAME PRAMANAND PRASAD

जन्म तिथि /DATE OF BIRTH

09-01-1970

हस्ताक्षर /SIGNATURE

Manisha Kapsime

Adolopa

आयकर आयुक्त, रांची COMMISSIONER OF INCOME-TAX, RANCHI

स्थापी लोखा सत्या कोई छ Permanent Account Number Garde AENFA0759L

TIR: / Hame ALOKIK HOMES LLP

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Pre Registration Docket

Date :- 21-11-2023 11:38 pm

Office Name :- SRO - Govindpur Token No:- 202300150947

Appoinment: - 22-Nov-2023 Time: - 15:5

Article	Sale Deed
Pre Registration Date	20-Nov-2023
No. Of Pages	26
Stamp Duty	34440
Paid Stamp Duty	0
Total Fees	₹ 26,614.

Property Id: 1106077

Valuation No. : 1501103 / 2023 :- 2023-2024			Date: 20-November-2023 08:08:AM		
State : J	narkhand	District	District : Dhanbad		hsil : Govindpur
Land Ty	pe : Urban	Corpor	ation : Amaghata	Vil	lage/City : Amaghata
Amagha	ta Word No 0 - Othe	er Road			
Khata N	umber - 146				
Plot Nur	nber - 658				
Volume	Number - 3				
Page Nu	mber - 66				
Property	/ Rates				
		R	esidential Land	(Y)	
			₹176100/- Decim	al	
Valuatio	n Rule : Residential	Land			
Property	/ Details				
1	and area			2.87	7 Decimal
Calculat	ion Details				
Sr.No.	Description		Cal	culation	Total
1	Open Land Valuation	on	1. 2.87 x 1761	00=505407	₹5,05,407/-
A	Total				₹5,05,407/-
Note : Fi	nal Valuation is Roun	ded to Ne	xt 100/-		
Total Va	luation (A)				₹5,05,500/-
Total An	nount in Words : Fi	ve Lakh I	ive Thousand F	ive Hundred	Rupees Only.

Land measurement Sub Part and House	Property Boundaries
No.	Property Boundaries East: VACANT LAND, West: 30 FEET WIDE ROAD, South: COLONY PLOT NO- 212, North: COLONY PLOT NO- 214
	COLONI FLOT NO-212, NORTH. COLONI FLOT NO-214

Area	Land area : 2.87 Decimal		
Other Description of the Property Pin Code - 828109, Flat Number/Commercial Number - , Building Name -			
Government/Market Value	505407		
Transaction Amount	861000		

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	-Mrs. MANISHA KAPSIME, ,Father/Husband Name WIFE OF AWADHESH PRASAD, PAN No Date Of Birth-09-Jan-1970,Permission Case No, Aadhaar No. ********9305, Country-INDIA, State Name-Jharkhand, District Name-Dhanbad, City/Village/Town Name-DHANBAD, Locality-DHANBAD,Address - NEAR GURUTEG BAHADUR MEMORIAL HALL, RANI BAZAR PANCHGARHI BAZAR, P.O AND P.S- KATRASGARH, DIST- DHANBAD, Pin Code-828113

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

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

780	1 SP	1
780	Total	
	e Rule:Sale Deed	Fee Rule:Sale De
25,830	1 A1	1
3	2 LL	2
1	3 PR	3
25,834	Total	

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

Manisha Kapsime
Vendee / Claimant

Vendor / Executant



Document Registration Summary 1

Date :-22-Nov-2023

Government/Market Value: ₹505500/-

• Transaction Amount: ₹861000 /-

· Paid Stamp Duty: ₹34450 /-

Bircash Agarwal

On Date 22-11-2023 Presented at SRO - Govindpur

Signature of Presenter

Receipt: 934247

Receipt Date: 22-11-2023

Presenter Name: -

PR ₹1 SP ₹780 LL ₹3 A1 ₹25830 **Stamp Duty** ₹34450

Total ₹61064

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	34440	34450	-10	GRAS	ManishaKapsime	• GRN Number : 2320251724 • DEPT Transaction Id : 21dad89a18cdeb69b1c6 • Transaction Type :	34450
PR	1	1	0	GRAS	ManishaKapsime	• GRN Number : 2320251734 • DEPT Transaction Id : 46ed18a6eec873060ffe • Transaction Type :	1
SP	780	780	0	GRAS	ManishaKapsime	• GRN Number : 2320251734 • DEPT Transaction Id : 46ed18a6eec873060ffe • Transaction Type :	780
A1	25830	25830	0	GRAS	ManishaKapsime	• GRN Number : 2320251734 • DEPT Transaction Id : 46ed18a6eec873060ffe • Transaction Type :	25830
ш	3	3	0	GRAS	ManishaKapsime	• GRN Number : 2320251734 • DEPT Transaction Id : 46ed18a6eec873060ffe • Transaction Type :	3

Sub Total 61054 61064 -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:- 202300150947

Deed Type	Sale Deed				
Number of Pages	52				
Fee Details	Stamp Duty :- Rs. 34440, PR :- Rs. 1, SP :- Rs. 780, A1 :- Rs. 25830, LL :- Rs. 3,				
Property No.	1				
Valuation Details	on 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: VACANT LAND, West: 30 FEET WIDE ROAD, South: COLONY PLOT NO- 212, North: COLONY PLOT NO- 214				
	Khata Number - 146Plot Number - 658Volume Number - 3Page Number - 66 Area Of Land :- 2.87 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: - 22-Nov-2023 Day: - Wednesday Time: - 15:02:27 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

	Party Name	Is e-KYC	e-KYC	Power			Finger	
Sr.NO	and Address			Attorney	Party Type	Party_Photo	9	Action and the second

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 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			Birash Agamenh
2	MANISHA KAPSIME Address1 - NEAR GURUTEG BAHADUR MEMORIAL HALL, RANI BAZAR PANCHGARHI BAZAR, P.O AND P.S- KATRASGARH, DIST- DHANBAD, Address2 - DHANBAD , , , Jharkhand PAN No.: , Permission Case No	Yes	Manisha Kapsime Address:-, Near Guruteg Bahadur Memorial Hall, , Rani Bazar Panchgarhi Bazar, Katrasgarh, Akashkanali, Baghmara- cum-katras, Dhanbad, 828113, Katrasgarh, Jharkhand, India		PURCHASER Age:53			

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 Thun	nb Signature
1	BHARAT KUMAR RATHORE Address1 - SACHDEVA COLONY, OPP SHIV SEVA SADA JORAPATHAK,		
	RAJASBERA, DHANBAD, Address2 -		
	, , , Jharkhand	MK	

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: - 22-Nov-2023

Seal and Signature of Registering Officer

Token No.: 202300150947

CERTIFICATE

Office of the SRO - Govindpur

This Sale Deed was presented before the registering officer on date 22-Nov-2023 by ALOKIK HOMES LLP PRASAD AGARWAL resident of FLAT NO- 19, SHYAM KUNJ APARTMENT, H.E SCHOOL ROAD, HIRAPUR, P.S-REPRESENTED ITS AUTHORIZED SIGNATORY BIKASH AGARWAL, S/O, D/O, W/O LATE BAJRANG DHANBAD, DIST- DHANBAD, DHANBAD. This deed was registered as Document No:- 2023/GOV/8087/BK1/7355 in Book No :- BK1, Volume No :- 651 from Page No :- 491 to 542 at, office of SRO - Govindpur

Date: 22-Nov-2023



22/11/2 02 3 कार्यालय गोर्श्वयपुर में लेख्याकारी दावेदार या अवर निबधक_ ज्ञारा प्रभाविकृत मुस्तारनामा<u>सस्या</u> 20 क अधीर नन्यकारियों या दावेदारों में से एक भी रोम से एक भी र कि की 121 3721970 व्य 67 र ने सुन्य प्रति 3 21970 a dimension ATTESTED BY Bikash Agarwell 22/11/2023