

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



काम विश्वम २२ क अधान अप कार्या -: For C	Office Use :-	
म अस्ति है और हरिस्ता बर्टर दिस म अस्ति है और हरिस्ता बर्टर दिस	हस्तावेज जाँच किया	of Agama-
महारा स्टाम लगाक महारा - राम अवता महारा न राम अवता महार न राम अवता महारा न राम भाग	Manisha Kapsime	Biko

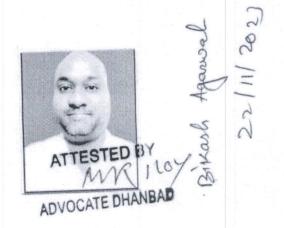
इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

RIVE SHO h myndye Nahre 86, mp 19. 374501

तपशील वर्णित जमीन का मूल्य मार्ग दर्शिका पंजी के अनुसार न्यूनतम मूल्य से कम नहीं है Payment is done of Rs. J. L.M. Dr. 43.11.7

Jan Jan

A 15834=10 Sd. 3=h 1m x5834=10



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)

Page 1 of 6

Monisha Kapsime



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

Monusha Kapsime

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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

Page 3 of 6





22/11/2023

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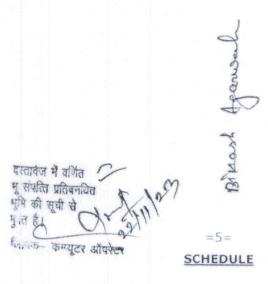
reasons Purchaser is dispossessed or put to any other loss or obstructions, the Vendors shall be liable to make good such loss as the Purchaser may suffer by reasons thereof.

- 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.

Page 4 of 6

Manisha Kapsime



22/11/2027

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

Manisha Kapsime

Page 5 of 6

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WITNESSES:

1. Bharat Kr Rattpre, Slo Late J. L. Raltore,

2. Aayush Kumare S10- Awadhesh Prasad Rani, Bazar, Katras, Dhanbacl

Signature, photo & fingerprint of the purchaser :-



noy

ADVOCATE DHANBAD

Manista Kapsime



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 Proposed Manisha Hapsione EHO: 1297/02

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 AN AREA 2.87 DECIMALS, LAND IS SOLD WHICH HAS BEEN SHOWN IN THE RED COLOUR ON THE MAP. KHATA NO-146, OLD KHATA NO-09, NEW PLOT NO-658, OLD PLOT NO-545 OUT OF WHICH (COLONY PLOT NO -213) MEASURING

BOUNDED BY:

NORTH: COLONY PLOT NO-214

8

: VACANT LAND OF ALOKIK HOMES

SOUTH: COLONY PLOT NO-212

WEST: 30 FEET WIDE ROAD

Naminha Kappinne

SCALE: 1"=330"

212

10

30 FEET WIDE

210

209

30

Through Hammel

श्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADWPK4932G

HIF NAME

MANISHA KAPSIME

पिता का नाम /FATHER'S NAME

PRAMANAND PRASAD

जन्म तिथि /DATE OF BIRTH

09-01-1970

EVELLE /SIGNATURE

Manisha Kapsime

Adrila St.

आयकर आयुक्त, रांधी

COMMISSIONER OF INCOME-TAX, RANCHI

Manisha Kapsime

आटाकर विमाश अपनित सरकार INCOME TAX DEPARTMENT GOVIL OF INDIA स्थापो लखा सरग कार्ड एड कार्ड में Parmanent Account Number Gards

ABNFA0759L

ABNFA0759L

ALOKIK HOMES LLP

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Manusha Kapsimes

THE RESIDENCE OF THE PROPERTY.



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 : |harkhand District : Dhanbad Tahsil: Govindour Land Type: Urban Corporation: Amaghata Village/City: Amaghata Amaghata Word No 0 - Other Road Khata Number - 146 ~ Plot Number - 658 Volume Number - 3 Page Number - 66 **Property Rates** Residential Land (Y) ₹176100/- Decimal Valuation Rule: Residential Land Property Details Land area 2.87 Decimal_ Calculation Details Sr.No. Description Calculation Total Open Land Valuation 1. 2.87 x 176100=505407 ₹5,05,407/-Α Total ₹5,05,407/-Note: Final Valuation is Rounded to Next 100/-Total Valuation (A) ₹5,05,500/-Total Amount in Words: Five Lakh Five Thousand Five Hundred Rupees Only.

Land measurement, Sub Part and House No.	Property Boundaries East: VACANT LAND, West: 30 FEET WIDE ROAD, South: COLONY PLOT NO- 212, North: COLONY PLOT NO- 214
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Area Land area : 2.87 Decimal			
Other Description of the Property	Pin Code - 828109, Flat Number/Commercial Space 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
建设有限。1995年1996年1996年1996	UMANBAU-, Pather/Musbanu Maine-LATE JATANTICAE NATITORE

Identifier Details

Mr. BHARAT KUMAR RATHORE , Address - SACHDEVA
COLONY, OPP SHIV SEVA SADA JORAPATHAK, RAJASBERA,
DHANBAD-, Father/Husband Name-LATE JAYANTILAL RATHORE

Fee Rule:Sale De	eed	
1	Stamp Duty	34,440

1	SP	780
	Total	780
Fee Rule:Sale De	ed .	
1	A1	25,830
2	L	3
3	PR .	1
	Total	25,834

Manusha Kapsime

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

Birash Aganwah Vendor/Executant

Manisha Kapsime



Document Registration Summary 1

Date :-22-Nov-2023

Government/Market Value: ₹505500/-

• Transaction Amount: ₹861000 /-

· Paid Stamp Duty: ₹34450 /-

Bilcash Aganwal

On Date 22-11-2023 Presented at SRO -

Govindpur

Signature of Presenter

Receipt: 934247

Receipt Date: 22-11-2023

Presenter Name: -

PR SP

₹1 ₹780

LL

₹3

A1

₹25830 ₹34450

Total

Stamp Duty

₹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
LL	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

Manisha Kapsine



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.	
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: 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 foday 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

			Power					
	Party Name	Is e-KYC	e-KYC	Of			Finger	
Sr.NO	and Address	Verified?	Details	Attorney	Party Type	Party_Photo	Print	Signature

manisha Kapsime

Sr.NO	Party Name	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, , 1000 Markhand, India		SELLER Age:41			Bircash Agaswand	
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				Vilen The Kapsins

Identification:

Sr.NO

Party Name and Address

Photo

FingerPrint Signature

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	Art	· /	

Signature of Operator

Seal and Signature of Registering Officer

30

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

Manisha Kapsine

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 Registering Officer

अवर मिक्

Date: 22-Nov-2023

Mansha Kapsinne

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AD. ... DHANBAD

Bikash Agarwel 22/11/2023









Manusha Kaprime