

8234

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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 583fe3354c4165bdc913

Receipt Date : 13-Dec-2022 08:15:36 pm

Receipt Amount : 57210/-

Amount In Words : Fifty Seven Thousands Two Hundred And Ten Rupees Only

Token Number : 20220000141560

Office Name : SRO - Govindpur

Document Type : Sale Deed

Payee Name : RAKHI AGARWAL (Vendee)

GRN Number : 2214746785



निबन्धन नियम 21 के अधीन और छाटा-गणित For Office Use :-

कास्तकारी एक्ट की धारा 14 के अन्तर्गत दस्तावेज जाँच किया
 जो प्राह्य है और इच्छित स्टांप एक्ट 1929 फार्म 4 जाँच किया
 की अनुसूची 1 या 1 के 93 के अन्तर्गत
 यथावत स्टांप लगाया गया है। अथवा निबन्धन
 नथी से विमुक्त है या स्टांप - शुल्क प्रदान
 नहीं है।

दिनांक 13/12/22 निबन्धन पदाधिकारी
 13/12/22

Rakesh Agarwal
 13/12/22

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।

पानक सले न वरिष्ठ मूल्यांकन 14/12/22

125
13/12/22
3 to
1 ch
14/12/22

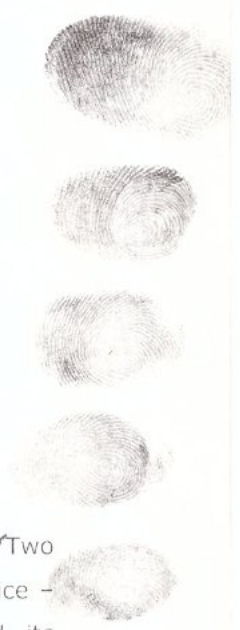
Payment is done of Rs. 436871
807174808 13/12/22

कर्मचारी कर्मचारी कर्मचारी
के अनुसार न्यूनतम मूल्य से कम नहीं है



Advocate Dhanbad

Bikash Agarwal
14/12/22



THIS DEED OF ABSOLUTE SALE is made on this the 14th day December Two Thousand Twenty Two, 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)

14/12/2022

18/12/20

कार्यालय गोविन्दपुर में लेख्याकारी दफ्तर या अवर निबंधक

शरा प्रमाणिकृत मुक्तपत्रनम्बरा _____ संख्या 20 के अधीन

परम्पराकारियों या आवेदकों में से एक श्री बिकारी (जगवाल)

का/पति का नाम कमलेश प्रसाद (जगवाल)

पता पंच. 5. 2900 25 10/18 619914

को. बी 20

14/12/2022



ATTESTED

Advocate Bhanuaj

Bikari Ajamul
14/12/22



Bikash Agarwal
14/12/22

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AND IN FAVOUR OF

SMT. RAKHI AGARWAL (Aadhar No. XXXXXXXX8073) Wife of Sri Sushil Agarwal, by Faith Hindu, Category OBC, by occupation Business, resident of Raj Hospital Road, Jharia, P.S. Jharia, Dist. Dhanbad - 828111 (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 plot with other plots was purchased by the vendor hereto M/s Alokik Homes LLP by virtue of a registered deed of sale No. 3494 dated 11.09.2019, Registered at Govindpur Sub-Registry office and entered in Book No. I, Volume No. 299, page Nos. 161 to 320 for the year 2019, from its rightful owner Md. Hussain alias Ahsan Ali ANsari 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. 5245/2019-2020, and paying ground rent to the State regularly under volume No. 3, Page No. 12; 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 2.86 Decimals, morefully described in the Schedule hereto for a total Consideration of Rs.14,30,000/- (Rupees Fourteen Lac Thirty 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.14,30,000/- (Rupees Fourteen Lac Thirty Thousand) only, which is the highest consideration thereof.

Prakash Aggarwal
14/11/22

= 3 =

NOW, THEREFORE, THIS DEED OF SALE WITNESSETH: -

1. That in consideration of the total sum of Rs.14,30,000/- (Rupees Fourteen Lac Thirty 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 Agrawal
14/12/22

= 4 =

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.

सहायक नगर
मुंबई नगर
नगर विकास
विभाग - कल्याण कार्यालय

Bikash Agarwal
14/12/22

= 5 =

Mouza Amaghata, Mouza No.170,

Old Khata No. 11 (New Khata No. 220)

Old Plot No. 724 (New Plot No. 516), out of which measuring an area 2.86 Decimals (Two Point Eight Six Decimals) of land is hereby sold by this sale deed, (Colony Lot No.241), as per plan attached herewith and shown in colour Red, being butted and bounded as under:-

North: Colony Plot No. 240
South: Colony Plot No. 242.
East : Colony Plot No. 248.
West: 30 feet wide road.

Memo of Consideration

Rs.14,30,000/- (Rupees Fourteen Lac Thirty Thousand) only paid by the purchaser to the vendor by:-

Particulars	Date	Amount	Bank
Ch. No. 000065	30.08.2019	Rs.10,00,000/-	Bandhan Bank
Ch. No. 744532	07.03.2020	Rs.4,85,000/-	Utkarsh Bank
Refunded		Rs.55,000/-	

WITNESSES:-

1. Anil Kumar Verma.
S/o Late Surbeshwar Prasad Verma.
Kasum Vihar, Dhanbad.
14/12/22
2. Anil Malhotra
S/o Y. Malhotra
Himpu Dhaba.

Nikesh Agarwal

14/11/22

= 6 =

Signature, photo & fingerprint of the purchaser :-



Advocate Dhanbad

Ratni Agarwal

14/12/22



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 Dhanbad

E.NO-968/11

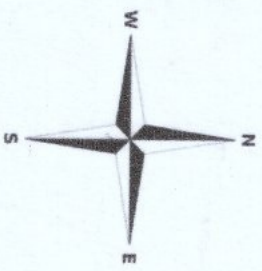
SELLER : ALOKIK HOMES LLP, REGISTERED OFFICE - AT E-5, GREWAL APARTMENT, GREWAL COLONY, BEKARBANDH DHANBAD, REPRESENTED ITS AUTHORIZED SIGNATORY SRI BIKASH AGARWAL, S/O LATE BAJRANG PRASAD AGARWAL, RESIDENT OF FLAT NO- 19, SHYAM KUNJ APARTMENT, H.E. SCHOOL ROAD, HIRAPUR, P.S & DIST - DHANBAD (JHARKHAND).

PURCHASER : SMT RAKHI AGARWAL, W/O SRI SUSHIL AGARWAL, RESIDENT OF - RAJ HOSPITAL ROAD JHARIA, PS - JHARIA, DIST - DHANBAD.

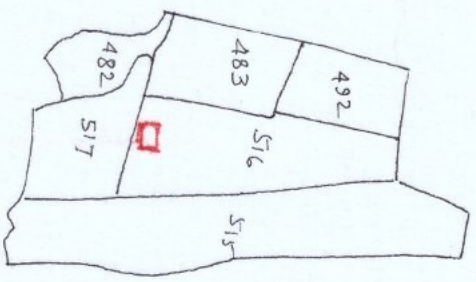
SCHEDULE : PART PLANE SHOWING THE LAND IS SITUATED IN MOUZA AMAGHATA, MOUZA NO - 170, PS- GOVINDPUR, DIST - DHANBAD, NEW KHATA NO-220, OLD KHATA NO 11, NEW PLOT NO- 516, OLD PLOT NO- 724, OUT OF WHICH (COLONY PLOT NO - 241) MEASURING AN AREA 2.86 DECIMALS, LAND IS SOLD WHICH HAS BEEN SHOWN IN THE RED COLOUR ON THE MAP.

BOUNDED BY :

**NORTH : COLONY PLOT NO - 240
 EAST : COLONY PLOT NO - 248
 SOUTH : COLONY PLOT NO - 242
 WEST : 30 FEET WIDE ROAD**



SCALE : 1"=330'



30 FEET WIDE ROAD			
	← 50' →		
colony plot no 251	240	249	colony plot no 252
238	239	250	251
	← 50' →		
	242	247	
	243	246	
colony plot no 244	241	248	colony plot no 245
			30 FEET WIDE ROAD



*Traced by
 Vals Mehta*

*Director, Agromark
 Ranchi*



Pre Registration Docket

Date :- 14-12-2022 10:50 am

Office Name :- SRO - Govindpur
Token No:- 20220000141560

Appoinment :- 14-Dec-2022 Time:- 14:30

Article	Sale Deed
Pre Registration Date	29-Nov-2022
No. Of Pages	26
Stamp Duty	57200
Paid Stamp Duty	0
Total Fees	₹ 43,684.

Property Id: 858183

Valuation No. : 1162328 / 2022	:- 2022-2023	Date : 29-November-2022 20:18:PM	
State : Jharkhand	District : Dhanbad	Tahsil : Govindpur	
Land Type : Urban	Corporation : Amaghata	Village/City : Amaghata	
Amaghata Word No 0 - Other Road			
Volume Number - 3			
Page Number - 12			
Khata Number - 220			
Plot Number - 516			
Property Rates			
Residential Land (Y)			
₹160083/- Decimal			
Valuation Rule : Residential Land			
Property Details			
1	Land area	2.86 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 2.86 x 160083=457837.38	₹4,57,837/-
A	Total		₹4,57,837/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹4,57,900/-
Total Amount in Words : Four Lakh Fifty Seven Thousands Nine Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: COLONY PLOT NO. 258, West: 30 FEET WIDE ROAD, South: COLONY PLOT NO. 232, North: 30 FEET WIDE ROAD
Area	Land area : 2.86 Decimal
Other Description of the Property	Pin Code - 826001
Government/Market Value	457837.38
Transaction Amount	1430000

SELLER	-Mr. MS ALOKIK HOMES LLP REPRESENTED BY ITS AUTHORIZED SIGNATORY BIKASH AGARWAL, Address - FLAT NO. 19, SHYAM KUNJ APARTMENT, H.E.SCHOOL ROAD, HIRAPUR, PS. DHANBAD, DIST. DHANBAD.- ,Father/Husband Name BAJRANG PRASAD AGARWAL , PAN No.- *****759L,Permission Case No.- , Aadhaar No. *****6083
PURCHASER	-Mrs. RAKHI AGARWAL, Address - RAJ HOSPITAL ROAD, JHARIA, PS. JHARIA, DIST. DHANBAD.- ,Father/Husband Name WIFE OF SUSHIL AGARWAL , PAN No.- *****200F,Permission Case No.- , Aadhaar No. *****8073

Witness Information	Mr. ANIL KUMAR VERMA , Address - PIPRABERA, KUSUM VIHAR COLONY, KOLAKUSMA, DHANBAD.-, Father/Husband Name-SARVESHWAR PRASAD VERMA
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Identifier Details	Mr. ANIL KUMAR VERMA , Address - PIPRABERA, KUSUM VIHAR COLONY, KOLAKUSMA, DHANBAD.-, Father/Husband Name-SARVESHWAR PRASAD VERMA
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Fee Rule:Sale Deed		
1	Stamp Duty	57,200

1	SP	780
Total		780

Fee Rule:Sale Deed		
1	A1	42,900
2	LL	3
3	PR	1
Total		42,904

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

Ravni Agarwal

Vendee / Claimant

Bikash Agarwal

Vendor / Executant

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी



Document Registration Summary 1

Date :-14-Dec-2022

- Government/Market Value: ₹457900/-
- Transaction Amount: ₹1430000 /-
- Paid Stamp Duty: ₹57210 /-

Bhikash Agarwal

On Date 14-12-2022 Presented at SRO - Govindpur
Signature of Presenter

SRO - Govindpur

[Signature]
14/12/22

Receipt : 751837

Receipt Date : 14-12-2022

Presenter Name: -

PR	₹1
SP	₹780
LL	₹3
A1	₹42900
Stamp Duty	₹57210

Total ₹100894

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	57200	57210	-10	GRAS	RakhiAgarwal	GRN Number : 2214746785 DEPT Transaction Id : 583fe3354c4165bdc913 Transaction Type :	57210
PR	1	1	0	GRAS	RakhiAgarwal	GRN Number : 2214746808 DEPT Transaction Id : 7e7c02d09f3120d3c603 Transaction Type :	1

SP	780	780	0	GRAS	RakhiAgarwal	GRN Number : 2214746808 DEPT Transaction Id : 7e7c02d09f3120d3c603 Transaction Type :	780
A1	42900	42900	0	GRAS	RakhiAgarwal	GRN Number : 2214746808 DEPT Transaction Id : 7e7c02d09f3120d3c603 Transaction Type :	42900
LL	3	3	0	GRAS	RakhiAgarwal	GRN Number : 2214746808 DEPT Transaction Id : 7e7c02d09f3120d3c603 Transaction Type :	3
Sub Total	100884	100894	-10				

Article : Sale Deed Number of Pages : 52

Jam
Signature of Operator
14/12/2022

[Handwritten Signature]
Signature of Head Clerk

[Handwritten Signature]
Signature of Registering Officer





OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Govindpur

District Name :- Dhanbad

State Name :- Jharkhand

Deed Endorsement

Token No :- 20220000141560

Deed Type	Sale Deed
Number of Pages	52
Fee Details	Stamp Duty :- Rs. 57200, PR :- Rs. 1, SP :- Rs. 780, A1 :- Rs. 42900, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.457837/- ,Transaction Amount :- Rs.1430000/-
Property Details	District :- Dhanbad , Tehsil :- Govindpur , Village Name :- Amaghata Location :- Other Road, Amaghata Word No 0 Property Boundaries :- East: COLONY PLOT NO. 248, West: 30 FEET WIDE ROAD, South: COLONY PLOT NO. 242, North: COLONY PLOT NO. 240 Volume Number - 3Page Number - 12Khata Number - 220Plot Number - 516 Area Of Land :- 2.86 Decimal





Sh./Smt. MS ALOKIK HOMES LLP REPRESENTED BY ITS AUTHORIZED SIGNATORY BIKASH AGARWAL s/o/d/o/w/o BAJRANG PRASAD AGARWAL has presented the document for registration in this office today dated :- 14-Dec-2022 Day :- Wednesday Time :- 16:41:04 PM





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

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

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 BY ITS AUTHORIZED SIGNATORY BIKASH AGARWAL Address1 - FLAT NO. 19, SHYAM KUNJ APARTMENT, H.E.SCHOOL ROAD, HIRAPUR, PS. DHANBAD, DIST. DHANBAD, Address2 - , , , 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:40			<i>Bikash Agarwal</i>
2	RAKHI AGARWAL Address1 - RAJ HOSPITAL ROAD, JHARIA, PS. JHARIA, DIST. DHANBAD, Address2 - , , , Jharkhand PAN No.: AHMPA9200F,Permission Case No.-	Yes	Rakhi Agarwal Address:- , Near Raj Hospital, , Bharat Sargical Industry, Amtal, , Dhanbad, 828111, , Jharkhand, India		PURCHASER Age:50			<i>Rakhi Agarwal</i>

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	ANIL KUMAR VERMA S/o-D/o SARVESHWAR PRASAD VERMA Address1 - PIPRABERA, KUSUM VIHAR COLONY, KOLAKUSMA, DHANBAD., Address2 - , , , Jharkhand PAN No.:			<i>Anil Kumar Verma</i>

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
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Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	ANIL KUMAR VERMA Address1 - PIPRABERA, KUSUM VIHAR COLONY, KOLAKUSMA, DHANBAD., Address2 - , , , Jharkhand			

Signature of Operator

14/12/2022

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**MS ALOKIK HOMES LLP REPRESENTED BY ITS AUTHORIZED SIGNATORY BIKASH AGARWAL**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**ANIL KUMAR VERMA**) Son/Daughter/Wife of (**SARVESHWAR PRASAD VERMA**) resident of (**PIPRABERA, KUSUM VIHAR COLONY, KOLAKUSMA, DHANBAD.**) and by occupation (**Business**).

Signature of Registering Officer

Date:- 14-Dec-2022

Seal and Signature of Registering Officer

Token No.: 20220000141560

CERTIFICATE

Office of the SRO - Govindpur

This Sale Deed was presented before the registering officer on date 14-Dec-2022 by **MS ALOKIK HOMES LLP REPRESENTED BY ITS AUTHORIZED SIGNATORY BIKASH AGARWAL, S/O, D/O, W/O BAJRANG PRASAD AGARWAL** resident of FLAT NO. 19, SHYAM KUNJ APARTMENT, H.E.SCHOOL ROAD, HIRAPUR, PS. DHANBAD, DIST. DHANBAD .

This deed was registered as Document No:- 2022/GOV/8234/BK1/7505 in Book No :- **BK1**, Volume No :- 644 from Page No :- 547 to 598 at, office of **SRO - Govindpur**

Date:- 14-Dec-2022

