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S.N. Sharma
18.9.92

सवित्र

आबुलबारी साहकारी गृह निर्माण
समाज लि०, आदित्यपुर
(सिंहभूम)

Exempted from stamp
duty under Section
9A of Indian Stamp
Act 1899.

SALE DEED

विषय २१ वीं अधीन प्राह्य पारसीय कानून
अधिनियम १९३२ के अंतर्गत १ वा १ वीं
अनुच्छेद २३ के अंतर्गत
आदित्यपुर के आबुलबारी गृह निर्माण
समाज लि०, आदित्यपुर, जामशेदपुर
द्वारा ४६०/१९२ नंबर का
आबुलबारी गृह निर्माण समाज लि० के
संस्थापक द्वारा अर्पणित नहीं।

30/9/92

Exempted from
stamp duty under
Section 9A of
Stamp Act.

Exempted from

8 fu . 2.50
1 fu . 0.94
3 = 74

THIS SALE DEED is made on this the 18th day of
September, 1992 at Chaibasa by ABDUL BARI SAHAKARI
GRIH NIRMAN SAMITY LIMITED, ADITYAPUR, JAMSHEDPUR
a registered Co-operative Housing Society with its
Registration No. 26/Singhbhum, dated 25th January
1988, under the Bihar and Orissa Co-operative
Societies Act, represented by its Secretary Shri
S.N. Sharma son of Late Ram Janam Sharma, by faith
Hindu, by Nationality Indian, by occupation Service
resident of Adityapur, P.O. & P.S. Adityapur, Distt
West Singhbhum, hereinafter called the VENDOR (which
expression shall, unless excluded by or repugnant
to the context, mean and include its successors-in-
office, legal representatives, executors, adminis-
trators, nominees and assigns) of the One Part:

IN FAVOUR OF

Shri Arun Kumar Singh, son of Sri Kashi Singh
by faith Hindu, by Nationality Indian, by occupation
service, resident of C/9 R I T Campus, within P.S.
R. I. T. town Jamshedpur, District East Singhbhum
hereinafter called the PURCHASER (which expression
shall, unless excluded by or repugnant to the conte
mean and include his heirs, successors, executors,
administrators, legal representatives, nominees,

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समिति लि०, आदिपुर
(सिंहपुर)

: 2 :

and assigns) a Member constituent of the Vendor Society of the Other Part:

Whereas the Vendor/Society is a registered Society formed with the main objective to provide suitable housing accommodation to its members; And

Whereas in furtherance of the said objective the Society has acquired by way of purchase land measuring Four Bighas and Twelve Kathas in Plot No. 290 and 291 recorded under Khata No. 80, situate in Mouza Asangi, Ward No. 4, Adityapur Notified Area Committee, fully described in the First Schedule below, by virtue of two registered Sale Deeds bearing Deed No. 1289 dated 11th July 1989, and Deed No. 2320 dated 19th July 1989, both deeds registered at District Sub-Registry Office at Chaibasa, on payment of valuable consideration amount, from the recorded tenants namely Sri Jyotindra Choudhary and Sri Ram Das Choudhary both sons of Late Ashulal Choudhary, of Uliyan, Kadma, Jamshedpur; And

Whereas after purchase of the said land the vendor Society has improved the said land by earth cutting, filling and levelling by huge expenses and labour; And

Whereas after providing for roads, alleys, drains etc., necessary for a good colony, the Society has curved out and demarcated as many as twenty ~~six~~ sub-plots in the said purchased land; And

Whereas according to the rules and regulations of the Society the Vendor Society has offered to the purchaser the sub-plot no. 11 measuring an area of 3000 Square feet within portion of Survey Plot No. 291 under Khata No. 80

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समि.सि.सि., आदित्यपुर
(सिंहभूम)

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in Mouza Asangi, Ward No. 4, Adityapur Notified Area Committee, P.S. Adityapur, District West Singhbhum, morefully described in the Second Schedule of this deed and demarcated in Red colour in the Sketch Map annexed hereto as part of this deed, at a price of Rs. 14,720/- (Rupees fourteen thousand seven hundred twenty) and the Purchaser has agreed to purchase the same; NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

1. That in consideration of a sum of Rs. 14,720/- Rupees Fourteen thousand seven hundree and twenty) only being the total sale price of the said land demarcated as Society's Sub-plot No. 11 shown in Red colour in the Sketch Map annexed hereto and fully described in the Second Schedule hereinbelow, already paid by the purchaser to the Vendor the receipt whereof the Vendor Society does hereby admit and acknowledge, the Vendor Society has settled, transferred, conveyed and assigned, by way of sale all that piece and parcel of the land in favour of purchaser to have and to hold the same as the absolute owner thereof;

2. That the Society has delivered possession of the said sub-plot.

3. That the Society hereby assures the Purchaser/ Member and Covenants:-

- i) that the said land is free from encumbrances, lien or charges of any kind whatsoever;
- ii) that the Purchaser shall have quiet and peaceful

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possession and enjoyment of the said land;

iii) that the purchaser shall be entitled to construct his own house as per approved plan/drawing of the Society;

iv) that the Purchaser shall be entitled to mutate his name in the records of the State of Bihar in respect of the said sub-plot No. 11 and shall pay rent of the said land to the landlord, the State of Bihar and shall obtain rent receipts in his own name from the State of Bihar through Circle Officer Gamharia;

v) that the purchaser shall be entitled to sell the said sub-plot and/or the constructions thereof to any person or persons with the previous written consent of the Society; Provided always that the same shall first be offered to the Members of the Society and when and only when the members of the society will be unwilling to purchase the same, it will be sold to an outsider who will abide by the terms and conditions of the Society.

4. That the purchaser hereby agrees as follows:-

i) To use the said land hereby demised, for residential purpose only;

ii) To construct the house according to the plan/drawing approved by the Society on the said sub-let;

iii) Not to encroach upon any other sub-plot or road or alley

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- alley or any other common place provided by the Society in the purchased land of the Society or any portion thereof;
- iv) Not to obstruct or damage roads, alleys, drains, etc provided by the Society;
- v) Not to refuse or default in payment of the share in the development cost or maintenance cost of roads, drains, alleys etc., and/or for the cleanliness of the same;
- vi) Not to transfer or part with the said sub-plot or any portion thereof to any person or persons without the previous written consent of the Society.

The First Schedule Referred to Above:

In the District Singhbhum West, District Registry Office at Chaibasa, Sub-Registry Office at Saraikela, Pargana Saraikela, P.S. Adityapur, in Mouza Asangi, Ward No. 4, Adityapur Notified Area Committee, Khata No. 80, being Plot Nos. 290 and 291, land measuring 4 (Four) Bighas and 12 (Twelve) Kathas equivalent to 1,03,040 Square Feet and bounded as follows:-

North : Bandh

South : Plot Nos. 266, 289 and 1607

East : Vacant land

West : Ganesh Mahato and others, plot no. 265.

The Second Schedule Referred to Above.

A portion of the land described in First Schedule measuring

On North : 50'ft.

South : 50'ft.

On East : 60'ft.

West : 60'ft.

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(सिंहभूम)

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बाबुलवारी सहकारी ग्रह निगम
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(सिद्धपुर)

equivalent to an area of 3000 Square feet bearing Society's Sub-plot No. 11 within survey Plot No. 291 under Khata No. 80, in Mouza Asangi, Ward No. 4, Adityapur Notified Area Committee, P.S. Adityapur, demarcated in Red colour in the Sketch Map annexed hereto as part of this Deed, and bounded as follows:-

North : Sub-Plot No 26
South : Road
East : Sub-Plot No 12
West : Society's Land

Annual rent of Rs 0.25P. Payable to State of Bihar through Circle Officer at Gambaria.

In Witnesses Whereof the Vendor Society has executed this Sale Deed through its Secretary Sri S.N. Sharma, and the Member/Purchaser has signed in token of his acceptance in presence of Witnesses at Chaibasa on the date, month and year first above mentioned at our set.

Signed and delivered by the Vendor
(Society) through its Secretary
S.N. Sharma

S.N. Sharma
18/9/92

बाबुलवारी सहकारी ग्रह निगम
समितिके लि०, आदित्यपुर
(सिद्धपुर)

Signed and delivered by the
Purchaser(Member)

Arun Kumar Singh

Witnesses:-

1. S. S. Singh
18/9
2. B. V. Subramanya

Typed by
B. V. Subramanya
Dist. Court.

Certified that duplicate and triplicate carbon copies are true and exact reproduction of the Original Sale Deed and drafted, read over and explained the contents of this sale deed to the parties who admitted them same to be true and correct.

B. N. Aglawat
Advocate. 18.9.92



₹ 20.00

11/2/92



Handwritten signatures and text in Hindi, including a signature that appears to be 'Ramesh' and other illegible text.