

(M)  
✓ (DA)

Date :

The Chairman/Hony. Secretary,  
Abdul Bari Sahakari Grih Nirman Samity Ltd.,  
Adityapur, Jamshedpur -13,  
District- Seraikela Kharswan.

Dear Sir,

**Sub. : No Objection**

I, Janardan Sharma submit that I am a constituent member of your Society, vide my subsisting Membership Serial No. 3. The Society's Sub-Plot No. 3000, Area 50 ft. X 60 ft. stands allotted in my name, being portion of plot No. 290 & 291, Khata No. 80, Mouza Asangi, Ward No .4, Adityapur N.A.C.

I, submit that the above sub-plot has been purchased by me from your Society, for valuable consideration amount, vide Sale Deed No. 2631, registered at Seraikela on 18/9/92 and you will appreciate to know that the above land stands mutated in my name, in the records of C.O. Gamharia, vide Mutation Case No. 95-93-99, order dated 15.6.93 and presently I am the lawful owner of the above Sub-Plot.

I wish to develop the above land, by constructing building on it through Builder namely M/S S. D.SINGH CONST. CO. PVT. LTD. as per norms and rules of the Society.

I, therefore, request your good office to give and grant "NO- OBJECTION" for the same to me.

Hope your kind favour and oblige.

Thanking you,

Yours fathfully,

(J. Sharma)  
late Suresh Sharma  
✓ S/O., W/O., D/O.

Place:

Date:

Address: C-31, Srijane  
Opp. Rajendar nagar  
Udhokh, mango, 831012  
Tel. No.:  
9934302318

2862

2839

S. N. Sharma  
18/9/92

सचिव

मानदुलभारी सहकारी गृह निर्माण  
समिति लि०, आदित्यपुर  
(सिंहभूम)

Exempted from stamp duty under section  
9 of Indian Stamp Act 1991

SALE DEED :

THIS DEED OF SALE made on this the 18<sup>th</sup> day of  
Sept., 1992 at Chaibasa, by ABDUL BARI SAHAKARI  
GRIH NIRMAN SAMITY LIMITED, Adityapur, Jamshedpur,  
a registered Co-Operative Housing Society with its  
Regn. No: 26/Singhbhum dated 25 January, 1988 under  
the Bihar and Orissa Co-Operative Societies Act,  
represented by its SECRETARY SHRI S.N. SHARMA S/O  
Late Ram Janam Sharma, by faith Hindu, by Nationality  
Indian, by occupation Service, resident of Adityapur,  
P.S. Adityapur, District Singhbhum(West), hereinafter  
called the "VENDOR" (which expression shall, unless  
excluded by or repugnant to the context, mean and  
include its successors-in-office, legal representa-  
tives, executors, administrators, nominees and  
assigns) of the ONE PART :

IN FAVOUR OF :

MR. JANARDAN SHARMA S/O Shri Suresh Sharma, by faith  
Hindu, by Nationality Indian, by occupation Service,  
resident of 4/2/4, Road No:1(Main Road), Adityapur-I  
P.S. Adityapur, Dist. Singhbhum(West), a constituent  
Member of the Vendor Society, hereinafter called the  
"PURCHASER" (which expression shall, unless excluded  
by or repugnant to the context, mean and include his  
heirs, successors, executors, administrators, legal  
representatives, nominees and assigns) of the  
OTHER PART ::

विशेष दायी...  
18/9/92

Exempted w/d  
Stamp duty  
of Rs

for Paid  
Stamp fee 2.50  
House fee 10.24  
3.74  
18/9/92



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 18/9/72

S.N. Sharma  
 सचिव  
 आन्दोलनकारी सहकारी गृह निर्माण  
 समिति लि०, आदित्यपुर  
 (सिंहसूम)

नमो ...

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 S.N. Sharma  
 18/9/72

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 18/9/72

S. N. Sharma  
सचिव 15/12/52  
आहुलचन्दरी सरकारी गृह निर्माण  
समिति (वि. आदित्यपुर  
(सिद्धपुर)

WHEREAS the Vendor Society is a registered society formed with the main objective to provide suitable housing accommodation to its members ; a n d

WHEREAS in furtherance of the said objective the Society has acquired by way of purchase land measuring four Bighas and twelve Kathas in Plot Nos: 290 and 291 recorded under Khata No: 80, situate in mouza Asangi, Ward No: 4 Adityapur Notified Area Committee, P.S. Adityapur, District Singhbhum (West), fully described in the FIRST SCHEDULE hereinbelow, by virtue of two registered deeds of Sale bearing Deed No: 1289 dated 11th April, 1989 and deed No: 2320 dated 19th July, 1989, both deeds registered at District Sub-Registry at Chaibasa, on payment of valuable consideration amount from the recorded tenants Shri Jyotindra Choudhary and Shri Ram Das Choudhary both sons of Late Ashulal Choudhary of Uliyan, Kadma, Jamshedpur; a n d

WHEREAS after purchase of the said land the vendor society has improved the said purchased land by earth cutting, filling and levelling by huge expenses and labour; a n d

WHEREAS after providing for roads, alleys and drains etc., necessary for a good colony, the Society has curved out and demarcated as many as twentysix sub-plots in the said purchased land; a n d

WHEREAS according to the rules and regulations of the Society, the Vendor Society has offered to the Purchaser the Sub-Plot No: 20 measuring an area of 3,000 square feet, within

S. N. Sharma  
18/7/92  
समस्त अधिकारों का हस्तान्तरण  
किताब नं. ३१५३८  
(बिहार)

: 3 :

portion of Survey Plot No : 291, under Khata No: 80,  
in Mouza Asangi, Ward No: 4, Adityapur Notified Area Committee,  
P.S. Adityapur, District Singhbhum (West), more fully  
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 and Twenty only )  
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 Hundred and Twenty only)  
being the total sale price of the said land demarcated as  
Society's Sub-Plot No: 20 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  
Society, the receipt whereof the Vendor Society does hereby  
admit and acknowledge, the Vendor Society has settled, transfer-  
red, conveyed and assigned by way of sale all that piece and  
parcel of the said land to have and to hold the same as the  
owner thereof, to the Purchaser.

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

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

1) that the said land is free from encumbrances, lien  
or charges of any kind whatsoever;

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S. N. Sharma  
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: 4 :

- ii) that the purchaser shall have quiet and peaceful possession and enjoyment of the said land;
- iii) that the purchaser shall be entitled to construct his own house as per the approved Plan/Drawing of the Society;
- iv) that the purchaser shall be entitled to mutate his own name in the records of the State of Bihar in respect of the said sub-plot No: \_\_\_\_\_ and shall pay rent of the said land to the Landlord, the State of Bihar and shall obtain rent receipts accordingly in his own name from the State of Bihar through Circle Officer at Gamharria;
- v) that the Purchaser shall be entitled to sell the said sub-plot and/or the constructions thereon 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.

S.N. Sharma  
18/9/92  
सचिव  
आयुक्तकारी सहकारी युद्ध निर्माण  
समित्त लि०, आदित्यपुर  
(सिद्धपुर)

: 5 :

4. That the Purchaser hereby agrees as follows :-
- 1) to use the said land hereby demised for his residential purposes only;
  - ii) to construct the houses on the said plot according to the Plan/Drawing approved by the Society;
  - iii) not to encroach upon any other sub-plot, road, 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 due 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 portion thereof to any person or persons without the previous written consent of the Society.

THE FIRST SCHEDULE REFERRED TO ABOVE :

In District Singhbhum (West) , District Registry Chaibasa, Sub-Registry at Seraikella, Pergana Seraikella, P.S. Adityapur, in Mouza Asangi, Ward No: 4, Adityapur Notified Area Committee, Khata No: 80, Plot No: 290 and 291, land measuring 4(Four) Bighas and 12 (Twelve) Kathas, equivalent to 1,03,040 square feet, bounded as follows :-



S. N. Sharma

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18/9/92

जामशेदपुरी सहकारी ग्रह निर्माण  
समिति लि०, आदित्यपुर  
(सिंहसूरा)

: 7 :

IN WITNESS WHEREOF the Vendor Society has executed this Sale deed through its SECRETARY Shri 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 out set.

SIGNED AND DELIVERED BY  
THE VENDOR (SOCIETY)  
THROUGH ITS SECRETARY  
SHRI S. N. SHARMA. :

S. N. Sharma  
सचिव 18/9/92  
जामशेदपुरी सहकारी ग्रह निर्माण  
समिति लि०, आदित्यपुर  
(सिंहसूरा)

SIGNED AND DELIVERED BY  
THE PURCHASER (MEMBER) :

J. Sharma  
17-9-1992

WITNESSES ::

i) V.S. Ghosh  
18/9

ii) B.V. Subramanyam

Certified that Duplicate and Triplicate carbon copies are true reproduction of the Original deed. DRAFTED, read over and explained the contents of this Sale Deed to the parties who admitted the same to be true and correct.

B. V. Subramanyam  
ADVOCATE. 18.9.92

Typed by : B. V. Subramanyam

B. V. SUBRAMANYAM,  
Jamshedpur Court.

