

DA

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Date :

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

Dear Sir,

Sub. : No Objection

I, *Savitri Devi* submit that I am a constituent member of your Society, vide my subsisting Membership Serial No. . The Society's Sub-Plot No. 'H', Area "ft. X 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, vied Sale Deed No. , registered at Seraikela on and you will appreciate to know that the above land stands mutated in my name, in the records of C.O. Gamharia, vied Mutation Case No. , order dated , 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,

(*Savitri Devi*)

Place:

S/O., W/O., D/O.

Date:

Address :

*M/16 (old) Housing colony,
Adityapur*

Tel. No. :

Handwritten notes in Hindi at the top left of the page.

S.N. SHARMA

Handwritten notes in Hindi at the top center.

20/12/97

Handwritten initials at the top right.

Handwritten signature and date '20/12/97'.

*** SALE DEED ***

THIS DEED OF SALE is made on this the 20th day of Dec 1997, at Seraikela : B Y : 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, District West Singhbhum, hereinafter called the " V E N D O R " (which expression shall, unless excluded by or repugnant to the context, mean and include its successors-in-office, legal representatives, executors, administrators, nominees and assigns) of the One Part ;

Vertical handwritten notes on the left margin, including 'S.N. Sharma' and other illegible text.

IN FAVOUR OF :

MR/MRS / MISS Savitri Devi
Son/ wife / Daughter of Mr. Raghubans Sharma
by faith Hindia, by Nationality Indian, by occupation House - wife, resident of Gr. No: M-16 (old), Housing Colony Adityapur P.S. Adityapur, District West Singhbhum, hereinafter called the " P U R C H A S E R " (which expression shall, unless excluded by or repugnant to the context, mean and include his/her heirs, successors, executors, administrators, legal representatives, nominees and assigns) a Member Constituent of the of the vendors 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;
A n d

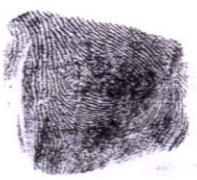
तारीख १२/११/१९५७
 पिता का नाम श्री. श्री. ए. व. शर्मा
 स्थान ३७/११
 पता ...

S. N. Sharma
 26112



Handwritten signature

सर्वश्री अखिल-कापी सहकारी गृह मालिक समिति लिमिटेड आर. ३०२५
 को अवैतनिक सचिव श्री. ए. व. शर्मा पिता
 यमजगन्निहं ने - इस लेख का मूद्रण करीबत में
 सिव्ही सहचान श्री. श्री. ए. व. शर्मा पिता श्री. श्री. ए. व. शर्मा
 पता - आर. ३०२५ आर. ३०२५ - ने की है।



$\frac{830}{249876}$ S. N. Sharma
 26112/57

$\frac{830}{249876}$

VS gopf
 26/11/57

Handwritten signature
 26/11/57

S.N. Sharma

महाराष्ट्र राज्य न्यायिक
संस्थान, मुंबई (महाराष्ट्र)

26/12/97

:: 2 ::

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 Nos: 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 Nos: 1289 dated 11th July, 1989, and Deed Nos: 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 Shri Jyotindra Choudhary and Shri Ram Das Choudhary, both sons of Late Ashulal Choudhary of Uliyan, Kadma, Jamshepur;

A n d

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; A n d

WHEREAS after providing for roads, alleys, drains etc., necessary for a good colony, the society has curved out and demarcated as many as 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: 'H' measuring an area of 2788 Sq. Ft., within Portion of Survey Plot No: 291, under Khata Nos: 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. 22000/- (Rupees Twenty two thousand only) and the purchaser has agreed to purchase the same; A n d

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :-

1. THAT in consideration of a sum of Rs. 22000/- (Rupees Twenty two thousand only) only being the total sale price of the said demarcated as Society's Sub-Plot No: 'H' show in Red Colour in the sketch map annexed hereto and fully described in the Second Schedule herein below, 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

S.N. SK Sharma
अभिषेक
आपुनसुभासि गडकारी गड निवासे
अभिषेक (कि०, आदिलगुड
(बिहार प्रुम)
26/12/1977

in favour of purchaser to have and to hold the same as the absolute owner thereof; A n d

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 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 Nos: 'H' 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 out sider 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 houses according to the plan/drawing approved by the Society on the said Sub-Plot ;
- iii) Not to encroach upon any other sub-plot or road or alley or any other common place provided by the Society in the purchased land or 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 ;

S.N. Sharma

पति

सहकारी समिति के निवासे
अधिसूचना सं. १५७/१९५७
(विशेष)

२६/१२/५७

॥ ४ ॥

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 District Singhbhum West, District Registry Office at Chaibasa, Sub-Registry Office at Seraikela, Pergana Seraikela, P.S. Adityapur, in Mouza Asangi, ward No: 4, Adityapur Notified Area Committee, Khata No: 80, being Plot Nos: 290 and 291, land measuring 04 (Four) Bighas and 12 (Twelve) Kathas equivalent to 1,03,040 Square Feet and bounded as follows :-

North :: B a n d h a ;

South :: Plot Nos: 266, 289 and 1607 ;

East :: Vacant Land ;

West :: Ganesh Mahato and others, Plot Nos: 265.

THE SECOND SCHEDULE REFERRED TO ABOVE :

A Portion of the land Described in First Schedule measuring on North : 32' 8"
On South : 50' 8", On East : 74' 8", On West : 62' 8", equivalent to an area of 2788 Square Feet bearing Society's Sub-Plot No: 'H', 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 :: Vacant Land,

South :: Sub-Plot no: 'G'

East :: Vacant Land,

West :: Road,

Annual rent of Rs. 0.50 paise only payable to State of Bihar through Circle Officer at Gamheria.

In Witnesses 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 Seraikela on the date, month and year above mentioned at out set.

S.N. Sharma
मन्विव
भादवजुभादी सद्कारी पूर निमोळ
अमिळि सि०. आदित्यपुर
(बिडरम)
26/12/97

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Signed And Delivered by
The Vendor (Society) through Its
Secretary Shri S.N. Sharma.

S.N. Sharma
मन्विव
भादवजुभादी सद्कारी पूर निमोळ
अमिळि सि०. आदित्यपुर
(बिडरम)

सावित्री देवी
Signed And Delivered by the
Purchaser (Member).

Witnesses :-

1. N.N. Raut
26/12/97
2. VS Jeyaraj
26/12/97

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

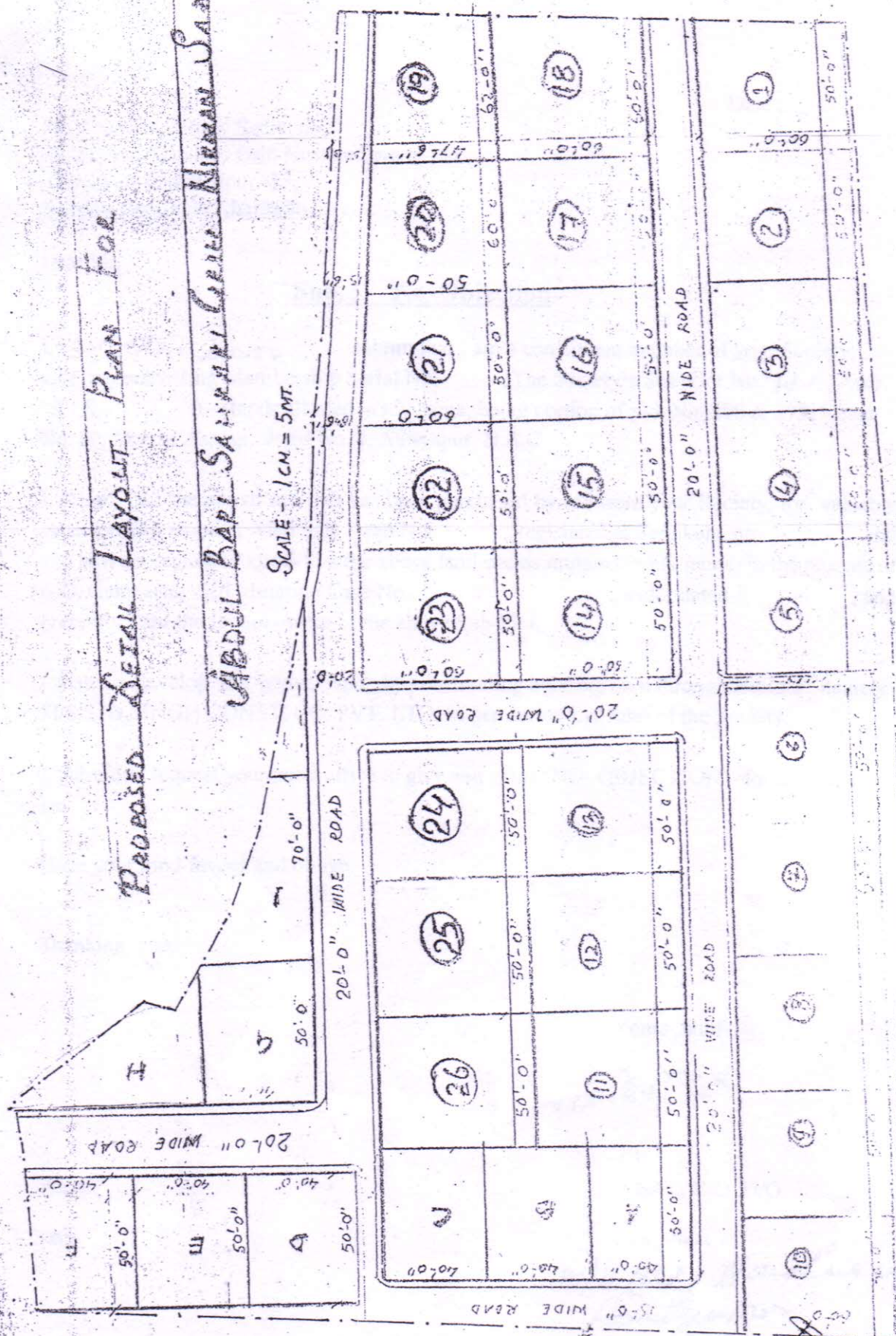
B. N. Aggarwal
ADVOCATE: 26.12.97

Typed by :
H

PROPOSED DETAIL LAYOUT PLAN FOR

ABDUL BARI SAHIB KHAN NIKHAN SAMITTEE LTD

SCALE - 1 CM = 5 MT.



S. N. S. KHAN
 5/1/57
 (Signature)

(Signature)