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भारतुलकारी सहकारी गृह निर्माण
समाज लि०, आदित्यपुर
(सिंहभूम)

सचिव

S.N.S. Sharma
18/9/92

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18.9.92

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भारतुलकारी गृह निर्माण
समाज लि०, आदित्यपुर
(सिंहभूम)

Exempted from stamp duty under Section 4 of Act 1 of 1971

SALE DEED

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, 1983 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 District 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 representative, executors, administrators, nominees and assigns) of the One part:

IN FAVOUR OF:

Shri Surendra Nath Pathak, son of SriGupteshwarnath Pathak by faith Hindu, by Nationality Indian, by occupation service, resident of 49/2-1, Road No 16, Adityapur-I within P.S. Adityapur, District West Singhbhum hereinafter called the **PURCHASER** (which expression shall, unless excluded by or repugnant to the context, mean and include his heirs, successors, executors, administrators, legal representative, nominees and assigns)

Handwritten notes and stamps on the left margin, including a circular stamp with 'DA' and some illegible text.

Exempted from stamp duty under Section 4 of Act 1 of 1971

For Sale
Selling for 250
Purchased for 0.50
3.44
18/9/92

DA

: 2 :

S.N. Sharma

18/7/72

सचिव

आशुलचारी सहकारी ग्रह निर्माण
समिति लि०, आदित्यपुर
(सिंहधुम)

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 Shri 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 the Vendor Society has offered to the purchaser the sub-plot No. 10 measuring an area of 3000 Square Feet within portion of Survey Plot No. 291 under Khata

S. N. Sharma
18/1/72
सचिव
आन्दोलनकारी सहकारी मूह लिमिटेड
समितात लि०, आदिपपुर
(सिंहभूम)

: 3 :

No. 80 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, ~~xx~~ 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. 10 shown 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 the 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 possession and enjoyment of the said land;

contd.

: 4 :

S. N. Sharma
18/1/72
सचिव
आइएलबीटी सहकारी ग्रह निर्माण
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(सिद्धपुर)

- 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. 10 and shall pay rent of the said land to the land lord, 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 house 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 of the Society or any portion thereof;

contd.....

S.N. Sharma
(8/1/72)

सचिव

आबुलबारी सहकारी ग्रह निर्माण
समिति लि०, आदित्यपुर
(सिदभूम)

: 6 :

equivalent to an area of 3000 Square feet bearing Society's Sub-plot No.10 within the Survey Plot M No. 291 under Khata No. 80 in Mouza Asangi, Ward No. 4, Adityapur Notified Area Committee, P.S. Adityapur demarcated by in Red colour in the Sketch Map annexed hereto as part of this Deed and bounded as follows:-

- North : Road 20 ft. and Society's land
- South : Vacant land
- East : Sub-Plot No 9
- West : G. Mahato

Annual rent of Rs.0.25 P. payable to State of Bihar through Circle Officer at Gamharla.

In Witness 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 out set.

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

X सचिव
आबुलबारी सहकारी ग्रह निर्माण
समिति लि०, आदित्यपुर
(सिदभूम)

Signed and delivered by the
Purchaser (Member) *[Signature]*

Witnesses :-

1. V.S. Gopal *[Signature]*
2. B.V. Suloramanyam *[Signature]*

Typed by
B.S. Manjya
Jr. Const.

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 the same to be true and correct.

[Signature]
Advocate.

- Correction Slip Showing Mutation in Respect of Tenancies in Estates Vested in Govt.

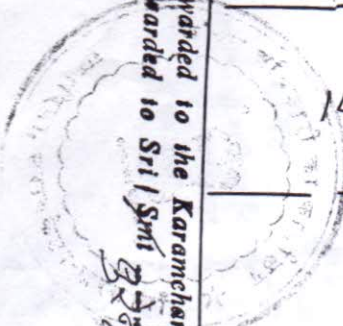
Dist. - **Seraikella - Kharshwan**

Subdivision - **Seraikella**

Anchal - **Ganharia**

Halka No. - **1**

Sl. No	Mutation Case No. in Register 27	Village	Thana and Thana No.	No. of Tenancy to Which the Mutation Relates	Authority Sanctioning Mutation with Date of Order	Whether Mutation is due to Sale Gift Exchange Partition or Succession	Fill Details of Exchanges Effected by Mutation	Date of Correction of the Halka Register by the K.C.	Remarks
1	2	3	4	5	6	7	8	9	10
	141/05-06.	आसंगी	सरात्रकेला 126	खानागा 9-9 ना-80	अंचल अधिकारी गम्हरिया 21-5-05.		विद्यमान 30 एंठ :- 2637. दिनांक :- 18-9-92		
							खानागा एंठ 291 रकबा 291 9-9 300 रकबा 300 ना-80 ना-291 06.88 अंठ 340 (आठ अंठ - 340 अंठ) अंचल अधिकारी गम्हरिया 21-5-05.		



Forwarded to the Karamchari Halka No. ... for Information and Necessary Action. Village: 49/2-1 Ganharia or information.

(Signature)
Anchal Adhikari
21/5/05.