

Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number: c12a01da484be981a29b

Receipt Date: 22-Jul-2022 05:39:25 pm

Receipt Amount: 5/-

Amount In Words: Five Rupees Only

Document Type: Copy or Extract

District Name: Dhanbad

Stamp Duty Paid By: R C DEY

Purpose of stamp duty paid: COPY STAMP

First Party Name: R C DEY

Second Party Name: NA

GRN Number: 2212310607

-: This stamp paper can be verified in the jharnibandhan site through receipt number :-



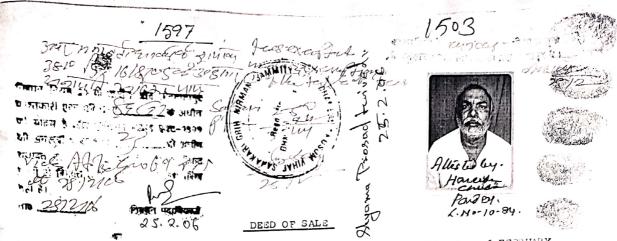
निबंधित र म0/563 किन्द रांठिश . १४ राठ / ११ के र वर्षा



This Receipt is to be used as proof of payment of stamp duty only for one document. The use of the same receipt as proof of payment of stamp duty in another document through reprint, photo copy or other means is penal offence under section-62 of Indian Stamp Act, 1899

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।

Fee Paid 12 695785
1 (1/11) 8 (111) 8 (111)
FAR
G (11,400)
G(a)
Copy Drepared, Signed. Sealed
and delivered to Sr
Ber order dated
1216



THIS DEED OF ABSOLUTE SALE is made on this the 25th day of FEBRUARY
Two Thousand Six BY & BETWEEN KUSUM VIHAR SAHKARI GRIH NEMAN SAHYOG SAMITY
LTD. A Co-operative Society duly registered under the Bihar & Orbsa Co-operative Society Act, Bihar Act IV of 1935, being Registration No.11/DHAN/1986
represented by its Secretary SRI SHYAMA RASAD DWIVEDI, son of Late Pandit
Ramanandji Dwivedi, by faith Hindu, by caste Brahmin, by occupation Business, resident of Chanchal Vihar Colony, Saraidhella, P.S. Saraidhella, District Dhanbad, hereinafter called and referred to as the VENDOR (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its executors, administrators, legal representatives and assignees) of the ONE PART:

AND IN FAVOUR OF

SRIMATI SUNITA DWIVEDI, Wife of Sri Shvama Prasad Dwivedi, by faith Hindu, by caste Brahmin, by occupation Housewife, resident of Charchal Vihar Colony, Saraidhella, P.S. Saraidhella, District Dhanbad, 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 her heirs, executors, successors, administrators, legal representatives and assignees) of the OTHER PART:

WHEREAS the vendor has purchased the below mentioned schedule land by virtue of Regd.Deed of Sale being No.6163 dt. 25.5.1989 from Shyamlal Singh, and Deed No. 11381 dt. 16.11.1989 from Khijmat Ali, both the deeds were registered at Dhanbad sub registry office and since the purchase the vendor/society is in peaceful and undisturbed possession thereof by mutating its name inthe sherista of the Landlord the State of Bihar and paying rent for the same under thoka no.1411 and 2847.

AND WHEREAS the vendor being in urgent need of money to purchase land for its members agreed to sell the land which is morefully described in the schedule below and whereas the purchaser who is one of the member of the society being Membership No.137 has agreed to purchase the said land and offered to pay a sum of Rs.3,61,000/-(Rupees three lacs sixtyone thousand)only, as the highest consideration thereof.

NOW THIS DEED OF SALE WITN ESSETH AS FOLLOWS:-

That in consideration of the sum of Rs. 3,61,000/-(Rupees three lacs sixtyone thousand)only, has been paid by the purchasing member to the vendor (the receipt whereof the vendor doth hereby admits and acknowledges) for the sale of the said land which is morefully described in the schedule below and in consideration of the terms, conditions and covenants hereinafter contained the vendor doth hereby absolutely and indefeasibly grant, sell, convey, transfer and assign unto the purchaser by way of absolute sale all its right, title, interest and possession etc.together with all daims, demands, liberties, benefits, easements etc. belonging to or appertaining to free from all encumbrances whatsoever TO HAV2 AND TO HOLD the same to and unto the use of the purchaser peacefully and quietly





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for all times to come subject to the payment of rent that to the Landlord the itata of Jharkhand, having full, right and authority to transfer the same by sale, gift, mortgage by making houses etc.thereon and either by living thereon or by letting out the same to any person or persons or otherwise as the purchaser likes.

That the vendor doth hereby covenant with the purchaser that the lociaty is the true and lawful owner of the land and is in sole and exclusive possession over the said land and the society have not in any way or manner transferred or encumberred that said land or any part or portion thereof and should therefore in future if it transpoires that the vendor is not the true and lawful owner of the land or has other sharer or co-sharer or that the vendor has no right and authority to transfer the said land and if by any other reasons thereof the purchaser is put to any loss the vendor doth hereby undertake to compensate the purchaser in every respect thereof.

That the purchaser shall hereafter pay the proportionate annual rent and cess 50 paise to the Landord the State of Jharkhand or any other amount that may be assessed for the said land hereby sold to the purchaser by virtue of this deed.

That the vendor doth hereby further covenant with the purchaser to do or to swecute all such acts, deeds and things as may be required reasonably for better assuring to the purchaser to in and over the vendor's land and the vendor shall remarkable possible aid and assistance to the purchaser in the matter of mutation etc.

That the vendor has obtained permission to transfer the land from the Additional Collector Dhanbad vide Memo No.3819 dt. 16.8.05 and 3810 dt. 16.8.05.

IN WITNESS WHEREOF the vendor has set and subscribed its hands on this the day month and year first above written.

SCHEDULE

All that piece and parcel of Raiyati land situated in Mouza: KALAKUSMA, Folica Station Dhanbad, chowki, sadar sub registry office Dhanbad, District Dhanbad.

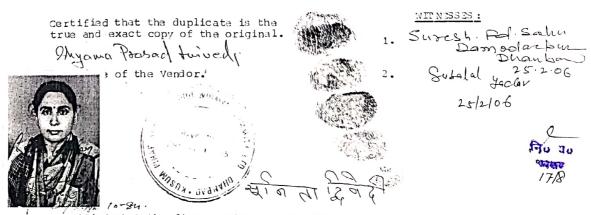
MCU ZA: KALAKUSMA, Mouza No.12, KHATA NO.72 (Seventytwo) PLOT NO.1891 out of which measuring an area 7½ kathas or to say 12.38 dec. of land.

KHATA NO.76 (Seventysix) PLOT NO.1973 out of which measuring an area 04 dec.

GRAND TOTAL AREA OF TWO KHATAS AND TWO PLOTS 16.38 Sec. (Sixteen point three eight decimals) of land is hereby sold by this sale deed.

Boundary of Plot No.1891

North: Part of Plot No.1891, South: 20' wide proposed Road, East: Plot No.1893 West: Plot No.1891.



To-84.
Certified that the finger prints of the laft hand of the vandor and purchaser whosa photographs affixed in the document have been duly obtained before ma.

Signature Horndre Chandre fand of Licence No. 10-1984. -21

