



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 jharmbandhan site through receipt number.

17715 17/8	निबंधित नं. 1503 शुल्क 19	39 17/8	
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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

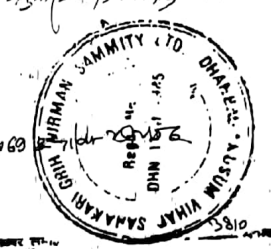
इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

- सुनिता दिवदी

1597 So. Pr. Sak 3,61,000/-
असामि निवृत्त 15/11/89 को 25/2/06 को मंगल दिनांक 25/2/06

1503
प्रमाणित

दिनांक दिना 21 को अखिल को...
असामि निवृत्त 15/11/89 को 25/2/06 को मंगल दिनांक 25/2/06



Shyama Prasad Dwivedi
25/2/06



DEED OF SALE

THIS DEED OF ABSOLUTE SALE is made on this the 25th day of FEBRUARY Two Thousand Six BY & BETWEEN KUSUM VIHAR SAHKARI GRIH NIDHAN SAHYOG SAMITI L.P.A Co-operative society duly registered under the Bihar & Orissa Co-operative Society Act, Bihar Act IV of 1935 being Registration No.11/1986 represented by its secretary SRI SHYAMA PRASAD DWIVEDI, son of Late Pandit Ramenandji Dwivedi, by faith Hindu, by caste Brahmin, by occupation Business, resident of Chanchal Vihar Colony, Saraichhella, P.O. Saraichhella, 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

SRI MATI SUNITA DWIVEDI, wife of Sri Shyama Prasad Dwivedi, by faith Hindu, by caste Brahmin, by occupation Housewife, resident of Chanchal Vihar Colony, Saraichhella, P.O. Saraichhella, 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 Khimmat 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 in the sherikata 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.

AND THIS DEED OF SALE WITNESSETH 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 claims, demands, liberties, benefits, easements etc. belonging to or appertaining to free from all encumbrances whatsoever TO HAVE AND TO HOLD the same to and unto theuse of the purchaser peacefully and quietly

Free exempted under
Stamp duty of Rs. 2.00
Fee 0.00
3.00
Jody
-92

श्री गता द्विवेदी

Shyam Prasad Tiwari
25/2/06



Paradey
L. Ho-10-84.



24.2.2006 20-30-2
श्याम प्रसाद तिवारी
कोष निदेश संशोधन विभाग
वहालको लोकाधिकार



25-2-06



श्याम प्रसाद तिवारी

333
V10/06

कोष निदेश संशोधन विभाग
श्याम प्रसाद तिवारी

Shyam Prasad Tiwari
25/2/06

334
V10/06

Suresh. Ad. Sahu
25-2-06

निबन्धन बहाल
25-2-06



Shyama Prasad Tiwari
25/2/06

-:2:-

for all times to come subject to the payment of rent that to the Landlord the state 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 society 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 encumbered the said land or any part or portion thereof and should therefore in future if it transpires 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 Landlord 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 execute 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 render all 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. 16.9.05 and 3810 dt. 16.9.05.

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: KALAKUSIA, Police Station Dhanbad, chowki, sadar sub registry office Dhanbad, District Dhanbad.

MOUZA: KALAKUSIA, Mouza No. 12, KHATA NO. 72 (seventytwo) PLOT NO. 1891 out of which measuring an area 7 1/2 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 dec. (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. 1891 West: Plot No. 1893.

Certified that the duplicate is the true and exact copy of the original.

Signature of the vendor. 25/2/05



WITNESSES:

1. Suresh. Pal. Sahu
Damodarpur, Dhanbad
25.2.06
2. Subalal Yadav
25/2/06

Certified that the finger prints of the left hand of the vendor and purchaser whose photographs affixed in the document have been duly obtained before me.

Signature: Hariwaha Chandra Pandey, Dhanbad, Licence No. 10-84.



25.2.06

*Prin. Secy
25/2/06*

*ca. pr. secy
25/2/06*

25/2/06

25/2/06