

4018
R8 40,000/-

431
5000Rs.
Dumka Town
B-K-D - Dumka
0-19-2-91/2



सत्यमेव जयते
भारत
पाँच हजार रुपये

Stamp RS 1,60,000/-

Fee Paid

A) 40000 = w
N) 180 = w
40180 = w

Sumeshwar Nath Singh
holding General Power of
Attorney on behalf of
Balubul Marandi -
Sumeshwar Nath Singh
17/5/07



I. Name of the Executant with parentage and address:

Sri. Babulal Marandi, Son of Sri, Chhotu Marandi by
profession agriculturist, resident of Kodai Bank, P.S. Tisri,
Dist. Giridih at present Mohalla Bandorjori, P.S. Dumka Town
within town, subdivision subregistry and district Dumka

5000Rs.



Sumeshwar Nath Singh
Folski

bearing PAN NO. AEQPM2414Q through attorney
Sumeshwar Nath Singh holding general power of
Attorney vide Deed No. 110 for the year 2006 being
Book No. IV Volume No. 3 page 90 to 92 subregistry
office Dumka.

Vendor



2. Name of the person in whose favour the document is

executed: Dumka Catholic Diocese, a registered society under Societies Registration Act XXI of 1860 being No. 52/1973-74 bearing PAN NO. AAATD1727D situated having its Head Office at Bhagalpur Dumka Road, Dudhani, P.S. Dumka within town subregistry and district Dumka through its President, Rt. Rev. Julius Marandi, Bishop of Dumka Diocese, S/o Late Lodha Marandi resident of Bishop's House, Dudhani, P.S. and Dist. Dumka.

*Sumeshwar Singh
Kolskei*

Vendee



Sumeshwar Nath Singh
19/5/11

3. **Nature of the DEED:** ABSOLUTE SALE DEED (Kebala Bayla Kalami)
4. **Consideration Money:** Rs. 40,00,000/- (Rupees Forty Lacs only).
5. **Description of the property hereby conveyed:** All that sixteen annas right, title and interest in an over a PIECE AND PARCEL of Basouri (Homestead) parti land surrounded by brick built wall area measuring 19 Katha 2 Dhur 9 $\frac{1}{2}$ Dhuri be the same a little more or less by the measurement of 1 Katha = 720 Sq. ft. length of which



running North to south towards eastern side/wing comes to 118 ft 6 inches (One Hundred eighteen feet and six inches) and western side 117 ft 8 inches (One Hundred seventeen feet and eight inches) and width running east to west towards northern side comes to 115 ft 6 inches (One Hundred fifteen feet and six inches) and southern side comes to 116 ft 6 inches (One Hundred sixteen feet and Six inches) together with right of easement of air, light and drainage and all sorts of rights and privileges enjoyed there with bearing Dag No. 8 situated/located in Mouza Bandarjori No.12 and present

Sumeshwar Nath Singh
KOLKATA



adjacent Mouza Dumka Town No. 7, Touzi No. 6, Ward No. 16
 within municipality Dumka within Town, Thana, Anchal,
 Subdivision and Subregistry Dumka, Dist. Dumka for which a sum
 of Rs. 47.50 is payable as annual rent besides CESS vide

Jamabandi No. $\frac{32}{14}$, $\frac{32}{14/20}$, $\frac{32}{14/21}$ being

Volume No. III, New Page No. 1016 for an area 9 Katha 9 Dhur
 13 Dhurki and Rs. 48/- is payable as an annual rent besides
 CESS vide Jamabandi No. $\frac{32}{14/19}$ for an area 9 Katha, 12.83
 Dhur being Volume No. III, New Page No. 1001 under Anchal

Office Dumka bounded and butted as follows:

Sureshwar Nath Singh
 20/5/14



Jamabandi No.	Dag No.	Bigha	Area Katha	Dhur	Dhurki
(i) $\frac{32}{14}$, $\frac{32}{14/20}$, $\frac{32}{14/21}$	8 Part	X --	09 --	09 --	13
(ii) $\frac{32}{14/19}$	8 Part	X --	09 --	12 --	16 $\frac{1}{2}$
	Total		19 --	02 --	09 $\frac{1}{2}$
(Nineteen Kathas Two Dhurs and Nine and Half Dhurki)					

North : NIZ Vendee Dumka Diocese

South : Holding of Nutan, 12ft proposed passage, Tara Devi (Mandaljee)

East : Gita Devi, Anant, T.P. Singh, Dubey Kumari

West : Land of Forest Department

For proper identification and detailed description of the land hereby

Sumeshwar Nath Singh
12/5/07



sold and conveyed, a map is attached with this Deed forming part of it and in which the conveyed portion has been shown in RED COLOUR which map is a part of and shall always be deemed to be a part of this Deed.

THIS DEED OF ABSOLUTE SALE (KEBALA) made this the 17th day of May 2007 BETWEEN Babu Lal Marandi S/o Chhotu Marandi through his Attorney Sumeshwar Nath Singh fully described in Column No. 1 above hereinafter called the vendor (executant) which expression unless otherwise excluded by and repugnant to the context shall mean and include his respective heirs, assigns, representatives, executors and administrators of the ONE PART

Sumeshwar Nath Singh
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5000Rs.



AND
DUMKA CATHOLIC DIOCESE through Rt. Rev. Julius Marandi,
Bishop of Dumka Diocese, more fully described in Column No. 2
above hereinafter called the vendee (purchaser) which expression
unless otherwise excluded by and repugnant to the context shall mean
and include his successors-in-office, representative, executors,
administrators and assigns of the OTHER PART.

*Sumeshwar Nath Singh
FOL 5161*

WHERE AS by a deed of exchange dated 27th August 1951 made and
executed between Ahmad, S/o Attif Hussain, Principal, Medical



College Dacca, Baptist Mission Jonson Road, P.S. Kotwali, Dist.
 Dacca through his Attorney there in referred to as the Vendor of the
 one part and P. C. Kar S/o Kali Kant Kar of Dacca therein referred to
 as the Vendee of the other part and registered with the Sub Registrar
 Dumka in Book No. I. Volume No. 6. Page No. 339 to 342 being No.
 379 for the year 1951 the said Ahmad for the consideration therein
 mentioned exchanged, assigned 6 Bigha 15 Katha 2 Dhurs of land of
 Mouza Bandorjori in lieu of a house in Dacca JL No. 269 Khatiyan
 No. 27 of P. C. Kar S/o Kali Kant Kar and in this way P. C. Kar came

*Sumeshwar Nath Singh
 to BHEI*



in possession over Dag No. 8 measuring an area of 6 Bigha 15 Katha
2 Dhurs of land of Mouza Bandorjori, P.S. and Dist. Dumka.

WHERE AS the said Prabodh Chandra Kar died leaving behind him
his two surviving sons namely Sri. Shushant Kumar Kar and Karnal
Prashant Kumar Kar who succeeded the property left by their father
including the land described in Column No. 5 of Mouza Bandarjori.

They came in possession of the land, got their name mutated vide
Mutation Case No. 40 of 1969-70.

*Sureshwar Nath Singh
EOLSKI*



AND WHERE AS Karnal Prashant Kumar Kar executed and registered a general power of Attorney dated 07.04.2004 vide Deed No. 1543/2004 whereby he appointed his brother Shushant Kumar Kar his Attorney with respect to his land at Mouza Bandarjori, Thana, Subregistry and Dist. Dumka.

WHERE AS by a Deed of Conveyance dated 24-05-2004 made and executed between Sri. Shushant Kumar Kar self and Prashant Kumar Kar through his Attorney Shushant Kumar Kar therein referred to as

*Sumeshwar Nath Singh
Folski*



the vendors of the one part and Babulal Marandi therein referred to as the purchaser / vendor of the other part and registered with the Subregistry Office Dumka in Book No. I, Volume No. 15, Page No. 25 to 46 being Deed No. 558 for the year 2004 the said Shushant Kumar Kar and Prashant Kumar Kar through his Attorney the said Shushant Kumar and Prashant Kumar Kar for the consideration therein mentioned, transferred, assigned, sold, conveyed and assured unto the said Babu Lal Marandi, all that piece and parcel of land measuring about 9 Katha 12.83 Dhurs (Nine Katha Twelve point eighty three dhurs) of land situated in Mouza Bandorjori, P.S. Dumka, Dist. Dumka.

*Sumoshwar Nath Singh
KOLSKA
17/5/11*



WHERE AS by a 2nd deed of conveyance dated 14-08-2004 made and executed between Sri. Shushant Kumar Kar and Prashant Kumar Kar through his Attorney Shushant Kumar Kar therein referred to as the vendors of the one part and Babu Lal Marandi therein referred to as the purchaser / vendee of the other part, registered with the subregistry Office Dumka in Book No. I, Volume No. 23, Page No. 187 to 194 being No. 841 for the year 2004 the said Shushant Kumar

*Sumesh Singh
to S/1/1*



and Prashant Kumar Kar for the consideration therein mentioned,
 transferred, assigned, sold, conveyed unto the said Babu Lal Marandi,
 all that piece and parcel of land measuring 1 Katha (One Katha)
 situated in Mouza Bandarjori, Dag No. 8 part within Anchal Dumka,
 P.S. Dumka, Dist. Dumka.

*Sumeshwar Nath Singh
 20/5/16*

AND WHEREAS by a 3rd Deed of conveyance dated 24-05-2004
 made and executed between the aforesaid Shushant Kumar Kar and
 Prashant Kumar Kar through his Attorney therein referred to as the
 vendors of the one part and Babu Lal Marandi therein referred to as



the purchaser/vendee of the other part registered with the subregistrar
 Dumka in Book No. I, Voume No. 15, Page No. 47 to 57 Sadar
 Subregistry Dumka being No. 559 for the year 2004 the said Shushant
 Kumar and others for the consideration therein mentioned, transferred,
 sold and conveyed unto the said Babu Lal Marandi all that piece and
 parcel of land measuring 3 Katha 17½ Dhurs of land bearing Dag No.
 8 part in Mouza Bandarjori, Anchal and Dist. Dumka.

*to 5/11/11
 Shushant Kumar*

AND WHEREAS by a deed of conveyance dated 24-05-2004 made
 and executed between the Shushant Kumar Kar and Prashant Kumar

5000Rs.



Kar through his Attorney Shushant Kumar Kar therein referred to as the vendors of the one part and Srimati Damyantee Devi W/o Madan Mohan Upadhyay therein referred as the purchaser /vendee of the other part, registered with the subregistrar Dumka in Book No. I, Volume No. 15, Page No. 58 to 71 being Deed No. 560 for the year 2004 the aforesaid Shushant Kumar Kar self and on behalf of Prashant Kumar Kar for the consideration therein mentioned, transferred, sold and conveyed all that piece and parcel of land of Dag No. 8 part measuring an area 4 Katha 12.8 Dhurs of land in Mouza Bandarjori within Anchal, and Dist. Dumka.

Shushant Kumar Kar
2015/11



AND WHEREAS the said Damyantee Devi in her turn transferred, assigned, sold, conveyed and assured unto the said Babu Lal Marandi all that piece and parcel of land measuring 4 Katha 12.8 Dhurs of land in Mouza Bandarjori within Anchal, and Dist. Dumka vide Sale Deed No. 862 for the year 2004 being Book No. I, Volume No. 24, Page No. 104 to 109 Sadar subregitery office Dumka.

AND WHEREAS by a Deed of Conveyance dated 24-05-2004 registered with the subregistrar Dumka in Book No. I, Volume No. 5.

*Symantwar Nath Singh
605/161*



Page No. 47 to 57 being No. 559 for the year 2004 the said Shushant Kumar Kar therein referred to as the vendor for the consideration therein mentioned sold, transferred and conveyed and assigned to Srimati Laleema Tiwari therein referred to as the purchaser all that piece and parcel of land measuring an area 3 Katha 17 ½ Dhurs situated in Mouza Bandarjori in the district of Dumka and the said Laleema Tiwari in her turn by a deed of conveyance dated 14-08-2004 transferred, assigned, sold, conveyed an assured unto the said Babu Lal Marandi all that piece and parcel of land measuring 3 Katha 17 ½ Dhurs situated in Mouza Bandarjori 12 and vide Sale Deed No. 847

*Symeshwar Nath Singh
Fals HEI*



for the year 2004 being Book No. I, Volume No. 24, Page No. 35 to 41 Sadar Subregistry Office Dumka and in the manner stated herein above Babu Lal Marandi came in exclusive possession of the entire 19 Katha 02 Dhur and 09 $\frac{1}{2}$ Dhurkis of land of Mouza Bandarjori No. 12 present adjacent enclosed Mouza Dumka Town No. 7 Touzi No. 6, Ward No. 16 within town, municipality, Thana, Anchal, subdivision and subregistry and district Dumka.

AND WHEREAS Jamabandi No. $\frac{32}{14}$, $\frac{32}{14/20}$, $\frac{32}{14/21}$, and $\frac{32}{14/19}$ is running in the name of Babu Lal Marandi and he is paying and obtaining Rent Receipt in his name.

Symeshwar Nath Singh
12/5/11



AND WHEREAS vendor is absolutely seized and possessed of and or otherwise sufficiently entitled to all that the piece and parcel of land measuring about 19 Katha 02 Dhur and 09 $\frac{1}{2}$ Dhurkis be the same a little more or less surrounded by brick built wall in Mouza Bandarjori within town, municipality, thana, anchal, subdivision, subregistry and district Dumka.

AND WHEREAS the vendor in a manner stated herein above acquired valid right, title and interest and possession over the land detailed in Column No. 5 above and has indefeasible right, title and interest to transfer, sale and convey the same and every part thereof to any body else.

Handwritten note:
 This is the same amount
 Kalshe



AND WHEREAS Babu Lal Marandi executed and registered a general power of Attorney vide Deed No. 110 for the year 2006 Book No. IV, Volume No. 3, Page No. 90 to 92 whereby he appointed Sri. Sumeshwar Nath S/o Late Jagdish Narayan Singh resident of Baghnocha Mohalla, Rakhabani, P.S. Dumka Town, district Dumka as his Attorney to contract for sale of the land of Mouza Bandarjori, to receive consideration money by Bank Draft in his name, to execute sale deed, to admit the execution before the sub-registrar and all other acts and deeds on his behalf.

Sumeshwar Nath Singh
20/5/21

5000Rs.



AND WHERE AS the vendor fell in dire need of money to meet his legal requirements to purchase the other property, and to invest the money in business and as such for the purpose as aforesaid they contemplated to sell the property detailed in Column No. 5 above and keeping in mind the aforesaid views the vendor expressed his desire to sell the property of Column No. 5 before the intending purchaser but no other person except the purchaser detailed in Column No. 2 came forward to purchase and pay equitable and just price there of and the vendee fully detailed in Column No. 2 above having come to know of the intention of the vendor approached him and negotiated to purchase

Sureshwar Nath Singh
10/5/11



for a consideration of Rs. 40,00,000/- (Rupees Forty Lacs only) to
 which the vendor agreed as the price so offered was adequate, just and
 proper and there was no hope to have more than what was offered by
 the vendee and as such the vendor agreed to sell the said lands more
 fully and particularly mentioned in Column No. 5 and also shown and
 delineated in the map or plan annexed to this deed.

*Guneshwar Nath Singh
 19/5/16*

NOW THIS INDENTURE WITNESSETH that in pursuance of the
 said agreement and in consideration of the same of Rs. 40,00,000/-
 (Rupees Forty Lacs only) paid by the purchaser to the vendor by Bank



Draft No 072393, 072394, 072395, 072396, 072397 of Central Bank of India all Dated 03-05-07 of Rs. 40,00,000/- (Rupees Forty Lacs only) payable at Ranchi in the name of Babu Lal Marandi, the vendor by Dumka Catholic Diocese, through Rt. Rev. Julius Marandi, Bishop of Dumka Catholic Diocese, who do hereby acknowledge as having been received hereby transfer by way of ABSOLUTE SALE to the said Dumka Catholic Diocese ALL THAT PIECE AND PARCEL of

*for the
Singh
Marandi*

5000Rs.



Gumeshwar Nath Singh
Kolsi

lands measuring 19 Katha 02 Dhur 09 $\frac{1}{2}$ Dhurki more fully described
in Column No. 5 above of this deed and specifically shown in Red
Colour in the map attached to this deed which is part of this deed and
shall always be deemed to be the part of this Deed together with all
rights of easement appurtenances, privileges what-so-ever belonging
to or enjoyed therewith or appertaining there to or reputed so to be
hold the same absolutely and for ever.

5000Rs.



THAT THE vendors has put the vendee in peaceful possession of
the lands hereby conveyed and the vendee shall now peacefully hold
use and enjoy the said land hereby conveyed in any manner the
vendee likes without any interruption, hindrances, claims or
demands by or form the vendor or any other person whom-so-ever.
THAT VENDOR and all persons claiming under him do hereby
further agree with the vendee at all times hereafter and upon any
reasonable demand, at the cost of the vendee to do, execute or cause
to be done and executed all such lawful act, deeds and things what-
so-ever for further and more perfectly conveying and assuring the
said land and every part thereof to the vendee and his representative
and placing him in possession of the same according to the true

to SHRI
Suresh Chandra Singh
Suresh Chandra Singh



intent and meaning of this deed.

THAT THE vendor do hereby further agree with the vendee and declare that the vendors have not done or been party to any act where by the said property is or may be under any change in title, claim, estate or otherwise how-so-ever or where by the vendor is in any way prevented from conveying or assigning the said property or any part thereof.

THAT THE VENDOR do hereby also declare that the property hereby conveyed is free from all encumbrance, mortgage, charges, claims or demands and is not subject to any attachment from civil, criminal or revenue courts in any manner and in case any

*Sumeshwar Nath Singh
false*

5000Rs.



encumbrances of any manner is discovered hereafter at any time it will be the sole liability of the vendor and his representatives and the vendor do hereby agree to save harmless and keep indemnified the vendee from and against all losses, damages, costs or expenses which he may sustain or incur by reasons of any claim being made by any body whom-so-ever to the said property or in respect of any arrear of taxes or cesses thereof.

*Sumeshwar Singh
Kolsite*

THAT THE VENDOR ALSO stipulate that in case, the vendee in any way is inconvenienced or dispossessed from the property hereby conveyed or any part thereof due to defect in title of the vendor or any thing done by him shall be liable to refund either the entire or



proportionate consideration money as the case may be together with damages, losses, interest at the rate of Rs. 1/- percent or to pay the price of the said property or its part at the then market rate which ever is higher or beneficial to the vendee and the vendor or his respective representation shall have no manner of right to object the same.

THAT THE VENDEE shall hereafter be entitled to get his name entered in register II of the State of Jharkhand in Anchal Office, Dumka in respect of the property hereby demised, fully detailed in Column No. 5 above of this deed in place of the name of the vendor and the vendor agrees to file any application required by any law for ensuring the mutation of the name of the vendee.

Sureshwar Nath Singh
27/5/21

5000Rs.



THAT THE VENDOR does not hold or possess excess area than the ceiling limit.

THAT THE VENDOR above named after understanding fully the contents of this Deed and after getting it explained in Hindi, in sound state of his health, mind, out of his free will, without any coercion threat or undue pressure/influence, has put his respective hand on the day, month and year first above written in presence of the witnesses :

Witnesses :

1. Francis Bena
Kurwa, Dumka. 17.5.07
2. Babu (Barnabas) Sonu
Kurwa, Dumka 17.5.07
3. Marcel Manu.
vill. Bona khairbani
P.O. Bhatni of. Simg. 17.5.07
4. Light 4th 2129-
एडुमल 2129 2132/2131-
3/2001- 17.5.07

Signature of the Vendor
Sumeshwar Nath Singh
17/5/07

Sumeshwar Nath Singh
17/5/07

5000Rs.



Attest by
Subhit Pd Yadav
17.5.07

Immanand.
17-05-07



Drafted by : Subhit Pd. Yadav
Advocate, Civil Court, Bhagalpur.
Enrollment No. 731/69

Subhit Pd Yadav
17.5.07

Certified that each person whose photographs are annexed with this deed have given impression of five fingers of their left hand in my presence.

Subhit Pd Yadav
Subhit Pd. Yadav
Advocate 17.5.07

Typed by : Vijay Anand Hembrom
Vill. Bijaipur, P.O. Pathna
Dist. Sahibganj,
Jharkhand - 816119.

Vijay Anand Hembrom

The document is prepared in duplicate, and each one is true and exact reproduction of the other.

Subhit Pd Yadav
Advocate
17.5.07

Subhit Pd Yadav
17.5.07

PLAN OF LAND PURCHASED BY DUMKA CATHOLIC DIOCESE THROUGH
 RT. REV. JULIUS MARANDI S/O LATE LODHA MARANDI AT BISHOP'S
 HOUSE BHAGALPUR ROAD, DUDHANI, DUMKA FROM- SHRI BABULAL
 MARANDI S/O, SHRI. CHHOTU MARANDI AT KODAI BANK, P.S-
 TIS RI, DIST- GIRIDIH (JHARKHAND) THROUGH ATTORNEY SHRI-
 SUMESHWAR NATH SINGH S/O, LATE JAGDISH NARAYAN SINGH
 AT- RAKHABANI DUMKA, JHARKHAND.

MOUZA- BANDARJORI NO-12, PLOT NO- 8 (PART)
 AREA... 00B-19K- 1/2 D. = 31.71 DESIMAL

SCALE-1"=64'0"

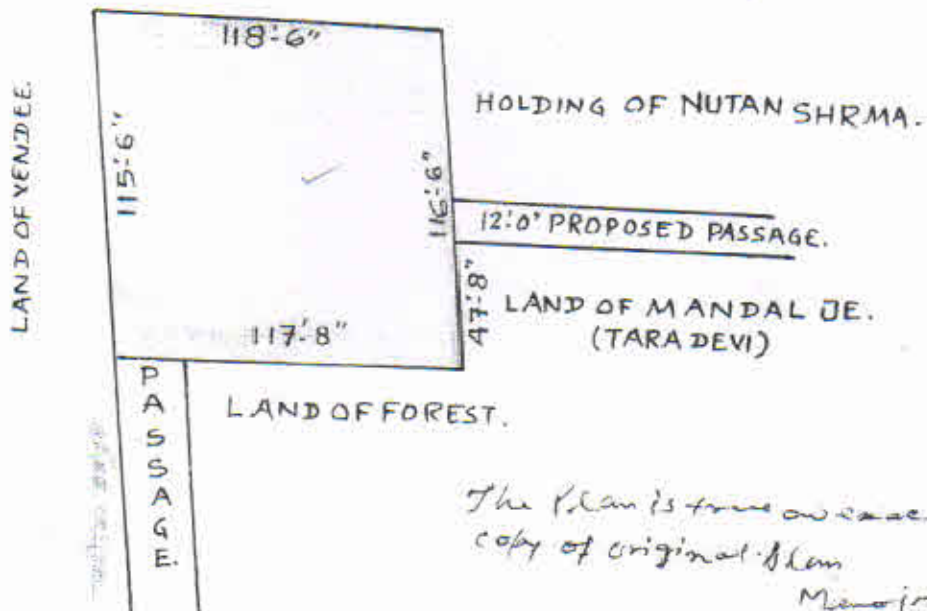
Ref'd

PURCHASED LAND SHOWN IN RED.....

Sumeshwar Nath Singh
12/5/11



GITA DEVI ANANT P.L. T.P. SINGH.
 DUBE KUMAR.



The plan is true and exact
 copy of original plan

Manoj Kumar