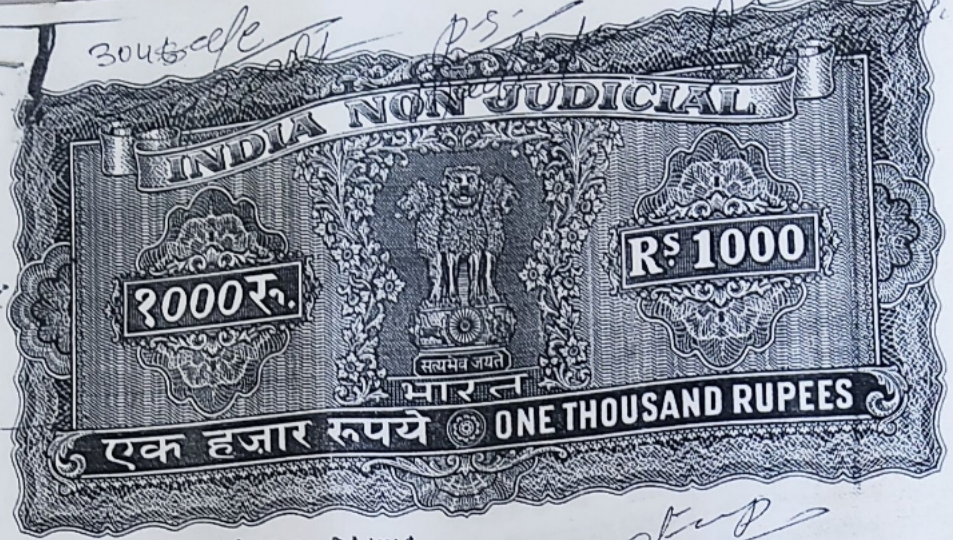




2715 1000 Rs.

3046/afe Di PS



2286x48 = 91,440  
[Faint text in Hindi]

3600  
100  
3700  
Tapas Kumar 13.08.08

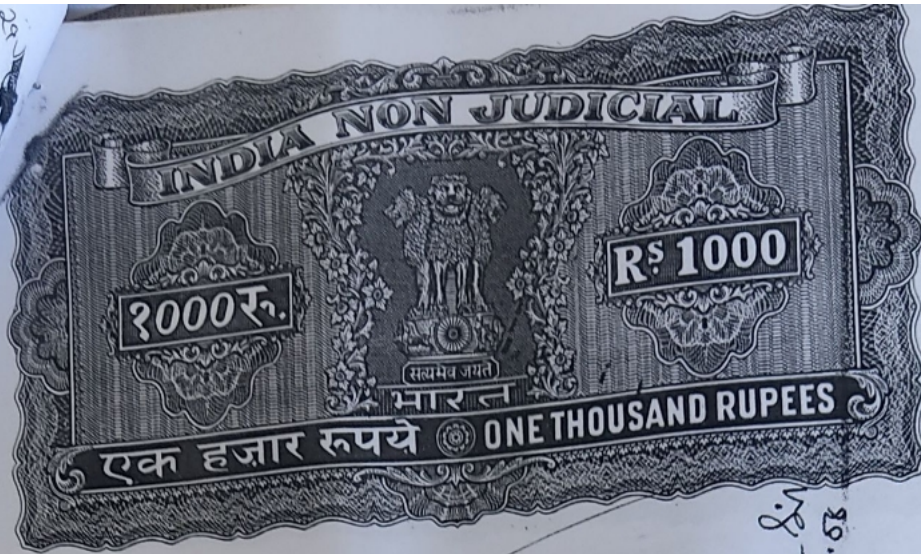
**SALE DEED FOR RS. 92,000/- ONLY**

3600  
100  
3700

THIS INDENTURE OF SALE DEED made this 13th day of August 2008 between Sri TAPAS KUMAR SIL, S/o of Late Narendra Nath Sil, by faith - Hindu, by Occupation - Business, by Nationality - Indian Citizen, residing at "Sil Villa", A. L. Sil Road, Madhupur, P.S., P.O. & Subdivision - Madhupur, Sub-Registry and District - Deoghar (Jharkhand) hereinafter called the Vendor (which expression shall unless excluded by repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

AND

SMT. KANTA SINGH, W/o Sri Sanjay Singh, by faith - Hindu, by Occupation - Housewife, by Nationality - Indian Citizen, present residing at Mohalla - Khalsi Mohalla, Madhupur, P.O., P.S. & Sub-division - Madhupur, Sub-Registry and District - Deoghar (Jharkhand) hereinafter called the Purchaser (which expression shall unless excluded by repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the SECOND PART.



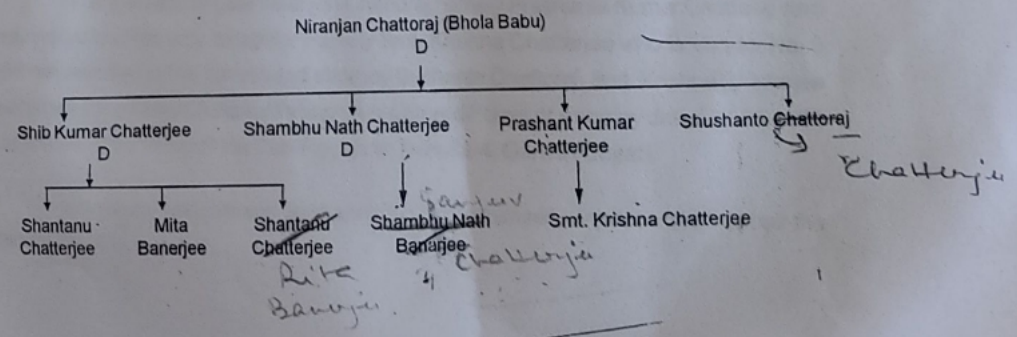
Handwritten notes in the top left corner, including '13/11/2008' and other illegible scribbles.

Handwritten signature 'Tapes Kumar & Co' and date '13.08.08' with an arrow pointing to the stamp area.

(2)

WHEREAS one Niranjn Chatteraj (Bhola Babu) (since deceased), S/o Late Brajendra Chatteraj, resident of Amrit Samaj Road, Madhupur, District - Deoghar owned and possessed 6 Katha Basouri piece of land under Mouza Patharchapti No. 271 within Madhupur Municipality under Ward No. -3, appertaining to Thoka No. 376. From search it appeared that his names incorporated in the Register - II of Madhupur Anchal after vesting of the Pathrol Estate into the State since 1963

WHEREAS Said Niranjn Chatteraj died intested and his legal hiers and sucessors stepped into his shoe. The following geneological table will show the inter-se relation of the vendors of Sale Deed No. 392 of 2008 registered in the office of the District Sub-Registrar, Deoghar intered into Book No. 1, Volume No. 10 at Pages 280 to 295 of the said office for the year 2008.



1000Rs.



Poo Kumar & Co.  
13.08.08

(3)

From aforesaid G.T. it transpires that Niranjn Chatteraj left behind his four sons namely Shib Kumar, Shambhu Nath, Prashant Kumar and Sushanto. Out of aforesaid four sons of Niranjn Chatteraj three died. Shib Kumar died leaving behind his only son Shantanu Chatterjee and two daughter namely Mita Banarjee and Rita Banarjee. All three are the Vendor No. 1 to 3 of the Sale Deed No. 392 and they were represented by their constituted Attorney Sanjeev Chatterjee. The said Attorney was empowered to represent them in the said deed of conveyence through Registered Power of Attorney Deed No. IV-00079/07 registered in the office of the District Sub-Registrar, Alipore South, 24 Parganas. The 4th son of Late Niranjn Chatteraj namely Shambhu Nath Chatterjee died leaving behind his only son namely Sanjeev Chatterjee who is the Vendor No. 4 of the said Sale Deed.

The third son of Late Niranjn Chatteraj namely Prashanta Kumar Chatteraj died leaving behind his only daughter namely Smt. Krishna Chatterjee who is Vendor No. 5 and represented by her constituted attorney Sushanta Chatteraj. Smt. Krishna Chatterjee authorised Sushanta Chatteraj through a registered Power of Attorney dated 07-05-1996 registered in the office of the Sub-Registrar, Baroda-4, Gerwa (Gujrat).

The fourth and last son Sushanto Chatterjee himself joined the deed as heir the Vendor No. 6.



Tapas Kumar Sil  
13.08.08

(4)

Thus all legal heirs of Late Niranjn Chatterjee jointly conveyed and transferred their title and possession over the 6 kathas of Basouri piece of land appertaining to Thoka No. 376 under Mouza Patharchapti No. 271 within Ward No. 3 of the Madhupur Municipality to Tapas Kumar Kumar Sil, S/o Late Narendra Nath Sil, resident of 'Sil Villa' at A. L. Sil Road, Madhupur against valuable consideration by dint of Registered Sale Deed No. 392 of 2008 which is entered in Book No. 1, Volume No. - 10, Pages 282 to 295 dated 18-02-2008 registered in the office of the District Sub-Registrar, Deoghar which is fully described in the Schedule 'A' of this DEED.

As such it is very much clear that the Vendee Tapas Kumar Sil acquired valid and marketable title over the 6 Katha Basouri piece of land appertaining to Thoka No. 376 within Mouza Patharchapti No. 271 and Mutated his name in Revenue Sirista vide Mutation Case No. 51/2008-09 order passed by learned C.O., Madhupur.

AND WHEREAS being need of money the present vendors declared their intention to sale the property measuring an area of 2,286 sqft. equivalent to 2 Katha which is fully described in the Schedule "B" hereunder written and in the annexed sketch map with specific boundary of the property.

AND the present Vendor namely Tapas Kumar Sil obtained N.O.C. for transfer the property vide letter No. 85 dated 30-07-2008 issued by C.O., Madhupur.

50 Rs.



Rapes keeman Di  
13.08.08

(5)

AND WHEREAS the purchaser having satisfied with the title, interest of the vendors, approached the vendors and offered to purchase said property which is fully described in the Schedule "B" hereunder written and in the annexed map as well against the price settled and fixed by and between the parties at Rs. 92,000/- (Ninety Two thousand) only which is fair, reasonable, just and proper according to location, situation of the property which amount the purchaser agreed to pay. It is hereby agreed by the between the parties that the vendors shall sell the said property and the purchaser shall purchase said property fully described in the Schedule "B" hereunder written and shown in the annexed map.

AND WHEREAS the vendors now have good right, full power and absolute authority to grant, convey, transfer, sell or assign the said property fully described in Schedule 'B' of this deed and shown in annexed map to any body in any manner whatsoever.

NOW THIS INDENTURE WITNESSETH that in consideration of sum of Rs. 92,000/- (Ninety Two thousand) only aforesaid truly paid to the vendors by the purchaser and receipt whereof duly acknowledged by the vendors and the Vendors doth hereby and hereunder convey, sale, transfer, assign and assure the said property fully mentioned and described in the Schedule "B" hereunder written and shown in the sketch map annexed hereto and delivered vacant Khas possession to the purchaser with all right, title, claim and demand what so ever into and upon the same together with right of all easement, path, light, liberties, privileges to the property fully described in the Schedule "B" hereunder

50 Rs.



Papes Kumar Sin  
13.08.08

(6)

written of this deed and which is free from all encumbrances, liens, charges, attachments in any manner what so ever unto and to the exclusive use and enjoyment and benefit of the purchaser for ever without any objection, interruption, claim and demand what so ever of the vendors or any person or persons.

AND WHEREAS the vendors also declare that they have not done any wrong or committed any breach of means of which the right, title, interest or possession of the vendors has any way jeopardised or become defective.

AND WHEREAS the Vendor, their heirs, administrators or assigns further undertake that he shall at the request and cost of the Purchaser her heirs, successors, administrators do or execute or cause to be done or execute all such lawful acts, deeds and things whatsoever for further and for more perfectly conveying and assigns the said property and every part thereof according to the true intent and meaning of this deed.

AND WHEREAS the vendors hereby declares that from today the vendors ceased to have all right, title, interest, claim or demand with regard to the property fully described in the Schedule "B" hereunder written and particularly shown in the map annexed here to and the purchaser became absolute and exclusive owner thereof shall continue to hold, use, enjoy and occupy the same absolutely from generation to generation with all right to convey, transfer, assign, mortgage or sell the same.

Tapes Kumar Sin  
13.08.08

(7)

AND WHEREAS the purchaser will get her name mutated in the record of Circle Office, Madhupur and Madhupur Municipality and will pay the rent and tax including area if any.

**Schedule 'A' of the Property**

ALL THAT revenue paying piece or Parcel or Basouri land measuring an area 06 (Six) Katha as per local measurement (more or less) situated at Mouza - Patharchapti, Thana No. - 271, Basouri, Thoka No. - 376, under Madhupur Municipal Ward No. - 3, Post Office, Police Station and Subdivision - Madhupur, Sub-Registrar Office and District - Deoghar in the State of Jharkhand, butted and bounded as below :-

- By North :- Late Hari Das Majumdar
- By South :- Common Road
- By East :- Municipal Common Drain
- By West :- Late Indu Bhushan Sinha

**Schedule 'B' of the Property**

ALL THAT revenue paying piece or Parcel or Basouri land measuring an area 02 (Two) Katha (2286 sqft.) as per local measurement (more or less) out of 06 (Six) Katha situated at Mouza - Patharchapti, Thana No. - 271 Basouri within Thoka No. - 376, under Madhupur Municipal Ward No. - 3, Post Office, Police Station and Subdivision - Madhupur, Sub-Registrar Office and District - Deoghar in the State of Jharkhand, butted and bounded as below :-

- By North :- Late Hari Das Majumdar
- By South :- Common Road
- By East :- Drain
- By West :- Vendor's Land

Tapes Kumar Sin  
13.08.08

(8)

IN WITNESS WHEREOF the vendors have hereunto set and subscribe their respective hands and seal the day month and year first above written.

Date :- 13/8/08

Place :-

Ramesh Kumar S/O  
Signature of the Vendor 13/08/08

Witnesses:-

1. ~~Handwritten signature~~ 13/8/08

2. \_\_\_\_\_

3. Sarfaraj K Singh  
Meena Bazar Mathura  
13/8/08

Draft copy  
Lal Govind Prd  
Sinha  
D. No. Deeghar.  
13/08/08



7  
1

21 OF LAND UNDER MOUZA-PATHAR  
HAPATI No. 371, P.S. MADHUPUR, THOKA No.  
376, M. WARD No. 3, AREA-2286 sq. ft. SHOWN  
IN RED COLOUR BELONGS TO TAPAS KUMAR  
SIL S/O LATE NARENDRA NATH SIL OF SIL VIKAR  
A. I. SIL ROAD, MADHUPUR AND NOW SOLD  
TO Smt KANTA SINGH W/O SRI SANDAY  
SINGH OF KHAGAST MAHILA, MADHUPUR,  
DIST DEOGHAR.

LAND OF LATE HARIDAS MAJUMDAR



Tapas Kumar Sil  
13/08/08

Traced by  
Shyam Mohan  
Anis  
13/9/11