

171 Sale Value 11,90,000/- = P. 8 Madhya 156 ①



T-1110-3
18/6/14
57200 x 20.66
1181175/-

Area
20.66 Dec


02DD 763455

Stamp

476000

AU, 35700 = 10

निबंधन अधिनियम... के अधीन
और छोटानागपुर/संजालपुर/सना टेनेन्ती एक्ट की
धारा... के अधीन भी प्राप्त है और
इण्डियन स्टाम्प एक्ट 1899 की अनुच्छेद 111 के
अन्तर्गत... के अधीन प्रकाशित स्टाम्प महत
(या स्टाम्प शुल्क के विमुक्त या स्टाम्प शुल्क को देते नहीं)


निबंधन
10/06/14

Jagat Bandhu Chatterjee
10-6-2014

दस्तावेज जाँच किया
A.K. Chatterjee
जाँचकर्ता
10-06-014

SALE DEED VALUED AT R.S. 3,60,000/--ONLY.
THIS INDENTURE OF ABSOLUTE SALE made on this the
day of June 2014 A.D. of the Christian Era

BETWEEN

1. SRI JAGAT BANDHU CHATTERJEE, S/o Late Raghunath Chatterjee,
by religion Hindu, by profession Diksha Guru, by Nationality Indian,



05AA 256867

Jagat Sankhu Chatterjee
10-6-2014

2. JAGANANTH CHATTERJEE, S/o of Late Raghunath Chatterjee, by faith Hindu, by profession Diksha Guru, by Nationality Indian,
3. SMT ARATI MUKHERJEE, W/o Late Ardhendu Mukherjee, by religion Hindu, by profession housewife, by Nationality Indian,
4. SMT SARASWATI GANGULY, W/o Late Shyamal Ganguly, by religion Hindu, by profession housewife, by Nationality Indian,
5. SRI DINBANDHU CHATTERJEE, S/o Late Raghunath Chatterjee, by faith Hindu, by profession Diksha Guru, by Nationality Indian,
6. SMT BHARATI MUKHERJEE, W/o Harilal Mukherjee, by faith Hindu, by profession Housewife, by faith Hindu, by Nationality Indian,
7. SMT MANDAKINI BANERJEE, W/o Paresh Chandra Banerjee, by faith Hindu, by profession Housewife, by Nationality Indian,



05AA 256866

*Jagat Bandhu
Chatterjee 10-6-2014*

8. SMT SUMATI MUKHERJEE, W/o of Gautam Mukherjee, by faith Hindu, by profession Housewife, by Nationality Indian,
 9. SMT KRISHNA BHATTACHARYA, W/o Late Dinbandhu Chatterjee, by faith Hindu, by profession Housewife, by Nationality Indian,
 10. SMT NANDINI CHATTERJEE, W/o Late Anath Bandhu Chatterjee, by faith Hindu, by profession Housewife, by Nationality Indian,
 11. SMT KADAMBARI MUKHERJEE, W/o Biswajit Mukherjee, by faith Hindu, by profession Housewife, by Nationality Indian,
 12. SRI RIVU CHATTERJEE, S/o Late Anath Bandhu Chatterjee, by faith Hindu, by profession student, by Nationality Indian,
- All are residing at Vill and P.O. Dumardaha, P.S. Balagarh, District Hooghly (W.B.)



झारखण्ड JHARKHAND

46064

Jagat Bandhu
Chatterjee
10-6-2014

Vendor No. 1 Jagat Bandhu Chatterjee for self and constituted attorney for vendor No. 2 to 4 vide their registered General Power of attorney on 10.04.2014 registered at District Sub Registrar I of Hooghly, Registered in Book No. IV, CD Volume No. 1, Pages from 1033 to 1040 for the year 2014 and constituted attorney for vendor No. 5 to 12 vide their registered General Power of attorney on 16.04.2014 registered at District Sub Registrar I of Hooghly, Registered in Book No. IV, CD Volume No. 1, Pages from 1059 to 1070 for the year 2014

hereinafter called the VENDORS (which expression shall unless repugnant to the context be deemed to include her legal heirs, successors, executors, administrators representatives, and assigns) of the FIRST PART.

Photostat copy of General Power of Attorney attached herewith as Enclosure -1 and 2

PAN—A G Z P C 5 9 0 0 G Photo stat copy attached

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झारखण्ड JHARKHAND

460644

Jagat Sanyal
Chatterjee
 10-6-2014

AND

SRI DINESH MODI, S/o Sri Bhagwan Das Modi, by caste Barui, by profession business, by Nationality Indian, resident of Hatia Road, Ramchandra Bazar, Madhupur, P.S Madhupur, Subdivision, Subregistry Madhupur, District Registry office and District Deoghar (Jharkhand) hereinafter called the **PURCHASER** (which expression shall unless repugnant to the context be deemed to include his legal heirs, successors, executors, administrators representatives, and assigns) of the **SECOND PART.** Photostat copy of Pan Card and Aadhar Card attached.

500Rs.



Jagat Bandhu
Chatterjee
10-6-2014

WHEREAS Settlement Plot No. 387 area 1.18 acre of Basauri land under Basauri Jamabandi No. 35/13 situated in Mouza Kusmaha, Thana No. 371, appertaining to Taluque Pathrole, P.S Madhupur, District Santhal Parganas, now Deoghar, in the State of Bihar, now Jharkhand recorded as Basauri Raiyat in the record of Gantzer's Survey Settlement, appertaining to Taluque Pathrole, **Photostat copy of Continuous Khatian attached herewith as Enclosure -3**

WHEREAS by a registered deed of Gift on 18.03.1958 registered at Calcutta registry office and entered in Book No. 1, Volume No. 42, Pages 81 to 87, being No. 1106 for the year 1958 one Biral Chandra Banerjee donated the property All the two storied brick built massage tenements or dwelling house together with piece or parcel of land hereunder belonging and on the



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B 528263

Jagot Santhi
Chatterjee
10-6-2014

part whereof is erected and built and containing by measurement an area of One Bigha, Twelve kathas and Sixteen Dhools being the demarcated southern portion of the holding No. 419, ward No. 5 within Madhupur Municipality and former by known as Gurudham, thereafter known as Jharna Pather and comprised in settlement plot No. 387, Mouza Kusmaha No. 371, Taraf lalgarh, Taluk pathrole, Thana Madhupur, within Sub-division and Sub-registry office Deoghar, District Santhal Parganas, in favour of His Holiness Shree 1008 Shitaram Das Onkar nath Guruji Maharaj, Dumurdah, P.S Balagarh, in the District of Hooghly and who prior to his spiritual regeneration was known by the name of Prabodh Chandra Chatterjee son of Pran Hari Chatterjee of Dumurdah, P.S Balagarh, in the District of Hooghly,

Photostat copy of Deed of Gift attached herewith as Enclosure -4

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AND WHEREAS said Prabodh Chandra Chatterjee also known as Sitaram Das Onkarnath Dev seized and possessed over the said property and mutated name in respect of said property with other property in the office of Circle Officer Madhupur and paying annual rent vide Jamabandi No. 35/13A, **Photostat copy of Rent Receipt attached as Enclosure -5**

AND WHEREAS said Prabodh Chandra Chatterjee alias Sitaram Das Onkarnath Dev died leaving behind him his one daughter namely Janaki Devi and one son namely Raghunath Chatterjee legal heirs.

AND WHEREAS said Raghunath Chatterjee (Kinkar Atmananda Dev) died leaving behind him his four sons namely Jagannath Chatterjee, Dinbandhu Chatterjee, Anath Bandhu Chatterjee, Jagat Bandhu Chatterjee and six daughters namely Smt Krishna Bhattachayya, Smt Saraswati Ganguly, Smt Bharati Mukherjee, Smt Arati Mukherjee, Smt Mandakini Bandopadhyay and Smt Sumati Mukhopadhyay as his legal heirs and successors.

AND WHEREAS said Anath Bandhu Chatterjee died leaving him his wife Nandini Chatterjee and son Rivu Chatterjee and daughter kadambari Mukherjee as his legal heirs and successors.

Photostat copy of In the High Court of Jharkhand at Ranchi W.P. (C) No. 4458 of 2011 attached as **Enclosure-6**

AND WHEREAS being urgent need of some money the present vendors declared their intention to sale the property measuring 9,000 Sq. ft of Basauri Parti land out of their own share which fully described in the schedule below.

AND WHEREAS the Purchaser after inspection of the property and are related deed and documents and of his causing sec have satisfied with the vendors the property under schedule approached to the Vendor and offered to purchase said area of 9,000 Sqft. i.e. 8 Kathas according to local

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measurement, of Basauri Parti land and the price jointly settled and fixed at R.S. 3,60,000/- (Three Lac Sixty Thousand) only which is fair, reasonable, just and proper according to location and situation of the property which amount the purchaser agreed to pay. It is hereby agreed by and between the parties that the vendors shall sell and the purchaser shall purchase the property fully described in the schedule below.

NOW THIS INDENTURE WITNESSETH that in consideration of sum of R.S. 3,60,000/- (Three Lac Sixty Thousand) only aforesaid truly paid to the vendors, by the purchaser as per memo of Consideration and receipt whereof duly acknowledged by the vendors and the Vendor doth hereby and hereunder convey, sale, transfer, assign and assure the property fully mentioned and described in the schedule below and delivered vacant khas peaceful possession over the property fully mentioned and described in the schedule below 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 below of this deed and which is free from hypothecation with banks or else where in any manner what so ever unto and to the absolute and exclusive use and enjoyment and benefit of the purchaser his heirs, executors, administrators and assigns for ever without any objection, interruption, Claim and demand what so ever of the sellers into or upon the said premises hereby conveyed unto the purchaser, his heirs, executors, administrators and assigns absolutely and for ever as ordinarily pass on such sale.

AND WHEREAS the vendors now have good right, full power and absolute authority to grant convey, transfer, sell or assign of above property to any body in any manner whatsoever.

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 have any way jeopardised or become defective.

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AND WHEREAS the Vendors, their heirs, administrators or assigns further covenant that they shall at the request and cost of the Purchaser, his heirs, successors, administrators do or execute or cause to be done or executed 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 vendor ceased to have all right, title, interest, claim or demand with regard to the property fully described in the schedule below and the purchaser became absolute and exclusive owner there of shall continue to hold, use, enjoy and occupy the same absolutely from generation to generation with all right to convey, transfer, assign or sell the same.

AND WHEREAS the purchaser shall get his name mutate in the record of circle office Madhupur and Madhupur Municipality and will pay the rent and tax.

SCHEDULE

In the District and District Registry office of Deoghar, Sub-division, Sub-registry and P.S Madhupur, Mouza-Kusmaha, Thana No. 371, a piece and parcel of Surveyed Basauri Transferrable Land measuring 9,000 Sqft. (Nine Thousand Sqft) i.e. 20.661 decimals i.e. 8 Kathas according to local measurement of parti land, being Gantzer's Survey Settlement Plot No. 387, Gantzer's Survey Settlement Basauri Jamabandi No. 35/13, at present Jamabandi No. 35/13 A of register II Revenue department, within Madhupur Municipal Ward No. old 5, New 17, more fully shown in the map or Plan attached herewith in red color which is butted and bounded as follows :--

North :--Vendor's Land

South :--Vendor's land now being sell to Smt. Mina Devi.

East :--Kacha Road.

West :--Vendor's Land

Jagat Baidya

Chatterjee
10-6-2014

DECLARATION :--above property is situated with other side Road, which is residential, Stamp duty has paid at fixed rate

IN WITNESS WHEREOF the Vendors put their Signatures and Subscribe their hands on the day month and year first above written.
Signed and delivered in presence of the witnesses.

1.

श्री श्री भ्रव पाठक

पिता स्व दारिका नाथ पाठक

2.

श्री. श्री. कुशमाहा

मधुपुर (द्वैधर)

भारत 10-6-2014

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जितन पाठक

बलदेव पाठक

वडवाट मधुपुर

द्वैधर

10-6-2014

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