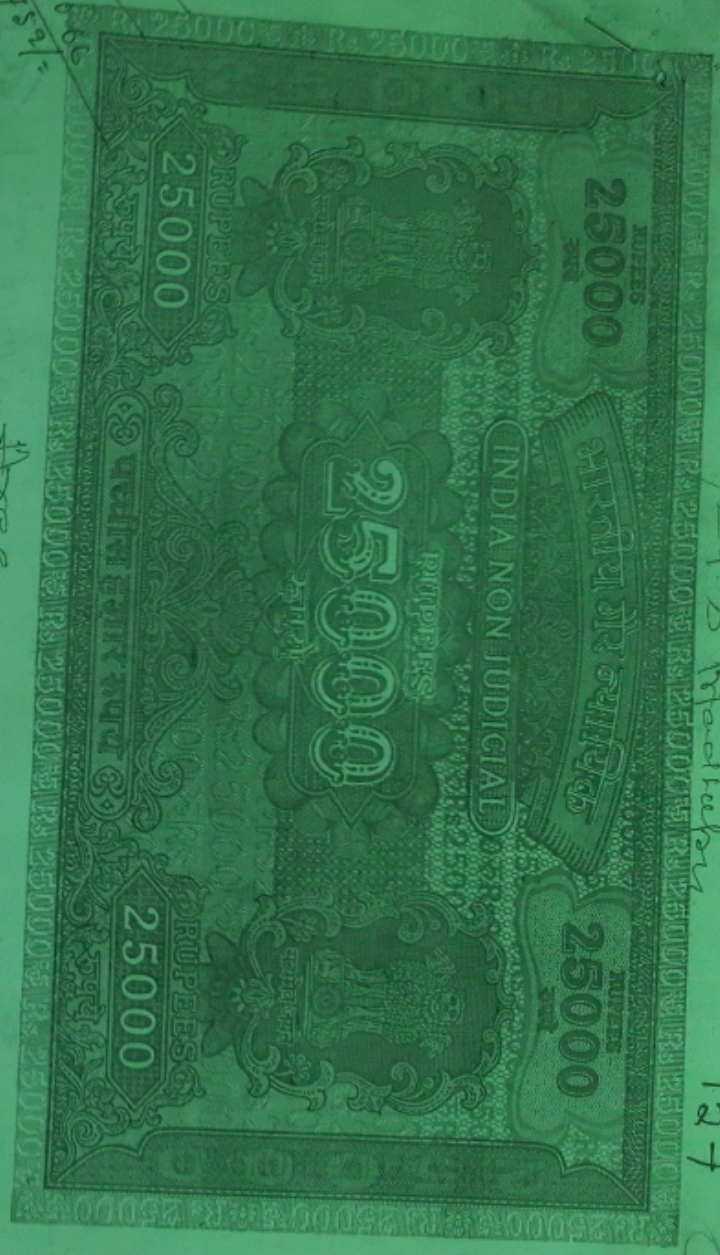


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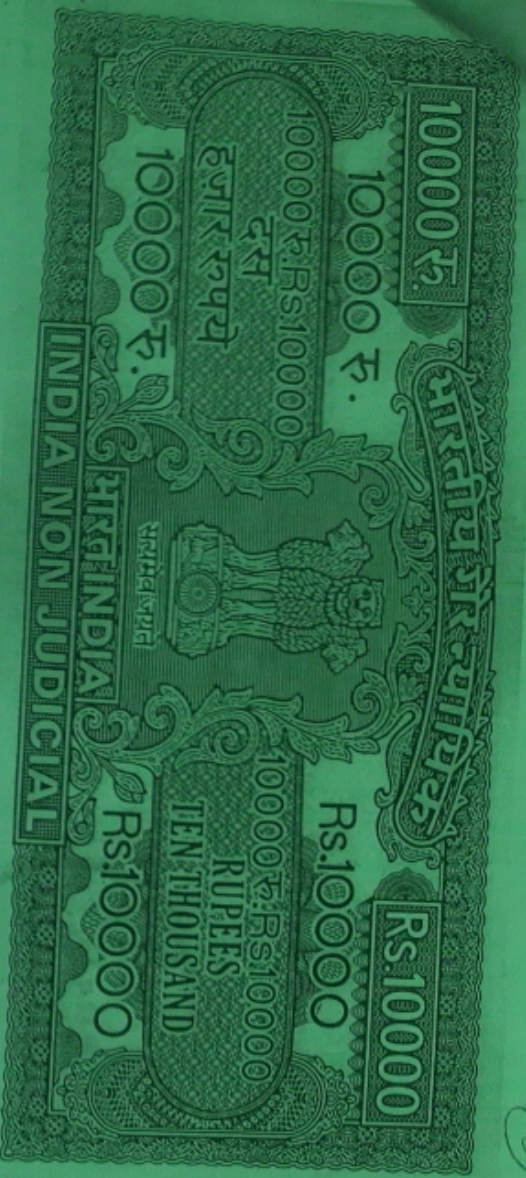
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निबंधन अधिनियम  
A.K. Chatterjee

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

10-06-2014



05AA 256838

Jagat Banerjee 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 faith 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 Parsh Chandra Banerjee, by faith Hindu, by profession Housewife, by Nationality Indian,
8. SMT SUMATI MUKHERJEE, W/o of Gautam Mukherjee, by faith Hindu, by profession Housewife, by Nationality Indian,



05AA 256856

Jaget Bandhu  
Chatterjee  
10-6-2014

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.)
- 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



झारखण्ड JHARKHAND

4606

*Jagat Banerjee*  
Chatterjee

SMT. MINA DEVI, W/o Sri Dinesh Modi, by caste Barui, by profession housewife, 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 her legal heirs, successors, executors, administrators representatives, and assigns) of the SECOND PART. Photostat copy of Pan Card and Aadhar Card attached.



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Jagat Bandhu  
Chatterjee  
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Book No. IV, CD Volume No. 1, Pages from 1033 to 1040 <sup>Dec of No. - 88</sup> 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 <sup>Dec of No. - 91</sup> 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 Genaral 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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Jagat bandhu  
Chatterji 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



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Chatterjee

10-6-2014

house together with piece or parcel of land hereunder belonging and on the 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 Jharina 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 Gurujii 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**

**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**

Jagat-Bandhu  
Chatterjee  
10-6-2014

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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.

Jagat Bandhu  
Chatterjee

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(5)

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 measurement, of Basauri Parti land out of her Sanchit Stridhan money 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 her 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, her 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.

AND WHEREAS the Vendors, their heirs, administrators or assigns further covenant that they shall at the request and cost of the Purchaser, her 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 her name mutata 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. 37A, 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 :--

Jagatbandhu  
Chatterjee  
10-6-2014

(10)

Jaganbhadhu  
Chatterjee

10-6-2014

North :-- Vendor's land now being sell to Sri Dinesh Modi.

South :-- Gopal Mahato.

East :-- Kacha Road.

West :-- Vendor's Land

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.

शशिभद्रवा पाण्डव

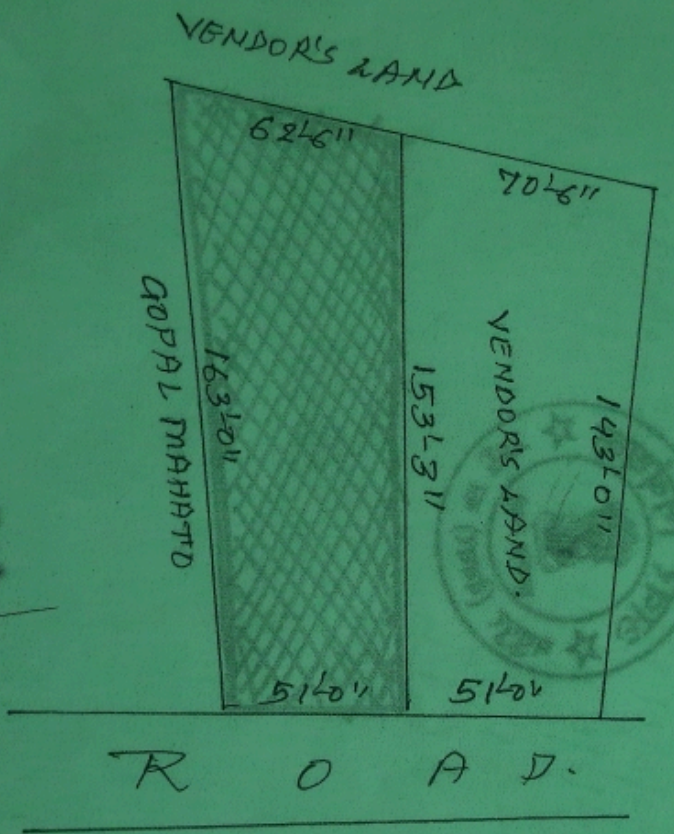
विना रव दीपिका पाण्डव

2. श्री श्री कुशीभाई

भारतपुर- (देवपुर)  
२४/२ २६५९

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क. किशोर मश्रा  
श्री. - श्री शैलकुमार  
श्री. - श्याम  
विना - देवपुर, श्री (देवपुर)  
श्री. - श्री (देवपुर)  
श्री. - श्री (देवपुर)

(377)  
 PLAN OF LAND UNDER MOUZZA - KUSHMAHA NO-377  
 SOUTH MADHUPUR MUNICIPAL WARD NO-17, SETT  
 J.B.NO- 3513 PRE-J.B.NO- 3513A PART OF PLOT  
 NO- 389 AREA-8 KATHA (MORE OR LESS) SHODHIN  
 RED COLDUR BELONGS TO SRI JAGAT BANDHU  
 CHATTERJEE & OTHERS & NOW SOLD TO Smt. MINA  
 DEVI W/O SRI DINESH MODI OF HATIA ROAD,  
 RAMCHANDRA BAZAR, MADHUPUR, DIST-DEOGHAR.  
 THANA NO- 371



Total land has been classified

10-6-2014

Total land has been classified  
 10/6/14