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 the Indian Stamp Act
 1898 & as amended
 by W. No. 10 of 1944 &
 Amendment Act 1944 &
 Schedule III to 23

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DEED OF SALE.

VALUED Rs.1625/-

Sukla Lahiri

THIS DEED OF SALE made on this the ^{10th} Day of January,
 1990 BETWEEN SMT.SUKLA LAHIRI W/O K.F.Lahiri residing at 40, endal
Road, Bombay - 28. by Religion-Hindu, by Occupation-
 House wife hereinafter called the "VENDOR" (which expression shall
 unless excluded by or repugnant to the context be deemed to means her
 heirs; executors, administrators, legal representatives and Assignors).
A. N. D SMT.SUBHANKARI DEBI W/O Sri Sarada Prasad Pandit residing at
Chakrabarti Lane, Baidya Nath Dham. Deoghar in the District -Deoghar by
 Religion -Hindu, by Occupation-House-wife hereinafter called the
 "PURCHASER" (which expression shall unless excluded by or repugnant

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ATTESTED

NOTARY REG. No. 22504
 Govt of Jharkhand
 Dist. Deoghar (INDIA)

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- 2 -

*Ajay Kumar Mukherjee.
Bijoy Kumar Mukherjee
Nilima Mukherjee.*

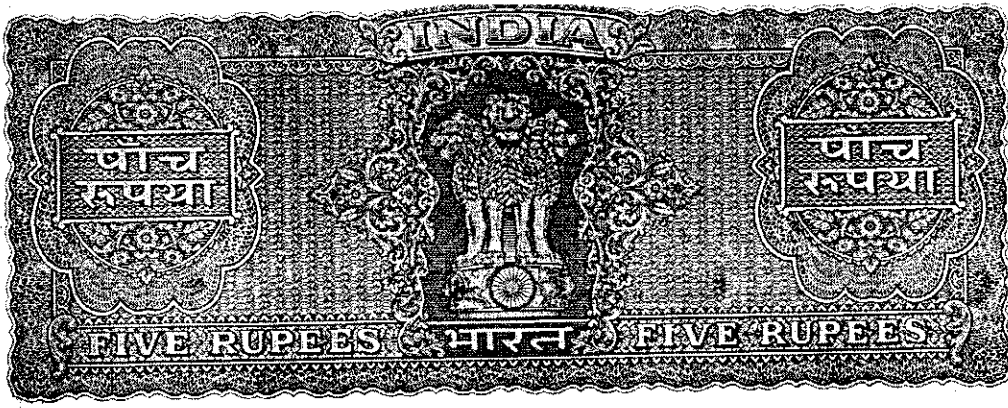
by occupation service-holder residing at
13/2, Siddhi Nath Chatterjee Road, Behala,
Calcutta-34 and 3. Sm. Nilima Mukherjee widow o
of Late Kartick Chandra Mukherjee by faith
Hindu by occupation Grihasthali residing at
13/2, Siddhi Nath Chatterjee Road Behala,
Calcutta-34 hereinafter called "THE VENDORS"
(which terms or expression shall unless
excluded by or repugnant to the context
mean and include their respective heirs,
executors, administrators, representatives
and assigns) of the One Part AND Sm. Subhan-
kari Debi wife of Sarada Prosad Pandit by

शारदा प्रसाद पंडित

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NOTARY/Regd No. 225/04
Govt. of Jharkhand
Dist. Deoghar (INDIA)



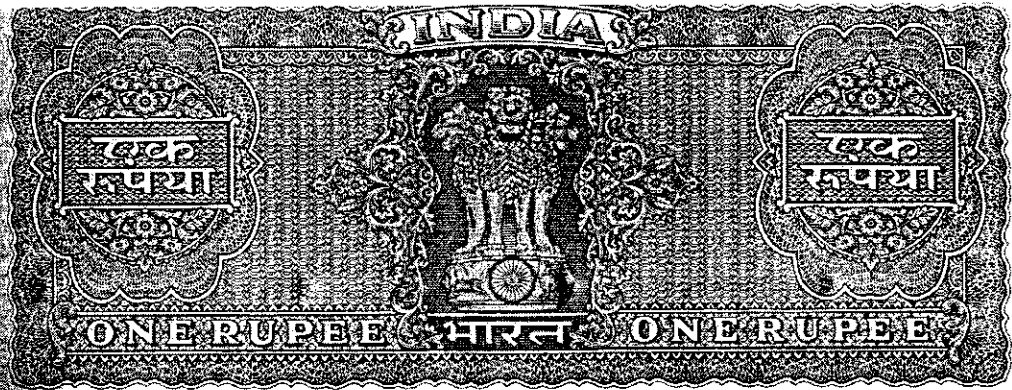
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* Ajay Kumar Mookerjee
 Bijay Kumar Mukherjee
 Nilima Mukherjee

by faith Hindu byahmin by occupation
 Grihasthali residing at Chakrabarti Lane,
 Baidya Nath Dham, Deoghar, in the District of
 Santalpargana in the State of Bihar herein-
 after called "THE PURCHASER" (which terms
 or expression shall unless excluded by or
 repugnant to the context shall mean and
 include her heirs, executors, administrators
 representatives and assigns) of the OTHER PART
 WHEREAS by a Mourashi Mekarari Patta dated
 10th April, 1920 duly registered in Book No. 1
 Volumn No.6

3/12/21/22/12/21/22/21/22
 ATTESTED
 176
 NOTARY (Reg. No. 225/04)
 Govt. of Bihar
 Dist. Deoghar (INDIA)

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- 4 -

X Ajay Kumar Mukherjee
Rajiv Kumar Mukherjee
Muktimuk Mukherjee.

Volume No.6 Pages from 143 to 145 Being No. 170
for the year 1920 registered in the Office of
Sub-Registrar at Deoghar Nerode Chandra Mukherjee,
since deceased took from Safi Shah permanent
settlement of a plot of land having an area of
27225 Sq. feet and having its length of 223 feet
from North to South and breadth of 112 feet
from east to west in Nilkonthapur Mouza No.415
in Baidya Nath Dham, Deoghar with right of
construction of house and other rights as men-
tioned and detailed in the said Patta and in
consideration as mentioned therein at an annual
rent of Rs.12/- (Rupees twelve) per annum AND
WHEREAS the Nerode Chandra Mukherjee, since
deceased

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NOTARIES ATTESTED
NOTARY No. 225/04
Govt. of Madhya Pradesh
Dist. Deoghar (INDIA)

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Ajay Kumar Mookya
Bijoy Kumar Maki
Hulima Mukherjee

deceased, who was the eldest brother of Kartick Chandra Mukherjee, since deceased, father of Vendors Nos (i) and (ii) and husband of Vendor No 3 was governed by Dayabhaga School of Hindu Law and purchased the aforesaid plot of land at Nilkonthapur, Baidya Nath Dham, Deoghar as the karta of joint family of which the said Kartick Chandra Mukherjee, since deceased, was also member of the said family the aforesaid plot of land at Nilkonthapur, Baidya Nath Dham, Deoghar, became the joint property of the said Kartick Chandra Mukherjee, since deceased, and other members of the said joint family AND WHEREAS the joint properties including the said plot of land belonging to the members of the said joint family has been partitioned between the co-owners and the Award dated 12.11.44 made in Award Case No.3 of 1944 and decreed by Hon'ble High Court at Calcutta in terms of the said Award by an order dated 23.1.45 the aforesaid plot of land at Nilkonthapur Baidya Nath Dham Deoghar was allotted to the said Kartick Chandra Mukherjee and Ishan Chandra Mukherjee both since deceased in equal shares each having demarcated equal half share in the said plot of land that is demarcated southern half portion of the said plot of land having length of 122 feet and a breadth of 111½ feet and having an area of 19 cottahs 8 chittaks and 22½ sq. feet as detailed in the plan annexed with the said Award was allotted to the said Ishan Chandra Mukherjee since deceased, and the demarcated northern half portion of the said plot of land having its length of 122 feet and breadth of 111½ feet and having an area of 19 cottahs 8 chittaks and 22½ sq. feet was allotted

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to

Ajoy Kumar Mukherjee
Bijoy Kumar Mukherjee
Nilima Mukherjee

to the said Kartick Chandra Mukherjee since deceased as detailed in the Partitioned Plan annexed to the said Award, each being liable to pay the half share of the rent at Rs.6/- per annum in respect of their respective demarcated half share of the plot of land as aforesaid separately AND WHEREAS the Zamindari Right of the said plot of land has since been taken over by the State of Bihar and the same has been vested in the said State of Bihar AND WHEREAS ^{since} the partition the said Kartick Chandra Mukherjee since deceased, became the sole and absolute owner of the demarcated northern portion of the said plot of land and had been in seized and possessed of the said demarcated northern portion of the said plot of land as particularly detailed and described in the Schedule hereunder written till his death by paying the rental of Rs.6/- per annum to the State of Bihar AND WHEREAS the said Kartick Chandra Mukherjee who was governed by Dayabhaga School of Hindu Law and Hindu Succession Act died intestate in the year, 1972 leaving behind him surviving his widow, namely Sm. Nilima Mukherjee the Vendor No 3 abovenamed two sons namely Ajoy Kumar Mukherjee and Bijoy Kumar Mukherjee the Vendors No. 1 and 2 abovenamed and one daughter Sm. Sukla Lahiri wife of K.P. Lahiri as his heirs and legal representatives and as such on the demise of the said Kartick Chandra Mukherjee the Vendors along with the said Sm. Sukla Lahiri became the joint owners of the said demarcated northern portion of the said plot of land at Nilkonthapur Baidya Nath Dham, Deoghar as detailed in the Schedule given below and hereinafter

Ajoy Kumar Mukherjee
Bijoy Kumar Mukherjee
Nilima Mukherjee

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NOTARY PUBLIC
Deoghar (INDIA)

Signature

Bojji Kumar Moot
Bojji Kumar Moot
Nidhina Mukherji

hereinafter referred to as "The said plot of land" in equal shares, each having undivided one-fourth share in the said plot of land AND WHEREAS the Vendors jointly are absolutely seized and possessed of and otherwise well and sufficiently entitled to the undivided three-fourth share of the separated and demarcated northern half portion of the said plot of land and measuring about 19 cottahs 8 chittaks and 22½ sq.ft. being the demarcated and separated northern half portion of the said entire land situated in the Village Milkonthapur Baidya Nath Dham ,Deoghar, being the said plot of land more fully and particularly detailed and described in the Schedule hereunder given AND WHEREAS the Vendors have agreed with the purchaser for sale to her their undivided three-fourth share in the said plot of land as detailed in the Schedule hereunder written for sum of Rs. 4875/- (Rupees four thousand eight hundred and seventy five) .

NOW THIS INDENTURE WITNESSETH that in pursuance to the said agreement and in consideration of the said sum of Rs.4875/- (Rupees four thousand eight hundred and seventy five) paid by the purchaser to the said Vendors before the execution of these presents (the receipt of which the Vendors and each of them do and doth hereby admit and acknowledge and for and from the same and every part thereof forever discharge and acquit the purchaser) the Vendors do hereby grant, convey, sell ,transfer and assign unto the purchaser all the undivided three -fourth share or part of the

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NOTARY PUBLIC
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Ajay Kumar Bhoos
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Nilima Mukherji

the said plot of land containing by measurement 19 cottah
8 chittaks 22½ sq. ft. as fully and particularly detailed
and described in the Schedule hereinafter written or
howsoever otherwise the said plot of land hereditament
messuages or any part thereof now are or is at any
time heretofore or was situated butted and bounded
called known, numbered, described or distinguished
together with all the compounds, walls, trees, fences
ditches, ways, passages, drains, sewers water water courses
and all and all manner of former or other rights lights
liberties privileges easement profits appendages and
appertunances whatsoever to the said plot of land and
messuages lands hereditaments and premises or any part
thereof belonging or in any wise appertaining or usually
held or enjoyed or occupied therewith or reputed
to belong or the appertunant thereto and all the estate
right title, interest inheritance reversion or reversions
remainder or remainders use trust possession property
claim and demand whatsoever at law and in equity of
them the said Vendors of into out of and upon the said
messuages land hereditament and premises and every part
thereof and all deeds pattahs maniments and evidence
of title writings and other documents in any wise re-
lating to or concerning the same or any part thereof
which hereafter shall or may be in the possession or
control or custody of the Vendors or any of them
their respective heirs executors, administrators, or
representatives or any other person or persons from
whom he or they can or may procure the same without
action or suit to have and to hold the said plot

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ATTES *[Signature]*

NOTARY Public No-22504
City of ...
Dist of ... INDIA

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X Ajay Kumar Moolgaj
Bijoy Kumar Malhotra
Nehima Mukherjee

plot of land messuage and hereditament and all and singular other the said plot of land hereby conveyed or expressed so to be unto the use of the said purchaser her heirs, executors, administrators, representatives and assigns absolutely and forever and the said Vendors and each of them do hereby covenant with the said purchaser or her heirs, executors, representative and assigns that NOTWITHSTANDING any act, deed or things by the said Vendors or any of them or any of their ancestor or predecessor in title done or executed or knowingly suffered to the contrary they the said Vendors now have good right and full power to grant convey transfer and disposed of all the singular the said plot of land hereby conveyed transferred or expressed so to be unto and to the use of the said purchaser her heirs, executors, administrators, representatives and assigns in manner aforesaid and that the said purchaser her heirs, executors, representatives and assigns shall and may at all time hereafter peaceably and quietly possess and enjoy the said plot of land hereditament and premises and receive the rents and profits thereof without any lawful eviction interruption or disturbance by the said Vendors or any persons lawfully or equitably or claiming through or in trust for them and that freed and discharged from or otherwise by them the said Vendors their respective heirs, executors administrators, and assigns sufficiently indemnified against or all estates charges, encumbrances, claims and demands, created occasioned or made by the said

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ATTESTED
NOTARY PUBLIC NO. 22504
City of Bangalore
KARNATAKA (INDIA)

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said Vendors or any of them or any of their ancestors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid and further that the said Vendors and their respective heirs and all persons having lawfully or equitably claiming any estate right title interest in or to the said plot of land hereditament and premises or any part thereof from under or in trust for them the said Vendors or any of their ancestor or predecessors in title shall and will from time to time and at all time hereafter at the request and cost of the purchaser and heirs, shall do and execute or cause to be done and executed all such acts deeds things and assurance in the law whatsoever for further and more perfectly assuring the said plot of land hereditament and premises and every part thereof unto and to the use of the said purchaser her heirs, executors, administrators representatives and assigns in manner aforesaid as shall or may be reasonably required.

SCHEDULE.

All that undivided three-fourth share or part of the demarcated northern half of the plot of land, the said demarcated northern half having a length of 122 feet from east to west and breadth of 111 1/2 feet from north to south having an area of 19 cottahs-8 chittaks 23 1/2 sq. feet (the entire land, that is, combined both the northern and southern portion having a length of 223 feet from north to south and breadth 122 feet from east to west and having a total area of 39 cottahs and 15 sq. ft) as per the partitioned plan annexed with the Award dated 22.11.44

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Prof. Kumar Moorti
Prof. Kumar Mukherjee
Zilima Mukherjee

22.11.44 as aforesaid in the body of the aforesaid deed situated in at present Ward No. VIII in Sital Mallick Road, Nilmonthapur. Holding No 167 , Bilashi in the town of Baidya Nath Dham, Deoghar, Touzi No 212 , Jamanbandi No. 138 Lot No 97A. Mouza Nilkanthapur, Sub-Registry Deoghar in the District of Santalparaganas in the State of Bihar butted and bounded as follows :-

On the North - Land and garden of Damodar Boliyasay Panda

On the East - "Ku-ndu Kuthi" owner Profulla Kumar Kundu.

On the South - Southern portion of the land owned by Vendor.

On the West - Municipal Road.

Half share of rental of which is at Rs. 6/- per annum payable separately to the State of Bihar.

IN WITNESS WHEREOF THE Vendors have set and subscribed their respective hands and have signed these presents on the day month and year

ATTESTED

8/17/67

NOTARY/Regd No-225/04
Govt. of Jharkhand
Distt. Deoghar (INDIA)

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year first above writte n.

SIGNED SEALED AND DELIVERED

in the presence of :-

Ajay Kumar Moolgaje
Bijay Kumar Mulkhaji
Nilima Mulkhaji

1. Kashi walt by
G. Gyan Dutt Singh
Cut-12

2. Pooch Kori Lu
Mukherjee
15/11, 5/11/2012
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ATTESTED

NOTARY/Regd No. 225/04
Govt. of Madhya Pradesh
Distt. Deeghar (INDIA)

21/12/2012 4/21/24/05/12

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MEMO OF CONSIDERATION.

Received from within named
purchaser the within mentioned
sum of Rs. ^{Rs. 4875/-} 4875/- (Rupees four
thousand eight hundred and
seventy five) being the full
consideration money above
expressed to have been paid
by her to usRs.4875/-

Ajay Kumar Mookherjee
Bijoy Kumar Mukherjee
Nilima Mukherjee.

(Rupees four thousand eight hundred and
seventy five only)

Witnesses :-

- 1. Kashi Nath
- 2. Sun Day Das

Passer van
10/11/12

21/2/12 21/2/12

Signature

X
Ajay Kumar Mookherjee
Bijoy Kumar Mukherjee
Nilima Mukherjee.

ATTESTED
NOTARY (Regd) No. 225/04
Govt. of Jharkhand
Dist. Deoghar (INDIA)



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Signature
 Registrar of Companies
 Calcutta

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Ajoy Kumar Mukherjee
 Bijoy Kumar Mukherjee
 Nilima Mukherjee

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 50.
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 N 100
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 27/05

Signature

THIS INDEMTURE made this 11th day of June, One thousand Nine hundred and Seventy-nine B E T W E E N 1. Ajoy Kumar Mukherjee. 2. Bijoy Kumar Mukherjee Both sons of Late Kartick Chandra Mukherjee both by faith Hindu

NOTARY
 225404

ATTESTED by
 NOTARY/REG No. 225404
 Govt. of West Bengal
 Dist. Durgam (INDIA)

to the context be deemed to means her heirs, executors, administrators, legal representatives and Assignors).

WHEREAS Kartick Chandra Mukherjee seized and possessed the Property, fully described in the Schedule 'A' hereunder written by an Order dated 23rd Day of January, 1945 Of Hon'ble High Court. Calcutta for the Award Case No.3 for 1944

AND WHEREAS Kartick Chandra Mukherjee, deceased who was Governed by Dayabhaga School of Hindu Law died intestate in 1972 leaving behind him his wife namely Nilima Mukherjee, Two Sons namely Sri Ajoy Kumar Mukherjee, Sri Bijoy Kumar Mukherjee And a Daughter namely Smt. Sukla Latiri (mentioned hereinbefore as the 'Vendor') as his legal heirs.

AND WHEREAS the above said legal heirs seized and possessed the property, fully described in the Schedule 'A' by way of inheritance jointly having each Undivided 1/4th Share in the hereditaments or Premises.

AND WHEREAS due to want of proper maintenance of the said property they declared to Sell the property, fully described in the Schedule 'A' hereunder written, And entered into an Agreement with the above said Purchaser for the Consideration Money of Rs. 6,500/- (Rupees Six thousand and Five hundred) only for the entire property, fully described in the Schedule 'A'

AND WHEREAS said Smt. Nilima Mukherjee, Sri Ajoy kumar Mukherjee and Sri Bijoy kumar Mukherjee executed jointly A Deed of Sale on the 11th Day of June, 1979 in favour of the above said Purchaser for their Undivided 3/4th Shares against the Consideration Money Rs. 4875/- (Rupees Four Thousand eight hundred and Seventy five) only which Registered in the Office of the

Contds. 3

31/12/1979

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ATTESTED
NOTARY PUBLIC NO. 2270/04
Govt. of West Bengal
Dist. Dooars (INDIA)

Registrar of Assurances, Calcutta and recorded in Book-I, Volume-132, pages 89 to 98 And Being no.3202 for the year 1979.

AND WHEREAS the above said Vendor was out of Station at the time of Execution of the Sale Deed Dated 11th June,1979 And now agree to execute A Deed of Sale for her Undivided 1/4th Share in favour of the above said Purchaser for the Consideration Money Rs. 1625/- (Rupees One thousand Six hundred and twenty-five) only

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid Agreement and inconsideration of the said Sum of Rs. 1625/- (Rupees One thousand Six hundred and twenty-five) only paid to the said Vendor by the said Purchaser before the execution of this presents, the receipt whereof the Vendor doth hereby admit and acknowledge in full and doth release the Purchaser from the same or every part thereof. She, the Vendor doth hereby grant, convey, transfer and Sell her rights, title and interests into and Upon the Undivided 1/4th Share in the property, hereditaments or Premises fully described in the Schedule 'B' with all rights of ways, paths, lights, air, easement right, right of appertinances and appendances whatsoever belonging therein and appertaining thereto. Now is or was or were whatsoever into and upon the said piece of parcel of land or the hereditaments particularly described in the Schedule ~~XXXXXX~~ 'B' hereunder written hereby transferred unto and to the Use of the said Purchaser absolutely and forever and hereafter the said Purchaser her heirs, executors, administrators, legal representatives or assigns, shall enjoy the said property or any part thereof peacefully and quietly without any abatement, disturbances or hindrances whatsoever by the said Vendor or any person or persons through under or intrust of her.

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NOTARY PUBLIC
GOVT. OF WEST BENGAL
Dist. COOCHBEHAR (NDA)
contd.....4

Now the Vendor covenants with the said Purchaser that the interests hereby transferred subsists only to the said Vendor and she has full right, indefeasible title and legal authority to transfer the same. The Property hereby sold is free from all encumbrances, liens, charges or lispences.

The Vendor further covenants with the said Purchaser if any defect of title of the said Vendor is discovered hereafter and for which the said Purchaser may suffer any loss or damages, the said Vendor shall make good the said loss or damages and shall do all acts, deeds and things for further better and perfectly securing the said Property in favour of the said Purchaser. The possession of the Property has been delivered to the said Purchaser by the Vendor physically ~~saxms~~ before the execution of this Presents.

SCHEDULE 'A' ABOVE REFERRED TO

ALL THAT the piece or parcel of land on the Northern Side having in length of 122 feet from east to West and in breadth of 111½ feet from North to South being total Area 19 Cottahs- 8 Chittacks- 22½ Sq.ft. more or less lying and Situate in the District Deoghar in the Province of Bihar under S.R.O. Deoghar in Mts Mouza-Nilkonthapur in Ward no. VIII at Sital Mallick Bhd which comprising Holding no.167, Touzi no.212, Jamabandi no.138, Lot no. 97A in the Town of Baidya Nath Dham which butted and bounded by :

North : Land and Garden of Dawodar Boliyasay Paodey
 South : Southern portion land of Isham Chandra Mukherjee
 East : ' Kundu Kuthi ' of Profulla kumar Kundu
 West : Municipal Road.

SCHEDULE 'B' ABOVE REFERRED TO

ALL THAT the Undivided 1/4th Share in the land 19 cottahs, 8 chittack and 22½ Sq.ft more or less lying and Situate in the District Deoghar under S.R.O. Deoghar in Ward no.VIII which comprising in Holding no.167. Touzi no 212. Jamabandi no.138. Lot no. 97A in the town of Baidya Nath Dham

ATTESTED

NOTARY PUBLIC No. 225/04
 Govt. of Bihar and
 P.W.D. (INDIA)

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IN WITNESS WHEREOF the above said Vendor hereunto have put her hands and signatures on these presents on the day, month and Year first above written.

SIGNED, SEALED AND DELIVERED

in presence of :-

Sukla Lahiri

Signature of the Vendor.

1. Bijoy Kumar Mukhopadhyay
13 1/2 Siddhanta Chatterjee Road
Calcutta - 34.

2. Subhas Dey
6, Bhowani Dey Lane,
Calcutta - 12.

DOCUMENT DRAFTED BY :-

Ashya Adv.
(AK Anandamoy Adhya)

Advocate.

C.M.M. Court. Calcutta-1

ATTESTED
27/8/12
NOTARY/Regd No.-225/04
Govt. of Westbengal
Distt. Dec. Nar (INDIA)

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