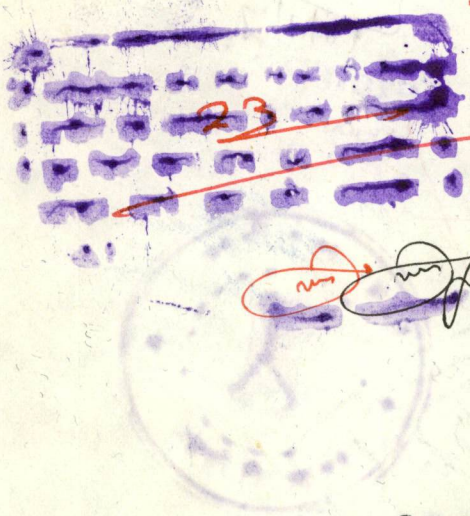
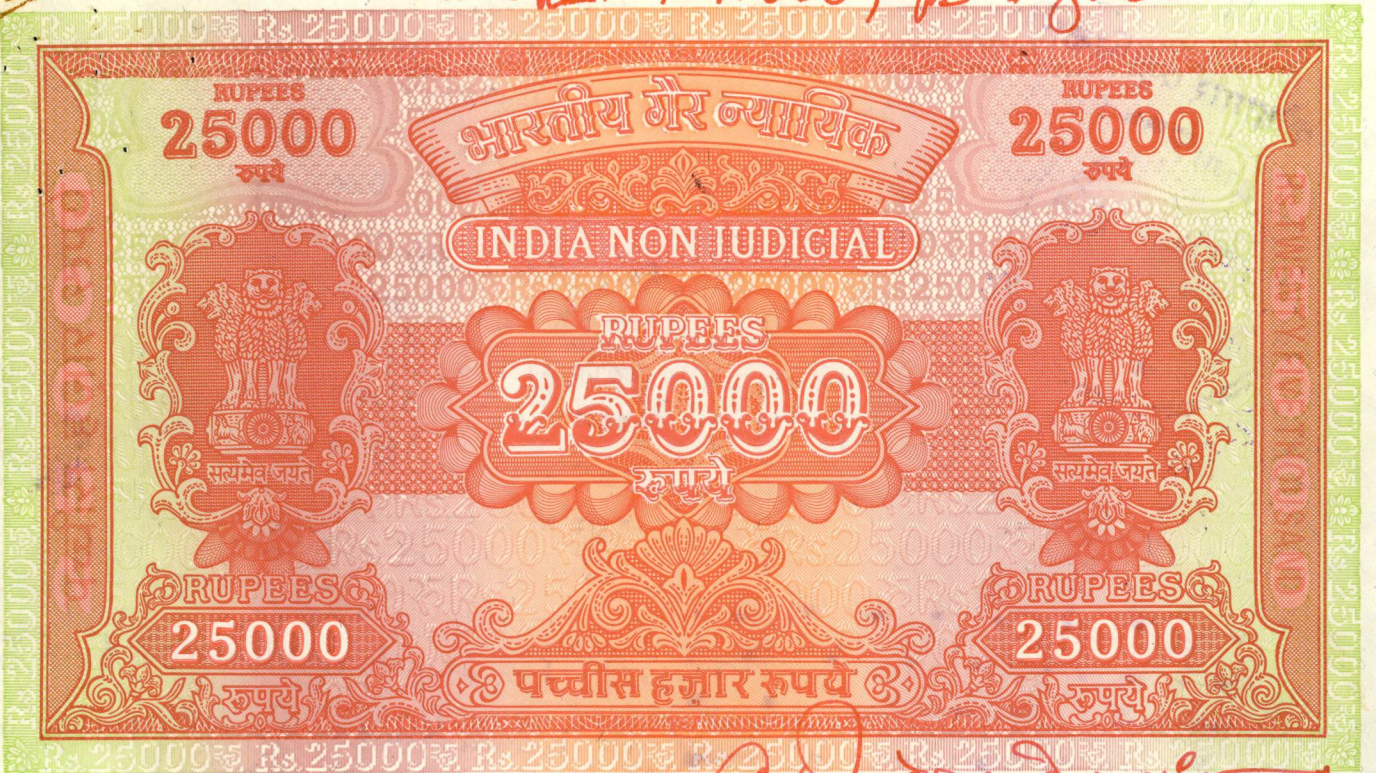


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3251

Sale deed No. 1071000 / P.S. Deogarh



मि. सुब्रता कुमार सार्कार
 सं. 2329 दिनांक 8-11-04
 श्री. कामाक्षि देवी
 Fee paid

Subrata Kumar Sarkar
22.11.2004

AC 10710-0

NG 54.0
10764.0

22-11-04

SAR. 42840.0

SALE DEED FOR RS. 10,71,000/- only

THIS INDENTURE OF SALE made on this the 22nd day of November Two Thousand Four A.D. BETWEEN Sri Subrata Kumar Sarkar Son of Late Kali Das Sarkar by faith Hindu, by Profession Service resident of Mohalla Purandaha Ward No. 19 of Deogarh Municipality, P.S., Sub Division and District Deogarh hereinafter called the VENDOR (which expression unless excluded by or repugnant to the context shall be deemed to include his heirs, successors, legal representatives and assigns) of the ONE PART;

A N D

Ms 16/11/07

कोषागार पदाधिकारी
कोषागार, देवघर
टो.सी.न. - 189
दिनांक - 16/11/07

Satsang
PO. Satsang
PSD Dist - Deoghar

(For Sale Deed)

25000 x 1	=	25000
10000 x 1	=	10000
5000 x 1	=	5000
1000 x 2	=	2000
500 x 1	=	500
100 x 3	=	300
10 x 4	=	40
		<hr/>
		42840.00

~~कुल 42840.00~~
Total Forty two thousand eight hundred and forty.

22/11/07
गो
दाम

16/11/07
Stamp Clerk
Deoghar Treasury
P.O. + Dist. Deoghar



Subrata Kumar Sarkar
22.11.2004

263/2017
264/2017/04
Subrata Kumar Sarkar
22.11.2004



Subrata Kumar Sarkar
22.11.2004

22/11/07



03AA 779745

Subrata Kumar Sarkar
22. 11. 2004

-2-

A N D

SATSANG a Society duly registered under the Societies Registration Act 1860 having its Registered Office at 68 Surya Sen Street, Kolkata-700009 and main place of activities at Satsang Nagar Deoghar, P.S., Sub Division, Sub Registry and District Deoghar represented through its Secretary hereinafter called the PURCHASER (which expression unless excluded by or repugnant to the context shall be deemed to include its representatives and successors in office and assigns) of the OTHER PART.

Whereas one Amulya Chandra Ghosh acquired a piece and parcel of Basouri land measuring an area

16/11/77

कोषागार प्रदायिका
उपकर

Deoghat Treasury

P.O. + Dist. Deoghat



101



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Subrata Kumar Sarkar
22.11.2004

-3-

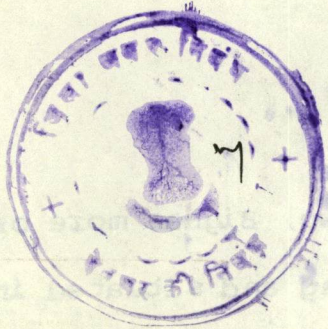
an area of 2 (Two) Bighas more or less by local measurement lying and situated in Mouza Purandaha, Thana No. 399 in the town of Deoghar Municipality being Survey Settlement Plot No. 44 and was in peaceful possession of the same.

And whereas the said Amulya Chandra Ghosh sold and conveyed the said property by registered Deed of Sale dated 3.1.1928 entered in Book No. 1 Volume No. 1, Pages 89 to 90 Being No. 2 for the year 1928 registered at Deoghar Sub Registry Office for a valuable consideration mentioned therein to (1) Sri Sailendra Nath Sarkar (2) Sri Sudhir Kumar Sarkar (3) Kali Das Sarkar and (4) Sri Durga Das

16/11/7

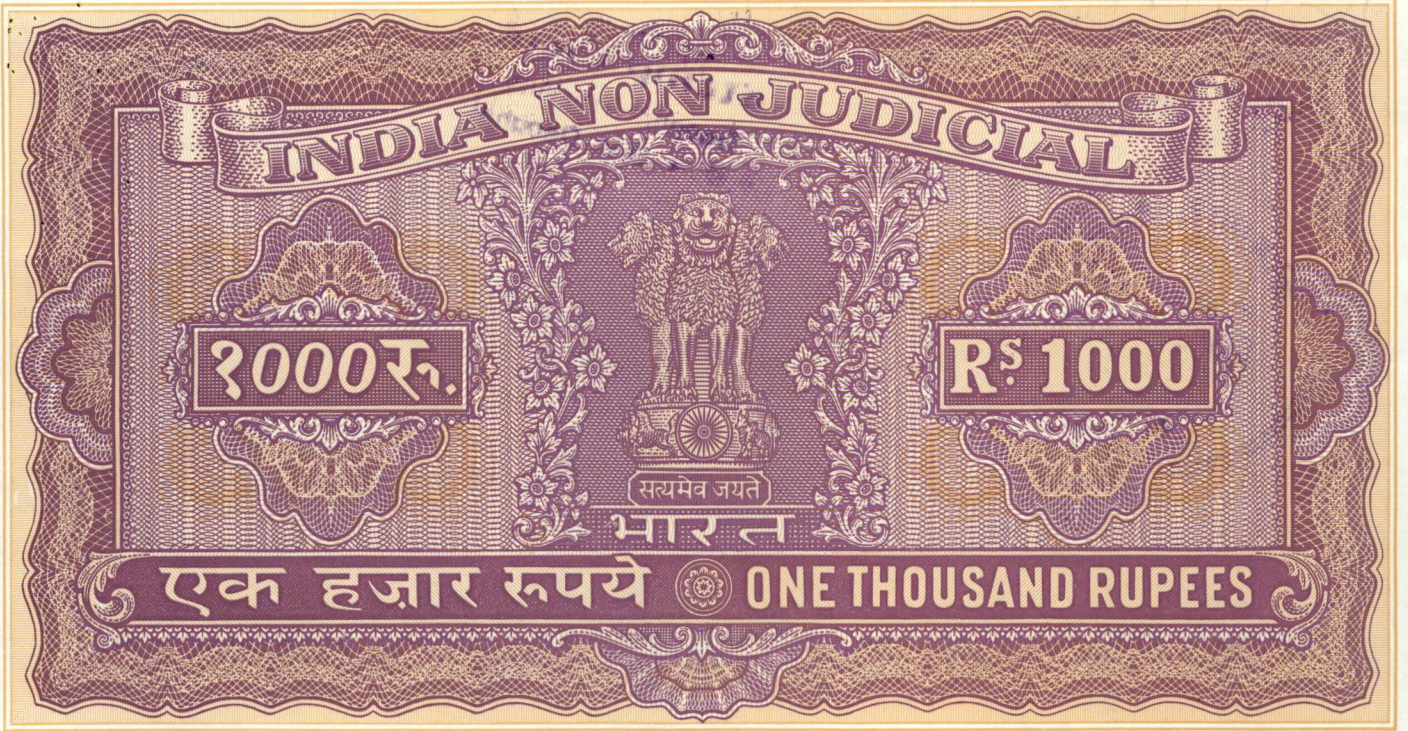
कोषागार पदाधिकारी
देवघर

Deoghari Treasury
P.O. + Dist. Deoghari



an amount of Rs. 100/- was received from the local
management of the Deoghari Municipality
Treasurer No. 189 in the name of Deoghari Municipality
being Survey Settlement No. 189 and was in
possession of the same.

and interest the said sum was deposited
and conveyed the said property by registered
deed of sale dated 1.1.1938 entered in Book No. 1
Volume No. 1, pages 89 to 90 being No. 189 of the
Year 1938 registered at Deoghari Sub-Registrar Office
for a valid consideration and the same is to be
(1) 189 Deoghari Municipality (2) 189 Deoghari
Deoghari (3) 189 Deoghari and (4) 189 Deoghari



Subordinate Knows Sarkar

-4-

Sarkar all sons of Late Surendra Nath Sarkar who jointly came in peaceful physical possession of the same and constructed a Pucca one storied residential building over a portion of the said land which is popularly known as 'Dwip Smrity'.

And whereas the aforesaid Durga Das Sarkar while a College student and Bachelor suddenly died in the year 1931 and his share in the aforesaid property devolved upon the remaining three brothers in equal share namely (1) Sri Sailendra Nath Sarkar (2) Sri Sudhir Kumar Sarkar and (3) Sri Kali Das Sarkar.

And whereas the building known as Dwip Smrity became a very old and needed heavy expenses for

16/11/14
कोषागार पराधिकारी
देवघर

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Deoghar Treasury
P.O. + Dist. Deoghar

कोषागार, देवघर
टो.सी.न. - 169
तिथि - 16/11/14
★



and whereas the aforesaid Barga Das Sarkar while
a college student and bachelor suddenly died in the
year 1951 and his share in the aforesaid property
devolved upon the remaining three brothers in equal
share namely (1) Sri Gollendra Nath Sarkar (2) Sri
Sachin Kumar Sarkar and (3) Sri Kailas Sarkar.
and whereas the building known as DWP Sarkar
became a very old and needed heavy expenses for



-5-

Subrata Kumar Sarker

for repair and it was not possible to repair the building with joint funds, the aforesaid three brothers agreed for partition of the said property and accordingly amongst themselves amicably partitioned the said property including vacant land and building into three equal share and accordingly a written agreement was prepared and executed by the aforesaid three brothers on the 8th. day of April 1978 showing their share allotted to each brother with separate plan attached there showing their shares allotted to each marked as Lot No. 'A', Lot No. 'B' and Lot No. 'C'.

And whereas Lot No. 'A' was allotted to Sri

16/11/14

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देवघर

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Sudhir Kumar Sarkar.

-6-

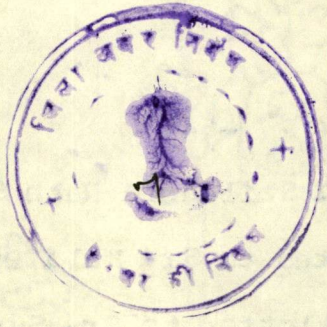
to Sri Sailendra Nath Sarkar, Lot No. 'B' was allotted to Sri Kali Das Sarkar and Lot No. 'C' was allotted to Sri Sudhir Kumar Sarkar and after the said partition each of the three brothers became absolute owners of their respective share and each of them mutated their names in Municipal Office Deoghar and Circle Office, Deoghar.

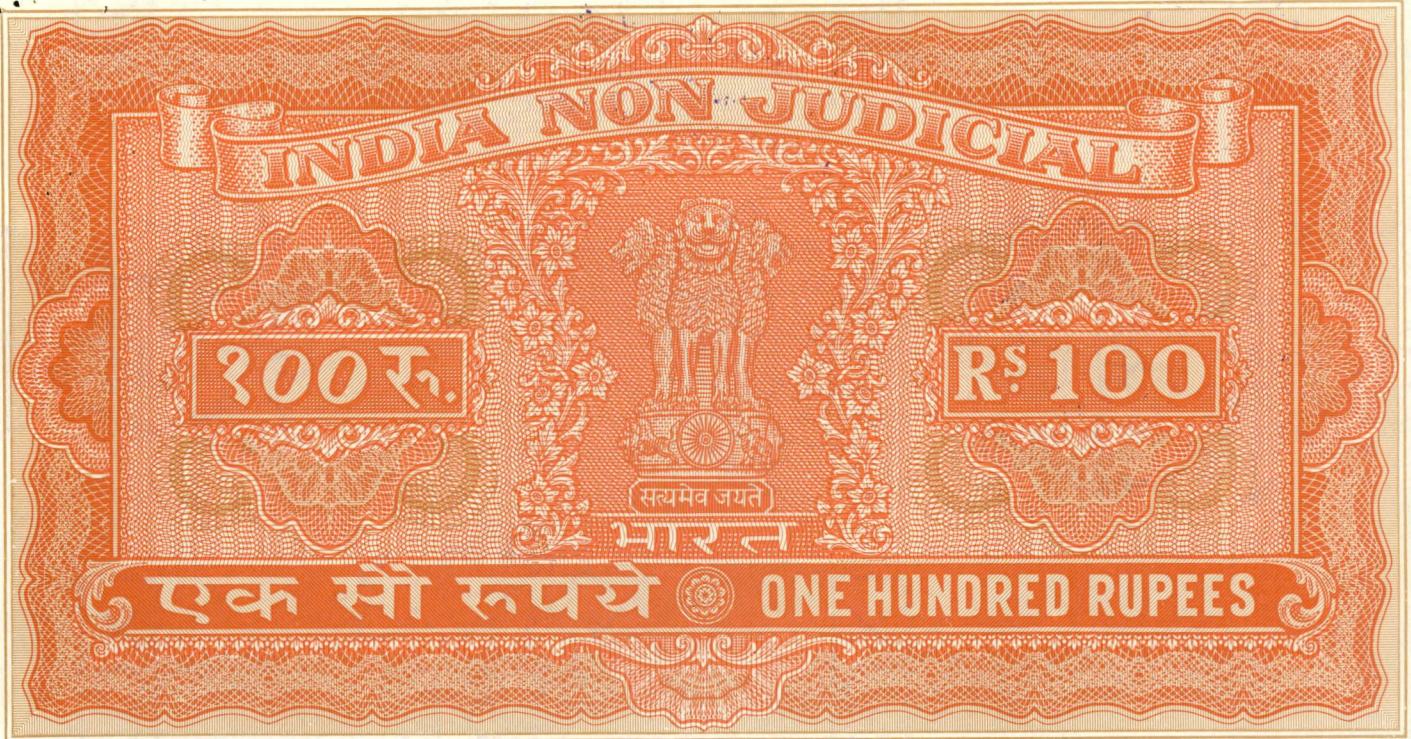
And whereas Sri Sudhir Kumar Sarkar who was living in Calcutta was unable to look after his share at Deoghar, he sold 1/3rd share i.e. Lot No. 'C' to Sri Kali Das Sarkar by a registered Deed of Sale dated 30.6.80, entered in Book No.1, Volume No.156, Pages 52 to 58 Being No.3886 for the year 1980

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कोषागार, देवघर
दो.सो.न. - १८९
तिय - १६-११-३१
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Subrata Kumar Sarkar.

-7-

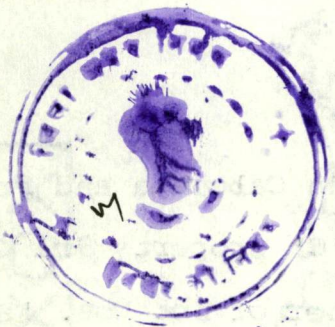
registered in Calcutta and from the date of purchase of Lot No. 'C' property Sri Kali Das Sarkar became absolute owner of Lot Nos. 'B' and 'C' property in the land and building known as 'Dwip Smrity'.

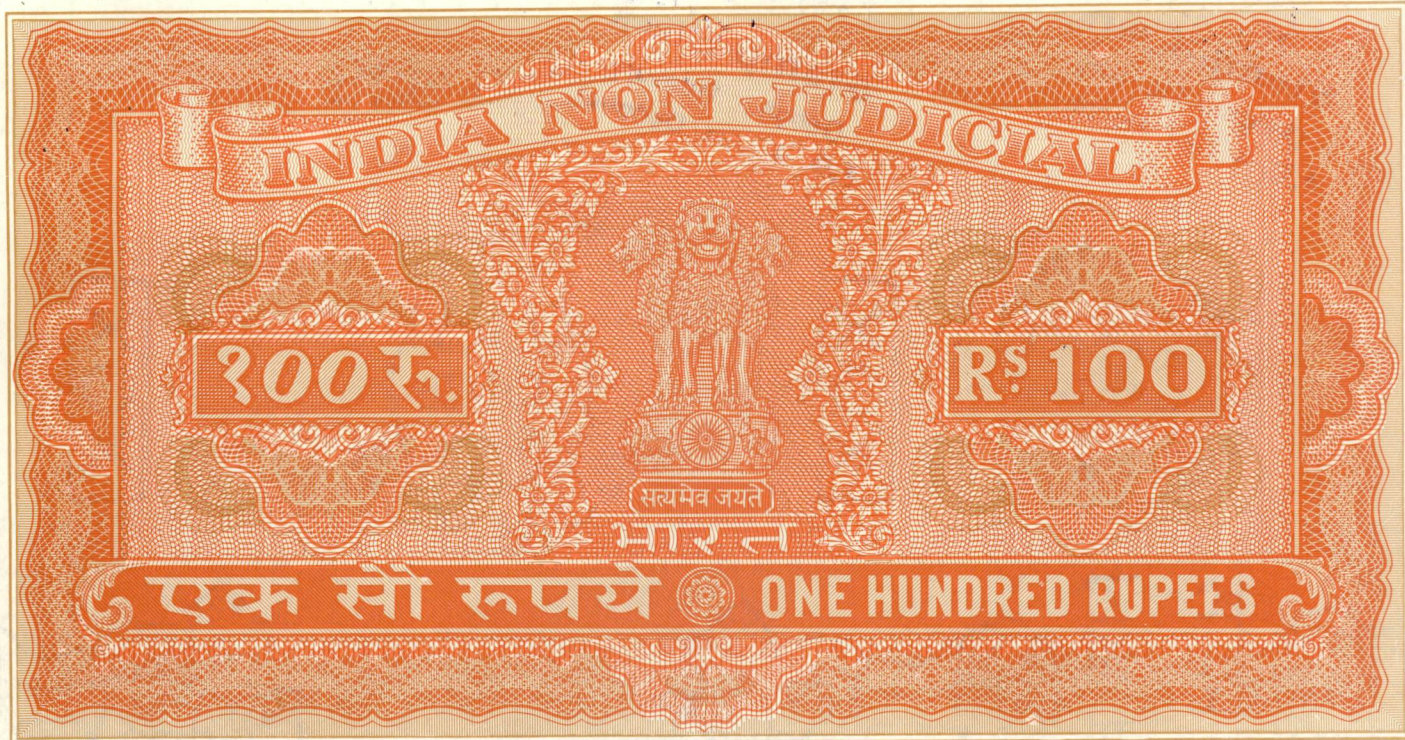
And whereas Kali Das Sarkar and his wife died leaving behind his five sons and one daughter namely (1) Santanu Kumar Sarkar, (2) Sri Subrata Kumar Sarkar, (3) Sri Subhash Chandra Sarkar, (4) Sri Shankar Kumar Sarkar, (5) Sri Sanat Kumar Sarkar and Srimati Nibedita Ghosh w/o Sri Amitabh Ghosh became the absolute owners of the Lot Nos 'B' and 'C' properties i.e. 2/3rd share in the land and building of the above said premises by

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P.O. + Dist. Deoghar

कोषागार, देवघर
दो.सी.न. - 189
तिथि - 16.11.74
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Subrata Kumar Sarkar.

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by way of inheritance and they mutated their names in Circle Office Deoghar vide order dated 19.9.96 passed in Mutation Case No.17/96-97 of Lot Nos. 'B' and 'C' property comprising an area of One Bigha Six Kathas and Thirteen Dhurs that is each Lot containing an area of more or less 13 Kathas 6 $\frac{1}{2}$ Dhurs by local measurement and paying the rent and taxes regularly in Government Sherista under J.B. No 104/1.

And whereas the aforesaid five sons and one daughter of Late Kali Das Sarkar sold 5606 Sq.ft. from the Southern side out of Lot No. 'B' as Sub-Plot No. B/1 within the Mouza Purandaha No.399, Ward No.19 of Deoghar Municipality, Survey settlement

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Deoghar Treasury
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टा.सी.न. - 189
तिथ - 16.11.05
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Plot No.44 (Part), J.B. No.104/1 to Satsang
(Purchaser) by registered Deed of Sale dated
21.12.98 being Deed No.3144 for lawful consi-
deration.

And whereas the aforesaid five sons and
one daughter of late Kali Das Sarkar also sold
5606 Sq.ft. out of Lot No. 'C' as Sub Plot No.C/1
within the aforesaid property by registered Deed
of Sale dated 22.12.98 being Deed No.3149.

And whereas the heirs of Late Sailendra Nath
Sarkar and Late Kali Das Sarkar jointly sold

Subplot - Kamesh Sarkar.

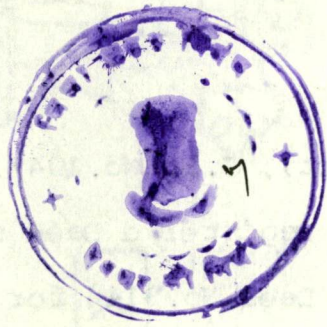
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टॉ.सी.न. - 189
तिथि - 16.11.5
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Subrata Kumar Sarkar.

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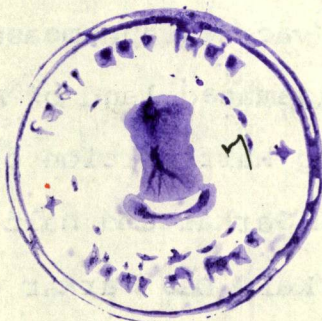
154' x 12' of vacant land measuring 1848 Sq. ft. which was amalgamated land of Lot Nos. A and B property having half portion of the heirs of Late Sailendra Nath Sarkar and half portion of the heirs of Late Kall Das Sarkar out of Lot Nos. A and B property from the eastern side of the premises marked as Sub Plot No. A/2 and B/2 by registered Deed of Sale dated 22.12.98 registered on 23.12.98 being Deed No. 3163 for lawful consideration.

And whereas in a family partition being Title Suit No. 19 of 1999 of the Court of the Subordinate Judge II, Deoghar more or less 2142 Sq. ft. within Survey Plot No 44(Part) J.B. No. 104/1 of Mouza Pirandaha No. 399 and Part of Holding No. 269 within Ward No. 19 of Deoghar Municipality fell in the share

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दि. - 16.11.4
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Subrata Kumar Sarkar.

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of the Vendor by consent decree dated 7.7.1999.

And whereas the Vendor along with his brothers namely Sri Shankar Kumar Sarkar, Sri Subhash Chandra Sarkar and Sri Sanat Kumar Sarkar got his name mutated in the Office of the Circle Officer, Deoghar vide order dated 27.3.2001 passed in Mutation Case No.506 of 2000-2001 and paying the rent regularly.

And whereas a portion of more or less, 333. Sq.ft. common passage fell jointly in the share of the Vendor and his brother Sri Sanat Kumar Sarkar having no interest over the joint vacant passage which is situated between the land and building of the Vendor and his brother Sri Sanat Kumar Sarkar, both of them relinquished their claim over the same

Subrata Kumar Sarkar.

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P.O. + Dist. Deoghar





Subrata Kumar Sarmah
22. 11. 2004

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in favour of Satsang.

And whereas the Vendor being the absolute owner of the land and part of the building known as Dwip Smrity and is in peaceful possession of the same, he expressed his desire to sell 2142 Sq.ft. fully described in the Schedule below and also shown in Red Colour in the map attached herewith and the Purchaser offered to purchase the same free from all sorts of encumbrances at the price of Rs. 10,71,000/- only (Rupees Ten lacs Seventy one Thousand) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 10,71,000/- only (Rupees Ten lacs Seventy one Thousand) only by Demand Draft No. 044502 Service Branch Kolkata dated 22.11.04 on S.B.I./ by the Purchaser, the receipt

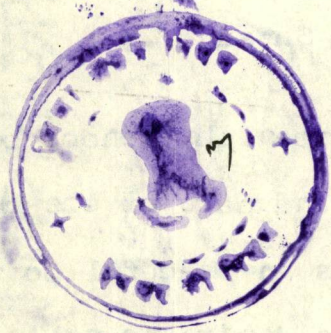
16/11/07

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Deoghar Treasury
+ Dist. Deoghar

कोषागार, देवघर
टा.सी.न. - 189
तिथ - 16.11.07
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16/11/07

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Deoghar Treasury
P.O. + Dist. Deoghar





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Subradit Khawas Sarkar

the receipt of which the Vendor hereby admits and acknowledges, the Vendor hereby grants, transfers and conveyed unto the Purchaser free from all sorts of encumbrances, ALL THAT part and parcel of the aforesaid piece of land and building mentioned and described in Schedule below hereunder written, ways, paths, passages, drains, light, privileges, easements, appendages and appertenances whatsoever to be the part of the said piece of Basouri land and building known to be part and parcel thereof. AND TO HAVE and TO HOLD the part of the said piece of land and building free from all sorts of encumbrances and the Vendor doth hereby covenants with the purchaser that the Vendor has got good right, full power and absolute authority to grant, convey, transfer and assure the part of the said piece of land and building unto the purchaser in manner aforesaid and the purchaser shall

Smt. K. K. Suresh

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and at all times hereafter peacefully and quietly enjoy the same and every part thereof and receive and realise the produce rent issues and profits without any interruption, claim or demand and whatsoever by the Vendor or any person or persons claiming lawfully or equitably through him.

All that clearly and absolutely acquitted, exonerated and discharged to by the Vendor is well and effectually saved, defended and kept harmless and indemnified against all and all manners of former and other estates, liens, charges and encumbrances whatsoever and the vendor shall do all acts, deeds and things upon reasonably request and at the Cost of Purchaser for further and more perfectly conveying, assigning and confirming the said landed property unto and to the use of the Purchaser forever in the manner aforesaid or as by the Purchaser reasonably required.

and at all times hereafter peacefully and quietly
enjoy the same and every part thereof and receive
and realize the produce rent issues and profits
without any interruption, claim or demand and what-
soever by the Vendor or any person or persons claim-
ing lawfully or equitably through him.

All that clearly and absolutely acquired,
exonerated and discharged by the Vendor is well
and effectually conveyed and kept harmless
and indemnified in all and all manners of former
and other estates, liens, charges and encumbrances
whatsoever and the Vendor shall do all acts, deeds
and things upon reasonably request and at the cost of
Purchaser for further and more perfectly conveying,
assigning and continuing the said landed property
unto and to the use of the Purchaser forever in the
manner aforesaid or as by the Purchaser reasonably
required.



Subrata Kumar Sarkar.

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Be it noted here that a map was submitted in Title (Partition) Suit No.19 of 1999 of the Court of the Subordinate Judge II Deoghar by Sri Shankar Kumar Sarkar, Sri Subrata Kumar Sarkar, Sri Subhash Chandra Sarkar and Sri Sanat Kumar Sarkar all sons of Late Kali Das Sarkar in which the land shown Mark D/1 fell in the share of Sri Subrata Kumar Sarkar and F/1 fell in the share of Sri Sanat Kumar Sarkar and there is a 9' wide common passage of all the Co-sharers towards West of Sub Plot No. D/1 and F/1 belonging to Sri Subrata Kumar Sarkar and Sri Sanat Kumar Sarkar.

Be it further noted here that both Sri Subrato Kumar Sarkar and Sri Sanat Kumar Sarkar entered into an agreement with other Co-sharers and exchanged their land with the existing common passage which has been after exchange shifted towards east joining existing common passage towards west and south which will be exclusively enjoyed by Sri Subhash Chandra Sarkar and Sri Shankar Kumar Sarkar.

In witness whereof the Vendor put his hand the day,
month and year first above written.

Witnesses:

Vendor
22.11.2004

1. Subbarao Chandra Sankar
S/o late K. Sankar
D/11/9
22.11.2004
2. Shankar Kumar Sankar
S/o late K. Sankar
D/11/9
22.11.2004



SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

In the District of Deoghar, Sub Division, Sub Registry and Police Station Deoghar Mouza Purandaha Thana No. 399 being Part of Plot No.44, J.B. No.104/1 being part of Holding No.267 within Ward No.19 of Deoghar Municipality i.e. piece and parcel of Basouri land and the building measuring more or less 2142 Sq.ft. shown in Red Colour in the map attached herewith, all right, title, interest and easement appertenant thereto which is bounded as follows :

- North : Land and house of Sri Alok Kumar Sarkar and Sri Prodosh Kumar Sarkar, Now sold to Satsang.
- South: Land and house of Sri Sanat Kumar Sarkar now sold to Satsang and common passage of Sri Subrato Kumar Sarkar and Sri Sanat Kumar Sarkar which is relinquished in favour of Satsang.
- East : 9' feet wide Private Road exclusively belonging to Sri Shankar Kumar Sarkar and Sri Subhash Chandra Sarkar.
- West : Compound wall of Satsang.

SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

In the District of Deogarh, Sub Division, Sub Registry and Police Station Deogarh Mouza Purandaha Thana No. 399 being part of Plot No. 44, U.B. No. 1041 being part of holding No. 265 within ward No. 19 of Deogarh Municipality i.e. piece and parcel of Assort Land and the building measuring more or less 2142 Sq. Ft. shown in Red Colour in the map attached herewith, all rights, titles, interest and easement appertaining thereto which is bounded as follows :

North : Land and house of Sri Ajok Kumar Sarkar and Sri Pradosh Kumar Sarkar, Now sold to Satabang.
South : Land of Sri Sanat Kumar Sarkar now sold to Satabang. Sri Sanat Kumar Sarkar and Sri Sanat Kumar Sarkar which is mentioned in favour of Satabang.
East : 9 feet wide Private Road exclusively belonging to Sri Shankar Kumar Sarkar and Sri Subhas Chandra Sarkar.
West : Compound wall of Satabang.



7

In witness whereof the Vendor put his hand the day,
month and year first above written.

Witnesses:

Sukrat Kumar Sarkar.
VENDOR 22. 11. 2004

1. Sulekha Chandra Sankar
S/o Late Kali Das Sankar.
Purandaha, Deoghar.
22. 11. 2004.
2. Shankar Kumar Sankar
S/o - late Kalidas Sankar
" Dwip Smriti " Purandaha
P. Deoghar - 814112
22-11-2004

In witness whereof the Vendor put his hand the day,
month and year first above written.

Witnesses:

Vendor
Vendor

1. [Faint handwritten text]
2. [Faint handwritten text]



Subrata Kumar Sarkar.
22.11.2004

Memo of Consideration

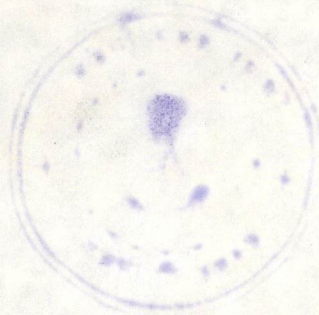
D.D. No. 044502 dated 22.11.2004 for
Rs. 10,71,000/- only on S.B.I. Service Branch Kolkata
in favour of Sri Subrato Kumar Sarkar.

Drafted by

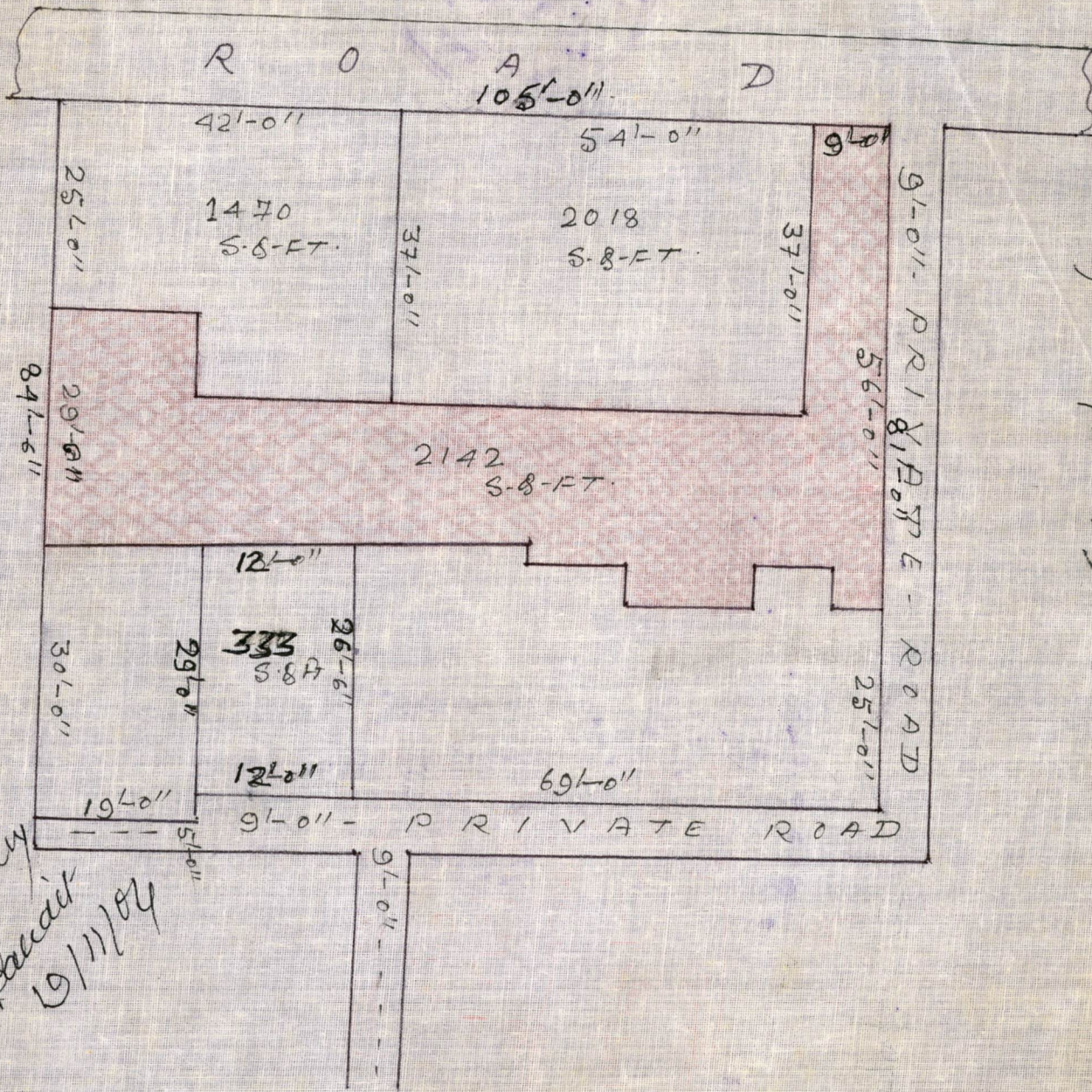
Niraj Kumar Saha
Advocate
22.11.2004

Typed by

Chandrasekhar Shukla
22-11-2004
(TYPIST)



PLAN OF LAND UNDER MUZA - PURANDAYA NO 309 P-S -
 DEOGHAR. WITHIN DEOGHAR MUNICIPAL WARD NO - 19 -
 HOLDING - NO - 267 PART OF PLOT - NO - 44 AREA - 2142 S-B-FM
 SHOWN IN RED COLOUR. ~~105~~ ~~1000~~ BELONGS TO - SRI - SUBRATO -
 KUMAR - SARKAR S/O - LATE - KALIDAS SARKAR - OF PURANDAYA -
 AND NOW - SOLD TO - SECRETARY - SATSANG - DEOGHAR - P-S -
 DIST. - DEOGHAR. (JHARKHAND).



Subrat Kumar Sarkar.
 22.11.2004.

Treasurer
 Satsang
 19/11/04

