

Secretary Satsang Deoghar
 PS + Dist - Deoghar

कोषागार पदाधिकार
 देवघर

For Sale Deed

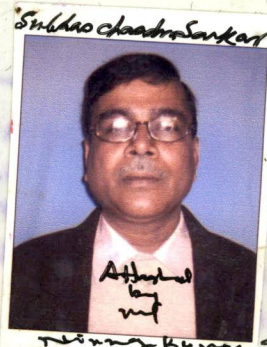
25000 x 3 =	75000.00
10000 x 1 =	10000.00
5000 x 1 =	5000.00
1000 x 4 =	4000.00
100 x 1 =	100.00
20 x 1 =	20.00
01 x 1 =	01.00

Total - 94121.00

Ninty Four thousand one hundred twenty one only



Stamp Clerk
 Deoghar Treasury
 P.O. + Dist. Deoghar



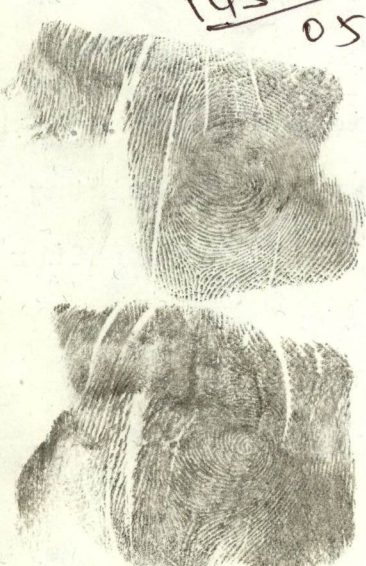
Sulekha Chandra Sarkar
 16.12.2005



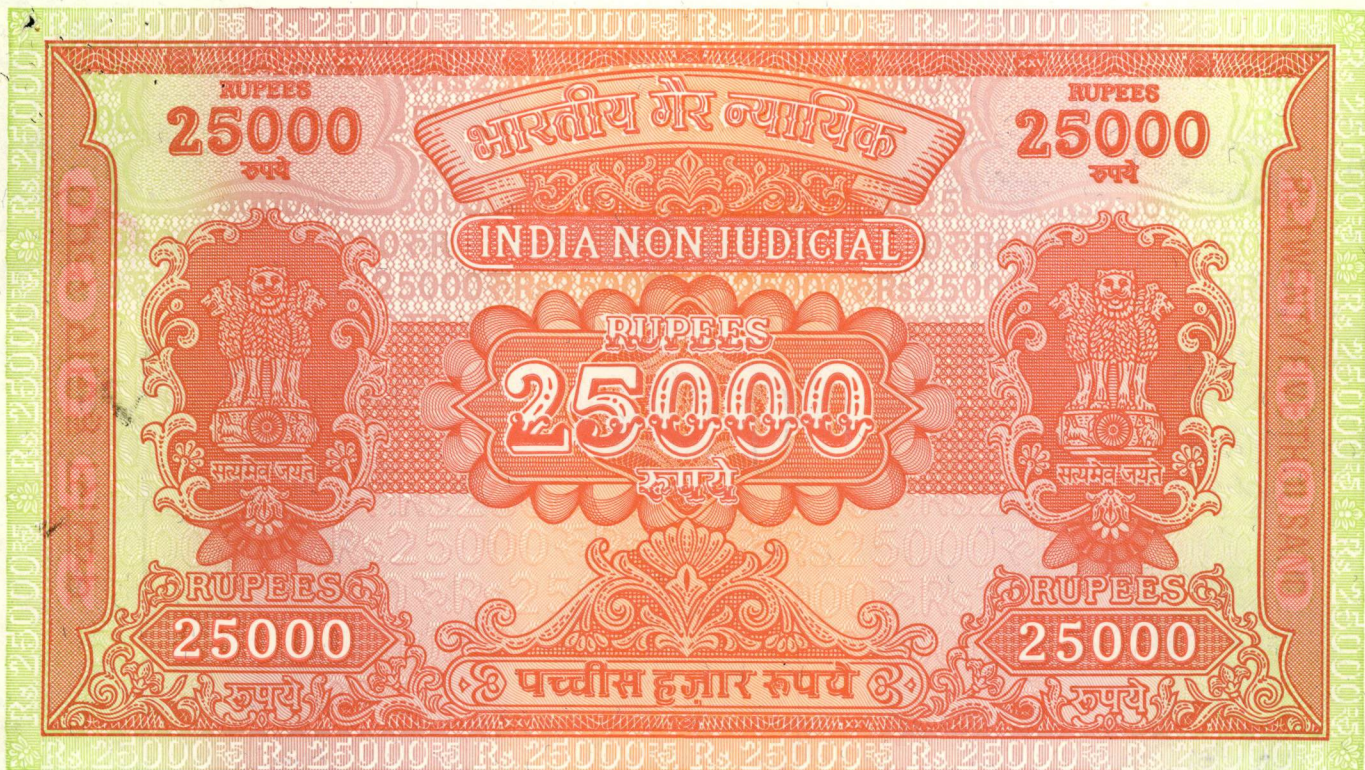
सुभाष चंद्र बोस
 सुभाष कालीदास बोस
 पुस्तकालय
 लिफ्ट नॉकर
 देवघर
 16-12-05
 10 से 100



145 val 19
 05



Sulekha Chandra Sarkar
 16.12.2005
 146 val 19
 05
 Sulekha Chandra Sarkar
 16.12.2005



02DD 430404

Sudebas Chandra Sankar
16.12.2005

- 2 -

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., Subdivision, 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.

Sudebas Chandra Sankar
16.12.2005

WHEREAS One Amulya Chandra Ghosh acquired a piece and parcel of Basouri land measuring an area

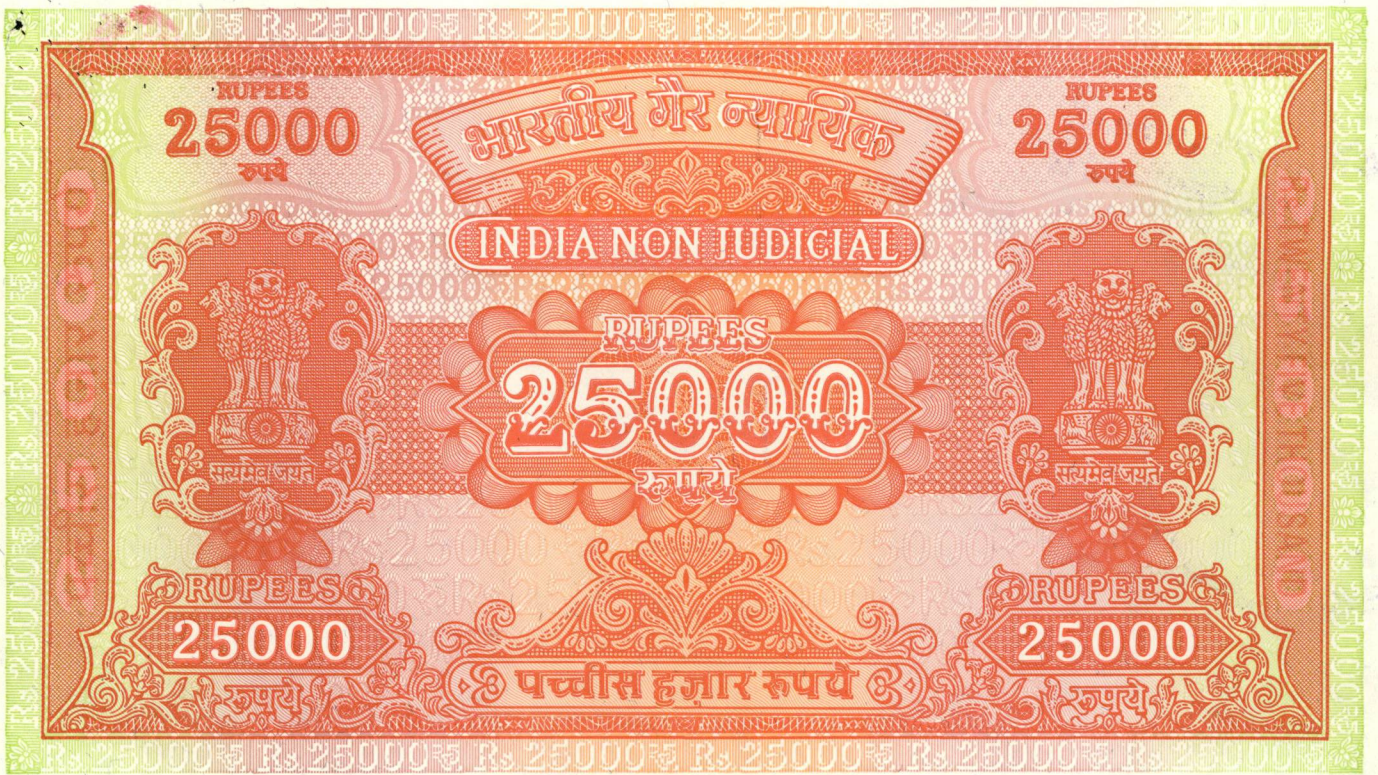
कोषागार प्रदायक कारी
देवघर

30/11/05
Stamp Cloth
Deoghar Treasury
P.O. + Dist. Deoghar



DEPARTMENT





02DD 430403

Sudhas Chandra Sarkar
16.12.2005

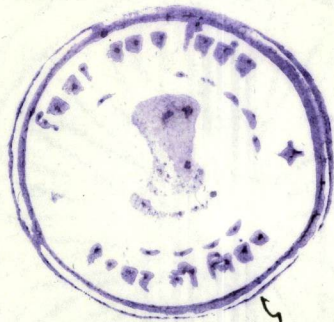
- 3 -

area 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.

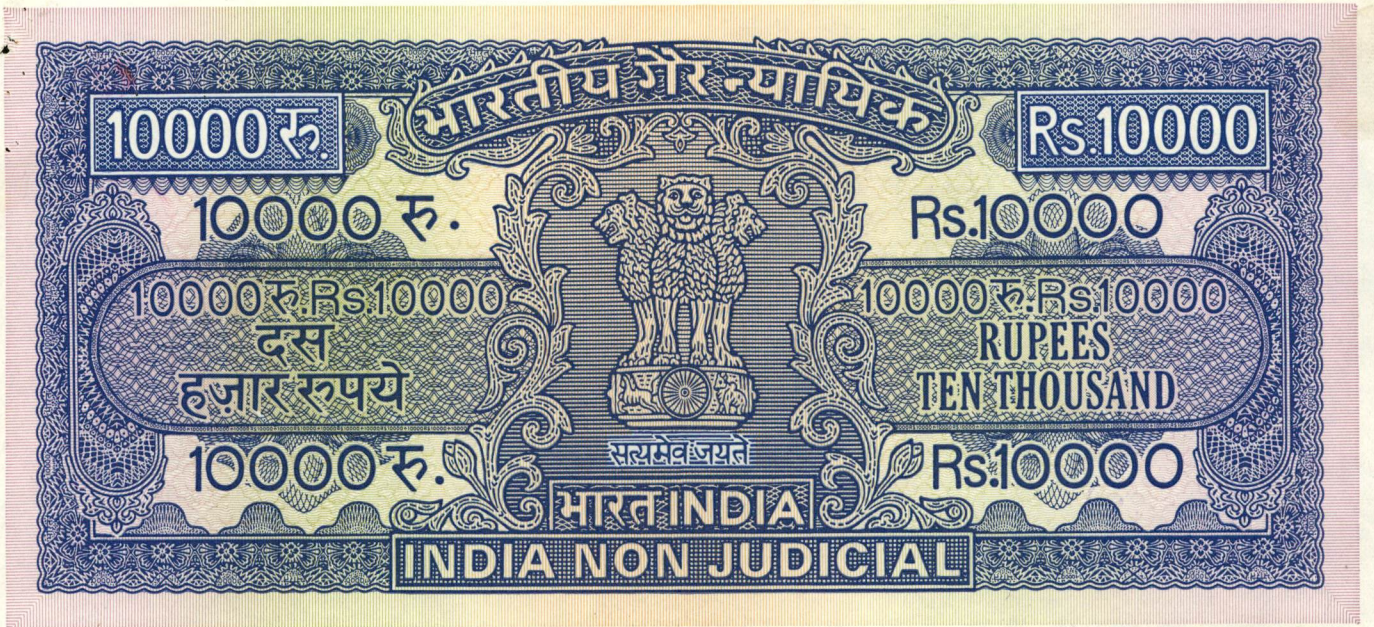
AND WHEREAS the said Amulya Chandra Ghosh sold and conveyed the said property by Registered Deed of Sale dated 3.01.1928 entered in Book No.1, volume No.1, Pages 89 to 90 Being No. 2 for the year 1928 registered at Deoghar Sub Registry Office for a valuable consideration mentioned therein to (1) Sri Sailendra Nath Sarkar, (2) Sri Sudhir Kumar Sarkar, (3) Sri Kali Das Sarkar, and (4) Sri Durga Das Sarkar all sons of Late Surendra Nath Sarkar who jointly came in peaceful

35115
कोषागार पदाधिकारी
देवघर

30/11/05
Stamp Clerk
Deoghar Treasury
P.O. + Dist. Deoghar



Handwritten signature



03AA 779901

Sudhas Chandra Sarkar
16.12.2005

- 4 -

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'.

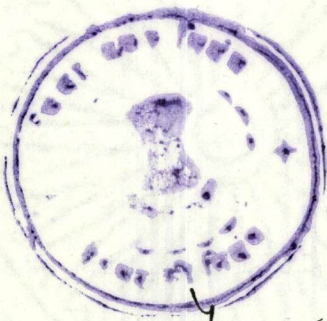
AND WHEREAS the aforesaid Durga Das Sarkar while a College Student and Bachelor suddenly died in the year 1931 and his share in the aforesaid property devolved upon the remaining three brothers in equal share namely (1) Sri Sailendra Nath Sarkar, (2) Sri Sudhir Kumar Sarkar and (3) Sri Kali Das Sarkar.

AND WHEREAS the building known as Dwip Smrity became very old and needed heavy expenses for repair and it was not possible to repair the building with

30/11/05
कोषागार पदाधिकारी
दुबई

30/11/05
Stamp
Deoghar Treasury
P.O. + Dist. Deoghar

कोषागार, देवगढ़
वा.सं.नं. - 659
दि.नं. - 30/11/05
★



16/12



Sulhas Chandra Sarkar
16. 12. 2005

- 5 -

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'.

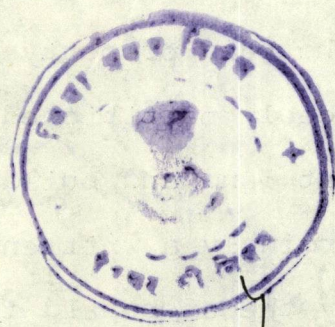
AND WHEREAS Lot No. 'A' was allotted to Sri Sailendra Nath Sarkar, Lot No. 'B' was allotted to

290002

30/11/07
कोषागार पदाधिकारी
देववर

CS
30/11/07
Stamp Cloth
Deoghar Treasury
P.O. + Dist. Deoghar

कोषागार, देववर
दफ्तर नं. 659
दि. 30/11/07
★



16/12



*Sudhansu Chandra Sarkar
16.12.2005*

- 6 -

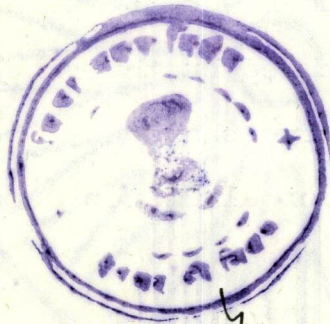
Sri Kali Das Sarkar and Lot No. 'C' was allotted to Sri Sudhir Kumar Sarkar and after the said partition each of the three brothers became absolute owners of their respective share and each of them mutated their names in Municipal Office Deoghar and Circle Office, Deoghar.

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 30.06.1980 entered in Book No.1, Volume No.156, Pages 52 to 58 Being No. 3886 for the year 1980 registered in Calcutta and from the date of purchase of Lot No. 'C' property Sri Kali Das Sarkar became

26115
कोषागार पदाधिकारी
देवघर

30/11/05
Stamp Clerk
Deoghar Treasury
P.O. + Dist. Deoghar

कोषागार, देवघर
पो.सी.नं. - 659
दिनांक - 30/11/05
★



16/12



*Subhas Chandra Sarkar
16.12.2005*

- 7 -

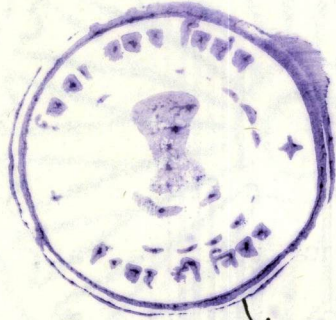
absolute owner of Lot No. 'B' and 'C' property in the land and building known as 'Dwip Smrity'.

AND WHEREAS Kali Das Sarkar and his wife died leaving behind his five sons and one daughter namely (1) Sri 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 way of inheritance and they mutated their names in Circle Office Deoghar vide order dated 19.09.1996 passed in Mutation Case No.17/ 96-97 of Lot Nos. 'B' and 'C' property

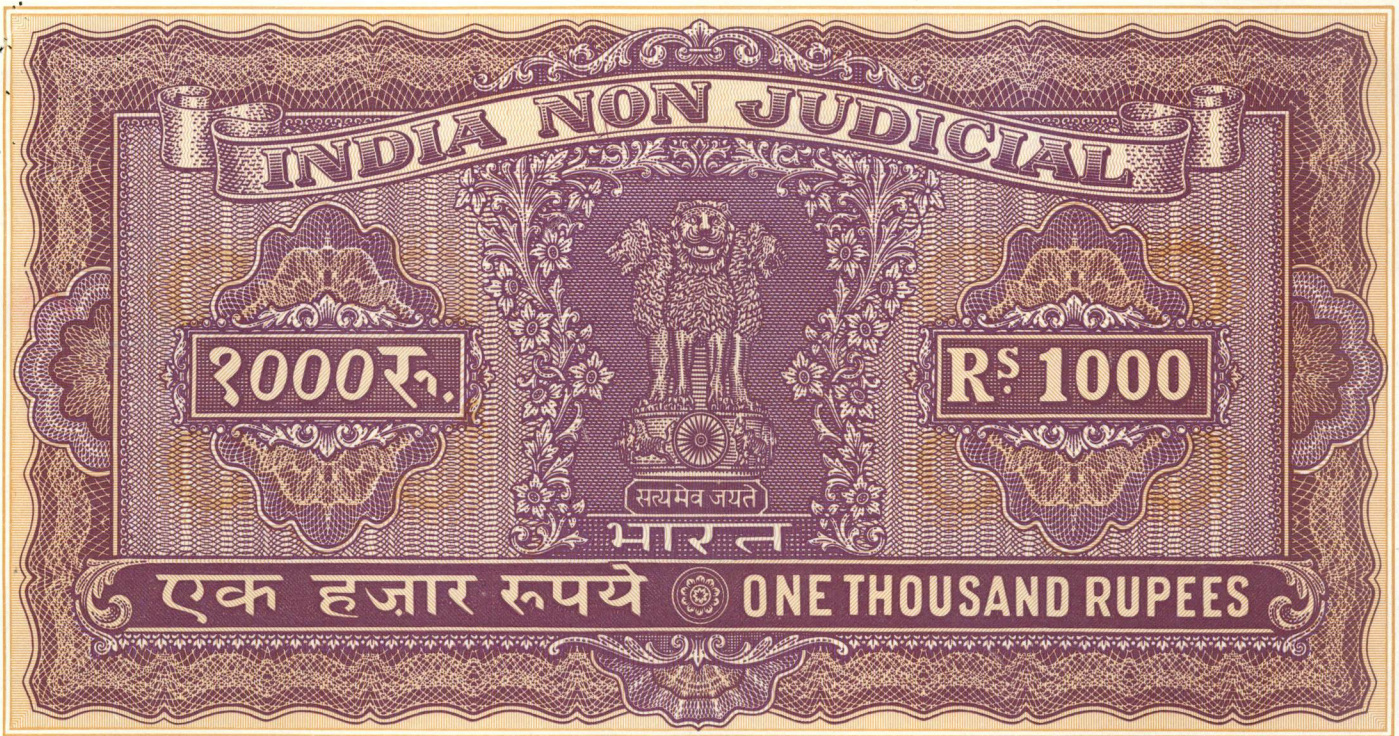
30/11/05
कृषागार पदाधिकारी
द्वारा

CS
30/11/05
Stamp Clerk
Deoghat Treasury
P.O. + Dist. Deoghat

कृषागार, देउघाट
दो.सी.न. - 659
दि.थ - 30/11/05
★



Handwritten signature



Sudhas Chandra Sarkar
16.12.2005

- 8 -

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 Plot No. 44 (Part) J. B. No.104/1 to Satsang (Purchaser) by registered Deed of Sale dated 21.12.1998 being Deed No. 3144 for lawful consideration.

30/11/07
कोषागार पदाधिकारी
देवसर

CS
30/11/07
Stamp Clerk
Deoghar Treasury
P.O. + Dist. Deoghar

कोषागार, देवसर
दो.सी.न. - 659
दि.य - 30/11/07
★



16/12



- 9 -

Sudhas Chandra Sarkar
16.12.2005

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 22.12.1998 being Deed No. 3149.

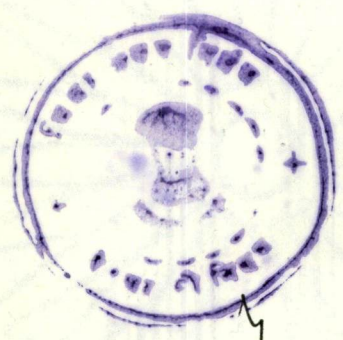
AND WHEREAS the heirs of Late Sailendra Nath Sarkar and Late Kali Das Sarkar jointly sold 154'x 12' of vacant land measuring 1848 Sq.ft. which was amalgamated land of Lot Nos. 'A' and 'B' property having half portion of the heirs of Late Sailendra Nath Sarkar and half portion of the heirs of Late Kali 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

क्रोषागार पदाधिकारी
देववर

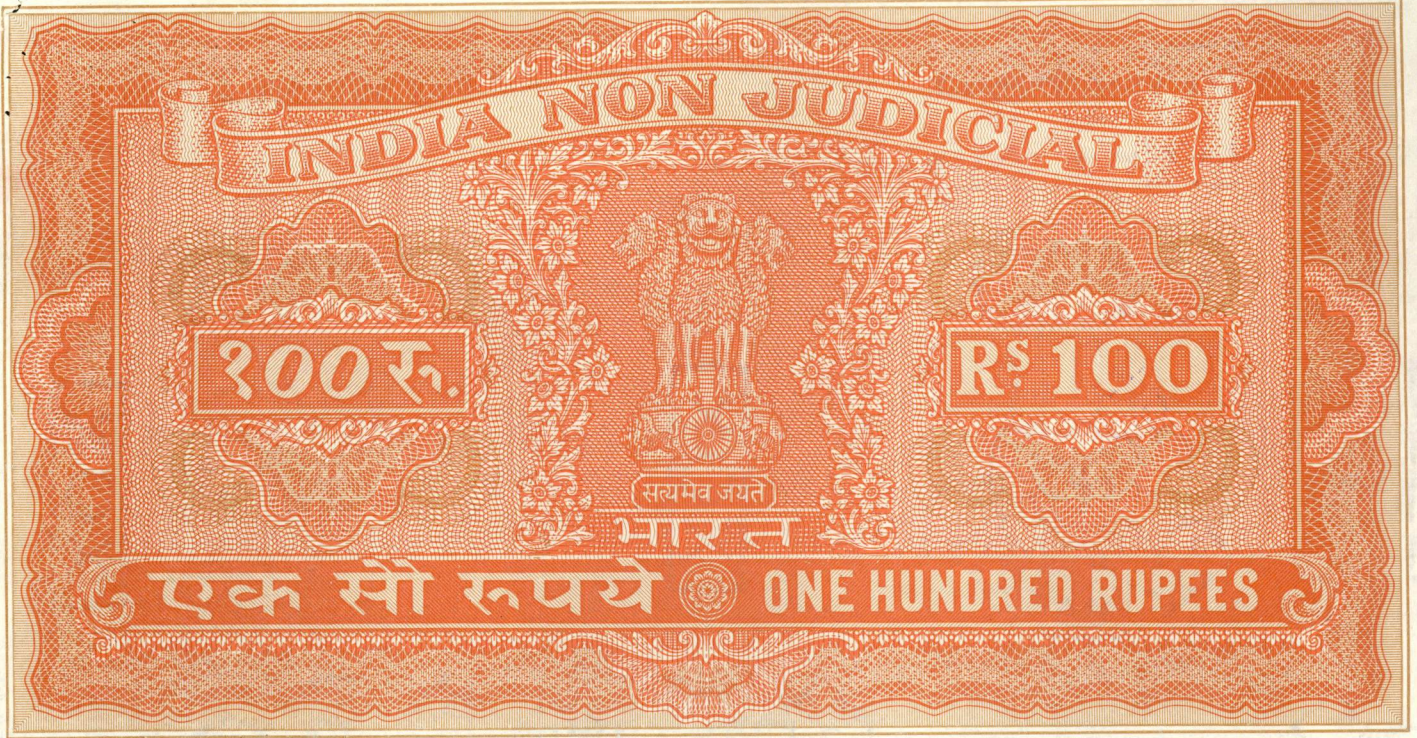
30/11/05

Stamp Clerk
Deogarh Treasury
P.O. Deogarh

क्रोषागार, देववर
दा.सी.न. - 659
दि.थ - 30/11/05
★



Handwritten signature



Sulhas Chandra Sarkar
16.12.2005

- 10 -

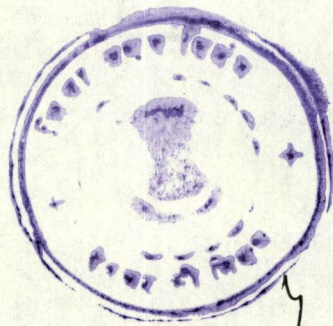
registered on 23.12.1998 being Deed No. 3163 for lawful consideration.

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 2265 sq.ft. within Survey Plot No.44 (Part) J. B. No. 104/1 of Mouza Purandaha No. 399 and Part of Holding No. 266 within Ward No. 19 of Deoghar Municipality fell in the share of the vendor by consent decree dated 7.07.1999.

AND WHEREAS the vendor along with his brothers namely Sri Shankar Kumar Sarkar, Sri Sanat Kumar Sarkar and Sri Subrato Kumar Sarkar got his name mutated in

CS
30/11/05
Stamp Clear
Deoghar Treasury
P.O. + Dist. Deoghar

कोषागार, देवघर
पो.सी.न. - 659
तिथि - 30/11/05
★



12/12



Sulakesh Chandra Sarkar
16.12.2005

- 11 -

the Office of the Circle Officer, Deoghar vide Order dated 27.03.2001 passed in Mutation Case No.506 of 2000 - 2001 and paying the rent regularly.

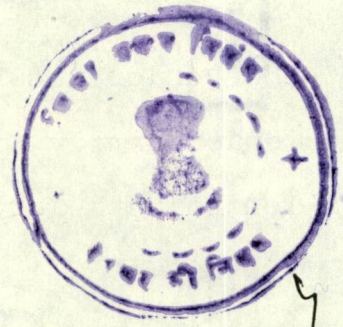
AND WHEREAS 1096 Sq.ft. of land just adjacent to the land of the vendor was belonging to the cousin brother of the vendor namely Sri Alok Kumar Sarkar son of Late Sailendra Nath Sarkar.

AND WHEREAS the vendor purchased the aforesaid land measuring more or less 1096 Sq.ft. from the aforesaid Sri Alok Kumar Sarkar by Registered Deed of Sale dated 22.08.2000 Being Deed No.2740 dated 22.08.2000.

AND WHEREAS the vendor got his name mutated in the Office of the Circle Officer, Deoghar vide Order dated 27.03.2001 passed in Mutation Case No.508/2000-01 and paying the rent regularly.

CS
30/11/02
Stamp Book
Deodhar Treasury
P.O. + Dist. Deodhar

कोषागार, देवप्रदे
दो.सी.न. - 659
तिथि - 30/11/02
★



Handwritten signature or mark in black ink.



- 12 -

*Sulbas Chandra Sarkar
16.12.2005*

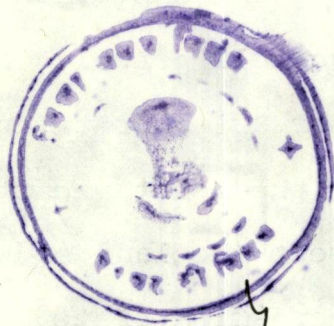
AND WHEREAS the vendor amalgamated 1096 Sq.ft. with his land measuring more or less 2265 Sq.ft. being total area is 3361 Sq.ft.

AND WHEREAS a portion of more or less 333sq.ft. common passage fell jointly in the share of the vendor and his brother Sri Subrata 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 Subrato Kumar Sarkar, both of them relinquished their claim over the same in favour of Satsang.

AND WHEREAS the vendor being the absolute owner of the land measuring more or less 3361 Sq.ft is in peaceful possession of the same, he expressed his desire to sell 2265 Sq.ft and 1096 Sq.ft the total area being more or less 3361 Sq. ft. fully

3
30/11/05
Stamp Club
Deeghat Treasury
P.O. + Dist. Deeghat

कोषागार, देउघाट
टा.सी.न. - 659
दि.थ - 30/11/05
★



Signature

Sulhan Chandra Sarkar
16.12.2005

- 1 3 -

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.23,52,700/- (Rupees Twenty Three Lacs Fifty Two Thousands Seven Hundred) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs.23,52,700/- (Rupees Twenty Three Lacs Fifty Two Thousand Seven Hundred) only 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



16/12

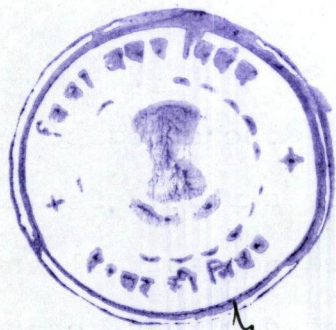
Sudhas Chandra Sarkar
16.12.2005

- 14 -

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 building unto the Purchaser in manner aforesaid and the Purchaser shall 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.

contd...



Handwritten signature or initials in black ink, located below the stamp.

Subhash Chandra Sarkar
16.12.2005

- 15 -

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 shows 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 Subrata Kumar Sarkar and Sri Sanat Kumar Sarkar entered into an agreement with other Co-sharers and exchanged their land with 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.

Contd.....



Handwritten signature or initials in black ink, possibly reading "H/M".

Suletas Chandra Sarkar
16.12.2005

SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

In the District of Deoghar, Subdivision & Sub Registry & Police Station Deoghar Mouza Purandaha Thana No. 399 being Part of Plot No.44, J.B.No.104 being part of Holding No. 266 within Ward No.19 of Deoghar Municipality i.e. piece and parcel of Basouri land and the building measuring more or less 3361 Sq. ft. shown in Red Colour in the Map attached herewith, with all right, title, interest and easement, appertenant thereto which is butted and bounded as follows :-

On the North by - Proposed Road

On the South by - Land & Boundary Wall of Satsang.

On the East by - Land & Boundary Wall of Satsang

On the West by - Proposed Road

contd.....



16/12

IN WITNESS WHEREOF THE Vendor put his hand,
the day, month and year first above written.

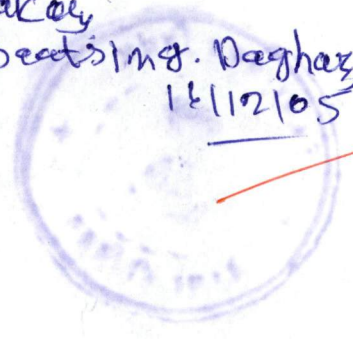
Witnesses :-

1. *Baner Ka Babu Sakay*
14.12.05
Adarshi Dargah
Comt

Sulkes Chandra Sarkar
16.12.2005

VENDOR.

2. *Pintu Sakay*
Seet Singh Dargah
14/12/05





14/2

Subhas Chandra Sarkar,

MEMO OF CONSIDERATION

Cheque No. 02494 dated 14.12.2005 for Rs.23,52,700/-
(Rupees Twenty Three Lacs Fifty Two Thousand Seven
Hundred) only on Central Bank of India, Bara Bazar
(Kolkata) Branch in favour of Subhas Chandra Sarkar.

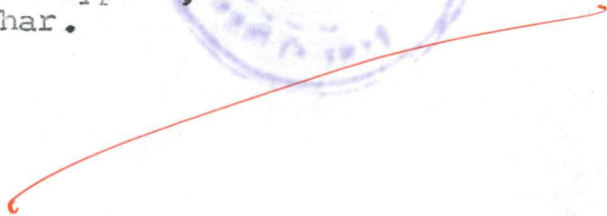
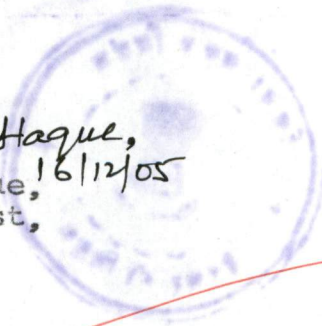
Prepared and Drafted by -

Nirmay Kumar Saha

Advocate, Deoghar. 16.12.2005

Typed by -

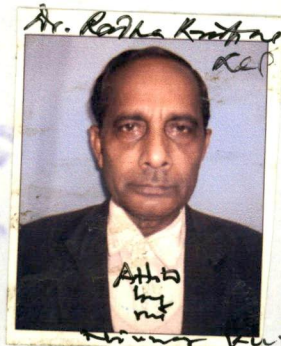
Md. Zainul Haque,
Md Zainul Haque, 16/12/05
Typist,
Deoghar.





16/12

Purchaser's photo,
signature and thumb
impression



Mr. Rakesh Kumar Lal

Mr. Rakesh Kumar Lal
16.12.05



certified that the left hand finger print of
all the photo attached in this Deed has been
(Photos, signature) taken by me

Mr. Rakesh Kumar Lal
Advocate
16.12.05



[Handwritten signature]



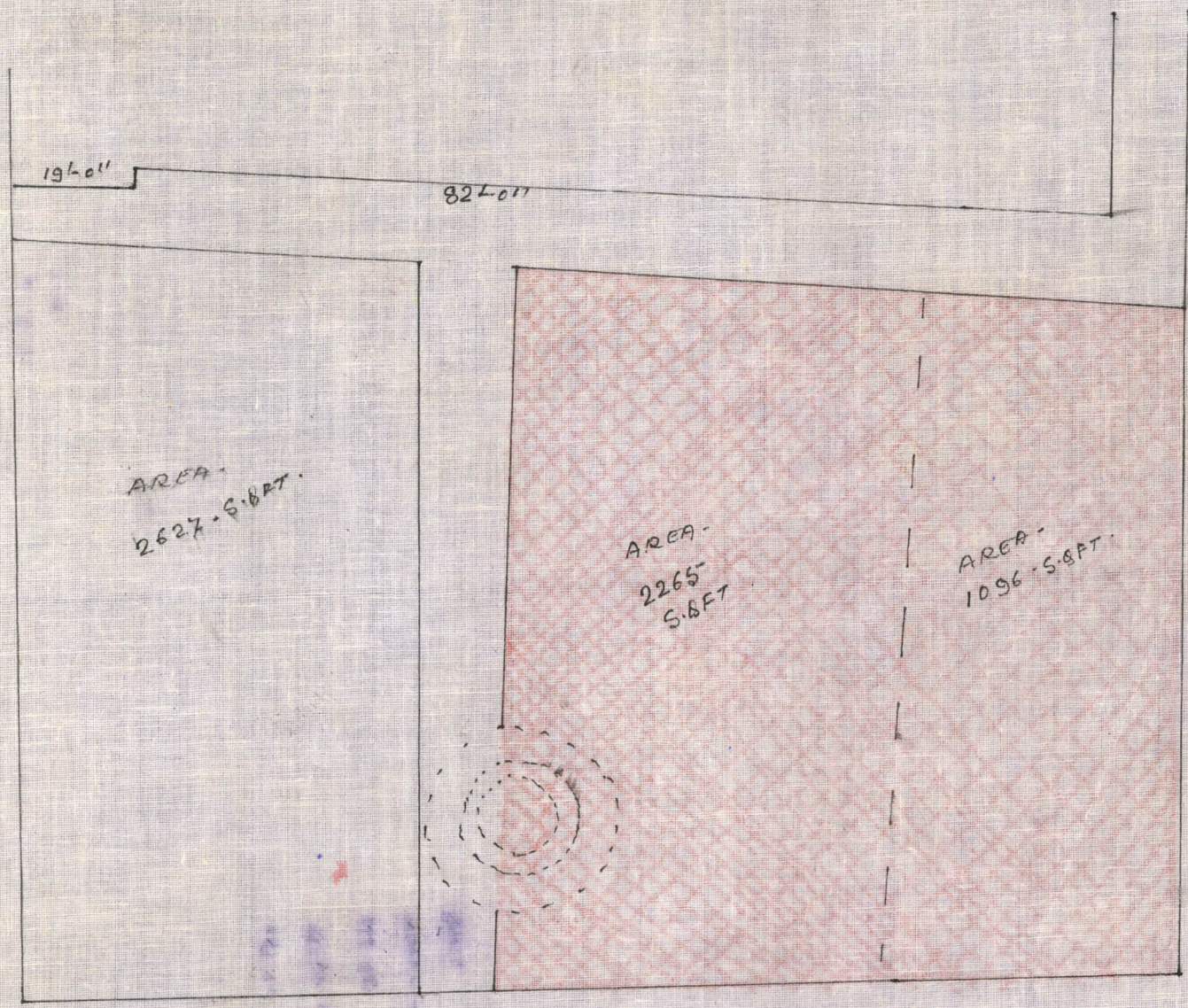
16-12-05

[Handwritten signature]
16/12/05

दि. नं.	12-11-2005
पत्रांक नं.	181
परिचय नं.	3575
वर्ग नं.	16-12-05
पु. नं.	200
प्र. नं.	05

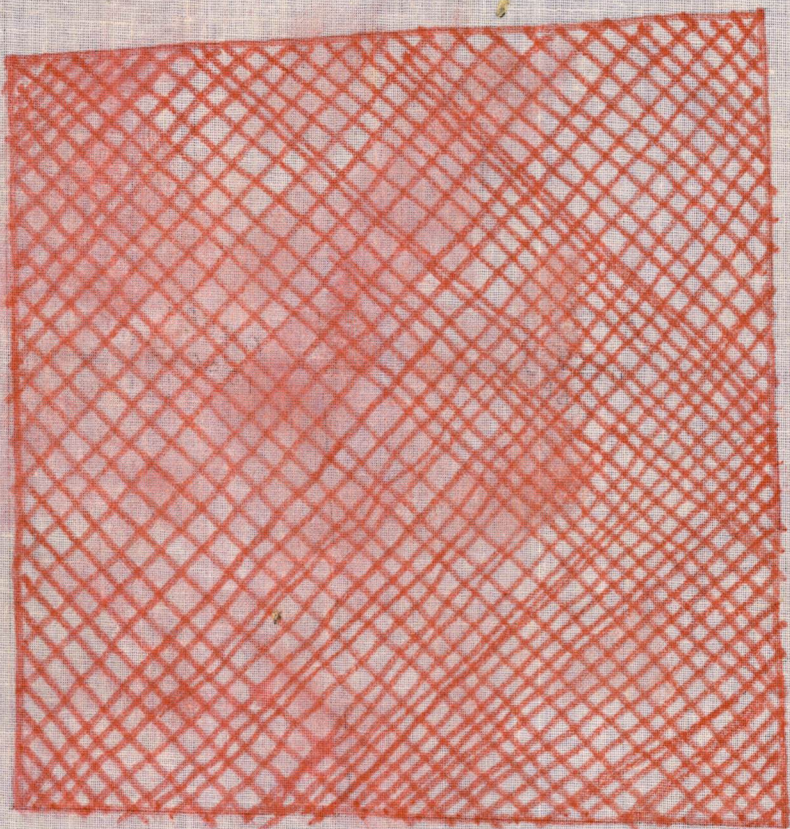
PLAN OF LAND UNDER MOUZA PURANDHA No-399 - P.S. DEOGHAR-WITHIN
DEOGHAR MUNICIPAL WARD No-19 PART OF PLOT No 44-AREA-3361-S.B.F.T.
SHOWN IN RED-COLOUR BELONGS TO-SRI SUBHAS CHANDRA SARKAR S/O-LATE
KALIDAS SARKAR OF PURANDHA P.S+DIST. DEOGHAR AND-NOW-SOLD TO
SECRETARY SATSANG-DEOGHAR P.S+DIST. DEOGHAR JHARKHAND-

N
5



Sulchav Chandra Sarkar
16.12.2005

Tranthy
✓ Adv Kumar
Ami -
15/12/05



Dead No 3575

Year 2005

Book No I

Vol No 92105

Pages 181 to 200

R.O

Handwritten signature

16-12-05

