

3555

Sale deed No. 1190,000

3252

PS. Deogarh



02DD 430510



For paid

AGU 11900.00

NO 54.00

11954.00

Sangat Kumar Sarkar
22-11-2004

मंगल मजिस्ट्रेट के पत्र सं 2328 dated 8-11-04
 SALE DEED FOR Rs. 11,90,000/- only

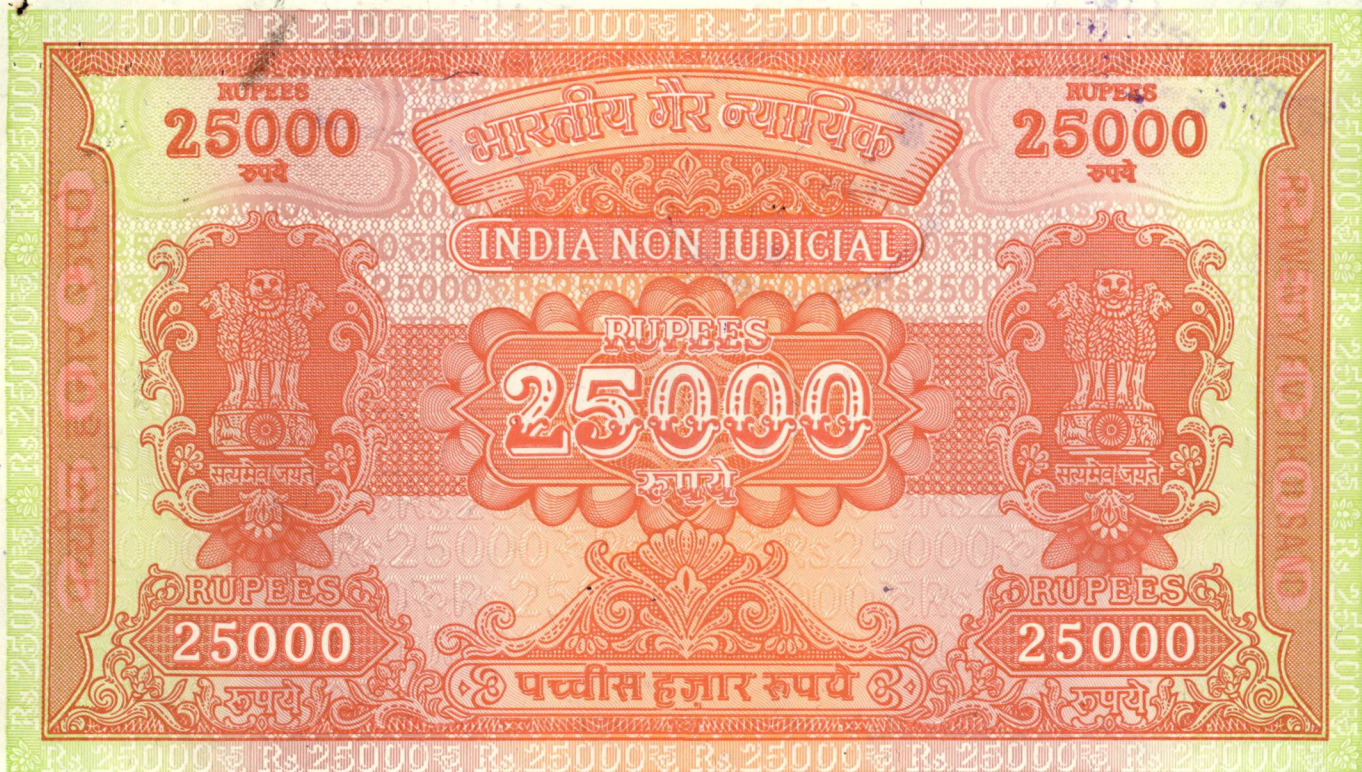
Stamp No. 574001

के अज्ञात पुत्र
 नामादि
 22-11-04

THIS INDENTURE OF SALE made on this the 22nd day of November Two Thousand Four A.D. BETWEEN Sri Sanat 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

SATSANG a Society duly registered under the Societies



02DD 430509

Sarat Kumar Satkar
22-11-04

-2-

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 2 (Two) Bighas more or less by local measurement lying and

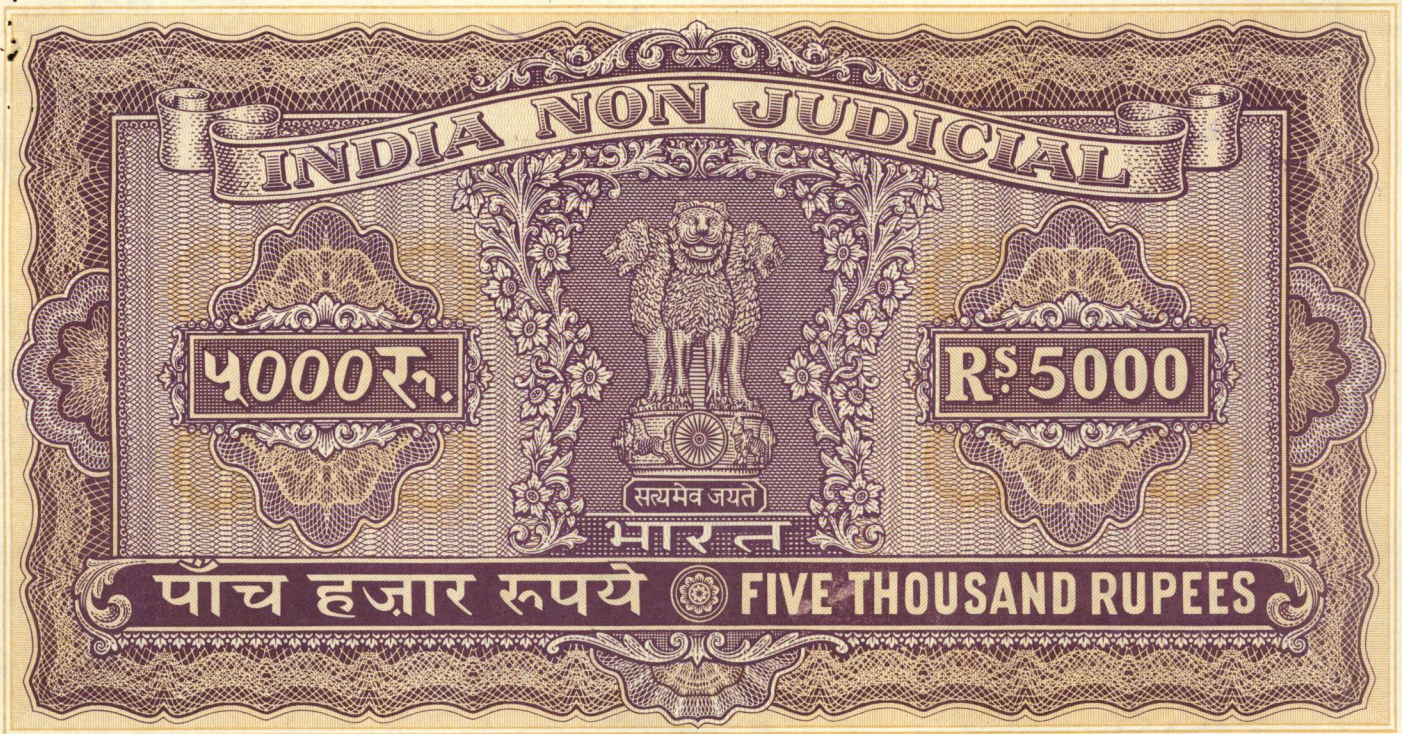
16/11/19
कोषागार पदाधिकारी
देवघर



16/11/19
Stamp Clerk
Deoghar Treasury
P.O. + Dist. Deoghar

0200-1-0000





-3-

Sarbat Kumar Sarkar
22-11-04

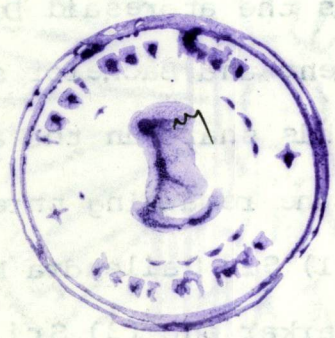
situated in Mouza Purandaha, Thana No.399 in the town of Deoghar Municipality being Survey Settlement Plot No.44 and was in peaceful possession of the same.

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) Sri Kali Das Sarkar and (4) Sri Durga Das 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'.

16/11/14
कोषागार पट्टा
देवदर

16/11/14
Stamp Clerk
Deoghhat Treasury
P.O. + Dist. Deoghhat

कोषागार, देवदर
टो.सी.नं. = 188
दि. - 16-11-14
★



And whereas the said property was divided in the year 1911 and the shares were divided upon the same namely (1) ... (2) ... (3) ... and whereas the building known as ... became very old and needed heavy repairs for repair and it was not possible to repair the building with joint funds, the respective share holders agreed for partition of the said property and accordingly amongst themselves amicably partitioned the said property including vacant land and building into three equal



Sarat Kumar Sarkar
22-11-04

-4-

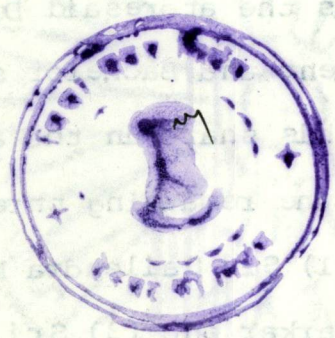
And whereas the aforesaid Durga Das Sarkar while a College student and Bachelor suddenly died in the year 1931 and his share in the aforesaid property devolved upon the remaining three brothers in equal share namely (1) Sri Sailendra Nath Sarkar (2) Sri Sudhir Kumar Sarkar and (3) Sri Kali Das Sarkar.

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 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

16/11/14
कोषागार पट्टा
देवदर

16/11/14
Stamp Clerk
Deoghhar Treasury
P.O. + Dist. Deoghhar

कोषागार, देवदर
टो.सी.नं. = 188
दि. - 16-11-14
★



And whereas the said building known as the office
became very old and needed heavy repairs for repair
and it was not possible to repair the building with
joint funds, the respective chieftains agreed for
partition of the said property and accordingly amongst
themselves amicably partitioned the said property
including vacant land and building into three equal



-5-

Sarat Kumar Sarkar
22-11-04

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'.

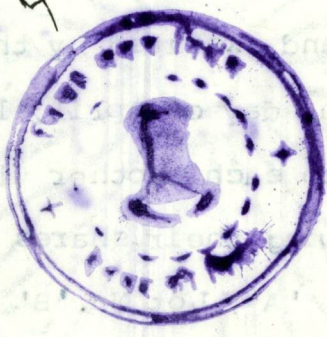
And whereas Lot No. 'A' was allotted to Sri Sailendra Nath Sarkar, Lot No. 'B' was allotted to Sri Kali Das Sarkar and Lot No. 'C' was allotted to Sri Sudhir Kumar Sarkar and after the said partition each of the three brothers became absolute owners of their respective share and each of them mutated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

16/11/14
कोषागार
देवघर



16/11/14
Stamp Clerk
Deoghar Treasury
P.O. + Dist. Deoghar

And whereas Loc No. 'A' was allotted to Sri
Sahendra Vasa Sarker, Loc No. 'B' was allotted
to Sri Kati Das Sarker and Loc No. 'C' was allotted
to Sri Sushila Kumar Sarker and after the said parti-
cipation of the three partners became equal
owners of their respective shares and soon of them
mutated their names in Municipal Office Deoghar and
Cliche Office, Deoghar.





-6-

Sarat Kumar Sarkar
22-11-04

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

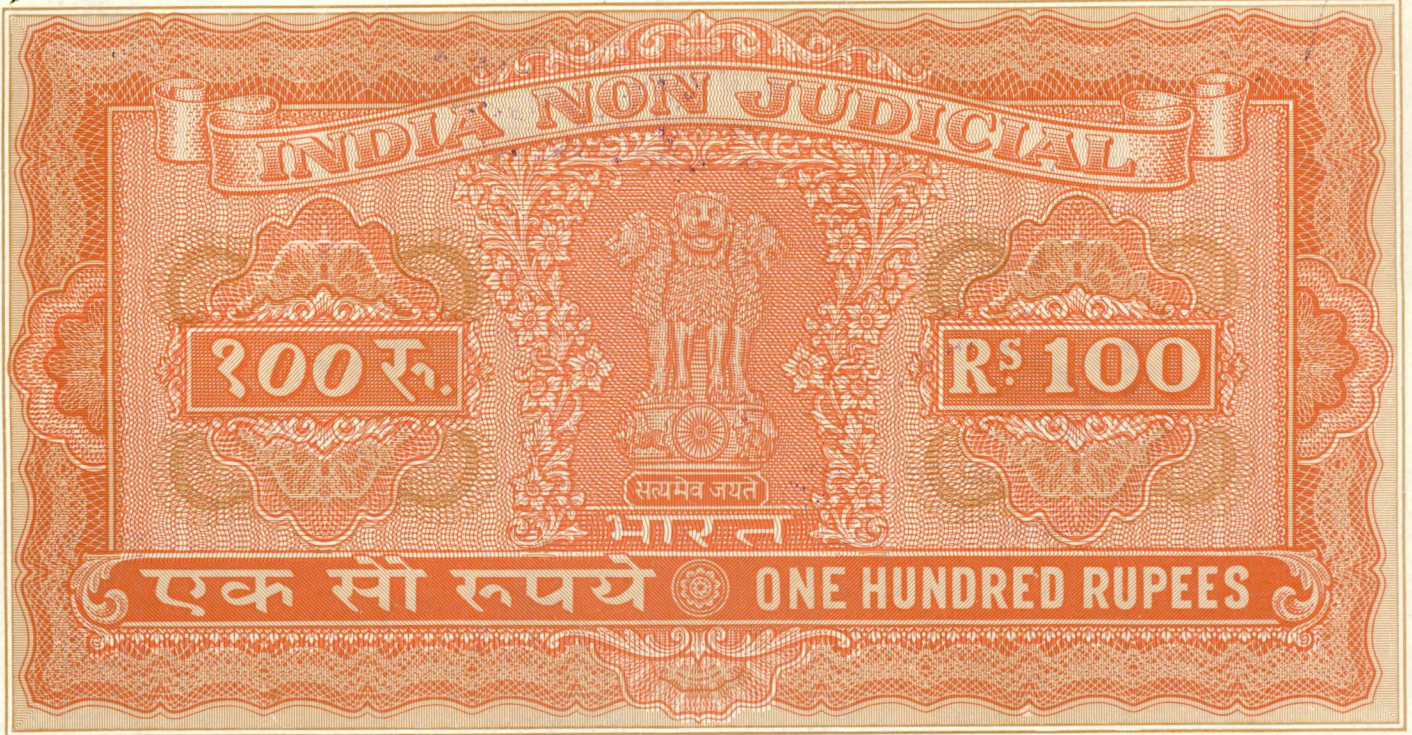
And whereas Kali Das Sarkar and his wife died

16/11/4
Stamp Clerk
Deoghar Treasury
P.O. + Dist. Deoghar

16/11/4
Stamp Clerk
Deoghar Treasury
P.O. + Dist. Deoghar

के.पी.बी.ए., देवघर
दो.सी.न. - 188
दि. - 16/11/4
★





-7-

Sriat Kumar Sarkar
22-11-06

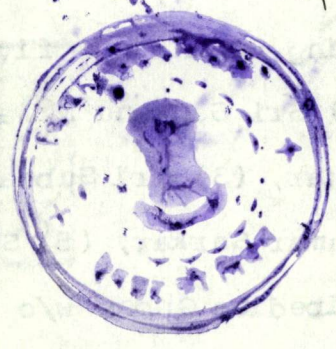
died leaving behind his five sons and one daughter namely (1) Sri Santanu Kumar Sarkar, (2) Sri Subrata Kumar Sarkar, (3) Sri Subhash Chandra Sarkar, (4) Sri Shankar Kumar Sarkar, (5) Sri Sanat Kumar Sarkar and Srimati Nibedita Ghosh w/o Sri Amitabh Ghosh became the absolute owners of the Lot Nos. 'B' 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 19.9.96 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 $\frac{1}{2}$ Dhurs by local measurement and paying the rent and taxes

16/11/17

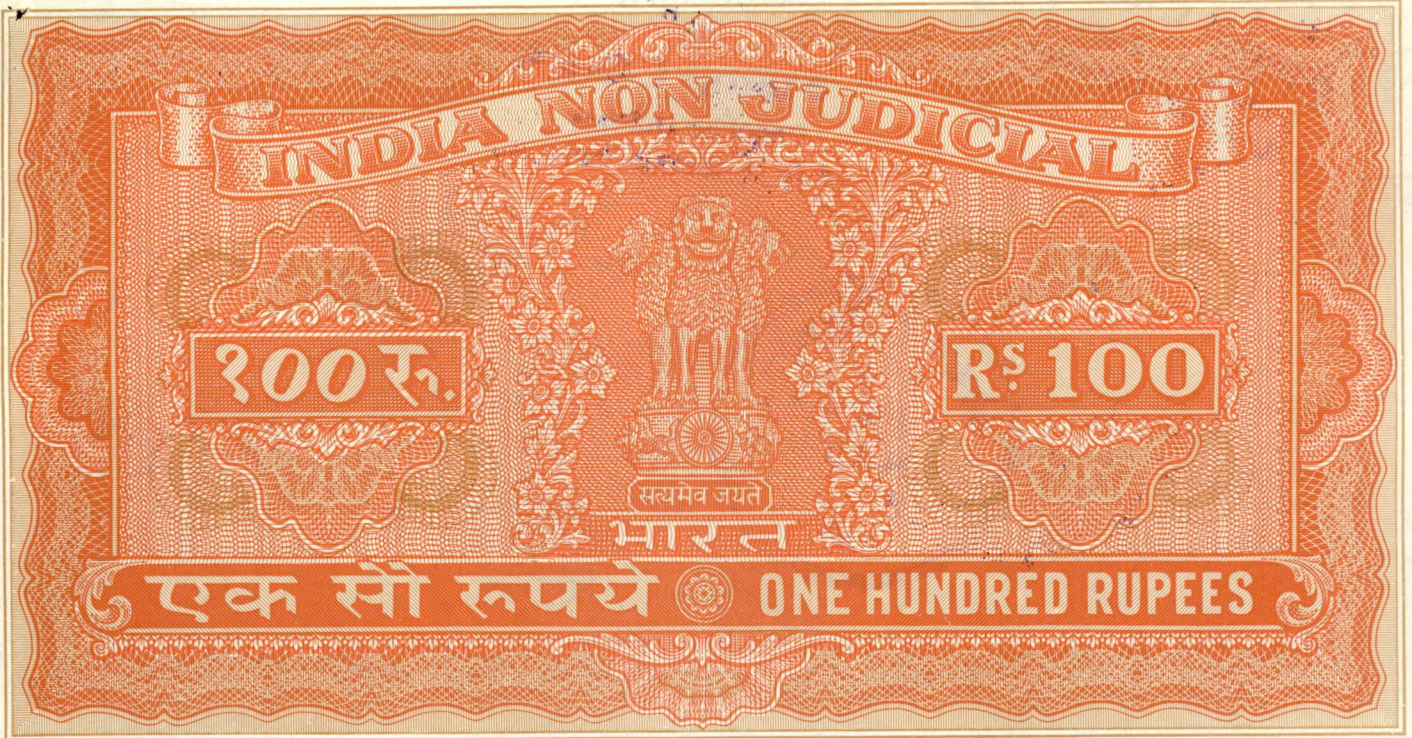
Stamp Clerk
Deoghar Treasury
P.O. + Dist. Deoghar

16/11/17

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



5



-8-

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 21.12.98 being Deed No.3144 for lawful consideration.

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.

Sarat Kumar Sarkar
22-11-06

16/11/14
Stamp Clerk
Deoghar Treasury
P.O. + Dist. Deoghar

16/11/14
Stamp Clerk
Deoghar Treasury
P.O. + Dist. Deoghar

को. प्रशासक, देवप्रसाद
दो. नो. क. = 188
दि. = 16-11-14





-9-

Sadlat Kumar Sarkar
22-11-04

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 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 2380 Sq.ft. within Survey Plot No. 44 (Part) J.B. No. 104/1 of Mouza-

16/11/57
Stamp Clerk
Deoghar Treasury
P.O. + Dist. Deoghar

16/11/57
Stamp Clerk
Deoghar Treasury
P.O. + Dist. Deoghar

डे.सी.न. - 186
तिथि - 16/11/57
★



Sarat Kumar Sarkar
27-11-04

-10-

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 7.7.1999.

And whereas the Vendor along with his brothers namely Sri Shankar Kumar Sarkar, Sri Subhash Chandra Sarkar and Sri Subrato 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 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 and part of the building known as Dwip Smrity and is in peaceful possession of the same, he

Sarat Kumar Sarkar

Purandara No. 399 and Part of Holding No. 266 within
Ward No. 19 of Deogarh Municipality fell in the share
of the Vendor by consent decree dated 7.7.1999.

And whereas the Vendor along with his brothers
namely Sri Shankar Kumar Sarkar, Sri Subhas Chandra
Sarkar and Sri Subrato Kumar Sarkar got his name
mutated in the office of the Circle Officer, Deogarh
vide order dated 27.3.2001 passed in Mutation Case
No. 506 of 2001 and paying the rent regularly.



And whereas a portion of more or less.....Sq.ft.
common passage was jointly in the share of the Vendor
and his brother Sri Subrato Kumar Sarkar having no
interest over the joint vacant passage which is situa-
ted 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 and part of the building known as Dwip
Smrity and is in peaceful possession of the same, he

Sankar Kumar Sarker
22-11-04

-11-

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.11,90,000/- only (Rupees Eleven Lacs Ninety Thousand) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 11,90,000/-only (Rupees Eleven Lacs Ninety Thousand) only by Demand Draft No. 044503 Kolkata dated 22.11.04 on S.B.I. Service Br/by the purchaser, 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

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. 11,90,000/- only (Rupees Eleven Lacs Ninety Thousand) only.

NOW THIS INSTRUMENT WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 11,90,000/- only (Rupees Eleven Lacs Ninety Thousand) only Demand Draft No. 044503 Koi Kats dated 22.1.1954 on S. B. I. Service Bk by the purchaser, the receipt of which the Vendor hereby admits and acknowledges, the Vendor hereby grants, transfers and conveyed into 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, appurtenances and appurtenances whatsoever to be the part of the said piece of Assort land and building known to be part and parcel thereof. AND TO HAVE AND TO HOLD the part of the



Sanat Kumar Sarkar
22-11-04

-12-

by the purchaser reasonably required.

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 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.

by the purchaser reasonably required.

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 Beghar 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 DVI fell
in the share of Sri Subrata Kumar Sarkar and DVI 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 Subplot DVI and DVI 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 their 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 exclusi-
vely enjoyed by Sri Subhash Chandra Sarkar and Sri
Shankar Kumar Sarkar.

Sanet Kumar Sarkar
22-11-04

-12-

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 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

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
 building unto the Purchaser in manner aforesaid and the
 Purchaser shall and at all times hereafter peaceably
 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 other persons claiming lawfully
 or equitably through
 All this property and absolutely acquired, exonerated
 and discharged for the Vendor is well and effectu-
 ally 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 reason-
 ably 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



SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

In the District of Deoghar, Sub-Division and Sub Registry and 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 2380 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:- Land and House of Sri Subrato Kumar Sarkar, now sold to Satsang.

On the South By:- 9' wide Private Road of Sri Shankar Kumar Sarkar and Sri Subhash Chandra Sarkar.

On the East By:- 9' wide Private Road exclusively belonging to Sri Shankar Kumar Sarkar and Sri Subhash Chandra Sarkar.

On the East By:- Mark A common passage of Sri Subrata Kumar Sarkar and Sri Sanat Kumar Sarkar now relinquished in favour of Satsang and Mark B compound wall of Satsang.

SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

In the District of Deogarh, Sub-Division and Sub-Registry and Police Station Deogarh Mouza Putandaha Thana No. 399 being part of Plot No. 44, U.A. No. 104 being part of holding No. 266 within Ward No. 19 of Deogarh Municipality i.e. piece and parcel of Bassori land and the building measuring more or less 280 Sq. Ft. shown in Red Colour in the map attached herewith, with all rights, titles, interest and easement, appertaining thereto which is better and bounded as follows:-

On the North By:- Lane and House of Sri Subrata Kumar Sarkar now sold to Satsang.

On the South By:- Private Road of Sri Shankar Kumar Sarkar and Sri Subhash Chandra



On the East By:- 9' wide Private Road exclusively belonging to Sri Shankar Kumar Sarkar and Sri Subhash Chandra Sarkar.

On the East By:- Mark A common passage of Sri Subrata Kumar Sarkar and Sri Subhash Kumar Sarkar now relinquished in favour of Satsang and Mark B compound wall of Satsang.

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

Witnesses:

1. Sulebas Chandra Sarker
S/o Late Kali Das Sarker
Purandaha, Deoghar
22.11.2004.

~~Sarat Kumar Sarker~~
22-11-04
V E N D O R

2. Shankar Kumar Sarker
S/o - Late Kalidasa Sarker
"Dwip Smrity" Purandaha.
B. Deoghar - 814112
22.11.2004.

Memo of Consideration

D. D. No.044503 dated 22.11.2004 for
Rs. 11,90,000/- only on Service Branch
S.B.I. Kolkata in favour of Sri Sanat Kumar
Sarkar.

Drafted by

Niraj Kumar Saha
Advocate. 22.11.2004

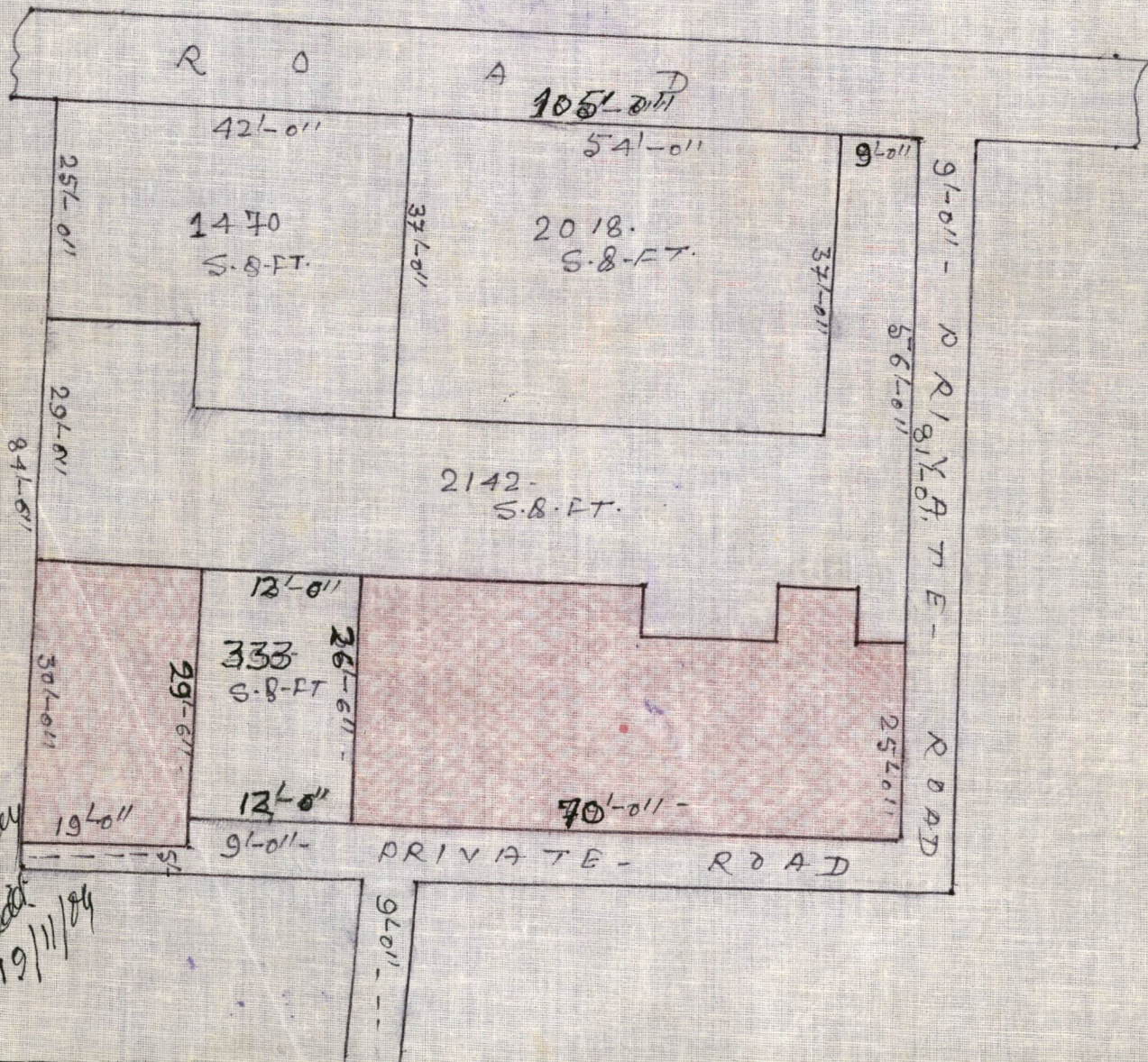
Typed by

Chandrabent Saha
22.11.2004
(Typist)

PLAN OF LAND UNDER MOUZA - PURANDAZHA NO-399-
 P.S DEOGHAR. WITHIN DEOGHAR MUNICIPAL WARD NO-19-
 HOLDING NO-267 PART OF PLOT NO 4A AREA-2380-SQFT.
 SHOWN IN RED COLOUR BELONGS TO SRI SANAT KUMAR SARKAR.
 R. S/O LATE KALIDAS SARKAR OF PURANDAZHA AND NOW
 SOLD TO SECRETARY SATSANG DEOGHAR P.S. + DIST -
 DEOGHAR, JHARKHAND.



Sangat Kumar Sarkar
 22-11-04



Transferred
 19/11/04

