68 Sale 31,10,700/- P.S Deoghar 58

भारतीय गैर न्यायिक

पाँच रुपये FIVE RUPEES

रु.5 Rs.5

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

झारखण्ड JHARKHAND

03AA 904698

Area 4.13 Dec.

Stamp 5/=

feepaid

ACD – 00 –
LL – 13 –
PR – 5 –
E – 2000 –

निबंधन अधिनियम 1908 के अधीन और छोटानागपुर/संथालपरगना टेनेन्सी एक्ट की धारा 21 के अधीन भी प्राप्त है और इण्डियन स्टाम्प एक्ट 1899 की अनुसूचि A(1) के खण्ड 23 के अधीन यथावत स्टाम्प सहित (या स्टाम्प शुल्क के विमुक्त या स्टाम्प शुल्क अपेक्षित नहीं)

निबंधन पदाधिकारी

20/01/2020

उपनिबंधक पदाधिकारी
रांची

3991

जिला कोषागार
11 JAN 2020
देवघर (झारखण्ड)

Sanju Devi Bishwakarma
W/ Nutan Danga, Mandaro
Burdwan (W.B)
for Sale deed

5×1
5/-

18/1/2020
[illegible]
[illegible]
L. No.-[illegible]

जिला अवर निबंधक
सत्यमेव जयते
देवघर का मुहर

SALE DEED

THIS DEED OF SALE MADE on this the 20th day of January 2020 (Two Thousand ~~Nine~~ Twenty) A.D of the Christian Era

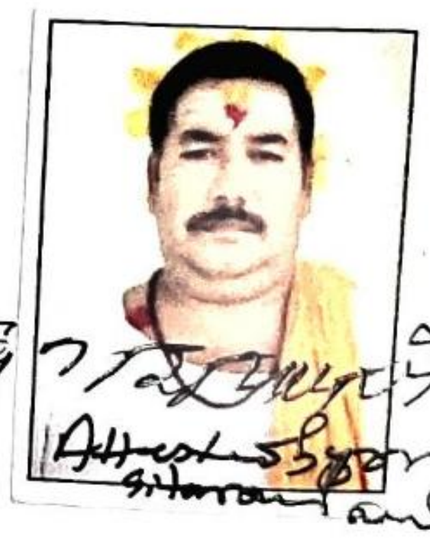
BETWEEN

SRI SANJAY KUMAR ROY, Son of Late Sandeep Kumar Roy, Grandson of Late Bimla Prasad Roy, by faith Hindu, by profession Land holder, by Nationality Indian, resident of Asharam Keshan Road, Mouza Shyamganj, Mohalla Castairs Town, B. Deoghar, Subdivision, Subregistry and District Deoghar (Jharkhand) at present residing at 35 College Street, P.S. Muchipara, Kolkata—700073 (West Bengal) hereinafter called the VENDOR (Which expression shall unless excluded by or repugnant to the context be deemed to include his legal heirs, executors, administrators, successors, legal representatives and assigns) of the FIRST

उदय नारायण जजवाडे पु० स्व० सत्यनारायण जजवाडे
निवासी ग्राम भौसागढ़ी देवघर
जाति ब्राह्मण व्यवसाय लेखपाल/दावेदार
के अपने ..... मुख्तारनामा
संख्या ..... के लिए लेखपालों या अभिकर्ताओं
ने हेतु ..... के अभिकर्ता (अभिकर्ता) है ने
ता० 20-1-2020 को 10.01
(समय) ..... में लिख दिया।

उदय नारायण जजवाडे
मुख्तारनामा के हस्ताक्षर

जिला अवर निबंधक
देवघर



उदय नारायण जजवाडे
Attested Signature
Sitaram Pandit

उदय नारायण जजवाडे
20.1.2020

PART, through his constituted attorney SRI UDAY NARAYAN JAJWARE, Son of Satya Narayan Jajware, by caste Brahmin, by profession business, by Nationality Indian, resident of Dukhi Sah Road, Jhousagarhi, P.S. Deoghar, Subdivision, Subregistry and District Deoghar (Jharkhand) and SRI RAKESH SINGH, Son of Swarath Singh, by caste Bhumihar Brahmin, by profession business, by Nationality Indian, resident of Baski, P.S. Sarath, Subdivision and Subregistry Madhupur, District registry office and District Deoghar (Jharkhand), vide registered General Power of attorney on 28.08.2018 registered at registry office entered in Book No. IV, Volume No. 10, Page 75 to 158, Serial No. 902, Deed No. 94, for the year 2018 ;

(Photostat copy of General Power of attorney attached) ;

AND

1.SRI ABHINANDAN KUMAR GUPTA, Son of Sri Kailash Prasad Sah, by caste Haluwai (Madhesiya Vaishya) by profession business, by nationality Indian, resident of Dr. Rajendra Prasad Road, Mouza Shyamganj, Mohalla Castairs Town, B. Deoghar P.S. Deoghar, Subdivision, Subregistry and District Deoghar (Jharkhand)

2.SRI GOPAL SAH, Son of Kanchan Sah, by caste Sondik, by profession business, by nationality Indian, resident of Village and P.O. Ratanganj, P.S Sajour, Subdivision, Subregistry and District Bhagalpur (Jharkhand)

3.SRI BINAY KUMAR BARANWAL, Son of Sri Shiv Shankar Lal, by caste Modi, by profession business, by nationality Indian, resident of Radhe Krishna Complex, No. 402, R.K. Bhattacharya Road, near Bansal Tower, Patna, G.P.O. Gandhi Maidan, District Patna (Bihar)

4.SRI RAM SARAN BARANWAL, Son of Late Dasarath Lal Baranwal, by caste Modi, by profession business, by Nationality Indian, resident of Dr. Rajendra Prasad Road, Mouza Shyamganj, Mohalla Castairs Town, B. Deoghar P.S. Deoghar, Subdivision, Subregistry and District Deoghar (Jharkhand)

hereinafter called the CONFIRMING PARTIES (Which expression shall unless excluded by or repugnant to the context be deemed to include his legal heirs, executors, administrators, successors, legal representatives and assigns) of the SECOND PART,

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सत्यमेव जयते
देवघर का मुहर

AND

1.SMT SANJU DEVI BISHWAKARMA, Daughter of Ganori Bishwakarma, Grand Daughter of Ramsewak Bishwakarma, Wife of Sri Brahmadeo Bishwakarma,
2.SMT. NITU BISHWAKARMA, Daughter of Nageshwar Bishwakarma, Grand Daughter of Chandradeo Mistry, Wife of Indradeo Bishwakarma,
Both by faith Hindu, by caste Lohar , , by profession housewife, by nationality Indian, residents of Nutan Danga, Mandarbani, Burdwan (West Bengal) hereinafter called the PURCHASERS (Which expression shall unless excluded by or repugnant to the context be deemed to include their legal heirs, executors, administrators, successors, legal representatives and assigns) of the THIRD PART ; **(Photostat copy of Pan Card and Aadhar card attached)**

WHEREAS one Sachindra Nath Roy died intestate sometime in the year 1930 leaving him surviving his widow Smt. Hemanto Kumari Roy since deceased and two sons Bimala Prasad Roy since deceased and Kamala Prasad Roy since deceased and leaving various ancestral immovable properties including the property mentioned in the Schedule hereunder written.

AND WHEREAS some of the said ancestral properties have since been disposed of by the said Smt Hemanto Kumari Roy, Bimala Prasad Roy and Kamala Prasad Roy during their respective lifetime although they were still in joint possession of the messuages dwelling houses and premises mentioned and described in the Schedule hereunder written and legal representatives under the Bengal School of Hindu Law by which he was governed at the time of his death.

AND WHEREAS the said Smt. Hemanto Kumari Roy died sometime in the year 1953 and thereafter Bimala Prasad Roy also died.

AND WHEREAS the said Kamala Prasad Roy was entitled to an undivided half share and Sandip Kumar Roy son of said Bimala Prasad Roy succeeded to the undivided one-fourth share and the said Smt. Bisseswari Roy widow of Bimala Prasad Roy succeded to the remaining undivided one-fourth part or share in the properties of Late Sachindra Nath Roy and Late Smt. Hemanto Kumari Roy including the property mentioned in the said Schedule hereunder written.

AND WHEREAS by and under a mutual Deed of Partition and Agreement dated 27.06.1969 registered in the office of the Registrar of Assurances Calcutta in Book No. 1, Volume No. 106, Pages 266 to 285, being No. 3023 for the year 1969, all the properties of Late Sachindra Nath Roy and Late Bisseswari Roy and Smt. Bharti Roy, widow and daughter respectively of Late Bimala Prasad Roy, whereby and where under the Smt. Bharati Roy relinquished all her claims

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against the allotment made therein to Kamala Prasad Roy as well as Sandip Kumar Roy provided she will reside and be maintained by her mother Smt. Bisseswari Roy and her marriage expenses will be provided out of the allotment to be made therein to her mother.

AND WHEREAS as a consequence of the said mutual Partition Sandip Kumar Roy, interalia, became the absolute owner of Lot "B" measuring an area of 16 Bighas, 2 Kathas, 6 Chhitak, 9 Sq. ft. according to Standard measurement with building, within Deoghar Municipal ward No. 8, Holding No. 20, situated in Mouza Shyamganj Mohalla Castairs Town, appertaining to Taluque Rohini, P.S Deoghar, Subdivision and Subregistry Deoghar, District Santhal Parganas, now Deoghar, in the State of Bihar now Jharkhand, **Photostat copy of Deed of Partition attached in the power of attorney**

AND WHEREAS said Sandip Kumar Roy mutated his name in the office of the Circle Officer Deoghar, Register II Revenue department (Vol—8, Page—61) and paying annual rent vide Jamabandi No. 54/3217, 55/3218/2, 256/3665 Ja/1, **Photostat copy of Rent Receipt attached in the power of attorney.**

AND WHEREAS said Sandip Kumar Roy seized and possessed area 16 Bighas, 2 Kathas, 6 Chhitak, 9 Sq. ft. according to Standard measurement with building on some portions, died leaving behind him his two sons namely Sanjay Kumar Roy, Surojit Kumar Roy and one daughter Taposi Palit, who inherited and became owners of said property jointly.

AND WHEREAS Said Taposi Palit and others filed a Suit In the Court of the Civil Judge (Senoiur Division) No. ---- Deoghar, bearing Title (P) Suit No. 11 of 2008 Taposi Palit and others----Plaintiffs Versus Sanjay Kumar Roy---Defendant for partition of the said property with other property.

AND WHEREAS as per Joint compromise petition filed by the concerning parties of the said Suit, marked as "B" measuring an area of 63,953 Sq. ft and marked as "B1" measuring an area of 2,730 Sq. ft., total area measuring 66,683 Sq. ft. more fully shown in the map or plan in green colour filed in the said suit allotted in the exclusive share of the present Vendor Sanjay Kumar Roy **Photostat copy of Title (P) Suit attached herewith**

AND WHEREAS Present Vendor Sanjay Kumar Roy seized and possessed over the property allotted in his exclusive share being full and absolute owner thereof.

Photostat copy of L.P.C vide Memo No. 146 /R, dated 17.01.2019 issued by the office of the Circle officer Deoghar **attached herewith**

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देवर का गुहर

AND WHEREAS being need of money the present vendor declared her intention to sale measuring an area of 1,800 Sq. ft of vacant land out of his share marked as "B" part.

AND WHEREAS the Purchasers after inspection of the property and are related deed and documents and of his causing sec have satisfied with the fide of the vendor the property under schedule approached to the vendor and offered to purchase said area of 1,800 Sq. ft of vacant land and the price jointly settled and fixed at Rs. 28,30,000/-(Twenty Eight Lac Thirty Thousand) only which is fair, reasonable, just and proper according to location situation of the property which amount the purchasers agreed to pay. It is hereby agreed by and between the parties that the vendor shall sell and the purchasers shall purchase the property fully described in the schedule below.

NOW THIS INDENTURE WITNESSETH that in consideration of sum of Rs. 28,30,000/-(Twenty Eight Lac Thirty Thousand) only aforesaid truly paid to the vendor, by the purchasers and receipt whereof duly acknowledged by the vendor as per Memo of consideration and the Vendor do hereby and hereunder convey, sale, transfer, assign and assure the property fully mentioned and described in the schedule below of this deed and which is free from all encumbrances, liens, Charges, attachments and/or hypothecation with banks.

AND WHEREAS the vendor 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 vendor also declare that she has not done any wrong or committed any breach of means of which the right, title, interest or possession of the vendor has any way jeoparadised or become defective.

AND WHEREAS the Vendor, her heirs, administrators or assigns further covenant that she shall at the request and cost of the Purchaser, his 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 vendor hereby declares that the purchasers became absolute and exclusive owner there of from generation to generation with all right to convey, transfer, assign or sell the same.

AND WHEREAS the purchasers shall get their names mutate in the record of circle office Deoghar and Deoghar Municipal Corporation and shall pay the rent and tax.

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बेवर का मुहर

AND WHEREAS We the confirming parties confirms this present sale deed executing as confirming parties in this present sale deed and declares that the registered sale deeds which has been registered earlier in our names through the attorney holder of the present Vendor Sanjay Kumar Roy, should be declared as null and void and the registered sale deeds in our names should be treated as Basket paper.

SCHEDULE

In the District of Deoghar, Sub-division, Sub-registry and P.S Deoghar, Mouza–Shyamganj No. 413, Mohalla Castairs Town, a piece and parcel of unsurveyed Basauri transferable Land measuring 1,800 Sq. ft. (One Thousand Eight Hundred Sq. ft) i.e. 4.132 decimals of vacant and parti land, being part of Town Plan Plot No.776, under Jamabandi No. 54/3217, 55/3218/2, 256/3665 Ja/1 of Register II Revenue Department, within Deoghar Municipal Ward No. old 8, thereafter 18, Deoghar Municipal Corporation old ward No. 15, new 32, more fully shown in the map or Plan attached herewith in red colour marked as subplot No."8" which is butted and bounded as follows--

North :-- 15'—00" wide proposed Road.
Measurement of this side east to west 30'—00" Ft.

South :-- Vendor's land subplot No. "12" part
Measurement of this side east to west 30'—00" Ft.

East :-- 15'—00" wide proposed Road.
Measurement of this side north to south 60'—00" Ft.

West :--Vendor's land subplot No. "7"
Measurement of this side north to south 60'—00" Ft.

DECLARATION :--above property is situated with other side Road which is residential and out of lease, Stamp duty has paid at fixed rate. sold land is out of Govt land (Keshre Hind land/Germajarua Aam land/Germajaruawa khas land/Jungle land/forest land/any kind of Govt land, Gochar, Bhuhadbandi, Adiwasi khata, Kabristan, Dargah, any religious place and out of C.B.I. enquiry.

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सत्यमेव जयते
बेतवर का कुआं

IN WITNESS WHEREOF the Vendor put signature and subscribe hand on the day month and year first above written.
Signed and delivered in presence of the witnesses.

प्रभाकर झा -पि- बाबाजी झा
बंम बम ब्रह्मचारी 'पथ' देवघर
झारखण्ड
Mob- 7091568915
Aadhar - 4240-4319-6603
DOB - 1972

(2) Santosh Kumar — S/o Sri Bishweshwar Prasad Chowdhary.
village:- Govindpur
Post :- Karon
Dist :- Deoghar
Mob No:- 9431385982

1.UTR No
2.

जिला अवर निबंधक
बेवर का मुहर

MEMO OF CONSIDERATION

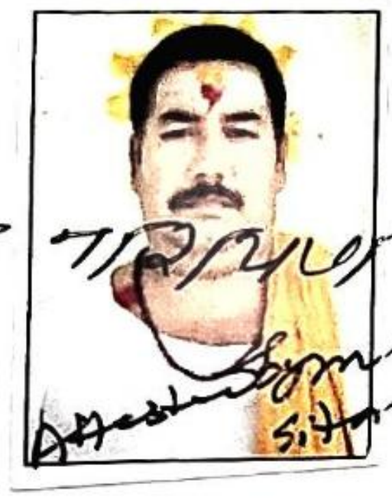
1. UTR NO- SBINR52018082800025317 dt. 28.8.18 of Rs -- 200000=00
2. UTR NO-SBINR52017082800051837 dt. 28.8.17 of Rs -- 300000=00
3. Through RTGS dt. 10.1.2019 of Rs ------- 1000000=00
4. Through RTGS dt. 6.11.2019 of Rs ------ 400000=00
5. Through RTGS dt. 16.1.2020 of Rs ------ 200000=00
6. Through RTGS dt. 6.11.2019 of Rs ------ 700000=00
7. Through Cash dt. 7.11.2019 of Rs --- 30000=00

Total - 2830,000=00

जिला अवर निबंधक
सत्यमेव जयते
दौसा

उदय नारायण तिवारी

Photo, Signature and L.T.I of Vendor-

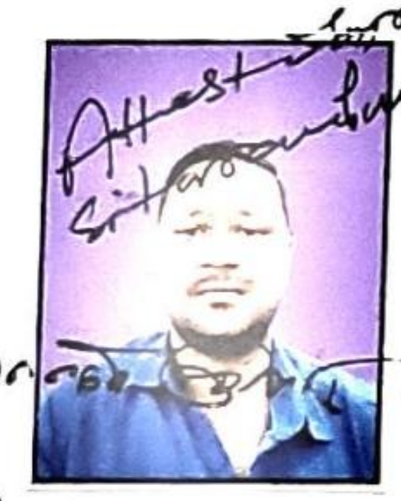


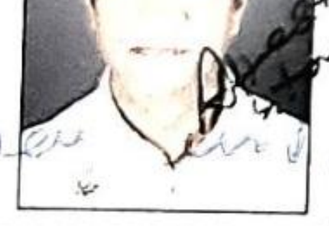
उदय नारायण तिवारी

उदय नारायण तिवारी

अंकुश सिंह

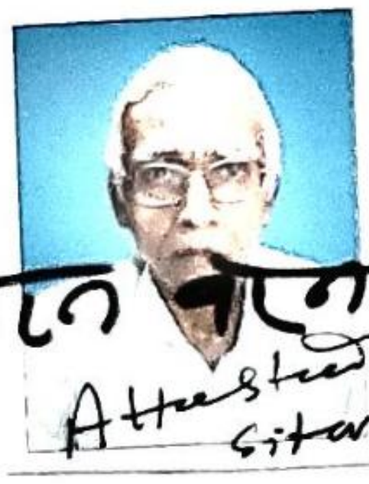
Photo, Signature and L.T.I of Confirming Parties-

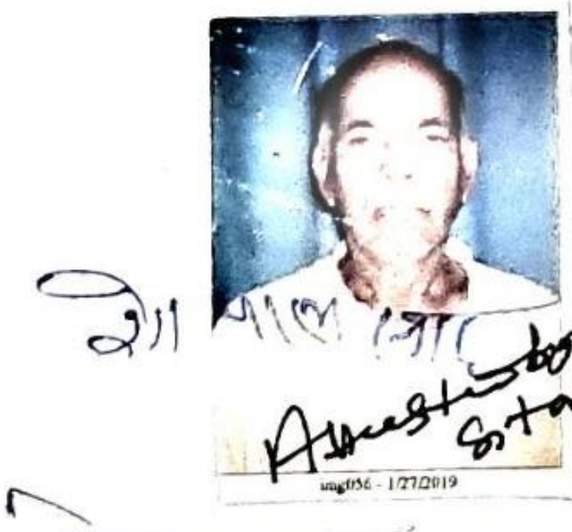




जिला अवर निबंधक
सत्यमेव जयते
बेवर का मुहर

Photo, Signature and L.T.I of Confirming Parties-



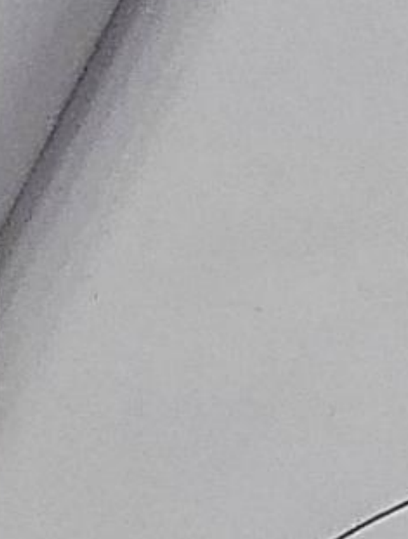


जिला अवर निबंधक
सत्यमेव जयते
बेतिया का मुहर

अधिवक्ता देवघर

Photo, Signature and L.T.I of Purchaser-

राम सजन वेलवाल



Sanju Devi Vishwakarma

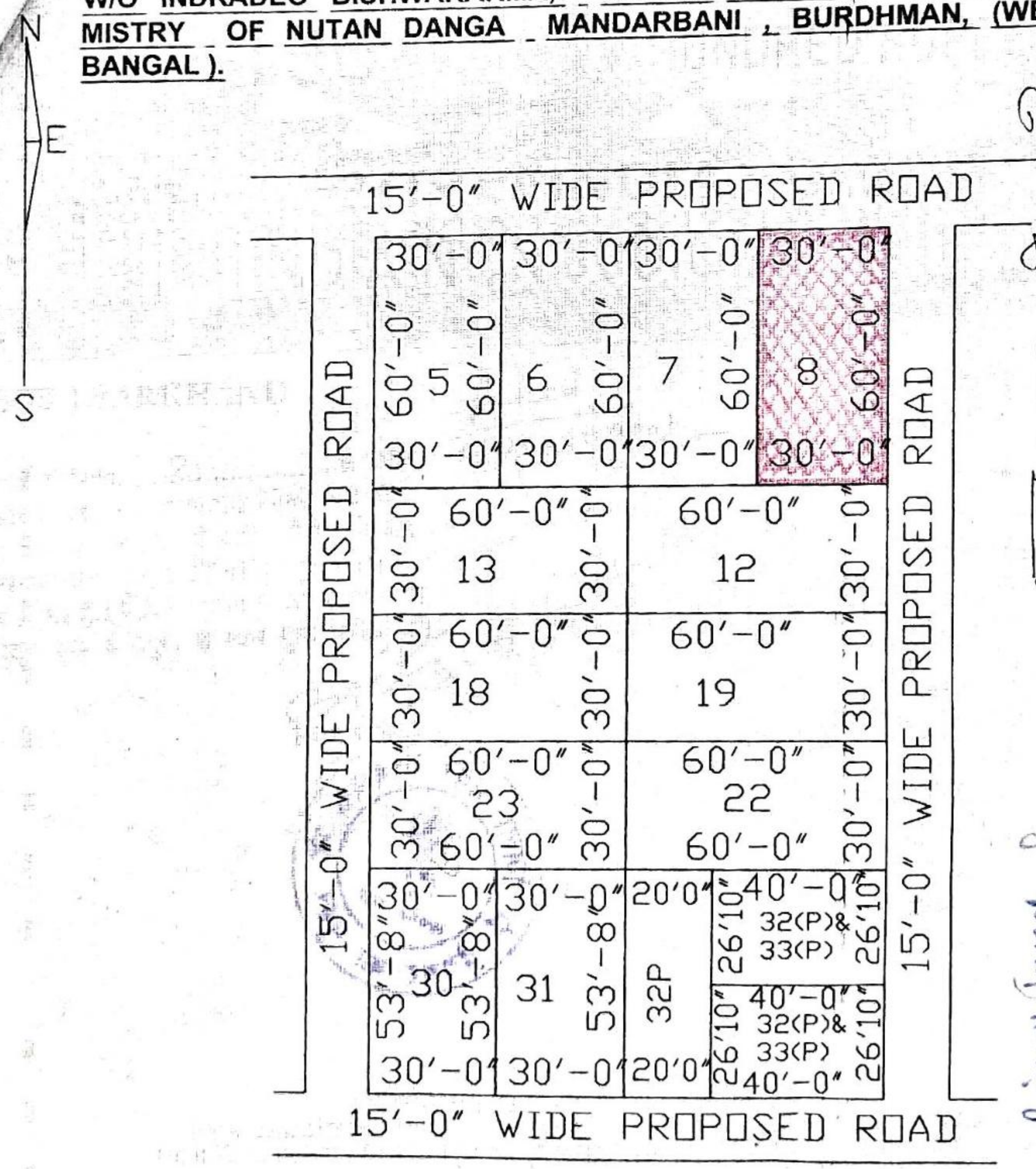
Nitu Vishwakarma

Sanju Devi Vishwakarma

Nitu Vishwakarma

Read over the contents of deed and explained to the parties, Sitaram Pandit
Deed Writer Deoghar 20.01.2020
Certified that the left hand finger print of all the persons, whose photographs affixed in this deed has been taken in my presence Sitaram Pandit
Deed Writer Deoghar. 20.01.2020
Licence No. 37(5) 1982

OF LAND UNDER MOUZA:- SHYAMGANJ NO- 413 WITHIN SHAR NAGAR NIGAM WARD NO-32 J. B. NO-54/3217, 55/3218/2 & /3665ja/1 PART OF T. P. PLOT NO- 776 SUB PLOT NO-8 AREA:- 300sqft. SHOWN IN RED COLOUR BELONGS TO SRI SANJAY ROY S/O LATE SANDIP KUMAR ROY & NOW SOLD TO Smt. SANJU DEVI BISHWAKARMA W/O SRI BRAHMDEO BISHWAKARMA, GRAND FATHER- RAMSEWAK BISHWAKARMA & Smt. NITU BISHWAKARMA W/O INDRADEO BISHWAKARMA, GRAND FATHER- CHANDRADEO MISTRY OF NUTAN DANGA MANDARBANI , BURDHMAN, (WEST BANGAL).



Traced By
MKR
31/3/2019

Scanned by TapScanner

G. Power

IV 44

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

झारखण्ड JHARKHAND

D 415532

Refund 6(111)-100001 — stamp 1001-

निबंधन नियम 21 के अधीन
और [illegible] टेनेन्सी एक्ट की
धारा [illegible] के अधीन की [illegible] है और
इण्डियन [illegible] एक्ट 1860 की अनुसूची 1(1) के
खण्ड A.1.8.(D) के अधीन यथादत्त स्टाम्प सहित
(या स्टाम्प शुल्क के विमुक्त या स्टाम्प शुल्क अपेक्षित नहीं)

निबंधन पदाधिकारी

28/8/18

GENERAL POWER OF ATTORNEY

(No any consideration money has been taken and given by and between the parties)

Be it Known that I SRI SANJAY KUMAR ROY, son of Late Sandeep Kumar Roy, by faith Hindu, by profession land holder, by Nationality Indian, resident of Asharam Keshan Road, Mouza Shyamganj, Mohalla Castairs Town, B. Deoghar, P.S Deoghar, Subdivision, Subregistry and District Deoghar (Jharkhand) at present residing at 35 College Street, P.S. Muchipara, Kolkata—700073, (West Bengal) **(Photostat copy of Pan Card and Aadhar Card attached)**, send Greetings—

जिला कोषागार
28 AUG 2018
देवघर (झारखण्ड)

संख्या 2133

संजय कुमार राय की कार्यालय
भगतडीह कोठा - रोड - देवघर
अटार्नी पावर

16/8/18
D. Prasad
Regd. No. - [illegible]

Sanjay Kumar Roy

श्री संजय कुमार राय पिता नाम श्री/स्व० संदीप कुमार राय
निवास स्थान भगतडीह कोठा
जाति — पिता — जो लेखकारी/दावेदार
या अवर निबंधक द्वारा प्रमाणितकृत मुख्तारनामा
संख्या के अधीन लेखकारियों या दावेदारों
मे से एक श्री के अधिकृत (अटर्नी) है ने
ता० 28.8.18 को पूर्वाह्न/अपराह्न मे 10 बजे
(समय) जिला में निबंधन के लिए पेश किया।

Sanjay Kumar Roy
28.8.18

उपस्थापक का हस्ताक्षर

निबंधन पदा० का हस्ताक्षर

जिला निबंधक
सत्यमेव जयते
देवघर का मुहर

जिला अवर निबंधक
सत्यमेव जयते
देवघर का मुहर

WHEREAS one Sachindra Nath Roy died intestate sometime in the year 1930 leaving him surviving his widow Smt. Hemanto Kumari Roy since deceased and two sons Bimala Prasad Roy since deceased and Kamala Prasad Roy since deceased and leaving various ancestral immovable properties including the property mentioned in the Schedule hereunder written.

AND WHEREAS some of the said ancestral properties have since been disposed of by the said Smt Hemanto Kumari Roy, Bimala Prasad Roy and Kamala Prasad Roy during their respective lifetime although they were still in joint possession of the messuages dwelling houses and premises mentioned and described in the Schedule hereunder written and legal representatives under the Bengal School of Hindu Law by which he was governed at the time of his death.

AND WHEREAS the said Smt. Hemanto Kumari Roy died sometime in the year 1953 and thereafter Bimala Prasad Roy also died.

AND WHEREAS the said Kamala Prasad Roy was entitled to an undivided half share and Sandip Kumar Roy son of said Bimala Prasad Roy succeeded to the undivided one-fourth share and the said Smt. Bisseswari Roy widow of Bimala Prasad Roy succeded to the remaining undivided one-fourth part or share in the properties of Late Sachindra Nath Roy and Late Smt. Hemanto Kumari Roy including the property mentioned in the said Schedule hereunder written.

AND WHEREAS by and under a mutual Deed of Partition and Agreement dated 27.06.1969 registered in the office of the Registrar of Assurances Calcutta in Book No. 1, Volume No. 106, Pages 266 to 285, being No. 3023 for the year 1969, all the properties of Late Sachindra Nath Roy and Late Bisseswari Roy and Smt. Bharti Roy, widow and daughter respectively of Late Bimala Prasad Roy, whereby and whereunder the Smt. Bharati Roy relinquished all her claims against the allotment made therein to Kamala Prasad Roy as well as Sandip Kumar Roy provided she will reside and be maintained by her mother Smt. Bisseswari Roy and her marriage expenses will be provided out of the allotment to be made therein to her mother.

AND WHEREAS as a consequence of the said mutual Partition Sandip Kumar Roy, interalia, became the absolute owner of Lot "B" measuring an area of 16 Bighas, 2 Kathas, 6 Chhitak, 9 Sq. ft. according to Standard measurement with building, within Deoghar Municipal ward No. 8, Holding No. 20, situated in Mouza Shyamganj Mohalla Castairs Town, appertaining to Taluque Rohini, P.S Deoghar, Subdivision and Subregistry Deoghar, District Santhal Parganas, now Deoghar, in the State of Bihar now Jharkhand, **Photostat copy of Deed of Partition attached herewith**

जिला अवर निबंधक
सत्यमेव जयते
देवगढ़ की मुहर

Sandip Kumar Roy

AND WHEREAS said Sandip Kumar Roy mutated his name in the office of the Circle Officer Deoghar, Register II Revenue department (Vol—8, Page—61) and paying annual rent vide Jamabandi No. 54/3217, 55/3218/2, 256/3665 Ja/1, **Photostat copy of Rent Receipt attached herewith**

AND WHEREAS said Sandip Kumar Roy seized and possessed area 16 Bighas, 2 Kathas, 6 Chhitak, 9 Sq. ft. according to Standard measurement with building on some portions, died leaving behind him his two sons executant Sanjay Kumar Roy, Surojit Kumar Roy and one daughter Taposi Palit, who inherited and became owners of said property jointly.

AND WHEREAS said Sanjay Kumar Roy, Surojit Kumar Roy and Taposi Palit seizedand possessed the said property jointly and thereafter they partitioned the said property amicably as per the map therein and in the said map marked as "B" and "B/1" area measuring 66,758 Sq. ft. shown in green colour allotted in the share of the aforesaid executant Sanjay Kumar Roy.

AND WHEREAS said executant Sri Sanjay Kumar Roy since the date of Partition is possessing and enjoying the said allotted aforesaid property area measuring 66,758 Sq. ft peacefully till this date.

AND WHEREAS I am always engaged wth my various type of works and I have disposed an area of 20,653 Sq. ft and 156 Sq. ft total area 20,809 Sq. ft which fully mentioned and described in the Schedule below So I do hereby nominate, constiute and appoint my well wishers SRI UDAY NARAYAN JAJWARE, Son of Satya Narayan Jajware, by caste Brahmin, by profession business, by Nationality Indian, resident of Dukhi Sah Road, Jhosagarhi, P.S. Deoghar, Subdivision, Sub-registry and District Deoghar (Jharkhand) and SRI RAKESH SINGH, Son of Swarath Singh, by caste Bhumihar Brahmin, by profession business, by Nationality Indian, resident of Baski, P.S Sarath, Subdivision and Sub-registry Madhupur, District registry office and District Deoghar (Jharkhand) **(Photostat copy of Aadhar Card attached),** as our sole and/or true Consituted Attorneys to look after and manage my schedule mentioned property and to do the following acts deeds and things i.e. to say
(1) To manage, control and supervise the Property fully mentioned and described in the schedule below.

(2) To institute, commence, prosecute, carry on or define or resist all suits in any court in Civil, Criminal, Revenue or Revisional Jurisdiction, including special jurisdiction of the High Court under Article 226 of the Institution of India etc, before Income Tax, Sales Tax and Wealth Tax, Authorities and to sign and verify all plaintiffs, written statements, accounts, inventories to accept service of all summonses, notices and other judicial processes to in connection with the property fully mentioned and described in the schedule below.

जिला अवर निबंधक
सत्यमेव जयते
देवघर का कुल

Sanjay Kumar

(3) To appear before competent authority and to pay tha all taxes and levies and to sign receive and accept all papers relating thereto. for and represent me before the board of Revenue, Collectorate, Sub-Divisional Office, all Municipal Bodies, Corporation, Revenue Offices, Settlement Office, before any magistrate and in all courts having Civil, Criminal original or Appellate, Revisional or Special Jurisdiction, before any Tribunal of Arbitration or other Tribunal or Judicial Authority, Weatlh Tax, Sales Tax and other authorities and in all other Government or Semi-Government .offices and departments in all matter and things relating to the the property fully mentioned and described in the schedule below.

(4) To Sign and execute all deed of conveyance or conveyances, agreement and any other deeds of my property fully described in the schedule below with any purchaser or purchasers and to sign and execute the same by accepting earnest amoney and part payment of the consideration

(5) To sign and execute all Deed of Conveyance or Conveyances, agreement, Rectification and any other deeds in respect of the property fully mentioned and described in the schedule below with any purchaser or purchasers at whole or part and to present the said Conveyance or conveyances before the Registering Authority for registration to give due effect of the same and admit execution thereof and to sign all paperes for registration and to give account to use for the consideration received by them from the purchaser or purchasers or any person or persons relating to the property fully mentioned and described in the schedule below.

(6)To manage, control any administrable part and/or activities thereof relating to the property fully mentioned and described in the schedule below so long these presents, shall be enforced in law.

(7)To appear and to represent and/or to sign on our behalf before any Court of Law either Civil Criminal, appeal revision, Tribunal or any competent court wihin the territorial jurisdiction as well as any where in India relating to the property fully mentioned and described in the schedule below.

(8)To sign, to execute, any plaint, petition, objection Memorandum of Appeal or any applications before any Court of Law or Authority within the territorial jurisdiction as well as any where in India and to settle any dispute and/or to compromise any matter or matters in whatsoever manner and to appoint Advocate concerning to the property fully mentioned and described in the schedule below by virtue of the presents.

जिला अवर निबंधक
सत्यमेव जयते
देवघर का मुहर

SCHEDULE REFERRED TO ABOVE

All that piece and parcel of unsurveyed Basauri transferable Land measuring an area of 20,653 Sq. ft marked as Subplot No. "B" part and area 156 Sq. ft marked as Subplot No. "B1" part, total area 20,809 Sq. ft (Twenty Thousand Eight Hundred Nine Sq. ft) i.e. 47.770 decimal of parti land, being part of Town Plan Plot No. 776, under Jamabandi No. 54/3217, 55/3218/2, 256/3665 Ja/1 of Register II Revenue Department, within Deoghar Municipal Ward No. old 8, thereafter 18, ward No. 15 (old), 32 (new) of Deoghar Municipal Corporation situated in Mouza Shayamganj No. 413, Mohalla Castairs Town, P.S Deoghar, Subdivision, Subregistry and District Deoghar, more fully shown in the map or Plan attached herewith in red colour,

Boundary of 20,653 Sq. ft as follows—
North :--15'—00" wide Common Road.
South :-Land of Executant.
East :--Land of Manju Baranwal and others.
West :--Share of Taposi Palit SubPlot No. "C"

Boundary of 156 Sq. ft as follows—
North :--15'—00" wide Common Road.
South :-Land of Surojit Kumar Roy Subplot No. "A"
East :--Land of Executant SubPlot No. "B1" part
West :--Share of Taposi Palit Subplot No. "C1"

IN WITNESS WHEREOF the Executant put his signature and subscribe his hand on this the 28th day of August 2018

Signed ~~and~~ delivered in presence of the witnesses.

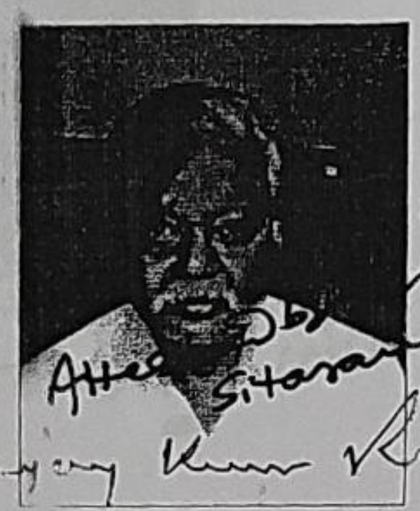
1. आनन्द कुमार गुप्ता
S/o. स्व० कैलाश प्रसाद साह
डा० पानेन्द्र प्रसाद रोड
महावीर स्थान गली
कास्टेयर टाउन देवघर

9939706608

2. शिव शंकर सिंह
पिता - श्री मुरारी प्रसाद सिंह
ग्राम+पोस्ट- तालगढ़ा, थाना चालोजोरी,
जिला - देवघर 9955108379

जिला अवर निबंधक
सत्यमेव जयते
जैसलमेर

Photo, Signature and L.T.I.of Executant. :---



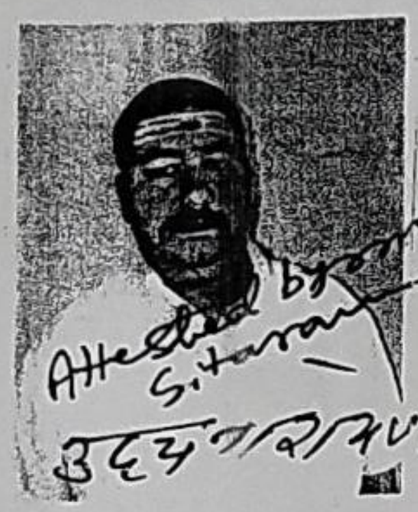
Sanjoy Kumar Roy

Sanjoy Kumar Roy

जिला अवर निबंधक
सत्यमेव जयते
देवघर का मुहर

Sanjay Kumar

Photo, Signature and L.T.I.of Claimants :---



Attested by me Sitaram Pandit

उदयनारायण चौधरी

उदयनारायण चौधरी

Attested by me Sitaram Pandit

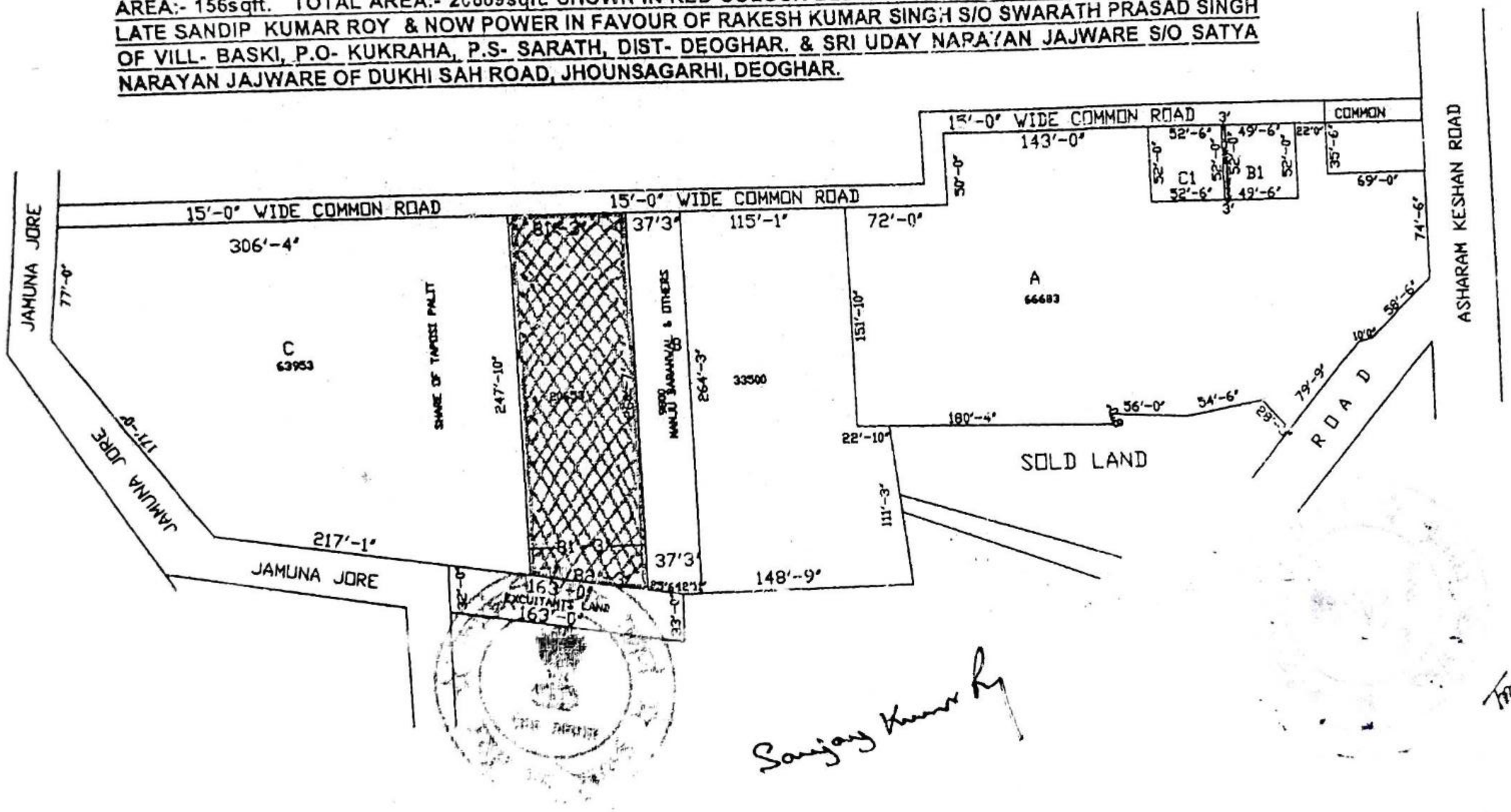
रविन्द्र सिंह

रविन्द्र सिंह

Read over the contents of deed and explained to the parties, Sitaram Pandit
Deed Writer Deoghar 28.08.2018
Certified that the left hand finger's print of all the person's whose photographs affixed in this deed, has been taken by me Sitaram Pandit
Deed Writer Deoghar 28.08.2018
Licence No. 37(5)1982

जिला अवर निबंधक
सत्यमेव जयते
देवघर का मुहर

PLAN OF LAND UNDER MOUZA:- SHYAMGANJ NO- 413 WITHIN DEOGHAR NAGAR NIGAM WARD NO-32 J. B. NO-54/3217, $\frac{55}{3218}$/$\frac{2}{256}$/3665/a/1 PART OF T. P. PLOT NO- 776 MARK-B(PART) AREA.- 20653sqft. & MARK-B1 (PART) AREA:- 156sqft. TOTAL AREA:- 20809sqft. SHOWN IN RED COLOUR BELONGS TO SRI SANJOY KUMAR ROY S/O LATE SANDIP KUMAR ROY & NOW POWER IN FAVOUR OF RAKESH KUMAR SINGH S/O SWARATH PRASAD SINGH OF VILL- BASKI, P.O- KUKRAHA, P.S- SARATH, DIST- DEOGHAR. & SRI UDAY NARAYAN JAJWARE S/O SATYA NARAYAN JAJWARE OF DUKHI SAH ROAD, JHOUNSAGARHI, DEOGHAR.



Sanjay Kumar Roy

Traced by
Nikhil
27/8/2018

जिला अवर निबंधक
सत्यमेव जयते
दैनघर का मुहर

- 106 - 266/285 - 3032 of 1969 (R.A. Cal)

भारतीय गैर न्यायिक

दस रुपये

रु. 10

TEN RUPEES

Rs. 10

INDIA

INDIA NON JUDICIAL

56AA 677500

पश्चिम बंगाल WEST BENGAL

4684 — 4684 — 29.8

Sanjit Kumar

No. 106 266-285

3032 Year 1969

11.00

13.00

40.00

64.00

4.00

20.00

64.00

88.00

M. Bose

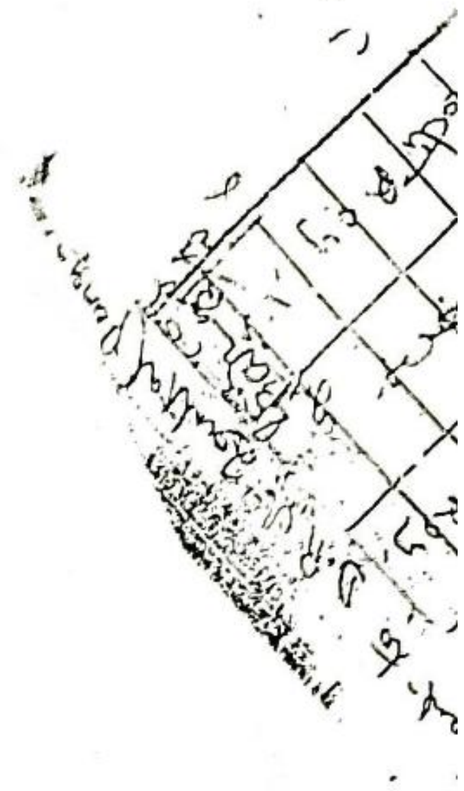
4684 29-8-12

District Sub Registrar (Rec...)

4 SEP 2012

R.A. No.

29-9-12



जिला अवर निबंधक
सत्यमेव जयते
रेवाड़ी का मुहर

Early sent to D.R. Central Punjab

Bar

Indian non judicial stamp Rs 1/50 only

Indian non judicial stamp Rs 1/50 only

Indian stamp Rs 30/- only

and Registration Rs 2/- only

Admissible under rule 21 duly stamped under the Indian stamp act 1899 also as amended by the West Bengal stamp amendment act 1962, Schedule 1A No 45, 55 (L)

This indenture made this 8th day of June, 1951 between Kamala Prasad Roy son of Sachindra nath Roy deceased of the first part and Sandip Kumar Roy son of Bimala Prasad Roy deceased of the second part and Srimati Bina Rani Roy widow of the said Bimala Prasad Roy deceased of the third part and Sandip Kumar Roy (2nd Page) (2) Kamala Prasad Roy, Sandip Kumar Roy, Bina Rani Roy) Bimala Prasad Roy deceased of the fourth part, all of no 30 Sankar Ballav street, Calcutta all Hindu Shareholders whereas (1) one Sachindra nath Roy died intestate sometime in the year 1920 leaving him surviving his widow Srimati Beisonath Kumari Roy since deceased and two sons the said Bimala Prasad Roy since deceased and the said Kamala Prasad Roy and leaving various ancestral immovable properties including the properties mentioned in the first schedule hereto (2) (3rd Page) (3) (Kamala Prasad Roy, Sandip Kumar Roy, Bina Rani Roy) (2) that some of the said ancestral properties have since been disposed of by the parties hereto and they are still in joint possession of the messuage dwelling houses and premises mentioned and described in the said first schedules (a) and (b) hereunder written (3) the said Bimala Prasad Roy died intestate in September 49 leaving him surviving his widow the party hereto of the third part and his only son the party hereto of the second part and daughters

Sanjay Kumar Roy

जिला अवर निबंधक
सत्यमेव जयते
अवर का मुहर

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hereto being the duly licensed entitled to the Properties partitions of the said B.
because hereto are now desirous of having a mutual and amicable Partition of the
said joint Family Properties in the manner hereafter stated (2) the parties herein
being desirous of dividing the said Properties amongst themselves and enjoying
the same severally in accordance with their respective shares have got the
said Properties valued and assessed a partition and plan prepared by a
civil engineer who is also legal adviser of the Party of the 3rd part Sri Sri Kumar Dey
who is a common friend and well-wisher of the family and the parties having
considered the said plan and valuation as correct, proper and reasonable and
have accepted the same and have agreed between themselves that an amicable
and actual partition should be made between them of the hereditaments described
in the first schedule hereunder written in accordance with the said plan and scheme
so that the entirety of the hereditaments (6th page) (6) (Kamala Prasad
Roy and Bharati Roy) hereditaments comprised in the second
schedule hereunder written should be taken in severalty by the Party hereto of the first
part (Kamala Prasad Roy) as for his one equal one-half part or share in the said
hereditaments that the entirety of the hereditaments comprised in the third schedule
under written should be taken in severalty by the Party hereto of the second part
(Sandip Kumar Roy) as and for his one equal second part or share in the said
hereditaments that the entirety of the hereditaments comprised in the fourth schedule

Sanjoy Kumar Roy

Kamala Prasad Roy (2) Sandip Kumar Roy.

Sandip Kumar Roy and Bharati Roy

Bharati Roy son & widow of Sri Sri Kumar Dey residing at Dwarahat respectively

Kamala Prasad Roy, deceased of 30, Sankar Ghosh St. Calcutta

Bharati Roy widow. Kamala Holder

Kamala Prasad Roy

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जिला अवर निबंधक
सत्यमेव जयते
अलवर (राज.)

No 3032

Bimanta Roy

Identified by Sanjay Kumar Dey Advocate High Court Original Suit

Sanjay Kumar Dey

R.S. of B. Sinha
Registration No
Assumed as Clerk
27-6-69.

hereunder written shall be taken in severally by the Party hereto of the third part (Smt Bissumari Roy) as and for her one equal joint part or share in the said hereditament comprised in the said First schedule hereto (10) The Parties have also divided all movable properties including furniture and furniture excluding absolutely whatsoever movably are in their respective possession (11) The immovable property known as 5-1-Roy's Bungalow at Deoghar situated Pargana Bihar fully mentioned in the said First schedule (A) hereto will be separately owned and enjoyed absolutely by the Parties hereto of the first and second Part in the manner as specified in the Plan annexed hereto and marked "x" and therein marked as lot A and lot B and bounded with colour (pink & red) (Y) (namely Bimanta Roy and Bhawani Roy) respectively lot A belonging to the Party hereto of the first Part is also given in the second schedule hereto and lot B belonging to the Party hereto of the second Part being fully described in the third schedule hereto (12) The dwelling house at no 30 Sinhari Tola Street along with the adjoining houses nos 31 and 31-B Sinhari Tola Street shall be divided in three lots in the manner indicated in the Plan hereto annexed marked "Y" and therein bordered in colour pink yellow and green respectively, the Party hereto of the first Part being absolutely entitled to lot "A" as fully mentioned and described in the second schedule (C) hereto the Party hereto of the second Part being absolutely entitled to lot "B" as fully mentioned and described in the third schedule (B)

one copy of plan attached to this Deed

Sanjay Kumar Dey

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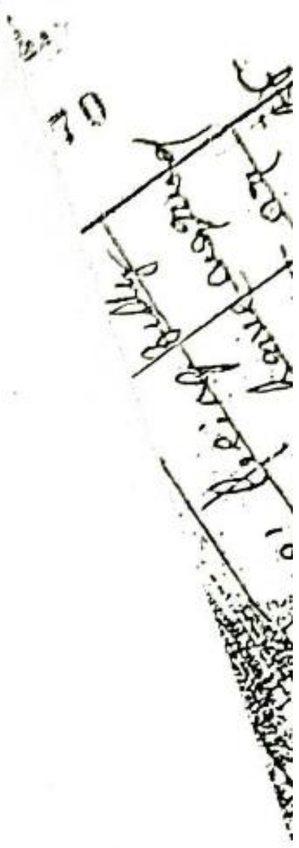

जिला अवर निबंधक
सत्यमेव जयते
देवघर का मुहर

West Bengal Form Nos. 1488 & 1489

0032

hereto, the Party hereto of the third part being absolutely entitled to the being fully mentioned and described in the fourth Schedule hereto (13) the parties have agreed between themselves, that no amount is payable by any of them to the other or other parties hereto on account of equalisation of his or her shares (14) the Party hereto of the fourth part hath agreed with the Party hereto of the third part as well as of the second part to relinquish all her claim as maintenance or otherwise against the properties described in the second and third Schedules hereto and the Parties hereto of the third part (at Page) (8) Kamala Prasad Ray, Sandip Kumar Ray Prasad and Bhaswati Ray) parties have agreed with hereto maintain and to provide for her residential and marriage expenses and for that purpose which will have security for charge on the allotment to her described in the fourth schedule hereto (15) that for the purpose of stamp duty the properties are valued at Rs. 50,000/- more this indenture witnesseth that in pursuance of the said agreement and in consideration of the premises the parties hereto of the first, second, third and fourth parts do hereby agree and declare that the said parties hereto of the first, second and third parts shall henceforth be separate and absolute owners of the properties comprised in the first schedule hereto in the manner mentioned in the second, third and fourth schedule hereunder written respectively and each or them shall hold and enjoy the properties so allotted to him or her or them in severally and absolutely for ever and free and disentangled from all claims and demands of other parties or

Sanjay Kumar Ray

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जिला अभिलेखागार
सत्यमेव जयते
सिरोही

concerning therein and each of the said Parties of the first, second and third Parties severally doth hereby irrevocably and mutually grant transfer and convey assure [illegible] divided share and interest in the premises hereby allotted to each of them and their being self and singular the several hereditaments and dwelling houses described in the second, third and fourth Schedules hereunder written and which are described in the plans marked respectively hereto annexed and therein shown with their respective (illegible) (Kamala Prasad Roy, Sandip Kumar Roy and Bharati Roy) respective boundaries and colour as aforesaid together with all buildings therein and all the estate right title and interest property claim or demand whatsoever of the said Parties hereto of the first second and third Parties into and upon the said premises mentioned and described in the said First Schedule to have and to hold the same to the Parties hereby separately allotted and granted as aforesaid in severalty or respectively to be to the uses following (that is to say) as to the hereditaments comprised in the second schedule hereto to the Party hereto of the First Part (Kamala Prasad Roy) his heirs and assigns absolutely and forever as to the hereditaments comprised in the third Schedule hereunder written with their appurtenances to the said Party hereto of the Second Part (Sandip Kumar Roy) his heirs and assigns absolutely and forever as to the hereditaments comprised in the fourth schedule hereunder written with the appurtenances to the Party hereto of the third Part (Smt. Bisweswari Roy) their

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सवाई माधोपुर

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2769

Form No. 1488 & 1489

heirs and assigns absolutely and forever and every of the said Parties hereto of the First, second and third Part so far as is in each of his or her own undivided one half or one fourth Part of the said hereditaments and Premises hereby mutually conveyed or expressed so to be and that acts deeds and default of himself or herself and all Persons lawfully or equitably claiming from under or in trust for him or her or his Relation shall not further or otherwise bind himself or herself his or her heirs executors and administrators covenant and to and after and his or her heirs in manner following that is to say that notwithstanding any act deed (10th Page) (10) Hamalal Prosad Roy and Prosad Roy Tarafdar and Bhawani Roy act deed or thing by them or any of them the Parties hereto of the First second and third Parts respectively done executed or knowingly suffered to the contrary by the said Parties hereto of the First, second and third Parts respectively now have good right full power and absolute authority to grant transfer and assure the said hereditaments and Premises hereby granted or expressed so to be to the use and in manner aforesaid and that the said hereditaments and premises shall and remain to the uses hereinbefore declared concerning the same respectively and shall from time to time and at all times hereafter peaceably and quietly possessed and every Part thereof respectively be received and taken accordingly without any lawful existing interruption claim or demand whatsoever from or by any other said Parties or their heirs respectively or any other Person

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Sanjay Kumar Roy

जिला अवर निबंधक
सत्यमेव जयते
अवर का मुहर

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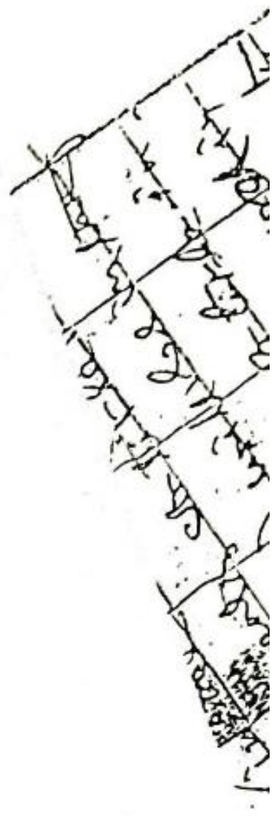
Persons lawfully or equitably claiming from under or in trust for them respectively or any of them or that free from all manner of encumbrances made by them or any of them whatsoever and other suffered by the said Parties hereto of the First second and third Parts respectively or any other or any person or persons lawfully or equitably claiming from under or in trust for them respectively or any other and further the said Parties hereto of the first, second and third Parts respectively and their respectively heirs and all persons claiming or lawfully claiming any estate or interest in the said hereditaments and Premises arising of them or any Part or Thing from under or in trust for them respectively or any of them shall or will from time to time and at (the Proper) (cost) (Kamala Prasad Roy and Kumar Roy Bimal Kumar Bharati Roy) and at all times hereafter at the request and costs of any Person or Persons interested in the said hereditaments and Premises hereinbefore mentioned do and execute or cause to be done and executed all such acts deeds and things whatsoever as shall for further and more perfectly assuring the said hereditaments and Premises and every Part thereof unto and in the manner aforesaid as shall or may be reasonably required and for the due and absolute enjoyment of the several hereditaments mentioned in the second, third and fourth schedules respectively as mentioned above to Party hereto of the first second and third Parts hereunto severally and respectively in the manner following

Sixth (a) The documents of title in respect of the Premises no. 36, authorities attach



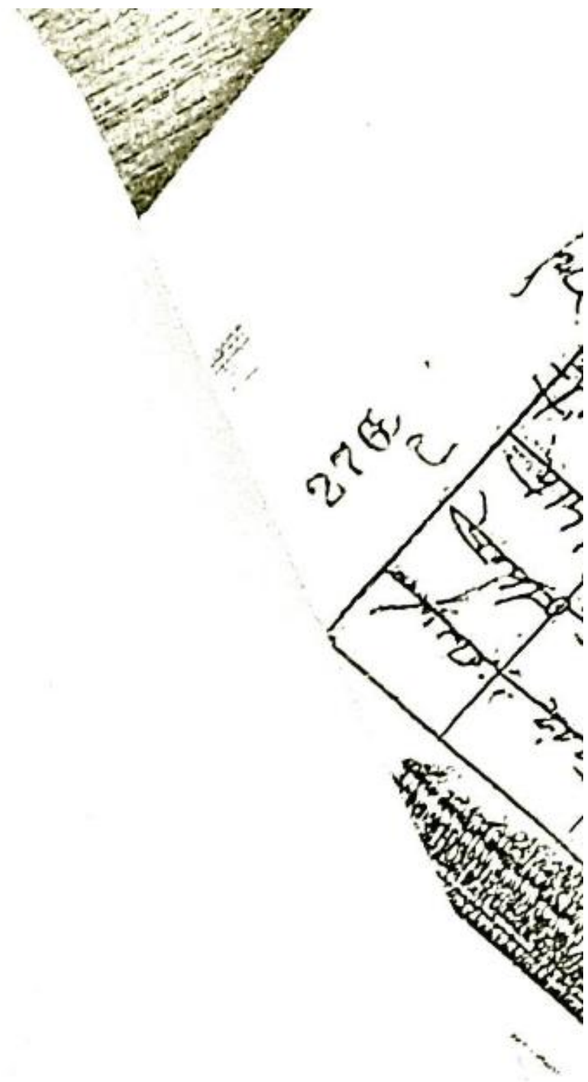
जिला अवर निबंधक
तालाब अवरो
रेवाड़ी का मुहर

calculation in the first schedule mentioned shall be original will be in the custody and possession of the party hereto of the first part (B) the documents of title in respect of premises 31A and 31B formed out of premises no 31) will be in the custody of the party hereto of the second part (C) the documents of title in respect of the joint property in said Bonagram mentioned and described in the first schedule hereto will be in the possession and custody of the party hereto of the second part (D) each of the parties hereto will at the request and cost of any other party or parties hereto produce for inspection by such other party and produce in evidence (12th page) (12) (Kamala Prasad Roy, Kailash Chandra Roy, Bhakti Roy) evidence in court proceedings any title deeds or documents in his possession and in any way affecting the title of the party requiring such production to the properties hereby allotted to him or her (E) the party hereto of the first part (Kamala Prasad Roy) as the eldest male member in the family shall have the custody of this deed of partition together with the maps or plans annexed and will at the request and costs of the other party hereto produce the same for inspection and will also produce the same in any court if necessary required by any party; secondly that each party will be entitled to realise the arrears of rent in respect of the property or properties respectively allotted to him or her and each of the other parties assigns to him or her, his or their undivided right and interest in such arrears. Thirdly that any pending litigation in court against tenants of the

Sanjay Kumar Roy

जिला अवर निबंधक
सत्यमेव जयते
बेमेर का कुंड

Properties mentioned in schedule 'A' and each of the (3) Parties will be entitled to proceed with the said litigations relating to their respective allotment and the Parties hereto will render all necessary assistance to the relevant Parties to continue the suits and to produce necessary evidence thereon (13th Page) (13) (Kaumalan Prasad Ray, Sandhil Kumar Ray, Jagarti Ray) Jointly that the Parties hereto second and third Party their heirs executors administrators representatives and assigns will at all times be entitled to use the common passage indicated in the map or plan annexed hereto and marked as 'y' and which common passage will be used by them or persons residing in lot 'B' and lot 'C' for their ingress and egress and will be jointly repaired and maintained and the said common passage will always be kept open to the sky and the Parties will have right to take drains, water connections, electric or telephone connections over or under the said common passage. Fifthly (e) that as to neighbour property in Santal Pargana described in the first schedule (a) hereto the Parties hereto of the first and second Parts shall not claim any easement in the allotment allotted to them and that that none of the Parties shall claim any lateral support for the beams or rafters over the allotment allotted to the other Parties or any of them and that he or they do take and complete within one year from date such steps as may be necessary at his or their costs to make the



जिला अवर निबंधक
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Party and parties will construct boundary wall upto a height of 6 feet at their own costs to mark his own dwelling homes independent of the allotment allotted to the other party. The parties hereto of the first and second party will at their joint costs (14th Page) (14) (Kamalendra Prasad Roy Sunil Kumar Roy Tapas Kumar Bhaduri Roy) cast a permanent durable fencing within six months on the common boundary line separating Lot Nos. 30 & 31 A. It is understood that the septic tank including Privy lies in Lot 31 B and the party hereto of the first part will not claim any interest therein. The party hereto of the first part will construct separate septic tank for services of Premises in Lot 31 (A) (B) Want for mutation of names in the office of municipality and also in the records of superior landlord for separation of rent in accordance with each of their separate allotments marked as Lot 31 A and 31 B. In the claim annexed hereto the parties hereto of the first and second part do and each of them both hereby undertake to sign all necessary applications and petitions either jointly or severally and bear all necessary costs and expenses in accordance with their respective shares. Sixthly - that in respect of the Premises Nos. 30, 31 A and 31 B, semi-detached structure mentioned and described in the First Schedule (b) hereto (a) The Parties hereto of the first second and third parts shall not claim any easement in the allotments allotted to them and that none of the Parties shall claim (except where there is existing) any right of lateral support for the land or structure over the allotment allotted (15th Page)

Sanjay Kumar Roy

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देवघर का मुहर

(16) (Kamala Prosad Roy Somdip Kumar Roy Bharati Roy) allotted to the other parties or any of them (b) that each of the said parties do take and complete within one year from date such steps as may be necessary at his or their own expense to take his, her or their shares independent of the allotment allotted to the other parties by closing all the doors and windows in his, her or their allotment as shown in the map or plan marked 'X' on each respective allotment and by constructing wall at their respective costs upto a height of seven feet and construct staircase to make each allotment completely independent of the said parties & failing to complete the portion equally taken and allotted to other parties within said one year then he/she will have to pay rent to the allotee for the portion occupied by him/her/his/their exclusively shall not exceed one year. (c) The said parties hereto of the first second and third parties also undertake to take separate connection from the Municipal water and to arrange for underground drain connection and to merge in respective separate allotments within the said period of one year from the date hereof (d) The said parties of the first second and third parts also will arrange for separate electric connection and also for separate telephone installation if so required in their respective allotments within one year from the date hereof (e) The wells & pumping lot A, lot B and lot C will be common to the respective allotees and each party 16/ (16th Page) (16) (Kamala Prosad Roy Somdip Kumar Roy Bharati Roy) Party will repair and maintain the same on his, her or

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Book 1 032
Registered on 19 May 1969

their allotments seventeen hundred for the purpose of effecting structural alterations with the
the allotments of each party and for obtaining sanction for separate drainage and water
connections each of the allottees will be entitled to submit plans or plans either to
the Corporation of Calcutta or the Howrah municipality and each of the allottees under
takes to be required to sign such plans and give their consent thereto and not to raise
any objection to such plans or plans. This indenture also witnesses that the Party
of the Second Part (as aforesaid) doth hereby release surrender relinquish
and confirm unto the Party of the First Part unclaimed part their heirs executors
administrators representatives and assigns all that singular the estate lands hereda-
taments and premises mentioned and described in the Second and third Schedules
hereunder written to which the said Claims as a maiden daughter of Gindalpara
Roy deceased has her maintenance residence and marriage expenses to have and
to hold the premises described in the said second and third Schedules hereby
released surrendered and relinquished and upon the premises and every part
thereof or expressed so to be unto and to the use of the said Party hereto of
the first and second Part and the said Party hereto of the third Part (17th
Pass) (17) (Kamalesh Prasad Roy Sandip Kumar Roy Bhawani Roy) (Pass
(Sm Bisseswari Roy) doth hereby undertakes and confirm that her daughter (Sm
Bharati Roy) will reside with her and she will be maintained out of the estate lands
hereditaments and premises separately allotted to her and maintained and described in

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The Government's schedule hereto annexed doth hereby undertakes and confirms that the
Purchaser herein the undersigned will meet and bear all the expenses incidental
to the transfer so separately allotted to him and mentioned and described
in the Government's schedules hereto annexed which will be in addition to the said
charge. The First schedule above referred to (9) all those one storied and two
storied brick built buildings with land containing an area of 2 Bighas 5 Cottahs
14 Chittaks and 25 Sq. ft. of land known as S. P. Roy's Bungalow recorded in municipality
ward no VIII holding no 20 in the name of Ramala Prasad Roy and holding no
21, in the name of Sandip Kumar Roy of Rohini estate, Jalpaiguri in the district of
Jalpaiguri Parganas in the state of Bihar paying an annual rent of Rs 39, 31 in the
Revenue of 3 Bighas 10 Cottahs 2 Chittaks and 11 Gandas, Rs 32 in respect of 2 Bighas
14 Cottahs and 6 Gandas of land Rs 0.50 P in respect of 4 Bighas and 1 Cottah
of land and Rs 5.75 P in respect of 11 Cottahs and 14 Chittaks of land to Rohini estate as delineated in the S.P. Co Plan hereto annexed and marked "X" being
butted and (13th Page) (13) (Ramala Prasad Roy Sandip Kumar Roy Parimal Roy
Bharati Roy) and bounded on the north by Railway land on the east by Public
road & land on the south by Sunandhara land and Kumar Chandra Roy land on
the West by Sri Sri Sarojini Roy and the Sri Sarojini Roy road and on the west by Jamuna

Altered

15,

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जिला अवर निबंधक
सत्यमेव जयते
बेमेतरा छ.ग.

3 Record From Nos. 1498 & 1499

Structural tenements belonging containing by estimation 10 cottahs 10 chittacks and 43 square feet be the same/a little more or less situate lying at and being Premises no. 30, 31, and 31A Sankaritolla Street in the town of Calcutta in Block no. 1 holding no. 1971 in the Sonai division of the town of Calcutta paying annual revenue [illegible] and partly only in respect of the said Premises nos 31 and 31A Sankaritolla Street and being butted and bounded on the north by Premises nos 4 to 8 Sashibhusan Dey Street and on the east partly by the municipal road known as Sankaritolla Street and partly by Premises no 29 Sankaritolla Street and partly by Premises no 29 Sankaritolla Street and on the west partly by premises no 11/1, Mahendra Sarkar Street partly by Premises no 3/2 and 3/2/1 Sashibhusan Dey Street and the municipal road known as Sashi Bhusan Dey Street aforesaid at Rs 1,00,000/- The second schedule above referred to (a) All that one storied and two storied brick built (1-1/4 Bighas) (19) (Kamalaprasad Roy Sandipkumar Roy Tarapada Roy Bharati Roy) built buildings with land containing an area of 16 Bighas 3 cottahs and 44 square feet of land being the divided portion of S. P. Roy's Bungalow in Rohini Kata Tenaghania in the district of 24 Parganas in the state of Bihar annual rent of Rs 47.06 P being payable in respect of the entire 17.00 of the premises known as S. P. Roy's Bungalow the said divided portion allotted to Kamalaprasad Roy being shown in the map or plan hereto annexed and marked with the letter D and therein coloured pink and marked as lot 'A' being butted and bounded on the north

Sanjay Kumar Roy

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जिला अवर निबंधक
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अलवर का मुहर

Regd no 3032
Dated the 12th March 1962

Sri Sanjay Kumar Roy and on the west
by the remaining portion
of the premises marked as "Lot B" allotted to Sri Dipankar Roy
(a) All that partly one partly two and partly three storied brick built
dwelling house together with the land appurtenant belonging
thereto and 25 square feet of land be the
same a little more or less situate lying and being premises no 30 Sankari
Tola Street in the town of Calcutta in Block no 1 holding no 197 in the South Division
of the town of Calcutta paying a annual revenue of Rs 0-10 p (Rupees two P.A.)
and hitherto known fully in respect of the premises no 30 Sankari Tola Street
and delineated in the map or plan hereto annexed and marked with the letter
and shown therein bordered red and marked or lettered A B C D and bounded
on the north (part Pagl) (30) Kamala Prasad Roy Sri Dipankar Roy
Bharati Roy) on the north partly by premises no 4 and 10 Sashi Bhusan Dey
Street on the East partly by premises no 29 Sankari Tola Street and partly by
municipal road known as Sankari Tola street on the South by Holding no 28 and
the said plan and on the West partly by holding no 31 and partly by holding
and common passage as shown in the said map or plan. (b) The yearly schedule
above referred to (a) All those one storied and two storied brick built buildings
with land containing an area of 16 kathas 6 chittaks and 9 square
feet

Sanjay Kumar Roy

जिला अवर निबंधक
सत्यमेव जयते
नोयडा गौतम बुद्ध नगर

Volume 3032
Year 2002
1769

Total Deed Form Nos. 1498 & 1499

That or holding the divided portion of the hereditaments of Roy's Bungalow in Rohini estate, Deghar in the district of Dumka Sunthal Parganas in the State of Bihar and annual rent of Rs 77.06 being payable in respect of the entire tenancy of the said Roy's bungalow the said divided portion allotted to Sandip Kumar Roy being shown in the map or plan hereto annexed and marked with the letter "x" and thereon coloured "yellow" and marked as lot B being bounded on the North by the remaining divided portions of the said premises marked as lot A allotted to Kamala Prasad Roy on the eastern public road and lane, on the south by an alleyway and on the west by Jamuna jor in ward No VIII Park of holding nos 20 and 21 in Deghar municipality (b) (with flat) (2) (Kamala Prasad Roy, Sandip Kumar Roy, Bhupati Roy) (c) all that partly one partly two storied brick built messuage tenement and dwelling house together with the land appurtenant belonging containing by estimation 2 cottahs 9 chittacks and 14 square feet of land be the same or little more or less situate lying at and being portion of premises nos 31A and 31B Lenin Sarani, Tala, Kolkata within the town of Calcutta in Ward No 31, holding no 197 in the South division of the town of Calcutta paying an annual revenue of sixty taken over from earlier in respect of the premises nos 31A and 31B and by deline bed in the map or plan hereto annexed and marked with the letter "y" and thereon bordered "yellow".

7

alteration

300

Conv. No 3032 dt
the 7 [illegible] 1969

and were had as lot 'B' being laid out and bounded in the manner following that is to say on the north by lot 'C' as delineated in the said map or plan on the east partly by lot 'A' and partly by common passage on the south by premises no 32, Sankaritolla Street and on the west by premises no 32, Sankaritolla Street and on the west by premises no 1/1, Mahendra Sarkar Street the fourth schedule above referred to All that partly two and partly three storied brick built messuage tenement and dwelling house together with the land thereunto belonging containing by estimation 7 cottahs 3 chittacks and 31 square feet or land be the same a little more or less situate lying and being (22 K. Page) (22) (Chandra Prosad Roy, Nalini Kumar Roy [illegible] Bhuvan Roy) and being portion of premises nos 30 and 31 Sankaritolla Street in the Town of Calcutta in block no 1, holding nos 196, 197 in the South division of the town of Calcutta yielding an annual revenue of Rs rupees eight four + sixty three paise respectively in respect of the said premises nos 30, 31 and 31B respectively Sankaritolla Street as delineated in the map or plan hereto annexed and marked with the letter 'y' and therein bounded green and marked as lot 'C' together with right to use the common passage with the usual easements and lot 'B' as delineated in the said map or plan and being hereto and bounded in the manner following that is to say on the north by premises no 4 Sankaritolla Street on the east partly by lot

54 cm
213
153
5768
621
5830
240
6070
140 H
(6210)

283

No 3328(1) Special Form No. 1408 & 1409
year 1957

as Sankaritollah Street, on the South partly by Lands of 'B' for delineated in the second map or plan marked 'y' and partly by premises no 1/1, Mahendra Sarkar Street and no 3/2, Sankaritollah Street and on the West partly by no 1/1 Mahendra Sarkar Street partly by no 3/2/1, Sashi Bhusan Dey Street and by common passage leading to the public road known as Ashutosh Dey Street and beyond that no 3/2 Sashi Bhusan Dey Street, On witness whereof the Parties hereto on the first (23rd Page) (29) the first to fourth parts have hereunto set and subscribed their hands and seals the day month and year above written. Signed

sealed and delivered at Calcutta in the presence

Nirmala Prosad Ray

Sunil Kumar Ray

Bharati Ray

Ex. Plain and by me to the lady executing

K. F. Mustaphas
solicitor
no 1, old Post Office Street
Calcutta

Sanjoy Kumar De.
43/2, Harrison Road
Kisori mohan Ghosh & Co.
4C, Chetla Lord
Calcutta-27

Saw the within named Sanjoy Kumar De. advocate identified to me by Sanjoy Kumar De. advocate

K. F. Mustaphas
Solicitor

213

no 13257 Sold to K. F. Mustapha, solicitor at 10 old Post Office St. Cal. Calcutta
Estate Treasury the 27/5/89. Sd illegible treasurer. 1@7500/- 1@50/- 1@30/- 1@20/-

Sanjoy Kumar Ray

Scanned by TapScanner

Index no 3032 for the year 1969

Registered in Book no I volume no 106 pages 188 to 198

Being no 3032 for the year 1969

Sheets sent to the registration dept Calcutta

(illegible) 1185/- sd/ K. P. Mustaphay solicitor 10, old Post Office St. Calcutta collected treasury the 27-5-1969 sd/ illegible treasurer Rs 7.50/- (illegible) 1185/- sd/ K. P. Mustaphay solicitor 10, old Post Office St. Calcutta collected treasury the 27-5-1969 sd/ illegible treasurer Rs 7.50/- Rs 15/- Rs 30/- Rs 21/- (illegible) 1185/- sd/ K. P. Mustaphay solicitor 10, old Post Office St. Calcutta collected treasury the 27-5-1969 sd/ illegible treasurer Rs 7.50/- Rs 15/- Rs 30/- Rs 21/- (illegible)

CERTIFIED TO BE TRUE COPY

Dated this 27 day of June 1969.

Between

Kamala Prosad Roy — 1st Part

Sandip Kumar Roy — 2nd Part

Srimati Bisseswari Roy — 3rd Part

and

Sm. Bharati Roy — 4th Part

Deed of Partition and agreement

K. P. Mustaphay solicitor

no. 10, old Post Office Street

Calcutta

True copy

Registrar of Assurances

Sd/ B. Sinha
Registrar of Assurances
Calcutta
3-7-69

Collated by Jayasree Banerjee 3-7-69

Read by Sparsa Das 3-7-69

Copied by S. Banerjee 3-7-69

CHECKED BY

Addl. District Sub Registrar Sealdah
4 SEP 2012
True copy

Scanned by TapScanner

जिला अवर निबंधक
सत्यमेव जयते
सैंधवा का मुहर

Sch XIV F-No. 150V

झारखण्ड सरकार

राजस्व एवं भूमि सुधार विभाग

लगान रसीद

V

जिला का नाम

अनुमण्डल का नाम

अंचल का नाम

मौजा

थाना नो थाना नम्बर

रसीद क्रमांक JH 27 A0000193

रयत का नाम

पिता का नाम

चालान संख्या

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)

गत की सालाना मांग एवं मांग का विवरण (बकाया एवं चालू) चालू वर्ष का

मांग	वार्षिक	3 वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	विगत वर्ष	हाल	अग्रिम
लगान							
सेस							
*व्याज							
विविध							
योग							

भुगतान का विवरण

अदायगी	3 वर्ष से ज्यादा	3 रा वर्ष	2 रा वर्ष	विगत वर्ष	हाल	अग्रिम
लगान						
सेस						
*व्याज						
विविध						
योग						

1. कुल योग शब्दों में
2. नाम बेदाकर्त्ता
3. कुल बकाया

(हल्का कर्मचारी)

हस्ताक्षर एवं दिनांक

* इस मद्दों में [illegible] सलामी [illegible] ऐसे बकाये जिन पर [illegible] होती हो) कुर्क नहीं [illegible] सकता है।

/2013

Sanjay Kumar

जिला अवर निबंधक
सत्यमेव जयते
अलवर का मुहर

Brought from [illegible]

पंजी २-रयती खाता।

ईस्टमध्य—फारम संख्या ५—४।

जिला देवघर, अनुमंडल देवघर, अंचल/प्रखंड देवघर, हल्का 11 (A), स्टेट का नाम

54/3217, 55/3888/2, 256/3665

ग्राम कृष्णापुर मौजा क्र० 210, तौजी संख्या, थाना देवघर

रैयत (स्वयं) का नाम संदीप कुमार राय, पिता का नाम स्व० विमला प्र० राय, थाना संख्या 413

वार्षिक लहसील

रकबा						
ए०	डि०			रु०	रु०	रु०
		M.C. No. 158/71-72 दि 9.11.73 file. 57, 58, 250 p.26 V-XLV - 24999 मे MC see p.26 V-XLV 20993 -) 590 कम्पनी rev-20993 letter No - 891/Ra dt - 24.05.16		32.60 - 3.00 29.60 (-) 0.60	M.C. Case 29/02-03 के अनुसार rev - 2012-23	

लहसील			लगान						सेस						अभ्युक्ति
तारीख	रसीद की बाकयात या प्रविष्टि की संख्या	वर्षों का ब्यौरा	तीन वर्ष से अधिक दिनों का बकाया	गत तीसरे वर्ष का बकाया	गत दूसरे वर्ष का बकाया	गत वर्ष का बकाया	चालू	अग्रिम	तीन वर्ष से अधिक दिनों का बकाया	गत तीसरे वर्ष का बकाया	गत दूसरे वर्ष का बकाया	गत वर्ष का बकाया	चालू	अग्रिम	
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६
12.8.92	714928	92-93				32.60	32.60		16.40	16.30	16.40	16.30			
31.5.97	6318357	97-98				130.40	32.60		65.20	16.30	65.20	16.30			
8.3.13	4200059	98-99 से 12-13				476.40	29.60		207.00	207.00	14.80	14.80			
10.3.14	4704944	13-14					29.00		14.50	14.50					
[illegible]	600/90	14-15					29.00		14.50	14.50					

जिला अवर निबंधक
सत्यमेव जयते
देवघर का मुहर

Sanjay Kumar Roy
Sanjay Kumar Roy

पता:
S/O सत्य नारायण जेजवा
वार्ड संख्या 3

जिला अवर निबंधक
अलवर का मुहर
सत्यमेव जयते

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

आधार

पता:
S/O सत्य नारायण जेजवाड़े,
वार्ड संख्या ३०, दुखी साह
रोड, झौंसागढ़ी, देवघर,
देवघर,
झारखण्ड - 814112

Address:
S/O Satya Narayan Jajware,
Ward No 30, Dukhi Sah Road,
Jhounsagarhi, Deoghar,
Deoghar,
Jharkhand - 814112

1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No. 1947,
Bengaluru-560 001

भारत सरकार
GOVERNMENT OF INDIA

उदय नारायण जेजवाड़े
Uday Narayan Jajware
जन्म तिथि/ DOB: 01/01/1962
पुरुष / MALE

8231 0964 8710

मेरा आधार, मेरी पहचान

उदय नारायण जेजवाड़े

जिला अवर निबंधक
सत्यमेव जयते
वेतवर का शुहर

सत्यमेव जयते
भारत सरकार

आधार

भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रमांक/Enrolment No.: 1172/20047/07845

To: Rakesh Singh
(राकेश सिंह)
S/O Swarath Singh
House No - 13
Baski 1
Deoghar
Jharkhand - 815357

Date: 10/08/2011

Ref. No : 00009560-00110558-00114625-

UB 06145158 7 IN

आपका आधार क्रमांक / Your Aadhaar No. :

5189 9312 1915

आधार – आम आदमी का अधिकार

भारत सरकार
GOVERNMENT OF INDIA

राकेश सिंह
Rakesh Singh
जन्म वर्ष / Year of Birth : 1984
पुरुष / Male

5189 9312 1915

आधार – आम आदमी का अधिकार

राकेश सिंह

जिला अवर निबंधक
सत्यमेव जयते
देवघर का मुहर

भारत सरकार
Government of India

संजय कुमार राय
Sanjoy Kumar Roy
जन्म तिथि / DOB : 06/07/1956
पुरुष / Male

3282 6100 8936

आधार - आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता
S/O: संदीप कुमार राय, 47, आशा राम केसान रोड, बी देवघर रेलवे स्टेशन के पास, कास्टेयर टाउन, देवघर, कोठिया, बी.देवघर, देवघर, झारखण्ड, 814112

Address:
S/O: Sandip Kumar Roy, 47, ASHA RAM KESHAN ROAD, NEAR DEOGHAR RAILWAY STATION, CASTAIR TOWN, DEOGHAR, Kothia, B.dooghar, Dooghar, Jharkhand, 814112

3282 6100 8936

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Sanjoy Kumar Roy

Jhar Reg
Government o
Home
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/ Issue Token
Issue Token

जिला अवर निबंधक
लातेहार

Jhar Registry Dashboard

Government Of Jharkhand

Home
(../Dashboard.aspx)
/ Issue Token

Issue Token

Maximum Token Issue Time : 2 Pl

Presenter/Executant's Name

SANJAY KUMAR ROY

Token For

Registry

Payment Mode

Online

Counter No

1

Online Application ID (If Any)

243958

Verify On-line Payment **ViewDeed (http://172.16.20.229/OnlineAppointment /Details.aspx?Id=46f347b2-e419-4b2c-a72a-ead6ff49c29b)**

e-Stamp Certificate No. (If Any)

Enter e-Stamp no

Verify

Issue Token

Payment is done of Rs. 11260.00 on 22/08/2018 with CIN - 10002162018082203195 & GRN No. - 1802638259 & Status - SUCCESS

Verified By

Print Payment Verification Details ()

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Token No.6Token Da
Party Name: S
Fath

जिला अवर निबंधक
ईश्वर का घर

निबंधन विभाग, झारखंड

Deoghar

Token No.6Token Date: 28/08/2018
Party Name: SANJAY KUMAR ROY
Father/Husband Name:SANDEEP KUMAR ROY
(Principle)
COLLAGE STREET MUCHIPARA, KOLKATA

Deed Type: Power of Attorney

Party Details	
Name :	Sanjoy Kumar Roy
Gender :	M
DOB :	06-07-1955
C/o :	S/O Late Sandip Kumar Roy
District :	Kolkata
House/Building No. :	.
Locality :	COLLEGE STREET
Pincode :	700073
Post Office :	
State :	West Bengal
Village/Town/City :	Chittaranjan Avenue
Aadhaar No :	xxxxxxxx8936
Photo :	

Registering Officer

Sanjoy Kumar Roy
Party Signature

Operator's Signature

Token No.6Token D
Party Nam

जिला अवर निबंधक
खैरागढ़ का मुहर

निबंधन विभाग, झारखंड

Deoghar

Token No.6Token Date: 28/08/2018
Party Name: UDAY NARAYAN JAJWARE
Father/Husband Name:SATYA NARAYAN JAJWARE
(Attorny)
DUKHI SAH ROAD, JHOUSAGARHI, DEOGHAR

Deed Type: Power of Attorney

Party Details	
Name :	Uday Narayan Jajware
Gender :	M
DOB :	01-01-1962
C/o :	S/O Satya Narayan Jajware
District :	Deoghar
House/Building No. :	
Locality :	Jhounsagarhi
Pincode :	814112
Post Office :	
State :	Jharkhand
Village/Town/City :	Deoghar
Aadhaar No :	xxxxxxxx8710
Photo :	

Registering Officer

Party Signature

Operator's Signature

जिला अवर निबंधक
सत्यमेव जयते
खैर का कुंड

निबंधन विभाग, झारखंड

Deoghar

Token No.6Token Date: 28/08/2018
Party Name: RAKESH SINGH
Father/Husband Name:SWARATH SINGH
(Attorny)
BASKI SARATH DEOGHAR

Deed Type: Power of Attorney

Party Details	
Name :	Rakesh Singh
Gender :	M
DOB :	01-01-1984
C/o :	S/O Swarath Singh
District :	Deoghar
House/Building No. :	House No - 13
Locality :	
Pincode :	815357
Post Office :	
State :	Jharkhand
Village/Town/City :	Baski 1
Aadhaar No :	xxxxxxxx1915
Photo :	

Registering Officer

Party Signature

Operator's Signature

निबंधन विभाग, झारखंड

Deoghar

Token No.6Token Date: 28/08/2018
Party Name: ABHINANDAN KUMAR GUPTA
Father/Husband Name:KAILASH PD. SAH
(Identifier)
CASTAIRS TOWN DEOGHAR

Deed Type: Power of Attorney

Party Details	
Name :	Abhinandan Kumar Gupta
Gender :	M
DOB :	14-01-1981
C/o :	S/O Kailash Prasad Sah
District :	Deoghar
House/Building No. :	House No 18i
Locality :	
Pincode :	814112
Post Office :	
State :	Jharkhand
Village/Town/City :	Deoghar
Aadhaar No :	xxxxxxxx3567
Photo :	

Registering Officer Party Signature Operator's Signature

JHDG02-000014-2013

...ment of Civil Judge (SD) Deoghar
...ginal Suit no - 11/2008
...Tapasi Palit - vs - Sanjay Kr Ray.
...copy of Decree Sheet.

1/8

6-2-19 - 11-2-19 - 12-2-19 - 13-2-19 - 13-2-19

Suit instituted on 07.02.2008.
Suit valued at Rs 22,50,000=00
Cause of action arose on 20.07.2007

Schedule XII—Form No. (J) 17 [Old C.P. 20]

DECREE IN ORIGINAL SUIT

Order XX, Rules 6 and 7, Code of Civil Procedure

District Deoghar

In the Court of Civil Judge (Sr Div) - I of Deoghar.

Title (Partition) Suit No. 11 of 2008.

1. Smti Tapasi Palit W/o Sri Sanjay Palit
Plot No-[illegible], P.O. Deoghar Colony, Town and District - Patna
2. Smti Kumari Ray D/o Late Sunil Kumar Ray
Qr-[illegible] Bungalow, Cooper Town, Deoghar, P.O. & P.S. Deoghar.
Subdivision and District - Deoghar. — Plaintiff

versus

1. Sanjay Kumar Ray S/o Late Sunil Kumar Ray
2. Smti Deepti Ray W/o Late Sunil Kumar Ray [Deleted u/o 1 r 10 CPC]
Resident of Qr-[illegible] Bungalow, Cooper Town, Deoghar, P.O. & P.S. Deoghar
Sub-division and District - Deoghar. — Defendant

Note — The addresses given above are the addresses for service filed by the parties under rules 10 and 22 of Order VII, of under rules 11 and 12 of Order VIII, of the first Schedule to the Code of Civil Procedure, with the exception of those

who do not appear or omitted to file their addresses

Muharrir

Claim for — (i) A preliminary Decree for partition of the suit property described in schedule of the plaint defining the share of the plaintiffs to be 1/4th each to be passed in favour of the plaintiffs.
(ii) By appointment of an Advocate Commissioner separate Tackha of the share of the plaintiff be carved out as per terms of preliminary Decree and accordingly a final decree may be drawn up.
(iii) That the plaintiff may deliver possession as per their allotted share in the final Decree through process of the court.
(iv) Cost of the Suit.
(v) Any other relief or reliefs.

Schedule-'A'

In the District of Deoghar, Sub-division and Sub-Registry - Deoghar, in mouza - Chamrangani within Khata No. 61, Holding No. 411, bearing Plot of land No. 6[illegible]/[illegible], 1166/3666, Gali, Area measuring 16 Bighas, 4 Kathas, 6 Chattak, of Sal together with double storied and single storied building etc. Schedule and bounded as follows -
North - Remaining detached portion of Kanta Pd. Roy.
South - Arjun Jhan Gali
East - Station Road
West - Jamuna Jore and portion of Ray Bungalow.

Schedule 'B'

(Property of Calcutta)
All that part and parcel of land bearing situated at Shankara Tola
Continued on Page No. 2

North - Prem
South - Sam
East - House
West - Ho

Schedule XLII—Form No. (J) 17 [Old C.P. 20]

This Suit Coming on this 28.08.18 for final disposal before Kalpana Hazarika, C.J. (Sr Div)-I, Deoghar In the presence

day Sri M. P. Sinha, Adv. for the plaintiff

Sri S. K. Mishra, Adv for the defendant

and of

it is ordered and decreed that the suit is decreed in terms of compromise. Compromise petition will be part of decree.

and that the sum of Rs.×

as paid by the ×

to the ×

on account of the costs of this suit, with interest thereon at the rate of ^ per annum from this date to date of realization.

Given under my hand and the seal of this Court, this * 28th day of August 20

*Enter here the date of the Judgment.

V.K.Singh 30/08/18 Mukhtar

30.8.18 Peshkar

Kalpana 5.9.18 Civil Judge

COSTS OF SUITS

Plaintiff	Amount Rs.	P.	Defendant	Amount Rs.	P.
1. Stamp for complaint ...	250=	00	Stamp for power ...	5 =	00
2. Do for power ...	5 =	00	Do for petition or affidavit ...	135=	00
3. Do for petition or affidavit ...	180=	00	Cost for exhibits ...	—	-
4. Cost for exhibits ...	—	-	Pleader's fee ...	64 =	00
5. Pleader's fee on Rs. ...	64 =	00	Subsistence :-		
6. Subsistence :-			(a) for defendant or his agent...	16 =	00
(a) for palintiff or his agent ...	16 =	00	(b) for witnesses ...	—	-
(b) for witnessess ...	—	-	Commissioner's fee ...	—	-
7. Commissioner's fee ...	-	-	Service of process ...	—	-
8. Service of process ...	25 =	00	Copying or type charges ...	—	-
9. Copying or typing charge ...	—	-	Total	210=	00
Total	540=	00			

----Continued from Page No-1

North - Premises No-4 Shashi Bhushan Dey Street.
South - Sankarital Street.
East - House of Bisheshwari Roy.
West - House of Mahendra Sarkar.

Schedule-C

In the District of Deoghar, Subdivision, P.S.- Deoghar, Mouza-Shyamganj Jamabandi No. 219/3380 area measuring 2 katha more or less, In the name of Sanjay kumar Roy. It butted and bounded as follows:-

North - Land of Sandip kumar Roy
South - Land of Sanju Prasad Singh
East - Amardham
West - Jamuna Tore.

Schedule-D

All that business of the Firm S. Roy and carried on at No. 35 college street, Kolkata-73.

Schedule-E

(1). Gold Ornament of Rama Roy D/o. Surojit kr Roy received from :-
(A) Smt. Debi Roy - One pair churr and ear Top set of Diamond (Zoutthuk)
(B) Smt Durga Rani Roy - Ear Set.
(C) Sri Probhash Chandra Roy - Ring
(D) Sri Subhash Roy - Ear set (hangeng)
(E) Smt. Protima Ghosh - Ear Set.
(F) Arati Roy Choudhary - Ear set (Passa)
(G) Sri Buddhadeb Ghosh - Ear set.
(H) Manjori Tarafdhan - Ear set.
(2) Gold Ornament of Surojit kumar Roy
From - Smt. Debi Roy - One Ring of yellow stone and Panjabi Bottom set (Mina kari B)
(3) Wrist Watch (H.M.T.) Automatic and Gift Utensive of Surojit kumar Roy and also Treatment test report AIMS card and other prescription.
(4) Stactu of Porcullen (antie and ancestor)
(5) Utensiva of kassa, silver and stainless steel.
(6) Jhar bati (Light set)
(7) Rifle (Arms)

Valuation chart

----- continued on Page No-3

#-----Continued from Page No-2

Valuation chart

(A) Value of Land and building of Schedule-A property	–	Rs. 10,00,00/-
(B) Value of Land of Schedule B property	–	Rs. 50,000/-
(C) value of Land and building of Schedule-C property	–	Rs. 10,00,000/-
(D) Value of Moveable property	–	Rs. 2,00,000/-
Total		Rs. 22,50,000/-

Mohrrir 20/08/18 — Sersteadar 20.8.18 — Civil Judge 5.9.18

In the Court of the Civil Judge (Senior Division) No. IV, Deoghar

Title (P) Suit No. 11 of 2008

Taposi Palit and others .....Plaintiffs

Versus

Sanjay Kumar Roy.....Defendants

Joint compromise petition

The humble compromise petition filed on behalf of the plaintiffs namely 1. Taposi Palit, 2.Surojit Kumar Roy and defendant namely Sanjay Kumar Roy most respectfully sheweth :--

That the plaintiffs have filed this present suit for partition against the defendant.

That the defendant has appeared and filed written statement and contest the suit.

That during pendency of the suit with the intervention of common well wisher Smt Dr. Bhaswati Konar and common friend of the parties, the parties have compromised and settled their disputes on following terms and conditions :--

a) That so far schedule—A property of the plaint is concern it has been divided in three parts and there is 15 feet wide proposed Road has been covered out from the joint property from towards northern side and adjacement to the land Kamala Prasad Roy from eastern boundary Asharam Keshan Road to the western side boundary Jamuna Jore as per shown in the map, this 15 feet wide passage will be common for all the parties.

b) That main old building together with land whose area measuring 66,683 Square feet Mark "A" shown in plan attached herewith has been allotted to plaintiff no. 2 Surojit Kumar Roy and similarly the defendant Sanjay Kumar Roy has been allotted Mark "B" shown in plan allotted whose area measuring 63,953 Sq. feet and Mark "B/1" whose area measuring 2,730 Square feet. Thus total 66,683 Square feet similarly Mark "C" shown in plan attached whose area 63,953 Square feet of vacant basburi land mark as "C" and 2,730 Sq. feet land Mark as "C/1" total area 66,683 Sq feet allotted to plaintiffs No. 1 Taposi Palit and detail description of the property which fully described in schedule A, B and C in the compromise petition

महोदय,

प्रस्तुत पुनरीक्षण आवेदन अपर्थी की ओर से दाखिल किया गया है। अपर्थी का दावा है पुनरीक्षण आवेदन पत्र अंकित है एवं दावा है अपर्थी के अधिवक्ता द्वारा अभिप्रमाणित किया गया है। मूल आवेदन से मिलान किया गया मिलान करने से प्रतीत होता है कि प्रतिवादी सं. 2 का निधन हो गया है जो दिनांक 15-4-2011 के आदेश में लापता गया है। अपर्थी आपस में पुनरीक्षण कर चुके हैं, एवं आगे मुकदमा लड़ना नहीं चाहते हैं। यह आवेदन प्रयोजनमूलक पाया पड़ता है। अतः पुनरीक्षण आवेदन पर सुनवाई की जा सकती है।

सादर पेश -
7.8.18

to whom the Party hereto of the fourth part is still unmarried or his heirs and legal representatives under the Bengal School of Hindu Law by which he was governed at the time of his death (2) the said Sm Bhorati Ray died sometime in the year 1953 (5) (4th Page) (4) (Kamala Prasad Roy Sandip Kumar Roy Bharati Ray) (5) the parties hereto of the first second and third parts are now absolutely and the parties hereto of the fourth part as wife and daughter entitled to the immovable properties in Baghori and Calcutta fully mentioned and described in the said first schedule hereto and they are in joint possession thereof (6) the party hereto of the first part Kamala Prasad Roy is entitled to an undivided half share and the party hereto of the second part Sandip Kumar Roy is entitled to the undivided one fourth share and the party hereto of the third part Sm Bissewari Ray is entitled to the remaining undivided one fourth share in the said properties mentioned in the said first schedule hereto (7) the party hereto of the fourth part (Sm Bhorati Ray) (5th Page) (8) (Kamala Prasad Roy Sandip Kumar Roy Sm Bhorati Ray) Sm Bharati Ray) relinquished all her claims against the allotment made therein to the party hereto of the first part (Kamala Prasad Roy) as well as the second part (Sandip Kumar Roy) and she will be looked and be maintained by her mother the party hereto of the third part (Sm Bissewari Ray) and her marriage expenses will be provided out of the allotment to be made herein to the said party hereto of the first part (9) the parties

Sd/B. Sinha
Registrar
Calcutta
27-6-69.

Presented for registration at 12 m at the Calcutta registration office Calcutta 27th day of June 1969 by Kamala Prasad Roy one of the executants.
Kamala Prasad Roy.

Sd/B. Sinha
Registrar
Calcutta
27-6-69.

Sanjay Kumar Ray

267

c) That so far Kolkata property is concern which is situated in 31/A, 31/B Sankari tola street Kolkata, consisting of dwelling/ rented house measuring 2 katha 8 chhittack will remain joint between the plaintiffs and defendant and same will be sold out with the consent of all the parties as soon as possible and the sale proceed will be divided into three equally part and every part i.e. one third to Sanjay Kumar Roy, 1/3rd to Surojit Kumar Roy and 1/3rd to Taposi Palit.

d) That so far shop and Godown of the Kolkata property i.e. mentioned in Scheule D of the plaint is concerned value has been assessed Rs. 75,00,000/- (Rs. Seventy Five Lacs) but this property allotted to exclusively Sanjay Kumar Roy and value of the property which has been fixed and settled Rs. 75,00,000 (Rs. Seventy Five Lacs) for retaining the property by Sanjay Kumar Roy, he will pay Rs. 25,00,000/- (Rs. Twenty Five Lacs) to Surojit Kumar Roy and rest Rs. 25,00,000/- (Rs. Twenty Five Lacs) to Taposi Palit and after receiving the said amount both the plaintiff i.e. Taposi Palit and Surojit Kumar Roy relinquished their all right, title, interest in favour of defendant Sanjay Kumar Roy

4. That the parties shall construct boundary wall in their allotted property and also mutate their names in respect of their allotted share.

5. That Sanjay Kumar Roy will vacate the part of the building which is at present in his possession after constructing new residential house within one year to the respective owners

6.That the present partition will be beneficial for all the parties.

It is therefore, prayed that your honour may Graciously be pleased to accept the compromise petition and as per terms of the compromise petition suit may be decreed and compromise petition will be part of the decree

And for this the parties shall ever pray

Schedule –A

(allotted share to Plaintiff no. 2)

In the District of Deoghar, Subdivision, P.S. Deoghar, Mouza Shyamganj no. 413, ward No. 32 of Deoghar Municipal Corporation, part of J.B. No. 54/3217, 55/3218/2, 256/3665 Ja/1 area measuring 66,683 Square feet shown as mark A in attached plan in red colour together with building It butted and bounded as follows—

North—15' wide passage and also land allotted to Sanjay Kumar Roy mark as B/1 and allotted to Taposi Palit mard as C/1

South—Amar Dham Road and sold land of Roy Banglow

East—Asharam Keshan Road

West—Allotted share to Sanjay Kumar Roy

Schedule –B

(allotted share to defendant Sanjay Kumar Roy)

In the District of Deoghar, Subdivision, P.S. Deoghar, Mouza Shyamganj no. 413, ward No. 32 of Deoghar Municipal Corporation, part of J.B. No. 54/3217, 55/3218/2, 256/3665 Ja/1 area measuring 63,953 Square feet mark B/1 shown in plan in green colour attached herewith it butted and bounded as follows—

North—15' wide passage

South—Amar Dham and sold land to Sanju Singh

East—Allotted share to Surojit Kumar Roy

West—Allotted share to Taposi Palit

(ii) In the District of Deoghar, Subdivision, P.S. Deoghar, Mouza Shyamganj no. 413, ward No. 32 of Deoghar Municipal Corporation,part of J.B. No. 54/3217, 55/3218/2, 256/3665 Ja/1 mark as B/1 in green colour attached map area measuring 2,730 Sq. ft it butted and bounded as follows—

North—15' wide passage

South—Allotted share to plaintiff no. 2 Surojit Kumar Roy

East— Allotted share to plaintiff no. 2 Surojit Kumar Roy

West—Allotted share to Taposi Palit

Schedule –C
(allotted share to Plaintiff no. 1)

In the District of Deoghar, Subdivision, P.S. Deoghar, Mouza Shyamganj no. 413, ward No. 32 of Deoghar Municipal Corporation, part of J.B. No. 54/3217, 55/3218/2, 256/3665 Ja/1 marked as schedule C in yellow colour in the plan attached herewith area measuring 63,953 Sq ft. it butted and bounded as follows—

North—15' wide passage

South—Jamuna Jore.

East—Allotted share to Sanjay Kumar Roy

West—Jamuna Jore.

(ii) In the District of Deoghar, Subdivision, P.S. Deoghar, Mouza Shyamganj no. 413, ward No. 32 of Deoghar Municipal Corporation,part of J.B. No. 54/3217, 55/3218/2, 256/3665 Ja/1 marked as C/1 in yellow colour attached plan area measuring 2,730 Sq. ft it butted and bounded as follows—

North—15' wide passage

South—Allotted share to Surojit Kumar Roy

East— Mark B/1 Allotted share to Sanjay Kumar Roy

West—Allotted share to Surojit Kumar Roy

5

Vol.No. ..... Sl.No. 49
Date 13 AUG 2018

Tapasi Palit

AFFIDAVIT

I Taposi Palit aged about 58 years D/o late Sandeep Kumar Roy, wife of Sanjay Palit R/o M—49 K.B. No. 2 S.K. Nagar, P.S Budha coloney town, Subdivision and District Patna do hereby solemnly affirm and state on oath as follows

1.That I am the plaintiff No. 1 of this suit

2.That the statements made above in the compromise petition is true to the best of my knowledge and information received and believed to be true.

Verified the above statements on this the 23rd day of August 2018

Tapasi Palit
Deponant

Identified by me

Advocate Deoghar

Solemnly Affirmed before me by me the Deponent Sri Tapasi Palit
Identified by Sri M. L. Sinha
Advocate Deoghar court on dated 23/8/18
The contents of the affidavit and the petition as noted marked A
explained to the deponent in the language of the court, which he/She admitted to be correct

R K PANDIT
NOTARY
Deoghar(Jharkhand)

6/8

6

Vol.No. 04 Sl.No. 468
Date 22 AUG 2018

NOTARY DEOGHAR

Surojit Kumar Roy
Surojit Kumar Roy
Japani Pahil

AFFIDAVIT

I Surojit Kumar Roy, aged about 53 years S/o late Sandeep Kumar Roy R/o S.P. Roy's Bunglow Castairs Town Deoghar P.o. B. Deoghar, P.S. Subdivision, and District Deoghar do hereby solemnly affirm and state on oath as follows

1.That I am one of the the plaintiff No. 2 of this suit

2.That the statements made above in the compromise petition is true to the best of my knowledge and information received and believed to be true.

Verified the above statements on this the 23. day of August 2018

Surojit Kumar Roy
Deponant

NOTARY DEOGHAR

Identified by me
22/8/18
Advocate Deoghar

Solemnly Affirmed before me by me the Deponent Sri Surojit Kumar Roy
Identified by Sri Nirmal Thi
Advocate Deoghar court on dated 22/8/18
The contents of the affidavit and the petition annexed marked
explaind to the deponent in the language of the court,which he/She admitted to be correct

22/8/18
R K PANDIT
NOTARY
Deoghar(Jharkhand)

Scanned by TapScanner

Sanjay Kumar Roy
Hapani Pandit
23/8/2018

Stat. No. 469
Date 23 AUG 2018

AFFIDAVIT

I Sanjay Kumar Roy, aged about 63 years S/o late Sandeep Kumar Roy, R/o S.P. Roy's Bunglow Castairs Town Deoghar P.o. B. Deoghar, P.S. Subdivision, and District Deoghar do hereby solemnly affirm and state on oath as follows

1.That I am one of the the defendant of this suit

2.That the statements made above in the compromise petition is true to the best of my knowledge and information received and believed to be true.

Verified the above statements on this the 23rd day of August 2018

Sanjay Kumar Roy
Deponant

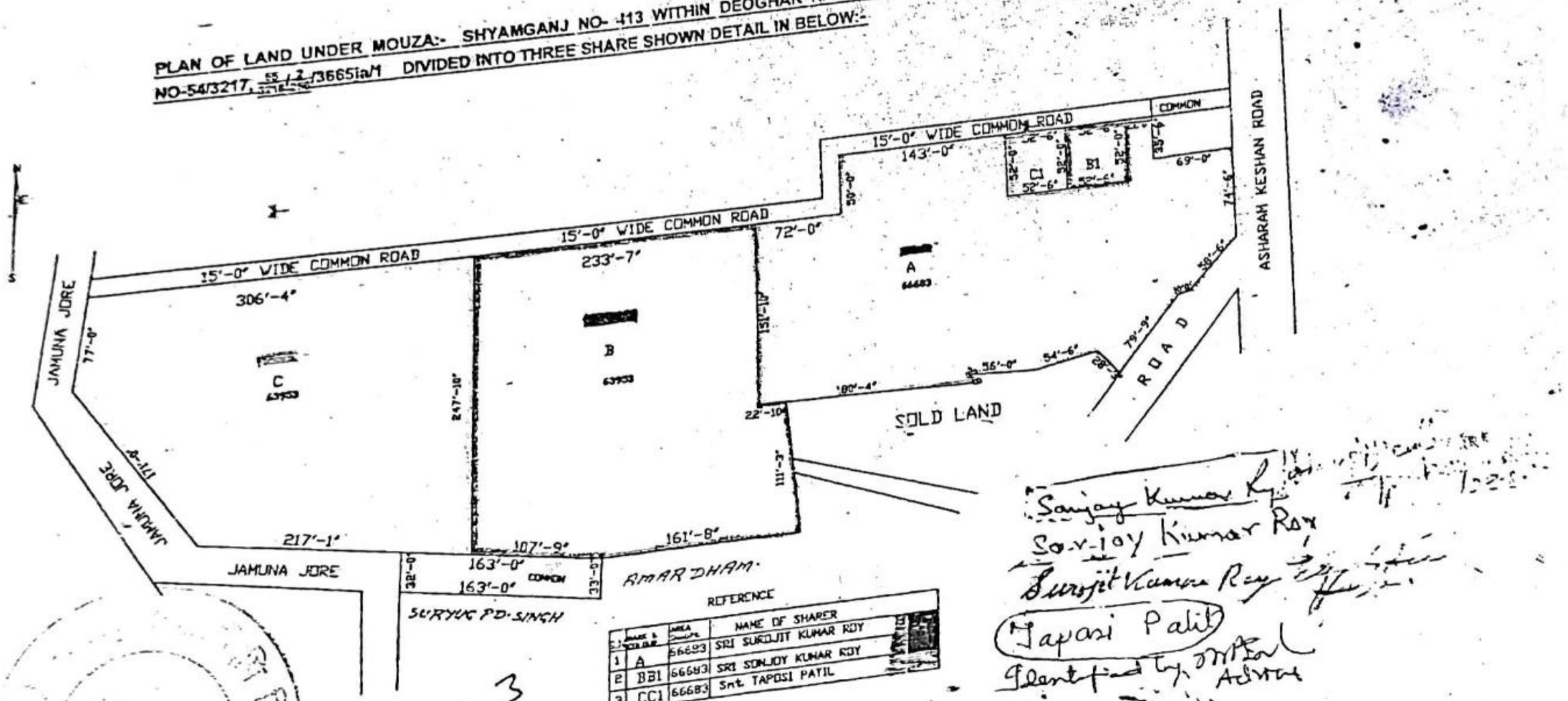
Indenfied by me

Advocate Deoghar 23-8-18

Solemnly Affirmed before me by me the Deponent Sri Sanjay Kumar Roy
Identified by Sri ... Advocate Deoghar court on dated 23/8/18
The contents of the affidavit and the petition as nexed marked ... explaind to the deponent in the language of the court,which he/She admitted to be correct

23/8/18
K K PANDIT
NOTARY
Deoghar(Jharkhand)

PLAN OF LAND UNDER MOUZA:- SHYAMGANJ NO- 113 WITHIN DEOGHAR NAGAR NIGAM WARD NO-32 J. B:
NO-54/3217, 55/2/3665a/1 DIVIDED INTO THREE SHARE SHOWN DETAIL IN BELOW:-



Sanjay Kumar Roy
Sanjoy Kumar Roy
Surjit Kumar Roy
Tapasi Patil
Identified by, [illegible] Advocate

Made part of Decree
A.T.(SP DIV)-II
05/09/18

T.B.Y.
D.P.KARN.
31.7.18

Photo by
13/2/19.
Copier

Compared by
13.2.19
C. Clerk

Certified to the true copy
13.2.19
Head Clerk
Office of the District and
Sessions Judge Deoghar
Authorised under Section 76 Act of 1872

नाधित शुल्क Rs-10=00
13.2.19
मुलभी लिपिक
तिलिपि विभाग
पचार न्यायलय

देवघरलिपि के आवेदन सं० 2476 ..... 1=68
प्रतिलिपि के लिए आवेदन शुल्क ..... 2=25
आवेदन शुल्क .....
आवश्यकता के लिए अतिरिक्त शुल्क ..... 7=15
कुल फोलियो 13 F ..... 11=08
अन्य शुल्क यदि कोई हो .....

13.2.19 मुख्य तुलना लिपिक
जिला एवं सत्र न्यायाधीश
[illegible] देवघर

अंचल अधिकारी का कार्यालय, देवघर

फैक्स: .. ई-मेल codeoghar@gmail.com

पत्रांक संख्या : .....

पत्रांक 146 /रा०, देवघर, दिनांक 17/1/19 ई०।

जिला अवर निबंधक,
देवघर।

देवघर, दिनांक.....

विषय : श्री/~~श्रीमती~~ राकेश सिंह - पिता - स्वारथ सिंह ~~सत्य नारायण जायसवाल~~ साकिन ..... ~~दुखी साह रोड~~ जिला ..... के द्वारा दिनांक .....को निबंधन हेतु दस्तावेज के जाँचोपरांत खातियान/पंजी II/भू-स्वामित्व प्रमाण पत्र/शुद्धि पत्र की सत्यापित प्रति उपलब्ध कराने हेतु आवेदन के संबंध में प्रतिवेदन।

महाशय,

उपर्युक्त विषयांकित के संबंध में प्रतिवेदन निम्न प्रकार से है :-

जमीन का विवरण

क्र०	मौजा	मौजा सं०	खाता सं०	पलॉट सं०	रकवा	किस्म	हस्तांतरणीय है या नहीं
1	2	3	4	5	6	7	8
1	श्यामगंज का टा.	413	54/3247 55/3248/2 256/3665 Ja/1	T.P.P. 776	20,809 वर्गफीट	अलवेलित बसौरी	हस्तांतरणीय है।

आवेदक द्वारा दिये गये आवेदन के आलोक में उपरोक्त वर्णित भूमि ...की पंजी II..... की कॉपी संलग्न कर आवश्यक कार्रवाई हेतु भेजा जा रहा है।

अंचल अधिकारी,
देवघर।

ज्ञापांक 146 /रा०, देवघर, दिनांक 17/1/19

प्रतिलिपि :संबंधित आवेदक/आवेदिका श्री/श्रीमती राकेश सिंह बसौरह ..... को सूचनार्थएवं आवश्यक क्रियार्थ प्रेषित।

अंचल अधिकारी,
देवघर।

Letter 18 2018

जिला ..... थाना ..... अनुमंडल .....

परिमाणक—फारम संख्या ५—४।

जिला देवघर, अनुमंडल देवघर, थाना/मौजा देवघर, हल्का 11(A), एस्टेट का नाम .....

पंजी २—एकसरी खाता। Brought from Register No. 5/4

ग्राम श्यामगंज का० टा० ..... खतियान संख्या 54/3217, 55/3266, 256/3665 ..... प्लाट संख्या .....

जोतदार (रैयत) का नाम श्री दीप कुमार राय, पिता का नाम स्व० ..... पता देवघर, खाता संख्या 413

रकबा			दाखिल दस्तावेज
वर्ष	दाग	वर्ष	

परिमाप के लिए प्राधिकार: M.C. No. 158/71-72 & 9.11.73 (Pge. 57, 58, 250)

रकम		रसीद	
रु०	पै०	रु०	पै०
32	60		
− 3	00	M.C. Case 29/02-03 के अनुसार	
29	60		
(−) 0	60		

दस्तावेज		वर्षों का वर्णन	भुगतान						उठ						अभ्युक्ति
तारीख	रसीद या चालान या अभिस्वीकृति की संख्या		तीन वर्ष के अधिक बिलों का बकाया	पांच तीसरे वर्ष का बकाया	पांच पुराने वर्षों का बकाया	नौ वर्ष का बकाया	कानू	अधिम	तीन वर्ष के अधिक बिलों का बकाया	पांच तीसरे वर्ष का बकाया	पांच पुराने वर्षों का बकाया	नौ वर्ष का बकाया	कानू	अधिम	
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६
12.5.92	714928	92-93				32.60	32.60		16.40	16.30	16.40	16.30			
31.5.97	631835	97-98				130.40	32.60		65.20	16.30	65.20	16.30			
8.3.13	420005	98-99 & 2-17				41.40	29.00		20.70	20.70	14.50	14.50			
10.3.14	420449	13-14					29.00		14.50	14.50					
24/12/14	600/90	14-15					29.00		14.50	14.50					

भारतखण्ड सरकार अंचल कार्यालय, देवघर

Scanned by TapScanner

Vol No. ..... Sl. No. 4.50
Date 20/1/20 Sign.....

कोर्ट फी COURT FEE Rs.5
भारत INDIA
पाँच रुपये FIVE RUPEES

अधिवक्ता कल्याण कोष
ADVOCATES WELFARE FUND STAMP
₹ 15
पंद्रह रुपए
RUPEES FIFTEEN
Issued By: 01/2016
Issued On:2020-01-08
12:45:55

शपथ पत्र

मैं/हमलोग श्रीमती Sanju Devi Bishwakarma
Nitu Bishwakarma
साकिनान Nutan Danga, Mandarbani Burdwan (W.B)
के निवासी शपथ पुर्वक बयान करती/करते हूँ/हैं कि--

1.यह कि मैं/हमलोग पहली बार स्टाम्प व शुल्क बिमुक्ति का लाभ ले रही/रहें हूँ/है।

2.यह कि इसके पुर्व में मैंने/हमलोगों ने स्टाम्प व शुल्क बिमुक्ति का लाभ नहीं लिया/लिये हूँ/हैं।

3.यह कि उपर्युक्त बातें मेरी/हमलोगों की जानकारी में सही और सत्य है, विपरीत पाये जाने पर कानूनन दण्डनीय होउँगी/होवेंगें।

NOTARY Lalit Kumar Sinha Reg. No. 16/04 Deoghar Govt. of Jharkhand

Sanju Devi Vishwakarma
Nitu Vishwakarma

शपथकर्ता ने मेरे सामने इस शपथ पत्र पर अपना हस्ताक्षर बनाये

20/1/2020

अधिवक्ता देवघर

शपथ कर्ता का हस्ताक्षर
उपर्युक्त शपथकर्ता, श्री ..... अधिवक्ता देवघर द्वारा पहचाने गये एवं इन्होनें मेरे सामने इस शपथ पत्र में उल्लेखित कथन को स्वीकार व अंगीकार किये।

20/1/20

नोटरी पब्लिक देवघर
L. K. Sinha
Notary, Deoghar Court
Jharkhand

Sl. No. 1081
Sign.

5 रु. भारत पाँच रुपये

S# 0172744 अधिवक्ता कल्याण कोष
ADVOCATES WELFARE FUND STAMP
₹ 15
पंद्रह रुपए
RUPEES FIFTEEN
Issued By: 01/2016
Issued On: 2020-01-08 12:46:01

Govt. of Jharkhand

शपथ पत्र

मैं / हमलोग Sanju Devi Bishwakarma
Nitu Bishwakarma.
साकिन / साकिनान
Nutan Danga, Mandarbani Burdwan (W B)

का निवासी शपथ पुर्वक बयान करता / करते / करती हूँ / हैं कि–

1.यह कि मै / हमलोग, थाना देवघर के अर्न्तगत मौजा श्यामगांव के अन्दर बसाडी सत्व की हस्तान्तरणीय जमीन रकवा 1800 वर्गफीट, अन्दर सेटलमेन्ट प्लाट न0 अन्दर टाउन प्लान प्लाट न0
अन्दर जमाबंदी न0 54/3217, 55/3218/2, 254/3665 वर्तमान जमाबंदी न0
देवघर नगर निगम वार्ड न0 32.
श्री / श्रीमती Uday Narayan Jaiswal (Attorney)
Rakesh Singh
साकिन / साकिनान Deoghar.

के निवासी से खरीद रहा / रही / रहें हैं / हूँ।

2.यह कि उक्त बिक्रय पत्र में उक्त सम्पत्ति से संबंधित जो कागजात अनुलग्नक के रूप में संलग्न किया गया है वह सही और सत्य हैं, और मैं / हमलोग सभी कागजात जॉच पड़ताल कर तथा पुर्ण रूपेण संतुष्ट होकर खरीद रहा / रही / रहें हूँ / हैं।

2.अगर भविष्य में कागजात संबंधित कोई गलती या त्रुटि पायी जाती है तो विधि सम्मत कानूनी कार्रवाही के भागी होउँगा / होउँगी / होवेंगे।

3.यह कि उपर्युक्त बातें मेरी / हमलोगों जानकारी में सत्य है और मैं / हमलोग सही आदमी हूँ / हैं।

4.एल. पी. सी. संख्या 146 दिनांक 17.1.19. के द्वारा स्वीकृत रकवा के अन्दर ही निबंधन हो रहा है। Sanju Devi Vishwakarma

शपथकर्त्ता ने मेरे सामने इस शपथ पत्र पर अपना हस्ताक्षर बनाये

Nitu Vishwakarma

शपथ कर्ता का हस्ताक्षर

20/1/2020
अधिवक्ता देवघर

उपर्युक्त शपथकर्त्ता, श्री ..... अधिवक्ता देवघर द्वारा पहचाने गये एवं इन्होनें मेरे सामने इस शपथ पत्र में उल्लिखित कथन को स्वीकार व अंगीकार किये

20/1/20

नोटरी पब्लिक देवघर
L. K. Sinha
Notary, Deoghar Court
Jharkhand

S# 0172738 अधिवक्ता कल्याण कोष
ADVOCATES WELFARE FUND STAMP
₹ 15 पंद्रह रुपए RUPEES FIFTEEN
Issued By: 01/2018
Issued On: 2020-01-08 12:45:51

शपथ पत्र

मैं / हमलोग Uday Narayan Jajware (Attorney)

साकिन / साकिनान Rakesh Singh Deoghar

का निवासी शपथ पुर्वक बयान करता / करती / करते हूँ / हैं कि–

1.यह कि मैं / हमलोग, थाना Deoghar के अर्न्तगत मौजा Shyamganj के अन्दर basouri सत्व की हस्तान्तरणीय जमीन रकवा 1800 वर्गफीट,
अन्दर सेटलमेन्ट प्लाट न0 अन्दर टाउन प्लान प्लाट न0
अन्दर जमाबंदी न0 54/32/7, 55/32/8/2, 256/3665 वर्तमान जमाबंदी न0 /1
देवघर नगर निगम वार्ड न0 32.
श्री / श्रीमती Sanju Devi Bishwakarma

साकिन / साकिनान Nitu Bishwakarma Nutan Danga, Mandarbani Burdwan (W.B)

के निवासी के पास बिक्री कर रहा / रहीं / रहे हूँ / हैं।

2.यह कि उक्त बिक्रय पत्र में उक्त सम्पत्ति से संबंधित जो कागजात अनुलग्नक के रूप में संलग्न किया हूँ / किये हैं वह सही और सत्य है।

2.अगर भविष्य में कागजात संबंधित कोई गलती या त्रुटि पायी जाती है तो विधि सम्मत कानूनी कार्रवाही के भागी होउँगा / होउँगी / होवेंगे।

3.यह कि उपर्युक्त बातें मेरी / हमलोगों जानकारी में सत्य है और मैं / हमलोग सही आदमी हूँ / हैं।

4.एल पी. सी. संख्या 196 दिनांक 17.1.19 के द्वारा स्वीकृत रकवा के अन्दर ही निबंधन हो रहा है।

शपथकर्त्ता ने मेरे सामने इस शपथ पत्र पर अपना हस्ताक्षर बनाये

20/1/2020

अधिवक्ता देवघर

शपथ कर्ता का हस्ताक्षर

उपर्युक्त शपथकर्त्ता, श्री ..... अधिवक्ता देवघर द्वारा पहचाने गये एवं इन्होनें मेरे सामने इस शपथ पत्र में उल्लिखित कथन को स्वीकार व अंगीकार किये

20/1/20

नोटरी पब्लिक देवघर

L. K. Sinha
Notary, Deoghar Court
Jharkhand

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

NITU BISHWAKARMA

NAGESHWAR BISHWAKARMA

01/01/1975

Permanent Account Number

BMQPB6021F

Nitu

Signature

भारत सरकार
GOVERNMENT OF INDIA

Nitu Bishwakarma
DOB: 01/01/1979
Female / FEMALE

3811 5089 7028

MERA AADHAAR, MERI PEHACHAN

भारत सरकार

Government of India

Sanjudebi Biswakarma

DOB: 01/01/1973

FEMALE

5549 6735 5025

मेरा आधार, मेरी पहचान

जिला अवर निबंधक
सत्यमेव जयते
देवघर का मुहर

भारत सरकार
GOVERNMENT OF INDIA

उदय नारायण जेजवाड़े
Uday Narayan Jajware
जन्म तिथि/ DOB: 01/01/1962
पुरुष / MALE

8231 0964 8710

मेरा आधार, मेरी पहचान

11

आधार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
S/O सत्य नारायण जेजवाड़े,
वार्ड संख्या ३०, दुखी साह
रोड, झौंसागढ़ी, देवघर,
देवघर,
झारखण्ड - 814112

Address:
S/O Satya Narayan Jajware,
Ward No 30, Dukhi Sah Road,
Jhounsagarhi, Deoghar,
Deoghar,
Jharkhand - 814112

1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No. 1947,
Bengaluru-560 001

जिला अवर निबंधक
सत्यमेव जयते
सेवा का मुहर

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

नामांकन क्रमांक/Enrolment No.: 1172/20047/07845

To
Rakesh Singh
(राकेश सिंह)
S/O Sukandh Singh
House No - 13
Ward: 1
Deoghar
Jharkhand - 815351

Date: 10/08/2011

Ref. No.: (XXXX1560) (0110558) (0114625)

UB 06145158 7 IN

आपका आधार क्रमांक / Your Aadhaar No. :

5189 9312 1915

आधार — आम आदमी का अधिकार

भारत सरकार

GOVERNMENT OF INDIA

राकेश सिंह

Rakesh Singh

जन्म वर्ष / Year of Birth : 1984

पुरुष / Male

5189 9312 1915

जिला अवर निबंधक
अलवर का मुहर

आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

नामांकन क्रमांक / Enrolment No.: 2017/78339/12283

To
संतोष कुमार
Santosh Kumar
S/O: Bisheshwar Prasad Choudhary
GRAM-GOVINDPUR
THANA-KARON
POST-KARON
Gobindpur
Karogram
Deoghar Jharkhand - 815337
9431385987

Enrolment Date 16/10/2018

Generation Date 05/12/2018

आपका आधार क्रमांक / Your Aadhaar No. :

2229 0466 2983

VID : 9188 5780 8306 6958

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India

नाम / Name
Santosh Kumar
जन्म तारीख / DOB: 02/01/1978
लिंग / MALE

2229 0466 2983

VID : 9188 5780 8306 6958

मेरा आधार, मेरी पहचान

AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेन्टिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- **Aadhaar** is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
S/O: बिशेश्वर प्रसाद चौधरी, ग्राम-गोविन्दपुर, पोस्ट-करों, थाना-करों, गोविन्दपुर, देवघर, झारखण्ड - 815357

Address:
S/O: Bisheshwar Prasad Choudhary, GRAM-GOVINDPUR, POST-KARON, THANA-KARON, Gobindpur, Deoghar, Jharkhand - 815357

2229 0466 2983

VID : 9188 5780 8306 6958

ate :- 20-01-202

Appoin

झारखण्ड सरकार

Pre Registration Docket

Date :- 20-01-2020 05:05 pm

Office Name :- SRO - Deoghar
Token No:- 20200000005164

Appoinment :- 20-Jan-2020 Time:- 13:24

Article	Sale Deed
Pre Registration Date	18-Jan-2020
No. Of Pages	85
Stamp Duty	1
Paid Stamp Duty	0
Total Fees	₹ 4,561.

Property Id: **282756**

Valuation No. : 372624 / 2020	**:- 2019-2020**	**User Id : 38**	**Date : 20-January-2020 17:42:PM**
State : Jharkhand	**District : Deoghar**		**Tahsil : Deoghar**
Land Type : Urban	**Corporation : Deoghar Municipality**		**Village/City : Shyamganj**
Shyamganj Word No 32 - Other Road	**-**		
Volume Number - 8			
Page Number - 61			
Khata Number - 54/3217 55/3218/2 256/3665JA/1			
Plot Number - TPP NO. 776			
Ward Number - 32			
Valuation Rule : Residential Land			
Usage : Non Agri => Residential Land => Residential Land			

Property Details

1	Land area	4.13 Decimal

Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 4.13 x 753181=3110637.53	₹31,10,638/-
A	Total		₹31,10,638/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹31,10,700/-

in

Area | Measurement, Sub-Area and House No. | Other Description of Property

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nt in Words : Thirty One Lakhs Ten Thousands Seven Hundred Rupees Only.

...asurement, Sub ...and House No.	**Property Boundaries** East: 15' WIDE PROPOSED ROAD, West: SUB PLOT NO. 7, South: SUB PLOT NO. 12 PART, North: 15' WIDE PROPOSED ROAD
...rea	Land area : 4.13 Decimal
Other Description of the Property	Pin Code - 814112
Government/Market Value	3110637.53
Transaction Amount	2830000

SELLER	**-Mr. SANJAY KUMAR ROY THROUGH, Address -** CASTAIRS TOWN, DEOGHAR- ,**Father/Husband Name** SANDEEP KUMAR ROY , **PAN No.-** ******806B,**Permission Case No.- , Aadhaar No.**
	-Mr. RAKESH SINGH, Address - BASKI, SARATH, DEOGHAR- ,**Father/Husband Name** SWARATH SINGH , **PAN No.- ,Permission Case No.- , Aadhaar No.** ********1915
	-Mr. UDAY NARAYAN JAJWARE, Address - DUKHI SAH ROAD, DEOGHAR- ,**Father/Husband Name** SATYA NARAYAN JAJWARE , **PAN No.- ,Permission Case No.- , Aadhaar No.** ********8710
PURCHASER	**-Mrs. SANJU DEVI BISHWAKARMA, Address -** NUTAN DANGA, MANDARBANI, BARDDHAMAN- ,**Father/Husband Name** GANORI BISHWAKARMA , **PAN No.-** ******182L,**Permission Case No.- , Aadhaar No.** ********5025
	-Mrs. NITU BISHWAKARMA, Address - NUTAN DANGA, MANDARBANI, BARDDHAMAN- ,**Father/Husband Name** NAGEHWAR BISHWAKARMA , **PAN No.-** ******021F,**Permission Case No.- , Aadhaar No.** ********7028

Witness Information	**Mr. SANTOSH KUMAR , Address -** GOVINDPUR, KARON, DEOGHAR-, **Father/Husband Name-**BISHWESHWAR PRASAD CHOUDHARY

Identifier Details	**Mr. PRABHAKAR JHA , Address -** BAMBAM BABA BRAHAMCHARI PATH, DEOGHAR-, **Father/Husband Name-**BABAJEE JHA

Property Id:282756		
Fee Rule:Sale Deed		
1	Stamp Duty	1,24,428

	SP	
	Total	2,550
Id:282756		**2,550**
Rule:**Sale Deed**		
1	E	
2	PR	2,000
3	LL	3
4	A1	8
	Total	93,321
		95,332

Sr.No.	Exemption Detail	Amount
	Female Exemption	
1	Stamp Duty	124427
2	A1	93321

All the entries made, have been verified by me and are found same as the entries of the document presented.

Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I am satisfied with the verification and hence proceeding further for registration after seeing the alert.

Sitaram Pandit	Nitu Vishwakarma Sanju Devi Vishwakarma	
Deed Writer / Advocate	**Vendee / Claimant**	**Vendor / Executant**

Document Registration Summary 1

-Jan-2020

- Government/Market Value: ₹3110700/-
- Transaction Amount: ₹2830000 /-
- Paid Stamp Duty: ₹5 /-

On Date 20-01-2020 Presented at SRO - Deoghar
Signature of Presenter

SRO - Deoghar

Receipt : 266935

Receipt Date : 20-01-2020

Presenter Name: UDAY NARAYAN JAJWARE

E	₹2000
PR	₹3
SP	₹2550
LL	₹15
Stamp Duty	₹5
Total	₹4573

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	1	5	-4	Stamp Paper		Stamp Number : 03AA 904698	5
E	2000	2000	0	GRAS	UdayNarayanJajware	GRN Number : 2000193064 DEPT Transaction Id : d2e1d1772eb9e6a42822 Transaction Type :	2000
PR	3	3	0	GRAS	UdayNarayanJajware	GRN Number : 2000193064 DEPT Transaction Id : d2e1d1772eb9e6a42822 Transaction Type :	3

2550

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	2550	2550	0	GRAS	UdayNarayanJajware	GRN Number : 2000193064 DEPT Transaction Id : d2e1d1772eb9e6a42822 Transaction Type :	2550
A1	0	0	0				
LL	8	15	-7	GRAS	UdayNarayanJajware	GRN Number : 2000193064 DEPT Transaction Id : d2e1d1772eb9e6a42822 Transaction Type :	15
Sub Total	4562	4573	-11				

Article : Sale Deed **Number of Pages :** 170

Exemption Fee Rule	Fee Exemption
Female Exemption	124427 /-
Female Exemption	93321 /-

Signature of Operator **Signature of Head Clerk** **Signature of Registering Officer**

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OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Deoghar

District Name :- Deoghar

State Name :- Jharkhand

Deed Endorsement

Token No :- **20200000005164**

Deed Type	Sale Deed
Number of Pages	170
Fee Details	**Stamp Duty** :- Rs. 1, **E** :- Rs. 2000, **PR** :- Rs. 3, **SP** :- Rs. 2550, **A1** :- Rs. 0, **LL** :- Rs. 8,
Property No.	1
Valuation Details	**Value :-** Rs.3110638/- ,**Transaction Amount** :- Rs.2830000/-
Property Details	**District :-** Deoghar , **Tehsil :-** Deoghar , **Village Name :-** Shyamganj **Location :-** Other Road, Shyamganj Word No 32 **Property Boundaries** :- East: 15' WIDE PROPOSED ROAD, West: SUB PLOT NO. 7, South: SUB PLOT NO. 12 PART, North: 15' WIDE PROPOSED ROAD **Volume Number** - 8**Page Number** - 61**Khata Number** - 54/3217 55/3218/2 256/3665JA/1**Plot Number** - TPP NO. 776**Ward Number** - 32 **Area Of Land** :- 4.13 Decimal

Sh./Smt.**UDAY NARAYAN JAJWARE** s/o/d/o/w/o **SATYA NARAYAN JAJWARE** has presented the document for registration in this office

today dated :- **20-Jan-2020** Day :- **Monday** Time :- **17:58:23 PM**

UDAY NARAYAN JAJWARE(Power Of Attorney)

Party Name	Document Type	Document Number
UDAY NARAYAN JAJWARE	PAN/UID	823109648710

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	**RAKESH SINGH** **Address1 -** BASKI, SARATH, DEOGHAR, **Address2 -** , , , Jharkhand **PAN No.:** ,**Permission Case No.-**	Yes	Rakesh Singh **Address:-** House No - 13, , , , Baski 1, , Deoghar, 815357, , Jharkhand, India		SELLER **Age:**36			

	Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
	UDAY NARAYAN JAJWARE **Address1 -** DUKHI SAH ROAD, DEOGHAR, **Address2 -** , , , Jharkhand **PAN No.:** ,**Permission Case No.-**	Yes	Uday Narayan Jajware **Address:-** , , Ward No 30, Dukhi Sah Road, Jhounsagarhi, Deoghar, , Deoghar, 814112, , Jharkhand, India		SELLER **Age:**58			उदय नारायण जाजवारे
3	**SANJAY KUMAR ROY THROUGH** , , , Jharkhand **PAN No.:** AMCPR2806B	No	**Address:-**	**UDAY NARAYAN JAJWARE** , , , Jharkhand **PAN No.:**	SELLER **Age:**64			
4	**SANJU DEVI BISHWAKARMA** **Address1 -** NUTAN DANGA, MANDARBANI, BARDDHAMAN, **Address2 -** , , , Jharkhand **PAN No.:** ARFPB4182L,**Permission Case No.-**	Yes	Sanjudebi Biswakarma **Address:-** , W/O - Brahamdeo Prasad Biswakarma ,, , Mandarboni Colliery , P.O.- Gogla , P.S.- Faridpur Laudoha, Gogla, , Barddhaman, 713381, , West Bengal, India		PURCHASER **Age:**47			Sanju Devi Vishwakarma
5	**NITU BISHWAKARMA** **Address1 -** NUTAN DANGA, MANDARBANI, BARDDHAMAN, **Address2 -** , , , Jharkhand **PAN No.:** BMQPB8021F,**Permission Case No.-**	Yes	Nitu Bishwakarma **Address:-** , Nutandanga, , Mandarabani Colliery, Mandarbani (ct), , Barddhaman, 713381, , West Bengal, India		PURCHASER **Age:**41			Nitu Vishwakarma

Identification:

Address1

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Party Name and Address	Photo	FingerPrint	Signature
PRABHAKAR JHA S/o-D/o **BABAJEE JHA** **Address1 -** BAMBAM BABA BRAHAMCHARI PATH, DEOGHAR, **Address2 -** , , , Jharkhand **PAN No.:**			

ness:

We individually/Collectively recognize the Seller(S) and Buyer(s)

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**SANTOSH KUMAR** **Address1 -** GOVINDPUR, KARON, DEOGHAR, **Address2 -** , , , Jharkhand			

Signature of Operator

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**RAKESH SINGH , UDAY NARAYAN JAJWARE**), has/have admitted the execution before me. He/ She/ They has / have been identified by **(PRABHAKAR JHA)** Son/Daughter/Wife of **(BABAJEE JHA)** resident of **(BAMBAM BABA BRAHAMCHARI PATH, DEOGHAR)** and by occupation **(Business)**.

Signature of Registering Officer

Date:- **20-Jan-2020**

Seal and Signature of Registering Officer

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Token No.: 20200000005164

CERTIFICATE

Office of the SRO - Deoghar

This **Sale Deed** was presented before the registering officer on date **20-Jan-2020** by **UDAY NARAYAN JAJWARE**, S/O, D/O, W/O **SATYA NARAYAN JAJWARE** resident of DUKHI SAH ROAD, DEOGHAR ,.
This deed was registered as Document No:- **2020/DEO/68/BK1/58** in Book No :- **BK1**,Volume No :- 15 from Page No :- 145 to 314 at, office of **SRO - Deoghar**

Date:- **20-Jan-2020**

Registering Officer

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