

285

Sp. Awadhesh Kumar Thakur

255



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : b5a24d549b2730aa1597

Receipt Date : 18-Mar-2021 08:28:48 pm

Receipt Amount : 98100/-

Amount In Words : Ninety Eight Thousands One Hundred Rupees Only

Token Number : 20210000026848

Office Name : SRO - Deoghar

Document Type : Sale Deed

Payee Name : AWADHESH KUMAR THAKUR (Vendee)

GRN Number : 2105090434



विज्ञापन द्वारा अपकीर्ण प्रमाणित करि सम्पत्ति में अपकीर्ण कर दे दिया

अथवा

19/03/2021

19/3/21

निबंधन अधिनियम.....1908.....के अधीन	For Office Use :-	Per	Stamp
और छोटानागपुर/सयालपरगना टेनेन्सी एक्ट की	Sale	50000/-	98100/-
घर.....2.1.....के अधीन भी ग्राह्य है और	2450800-		
इग्निटयन स्टाम्प एक्ट 1809 की अनुसूचि A(1) के	Refund		
खण्ड.....22.....के अधीन यथावत स्टाम्प सहित	73524-		
(या स्टाम्प शुल्क के विमुक्त या स्टाम्प शुल्क अपेक्षित नहीं)	E - 2000-		
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	42-		
Affidavit	19/03/2021		

Mohide vs GTS

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

1,75,600 16/3/21

(2)

26848
(5)

TRIKUNDI REALCOM-LLP
Partner

SALE DEED

THIS INDENTURE OF SALE made on this the 19th day of March 2021 A.D. of the Christian Era

BETWEEN

M/s TRIKUNDI REALCOM LLP, incorporated pursuant to Section 12 (1) of the Limited Liability Partnership Act, 2008 having registered office at 23, Ganesh Chandra Avenue, Kolkata—700013 (PAN-AAJFT0013H) represented by and through its partner Sri Santosh Kumar Jain, Son of Late Mangi Lal Jain, by occupation business, by faith Hindu, by caste Jain, resident of 5A, BELAIR, Main Road, Ranchi, hereinafter called the “VENDOR” (Which expression shall unless it be repugnant to the context or subject or meaning thereof be deemed to mean and include its partners, successive partner, successors-in-office, heirs, legal representatives, executors, administrators and assigns of the **ONE PART**. The abovenamed vendor presented through his authenticated power of attorney holder Sri Mahesh Kumar Lath, son of Sri Om Prakash Lath, by faith Hindu, by profession business, resident of Castairs Town, B. Deoghar, P.S. and District Deoghar (Jharkand) vide authenticated power of attorney registered on 06.10.2016 at registry office Deoghar entered in Book No. IV, Volume No. 10, Pages 1 to 28, serial No. 1130, Deed No. 98, for the year 2016

Principal are alive and Power of attorney has not been revoked

AND

SRI AWADHESH KUMAR THAKUR, Son of Surendra Nath Thakur, Grand Son of Sarveshwar Thakur, by Caste Brahmin, by faith Hindu, by profession Service, by Nationality Indian, resident of “Subhadra Kunj” Kusum Vihar, BCCL Township, Koyla Nagar, Dhanbad, District-Dhanbad, (Jharkhand), hereinafter called the PURCHASER (which expression shall unless repugnant to the context shall mean and include his legal heirs, successors, executors, legal representative and assigns) of the **OTHER PART** ;

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WHEREAS Babu Narsingh Das Bangur, son of Govind Lal Bangur, resident of 65, Banstalla Street, Kolkata acquired the land of 1.41 acre being Survey Plot No. 10 (area 6 decimal), Survey Plot No.11 (area 1.31 acre) and Survey Plot No. 164 (area 0.04 acre) which all Plots formed Town Plan Plot No. 503 of Mouza Baghmara Under Section 25-A of the Santhal Pargana Rent Regulation, 1886 (Regulation II of 1886) hereinafter for the sake of brevity be referred to as the 'SAID REGULATION' from the then Zamindar through Manager, Rohini Wards Estate, Deoghar in a proceeding initiated in the Court of the S.D.O., Deoghar in L.A. Case No. 5/45-46. Acquisition was sanctioned on 12.12.1945 by the competent Authority and upon the payment of compensation to the concerned raiyats, possession of land was delivered to Babu Narsing Das Bangur through the process of the court on 10.01.1946, which was confirmed and recorded in the said L.A. proceeding on 31.01.1946 by the S.D.O., Deoghar; AND

WHEREAS Babu Gokul Chand Bangur, adopted son of Ram Coowar Bangur of 65, Banstalla Street, Kolkata acquired the land of 1.44 acre being Survey Plot No. 11 (area 1.08 acre), Survey Plot No. 23 (area 36 decimal) which both plots formed Town Plan Plot No. 497 of Mouza Baghmara Under Section 25-A of the SAID REGULATION from the then Zamindar through Manager, Rohini Wards Estate, Deoghar in a proceeding initiated in the Court of the S.D.O. Deoghar in L.A. Case No. 6/45-46. Acquisition was sanctioned by the Competent Authority on 12.12.1945 and upon the payment of compensation to the concerned raiyats, possession of land was delivered to Babu Gokul Chand Bangur through the processes of the Court on 10.01.1946, which was confirmed and recorded in the said L.A. proceeding on 30.01.1946 by the S.D.O., Deoghar; AND

WHEREAS Babu Purushottam Das Bangur, son of Narain Das Bangur of 65, Banstalla Street, Kolkata acquire the land of 1.44 acre being survey Plot No. 10 (area 7 decimal), Survey Plot No. 23 (area 93 decimal), Survey Plot No. 24 (area 31 decimal) and Survey Plot No. 25 (area 13 decimal), which all Plots formed Town Plan Plot No. 498 of Mouza Baghmara under Section 25-A of the SAID REGULATION from the then Zamindar through Manager, Rohini Wards Estate, Deoghar in a proceeding initiated in the Court of the S.D.O. Deoghar in L.A. Case No. 7/45-46. Acquisition was sanctioned by the Competent Authority

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on 12.12.1945 and upon the payment of compensation to the concerned raiyats, possession of land was delivered to Babu Purushottam Das Bangur through the process of the Court on 10.01.1946, which was confirmed and recorded in the said L.A. Proceeding on 30.01.1946 by the S.D.O., Deoghar; AND

WHEREAS Babu Sukhdeo Das Baheti son of Rikhab Das Baheti of 56, Kali Krishna, Tagore Street, Kolkata acquired the land of 1.45 acre being Survey Plot No. 10 (area 1.37 acre) and Survey Plot No. 25 (area 8 decimal) which both Plots formed Town Plan Plot No. 502 of Mouza Baghmara Under Section 25-A of the SAID REGULATION from the then Zamindar through Manager, Rohini Wards Estate, Deoghar in a proceeding initiated in the Court of the S.D.O., Deoghar in L.A. Case No. 9/45-46. Acquisition was sanctioned by the competent Authority on 12.12.1945 and upon the payment of compensation to the concerned raiyats, possession of land was delivered to Babu Sukhdeo Das Baheti through the process of the Court on 10.01.1946, which was confirmed and recorded in the said L.A. proceeding on 30.01.1946 by the S.D.O. Deoghar; AND

WHEREAS Babu Sampat Kumar Majeji adopted son so Harnarain Majeji of P-6A, Kalakar Street, Kolkata acquired the land of Survey Plot No. 17 (area 10 decimal) Mouza Dhibadih and Survey Plot No. 11 (area 17 decimal) and Survey Plot No. 164 (area 1.23 acre) of village Baghmara, which all three Plots admeasuring 1.50 acre formed Town Plan Plot No. 496 under Section 25-A of the SAID REGULATION from the then Zamindar through Manager, Rohini Wards Estate, Deoghar in a proceeding initiated in the Court of the S.D.O., Deoghar in L.A. Case No. 10/45-46. Acquisition was sanctioned by the Competent Authority on 12.12.1945 and upon the payment of compensation to the concerned Raiyats, possession of land was delivered to Babu Sampat Kumar Majeji through the process of the Court on 10.01.1946, which was confirmed and recorded in the said L.A. proceeding on 30.01.1946 by the S.D.O., Deoghar; AND

WHEREAS Babu Chand Ratan Mohta son of Sew Ratan Mohta of 6, Kali Krishna, Tagore Street, Kolkata acquired the land of 1.47 acre being Survey Plot No. 17 (area 46 decimal) of Mouza Dhibadih and Survey Plot No. 11 (area 5 decimal) and Survey Plot No. 164 (area 96 decimal) of Village Baghmara, which all three plots formed Town Plan Plot No. 504 under Section 25-A of the

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SAID REGULATION from the then Zamindar through Manager, Rohini Wards Estate, Deoghar in a proceeding initiated in the Court of the S.D.O., Deoghar in L.A. Case No. 11/45-46. Acquisition was sanctioned by the Competent Authority on 12.12.1945 and upon the payment of compensation to the concerned raiyats, possession of land was delivered to Babu Chand Ratan Mohta through the process of the Court on 10.01.1946, which was confirmed and recorded in the said L.A. proceeding on 31.01.1946 by the S.D.O., Deoghar; AND

WHEREAS the acquisition of the aforesaid land in L.A. Case Nos. 5/45-46, 6/45-46, 7/45-46, 9/45-46, 10/45-46 and 11/45-46 was accorded for the purpose of construction of building and garden purposes; AND

WHEREAS the aforesaid Settlement of the land to the aforesaid persons through the aforesaid acquisition in L.A. proceeding was done and took place prior to 1st November, 1949 and as such the aforesaid settlers have got permanent heritable and transferable right, title and interest on and over their respective aforesaid land being BASURI land; AND

WHEREAS the aforesaid Babu Narsing Das Bangur, Babu Gokul Chand Bangur, Babu Purushottam Das Bangur, Babu Sukhdeo Das Baheti, Babu Sampat Kumar Majeji and Babu Chand Ratan Mohta got their respective acquired land mutated in their favour in the then Rohini Court of Wards Estate and possessed their respective acquired land and paid rent to the then Rohini Court of Wards Estate; AND

WHEREAS the said Babu Narsingh Das Bangur, Babu Purushottam Das Bangur, Babu Sukhdeo Das Baheti, Babu Sampat Kumar Majeji and Babu Chand Ratan Mohta, Who were family members and relatives of Babu Gokul Chand Bangur, released, relinquished, discharged, surrendered and acquitted their respective right, title, interest and possession on and over their respective aforesaid land to and in favour of Babu Gokul Chand Bangur, by executing separate Registered Release Deeds dated 26.02.1947 being Nos. 93 for the 1947, 92 for the year 1947, 91 for the year 1947, 95 for the year 1947 and 94 for the year 1947 all of the office of the District Sub Registrar, Deoghar respectively of their respective acquired land. Thus, the said Babu Gokul Chand Bangur besides his own acquired land of 1.44 acre in L.A. Case No. 6 of 1945-46, also became the absolute owner and came in possession of 7.27 Acres of

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land which were acquired by virtue of the aforesaid L.A. Case No. 5 of 1945-46, L.A. Case No. 7 of 1945-46, L.A. Case No. 9 of 1945-46, L.A. Case No. 10 of 1945-46 and L.A. Case No. 11 of 1945-46 in his own right, title and interest and possessed of the said land as an absolute owner and was paying rent; AND

WHEREAS the said Babu Gokul Chand Bangur further acquired 1.90 acre of land being Survey Plot No. 9 (area 0.13 acre), Survey Plot No. 10 (area 0.25 acre), Survey Plot No. 11 (area 0.39 acre), Survey Plot No. 164 (area 0.44 acre), Survey Plot No. 23 (area 0.29 acre), Survey Plot No. 25 (area 0.14 acre) all of Mouza Baghmara and Survey Plot No. 17 (area 0.26 acre) of Mouza Dhibadih in a proceeding initiated in the Court of the S.D.O. Deoghar in Revenue Misc Case No. 218/52-53 which led to L.A. No. 5/1954-55. Upon the payment of compensation to the concerned Raiyats by Babu Gokul Chand Bangur final sanction for acquisition was passed on 25.02.1955 by the Competent Authority and thereafter delivery of the possession of the said land was given to the said Babu Gokul Chand Bangur through the process of the Court which was confirmed and recorded by order dated 16.05.1955 by the S.D.O., Deoghar; AND

WHEREAS the said Babu Gokul Chand Bangur having at his own expenses enclosed by compound wall the lands of the aforesaid Town Plan Plot Nos. 496, 497, 498, 502, 503 and 504 total admeasuring 8.71 acre. However on measurements the land acquired for the road purposes comes to 1.88 acre or thereabouts. Thus the said Babu Gokul Chand Bangur became absolute owner of the said land of Town Plan Plot Nos. 496, 497, 498, 502, 503 and 504 measuring in total area 8.71 acre and he became servient owner in respect of the said strip of land measuring 1.88 acre or thereabouts for road purposes. The said Babu Gokul Chand Bangur also constructed residential double storeyed building, outhouses, wells and other structures on and over portion of the said 8.71 acre of land and was using the said 1.88 acre of strip of land for the purposes of ingress to and egress from the public road to the said Town Plan Plots and building structures standing thereon. The said premises/campus of Town Plan Plot Nos. 496, 497, 498, 502, 503 and 504 and structure standing thereon were fortified by pucca boundary wall was popularly and commonly known as "BANGUR KOTHI" AND

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WHEREAS the said Babu Gokul Chand Bangur through and by virtue of Registered Deed of sale executed on 05.08.1957 and registered on 06.08.1957 being No. 972 for the year 1957, entered in Book No. 1, Volume No. 7, at pages from 201 to 206 sold and transferred the said landed property of Town Plan Plot Nos. 496, 497, 498, 502, 503 and 504 with the right of easements appertaining thereto which also includes the said strip of land being used and to be used as road for ingress to and egress from public road to and in favour of M/s Diamond Company Ltd. for apt consideration and put the said purchaser M/s Diamond Company Ltd. in khas and effective possession thereof. The Said Babu Gokul Chand Bangur sold and transferred the entire aforesaid property "BANGUR KOTHI" that is the aforesaid Town Plan Plot Nos. 496, 497, 498, 502, 503 and 504 as being absolute owner thereof and the said strip of land admeasuring 1.88 acre or thereabouts being used for road: AND

WHEREAS the said M/s Diamond Company Ltd. got their name mutated in the Sherista of Ghatwal and receiver of Rohini Wards Estate appointed by the Hon'ble Supreme Court of India and the said M/s Diamond Company Ltd. was enjoying the aforesaid entire landed property known as BANGUR KOTHI and was paying rent to the concerned Authority; AND

WHEREAS on vesting of intermediary interest of the then Ghatwal of Rohini Wards Estate in the State of Bihar under the provisions of Bihar Land Reforms Act, 1950, the name of the said M/s Diamond Company Ltd. was recorded/entered in the Tenant Ledger Register—II of Anchal office, Deoghar under JB No.s 2919/प 2919/घ 2919/छ 2919/द 2919/ब 2919/न and 2919/त Baghmara and the rent of the said Jbs (holdings) was paid to the then State of Bihar and on creation of Jharkhand State to State of Jharkhand.

The said landed property including the campus of BANGUR KOTHI was assigned as Holding No. 38 in Ward No. III by Jasidih Notified Area Committee and the tax of the holding was also used to be paid to the Jasidih Notified Area Committee; AND

WHEREAS the said Diamond Company Ltd. through and by virtue of a registered Deed of Gift dated 18.04.2002 being No. 1381 for the year 2002, entered in Book No. 1, Volume No. 58/02, at pages 92 to 163 of the office of the District Sub-Registrar, Deoghar transferred, granted, gave, donated the said entire landed property of BANGUR KOTHI situated in Mouza: Baghmara,

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Thana No. 199 and Dhibadih, Thana No. 200, within Thana Jasidih, Subdivision and District : Deoghar to and in favour of Chandri Devi Bangur Charitable Trust through its trustees and put the said Chandri Devi Bangur Charitable Trust in effective and khas possession of the said property and campus known as Bangur Kothi. The said donee accepted the gift and came in khas and exclusive possession of the said landed property and campus of Bangur Kothi in their own rights, title and interest. It is significant and expedient to record here that notwithstanding the fact that the landed property and campus of BANGUR KOTHI are comprised of the aforesaid Town Plan Plot Nos. 496, 497, 498, 502, 503 and 504 containing by total admeasurements 8.71 acre, and the area of the strips of land being used for road was and is 1.88 acre or thereabouts: AND

WHEREAS the said Chandri Devi Bangur Charitable Trust thus, became in seisin of the landed property of the said BANGUR KOTHI comprising the aforesaid Town Plan Plot Nos. 496, 497, 498, 502, 503 and 504 total admeasuring 8.71 acre as absolute owner thereof in their own rights, title and interest including adverse possession and in the rights, title acquired by prescription as absolute owner thereof as well as the said trips of land being used for the purpose of road admeasuring 1.88 acre or thereabout as servient owner thereof and the said Chandri Devi Bangur Charitable Trust has been coming in and enjoying quiet and peaceful possession of all the said landed property having exclusive and sole right to sell and transfer the said landed property of BANGUR KOTHI and its premises/campus: AND

WHEREAS the aim and object of the said Chandri Devi Bangur Charitable Trust became inter-aliã, to work for public charitable purpose in the field of education and medical relief to the poor and other objects of public utility and various charitable activity: AND

WHEREAS the said Chandri Devi Bangur Charitable Trust became facing-financial difficulties to achieve its aim and objects and besides that maintenance of property became also too expensive and fruitless for the trust and the trust became in bonafide need of money and therefore, the Said Chandri Devi Bangur Charitable Trust became desirous of selling the said Bangur Kothi property and its premises/campus in order to fetch money: AND

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WHEREAS on having come to know the intention and desire of the said Chandri Devi Bangur Charitable Trust, the Present Vendor approached the said Chandri Devi Bangur Charitable Trust, and negotiated for purchase of the said landed property of BANGUR KOTHI and its premises/campus and also taken physical possession and measurement of the land and property and also the title documents and searching thereof.

On negotiation the said Chandri Devi Bangur Charitable Trust, shown their willingness to sell the said landed property of Bangur Kothi i.e. all that piece and parcel of land ground with messuages, tenements, hereditaments, campus and premises and all things attached to earth on an as is where is basis containing by total admeasuring 8.71 acre of land being Survey Plot Nos. 10, 11, 23, 24, 25 and 164 admeasuring 8.15 acre of Mouza: Baghamara, Thana No. 199 and Survey Plot No. 17 admeasuring 0.56 acre of Mouza: Dhibadih, Thana No. 200 corresponding to Town Plan Plot Nos. 496, 497, 498, 502, 503 and 504 within Thana Jasidih, Subdivision and District Deoghar and comprised within Holding No. 38 in Ward No. III of Jasidih Notified area committee together with old and dilapidated double storeyed building and all other structures boundary-wall standing thereon and TOGETERH FURTHER WITH all easements on and over the said strip of land admeasuring 1.88 acre being used as road comprising portion of Revenue Plots Nos. 9, 10, 11, 164, 23 and 25 of Mouza Baghmara and Survey Plot No. 17 of Mouza Dhibadih and all other easements and inheritance thereto more fully and particularly mentioned and described in the SCHEDULE of the sale deed No. 673 for the year 2015 (hereinafter for the sake of brevity be referred to the SAID PROPERTY at and for total consideration of Rs. 12,61,00,000/- (Rupees Twelve Crore Sixty One Lac) only absolutely and forever free from all encumbrances, charges, mortgages, attachments, demand, liens and trusts of whatsoever nature and the Present Vendor agreed to purchase the same absolutely and for ever; AND

WHEREAS the Trustees of Chandri Devi Bangur Charitalbe Trust adopted a resolution on 05th April, 2014 to sell the said property to Trikundi Realcom LLP (the Present Vendor herein) at or for a price of Rs. 12.61 Crore Subject to sanction by the Hon'ble High Court at Calcutta; AND

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WHEREAS by and in terms of the letter dated 03.04.2014 issued by Present Vendor and the order dated 15th September, 2014 passed in GA NO. 2639 of 2014 (CSOS No. 8 of 2014) (Lakshmi Niwas Bangur and others—Versus—Trikundi Realcom LLP), the Hon'ble High Court of Calcutta accorded sanction/permission to the trustees of the said Chandri Devi Bangur Charitable Trust to sell the said Deoghar Property owned by the Trust to the Present Vendor on an as is where is whatever there is basis at and for a total consideration of Rs. 12.61 crores, subject to the condition that the sale may be completed within a period of three months from date. Possession was to be handed over by the trustees after receipt of the entire sale consideration by the trustees and the costs and charges of the sale and stamp duty were to be borne by the present Vendor : AND

WHEREAS after the aforesaid sanction/permission by the Hon'ble High Court of Calcutta, the said Chandri Devi Bangur Charitable Trust, became agreed to sell the SAID PROEPRTY on as is where is basis, more fully and particularly described in the SCHEDULE of the said Sale Deed No. 673 for the year 2015 at and for a total consideration of Rs. 12.61 crore. Absolutely and for ever to the Present vendor free from all encumbrances, charges, mortgages, attachments, demand, liens and trusts of whatsoever nature and the Present Vendor agreed to purchase the same absolutely and for ever : AND

Whereas stamp duty has been paid by the present Vendor and the registration cost and costs and charges of sale being borne and paid by the Present vendor from its own fund;

NOW, THEREFORE, that in pursuance of the said agreement coupled with the said order dated 15th September, 2014 passed by the Hon'ble High Court at Calcutta and in Consideration of the sum of Rs.12,61,00,000/--(Rupees Twelve Crore Sixty one Lac only) well and truly paid by the Present Vendor to the said Chandri Devi Bangur Charitable Trust, on or before execution of the presents in the manner set out in the Memo of Consideration mentioned in the said sale deed No. 673 for the year 2015 being the full consideration money agreed to be paid as aforesaid (the receipt whereof the said Chandri Devi Bangur Charitable Trust admit and acknowledge as having been received in full and final and of and from the same and every part thereof. AND

WHEREAS Sri Laxmi Niwas Bangur, Smt Alka Bangur, Shreyesh Bangur, being the Trustees of Chandri Devi Bangur Charitable Trust, all through their constituted attorney authorized Signatory Sri Ram Gopal Rathi, executed sale deed in respect of the said property ALL THAT PIECE AND PARCEL OF BASAURI LAND ground with messuages, tenements, hereditament, premises, campus and compound and all things attached to earth fortified by pucca boundary wall on an as is where is status containing by local admeasurements 8.71 acre (Eight acre seventy one decimals) or thereabouts being Survey Plot Nos. 10, 11, 23, 24, 25 and 164 admeasuring 8.15 acre of Mouza : Baghmara, Thana No. 199 and Survey Plot No. 17 admeasuring 0.56 acre of Mouza : Dhibadih, Thana No. 200 all corresponding to Town Plan Plot Nos. 496, 497, 498, 502, 503 and 504, appertaining to JB Nos. 2919/१ 2919/२ 2919/३ 2919/४ 2919/५ 2919/६ and 2919/७, Thana Jasidih, Subdivision and District Deoghar TOGETHER WITH old and dilapidated (more than 56 years old) double storied building of built up area 12,600 Sq ft more or less and all structures standing thereon, comprised within Holding No. 38 in ward No. 3 of Jasidih Notified area committee at present Deoghar Nagar Nigam, ward No. 8 of Mouza : Dhibadih and ward No. 11 of Mouza : Baghmara and TOGETHER ALSO WITH permanent rights, users on the strip of land admeasuring 1.88 acres approximately being used as road of Survey Plot Nos. 9, 10, 11, 23, 24, 25 and 164 of the aforesaid Mouza : Baghmara and Survey Plot No. 17 of aforesaid Mouza : Dhibadih, with all easements and inheritance thereto in favour of present vendor and presented for registration before District Sub-Registrar Deoghar on 26.11.2014 but the said sale deed was returned vide letter No 1343 dated 02.07.2011 of D.C Deoghar, thereafter the said Chandri Devi Bangur Charitable Trust, filed WP(C) 362/2015 in the High Court of Jharkhand at Ranchi and as per order dated 03.09.2015 passed in that case and the District Registrar/Deputy commissioner Deoghar directed the Sub-Registrar Deoghar on 16.12.2015 to registered the said sale deed and as per direction the said sale deed was registered on 16.12.2015 at registry office Deoghar and which entered in Book No.1, Volume No. 107, Pages 389 to 1204, being No. 673 for the year 2015.

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AND WHEREAS the present vendor seized and possessed over the said property and mutated name in the office of the Circle officer Deoghar and paying annual rent being full and absolute owner thereof.

AND WHEREAS being need of money the present vendor declared their intention to sale an area of 1,720 Sq.ft. which is fully described in the schedule below;

AND WHEREAS the purchaser approached to the vendor and offered to purchase said area of 1,720 Sq. ft. which is fully described in the schedule below and the price settled and fixed by and between the parties at Rs. 23,39,200/- (Rupees Twenty Three Lac Thirty Nine Thousand Two Hundred) 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 purchaser shall purchase the land fully described in the schedule below;

NOW THIS INDENTURE WITNESSETH that in consideration amount of Rs. 23,39,200/- (Rupees Twenty Three Lac Thirty Nine Thousand Two Hundred) only truly paid to the vendor by the purchaser as hereunder and receipt whereof duly acknowledged by the vendor as per memo of consideration and the Vendor doth hereby and hereunder convey, sale, transfer, assign and assure the said area 1,720 Sq. ft of vacant Basouri Land fully mentioned and described in the schedule below with all right, title, claim and demand what so ever into and upon the same together with right of all easement, path, light, liberties, privileges to the property fully described in the schedule below of this deed and which is free from all encumbrances, liens, Charges, attachments in any manner what so ever unto and to the exclusive use and enjoyment and benefit of the purchaser for ever without any objection, interruption, Claim and demand what so ever of the vendor or any person or persons;

AND WHEREAS the vendor now have good right, full power and absolute authority to grant, convey, transfer, sell or assign the said property to any body in any manner whatsoever ;

AND WHEREAS the vendor also declare that they have not done any wrong or committed any breach of means of which the right, title, interest or possession of the vendor have any way jeopardised or become defective;

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AND WHEREAS the Vendor, their administrators or assigns further covenant that they shall at the request and cost of the Purchaser, his heirs and successors, do or execute or cause to be done or execute 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 from today the vendor ceased to have all right, title, interest, claim or demand with regard to the property fully described in the schedule below and the purchaser became absolute and exclusive owner there of shall continue to hold, use, enjoy and occupy the same absolutely from successors to successors with all right to convey, transfer, assign or sell the same;

AND WHEREAS the purchaser shall get his name mutated in the record of circle office Deoghar and Deoghar Nagar Nigam and will pay the rent and taxes;

AND WHEREAS the vendor delivered peaceful possession to the purchasers of the land hereby sold without any interruption;

That the said land being conveyed to the purchaser is butted and bounded according to the boundary described and written in the Schedule hereunder written, In Case of any dispute or difference arose between the Purchaser and the adjoining occupiers/owners (s) of the land in so far as it relates to boundary then in such event the Vendor herein shall not be liable and responsible for the same, and the Purchaser shall neither raise any objection and/or claim with the vendor nor the purchaser will make the vendor responsible and liable for the same;

Circle Officer Deoghar has issued Basauri Transferrable Certificate vide Letter No. 905/R dated 27.05.2016

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THE SCHEDULE ABOVE REFERRED TO

ALL THAT PIECE AND PARCEL OF ACQUIRED BASAURI TRANSFERRABLE LAND Part of Survey Plot No. 10 area 463 sqft, Part of Survey Plot No. 24 area 250 sqft, Part of Survey Plot No. 25 area 1007 sqft, Total area 1720 Sq. ft (One Thousand Seven Hundred Twenty Sq. ft.) i.e. 3.948 decimals of vacant and parti land of Mouza : Baghmara, Thana No. 199, in ward No. 3 of Jasidih Notified area committee, Deoghar Nagar Nigam ward No. 11, new 2, appertaining to JB Nos. 2919/प 2919/घ 2919/छ 2919/द 2919/घ 2919/न and 2919/न, Thana Jasidih, Subdivision, Subregistry and District Deoghar, more fully shown in red colour marked as Sub Plot No. "84" part attached map herewith which is butted and bounded as follows—

- NORTH : Sub plot No. "84" part
Measurement of this side 40'—00" Ft.
- SOUTH : 30'—00 Wide Road.
Measurement of this side 40'—05" Ft.
- EAST : Subplot No. "83" part
Measurement of this side 46'—02" Ft.
- WEST : 20'—00" Wide Road.
Measurement of this side 39'—10" Ft.

DECLARATION :--above property is situated other side Road, which is Residential. Stamp duty has paid at fixed rate.

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.

① Jattu Prasad Banerjee
S/o Late Ramdev Prasad Banerjee
Bomphals, Purnea, Deoghar
7004645763

② Roasthakar Banerjee
S/o Late M. P. Banerjee
Netajee Road
Deoghar
nos. 9431310875

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TRIKUNDI REALCOM-LLP

Partner

MEMO OF CONSIDERATION

- 1. Cheque No-623874 dt. 26.1.2021 S.B.I. of Rs _____ 1,51,000=00
- 2. UTR NO-SBINR12021022112312583 dt. 21.2.21 of Rs _____ 5,00,000=00
- 3. UTR NO-SBINR12021030113633957 dt. 01.3.21 of Rs _____ 4,00,000=00
- 4. UTR NO-SBINR12021030514438434 dt. 05.03.21 of Rs _____ 5,00,000=00
- 5. UTR NO-SBINR12021031115330868 dt. 11.03.21 of Rs _____ 4,88,200=00
- 6. UTR NO-SBINR12021031315645549 dt. 13.3.21 of Rs _____ 3,00,000=00

TOTAL - 23,39,200=00

TRIKUNDI REALCOM-LLP

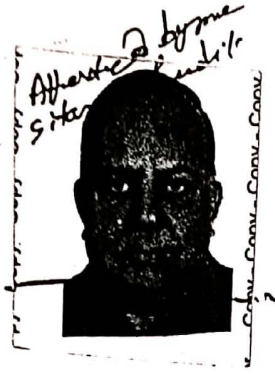
Partner

TRIKUNDI REALCOM-LLP

Partner

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




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TRIKUNDI REALCOM-LLP

Partner

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

one
 rambhadi



Awa

Awardhadi go. the land



Read over the contents of deed and explained to the parties Sitaram Pandit
 Dw. Deoghar 19.03.2021
 Certified that the left hand finger print of all the persons whose photographs
 affixed in this deed has been taken by me Sitaram Pandit
 Dw. Deoghar 19.03.2021 Licence No. 37(S)1982