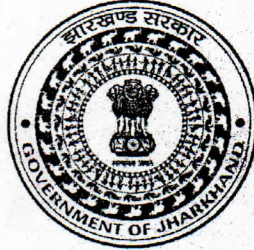


486

435



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : a4f272cbd0be89e196ef

Receipt Date : 10-Jul-2021 08:52:25 pm

Receipt Amount : 75550/-

Amount In Words : Seventy Five Thousands Five Hundred And Fifty Rupees Only

Token Number : 20210000065529

Office Name : SRO - Deoghar

Document Type : Sale Deed

Payee Name : KOMAL SINGH (Vendee)

GRN Number : 2106374224

विभाग द्वारा अपलोड प्रतिबंधित सूचि ऐप कंयुटर में अपलोड
किया है मिला न किया।



Handwritten signatures and initials

निलयन अधिनियम 1908 के प्र...	For Office Use :- PS	Area	Stamp
और छोड़नागपुर/संभालपरमना टेबेली एक की	Sale	Deoghar	2.50 dec
द्वारा 21 के अधिनियम की प्राव है और	18,87,500/-		
इण्डियन स्टाम्प एक्ट 1899 की अनुसूची A(1) के	feepaid		
खण्ड 23 के अधिनियम यथास्त स्टाम्प सक्ति	A1- 56625-		
(या स्टाम्प शुल्क के विमुक्त या स्टाम्प शुल्क प्रयोग नही)	E- 2000-		
	U- 8-		
	PR- 3-		

Handwritten notes: Affidavit enclosed, 15/07/2021, 16/07/2021

Handwritten signatures: Naveen Singh, Komal Singh

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 दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

STAMP DUTY RECEIPT NO 22504
GOVT OF JHARKHAND
DEOGHAR INDIA

Handwritten notes in Hindi:
प्राप्त कर
श्री संजय कुमार रॉय
नंदन शर्मा

SALE DEED

THIS DEED OF SALE MADE on this the 14th day of July 2021 (Two Thousand Twenty One) A.D of the Christian Era

BETWEEN

SRI SANJOY KUMAR ROY, son of Late Sandeep Kumar Roy, by faith Hindu, by occupation 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, 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 PART through his constituted attorney **SRI NAVIN CHARAN JHA**, son of Gopal Jha, by caste Brahmin, by profession business, by Nationality Indian, resident of Chaitny Nath Jajware Path, B. Deoghar, P.S Deoghar, Subdivision, Subregistry and District Deoghar (Jharkhand) vide his registered General Power of Attorney on 28.08.2018 registered at registry office Deoghar entered in Book IV, Volume number 10, Pages 159 to 238, Serial No. 903, being Deed No. 95 for the year 2018.
Principals are alive & Power of Attorney has not been revoke.

Handwritten number: 753
Stamp: REGISTRY (REGD NO. 22504) GOVT OF JHARKHAND DIST DEOGHAR INDIA

नवीन चरण द्वारा ... पता नाम श्री/स्व० गोपबलू धा
 निवास स्थान: देवनागरी जिला जेजवाडी पंच देवनागरी
 प्राक्मण ... व्यवसाय ...
 ... 95 ... 2018 ...
 ... 14/7/2021 ...
 (समय) जिला के ... के लिए पेश किया।

प्रत्यापक का हस्ताक्षर

निबंधन पदा० का हस्ताक्षर

नवीन चरण



...
 ...
 ...

नवीन चरण

14-7-21

16/7/21



मिनिटर-सुपु
मिनिटर-सुपु
मिनिटर-सुपु

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 succeeded 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. 3032 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 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 in the said Power of Attorney No. 95 for the year 2018 in page No. 2, in line 22, being No. 3023 has been typed at the place of being No. 3032 due to bonafide mistake.

AND WHEREAS as a consequence of the said mutual Partition Sandip Kumar Roy, inter alia, 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,

23-8-11
REGISTRY (REGD) NO 225/04
GOVT OF JHARKHAND
DEOGHAR INDIA

सन्दीप कुमार
सन्दीप कुमार व
सुरजित कुमार
सुरजित सिंघ

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,

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. 1, 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 Sanjay Kumar Roy,

Photostat copy of L.P.C vide Memo No. 147/R, Deoghar, dated 17.01.2019 issued by the office of the Circle officer Deoghar **attached herewith.**

AND WHEREAS the present Vendor declared intention to sale measuring an area of 1,091 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 searched have satisfied with the bonafide title of the Vendor the property under schedule approached to the Vendor and offered to purchase said area of 1,091 Sq. ft of vacant land and the price jointly settled and fixed at Rs. 18,87,500/-(Eighteen Lac Eighty Seven Thousand Five Hundred) only which is fair, reasonable, just and proper according to location situation of the property which amount the Purchaser 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.

NOTES
23/8/22
NOTARY (REGD NO 22504)
GOVT OF JHARKHAND
INDIA

Handwritten notes: "Mortgage in N.P. form" and "Mortgage" written vertically.

NOW THIS INDENTURE WITNESSETH that in consideration of sum of Rs. 18,87,500/-(Eighteen Lac Eighty Seven Thousand Five Hundred) only aforesaid truly paid by the Purchasers, and receipt whereof duly acknowledged 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 he 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 Jeopardized or become defective.

AND WHEREAS the Vendor, his heirs, administrators or assigns further covenant that he shall at the request and cost of the Purchasers, their 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 will pay the rent and tax.

AND WHEREAS the Vendor Sanjay Kumar Roy had appointed one Sri Birendra Kumar Singh as his Attorney holder previously and the same had registered at Additional Registrar of Assurances III Kolkata on 18th day of March 2015 entered in Book No. IV, C.D. Volume No. 4, Pages 952 to 965, being No. 01531 for the year 2015 in respect of the property measuring 35,000 Sq. ft. on western side out of his share out of the said property situated 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 16 Bighas, 2 Kathas, 6 Chhitak, 9 Sq. ft. according to Standard measurement with

Stamp: "NOTARY (REGD) NO 22504 GOVT OF JHARKHAND DIST DEOGHAR INDIA" with handwritten date "13/8/21".

Handwritten notes in Hindi:
सदर-सुनिश्चित
हस्ताक्षर
Nitesh Singh

AND WHEREAS the said Sanjay Kumar Roy through attorney Navin Charan Jha with the consent and confirmation of the confirming parties, are executing the sale deed in respect of purchased property (part) of the confirming parties, so the confirming parties are receiving the consideration amount from the purchaser and confirms this sale deed as executing confirming parties in this sale deed.

AND WHEREAS We the confirming parties are receiving the consideration amount from the purchaser and confirms this present sale deed executing as confirming parties in this present sale deed and declares that the said aforesaid three registered sale deeds which has been registered earlier in our name through the attorney holder Birendra Kumar Singh of the present Vendor Sanjay Kumar Roy, should be declared as null and void and said aforesaid three registered sale deeds should be treated as Basket paper.

SCHEDULE

In the District of Deoghar, Sub-division, Sub-registry and P.S Deoghar, Anchal Deoghar, Mouza-Shyamganj No. 413, Mohalla Castairs Town, a piece and parcel of unsurveyed Basauri transferable Land measuring 1,091 Sq. ft. (One Thousand Ninety One Sq. ft.) i.e. 2.504 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 color marked as Subplot No. "5" part & "6" part which is butted and bounded as follows—

North :--Purchase Land of Anjani Kumar and Anjali Kumari.
Measurement of this side east to west 53'—09" Ft

South :--Subplot No. "6" part.
Measurement of this side east to west 54'—00" Ft.

East :--Surojit Kumar Roy & Sub Plot No "8".
Measurement of this side north to south 20'—06" Ft.

West :--15'—00" wide Proposed Road.
Measurement of this side north to south 20'—00 " Ft.

Handwritten date: 25.8.22
Stamp: NOTARY (REGD NO 225004 OF JHARKHAND)

मिशनरी
हॉमिनिटी
Noban Singh

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/Germajarua 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.

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.

अमिल कुमार भाय्य
पिता जालो भाय्य
ग्राम पंचकठीगां
पोस्ट सोहनपुर
बाला चन्द्रमंडी
जिला जहरी

Shan Kaur Pansad Singh
S/o Shan Kaur Pansad Singh
Ad:- Cantt Town
Pandit Sunder Lal Mishra
Road
Deoghar

8/15/81
NOTARY (REGD NO 22504)
GOVT OF JHARKHAND
POST DEOGHAR INDIA

7A/2-22/1-22
M/S N R Venkatesh & V
Notarisingh.

MEMO OF CONSIDERATION

1. Through RTGS by cheque No-196881 dt-25.1.2021 of Rs - 500000=00
2. Through RTGS by cheque No-932191 dt-10.2.2021 of Rs - 500000=00
3. Through RTGS by cheque No-932198 dt-24.2.2021 of Rs - 800000=00
4. Through Bank Transfer IMPS-119410753120 dt-13.7.2021 of Rs - 87500=00

Total - 18,87,500 = 00

7A/2-22/1-22

153
825.8.22
NOTARY (REGD NO 22504)
GOVT OF JHARKHAND
NET JERSEY INDIA

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



Handwritten notes:
m
e
Paudt
m 10/2/2012

Handwritten notes:
m 10/2/2012
M. K. Singh
Nutan Singh



153
26/12
NOTARY (REGD NO 2504)
GOVT OF JHARKHAND
NETANEOPUR INDIA

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



Nutan Singh
Auditor

Nutan Singh



महेश्वर
हजारी कर्मचार
Nutan Singh



समे
अधीन

हजारी कर्मचार



हजारी कर्मचार

IES
8/23/82
NOTARY (REGD NO 22504)
GOVT OF JHARKHAND
POST DEOGHAR INDIA

Handwritten text in Devanagari script, oriented vertically on the right side of the page.

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



Komal Singh

Handwritten signature or name in Devanagari script, possibly 'Sitaaram Pandey'.

Komal Singh.

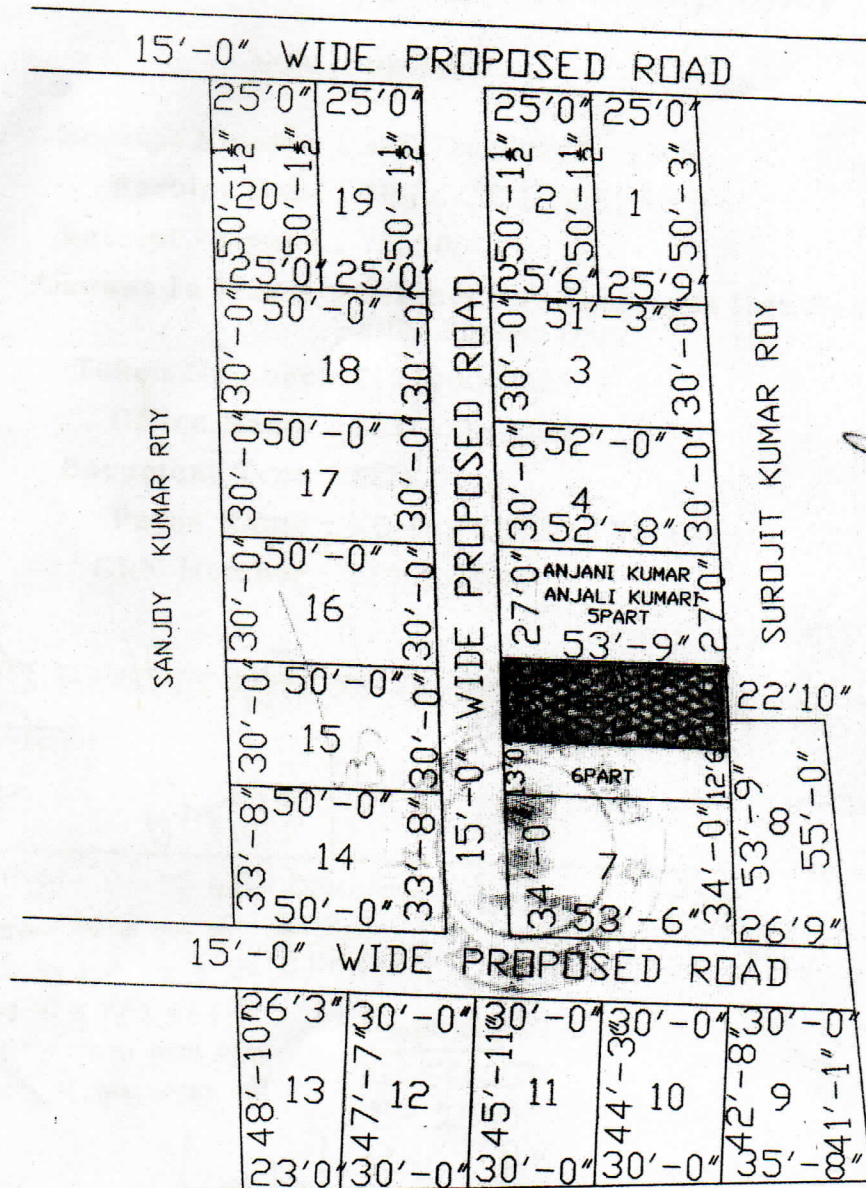


Read over the contents of deed and explained to the parties and Certified that the left hand finger print of all the persons, whose photographs affixed in this deed has been taken in my presence
Deed Write: Deoghar.
Licence No. 37(5) 1982

Sitararam Pandey
14.07.2021

Notary (Hegd) No. 225004
GOVT OF JHARKHAND
NET DEOGHAR INDIA

PLAN OF LAND UNDER MOUZA:- SHYAMGANJ NO- 413 WITHIN DEOGHAR NAGAR NIGAM WARD NO-32 J. B. NO-54/3217, 55/3218/2 & 256/3665ja/1 PART OF T. P. PLOT NO- 776 SUB PLOT NO-5PART 6PART AREA:- 1091sqft. SHOWN IN RED COLOUR BELONGS TO SRI SANJOY KUMAR ROY S/O LATE SANDEEP KUMAR ROY THROUGH ATTORNEY SRI NAVIN CHARAN JHA S/O GOPAL JHA & NOW SOLD TO Smt. KOMAL SINGH D/O D/HIRENDRA KUMAR SINGH W/O AJAY SINGH OF NAYA TOLA BIHARI, JAMUI, P.S- JAMUI, DIST- JAMUI, BIHAR.



Handwritten notes:
 7/10/2017
 Anjali Kumari

Handwritten note:
 Nular Singh

153
25.8.22
 ATTORNEY (REGD NO 22500)
 GOVT OF JHARKHAND
 JAMUI DISTRICT
Traced by