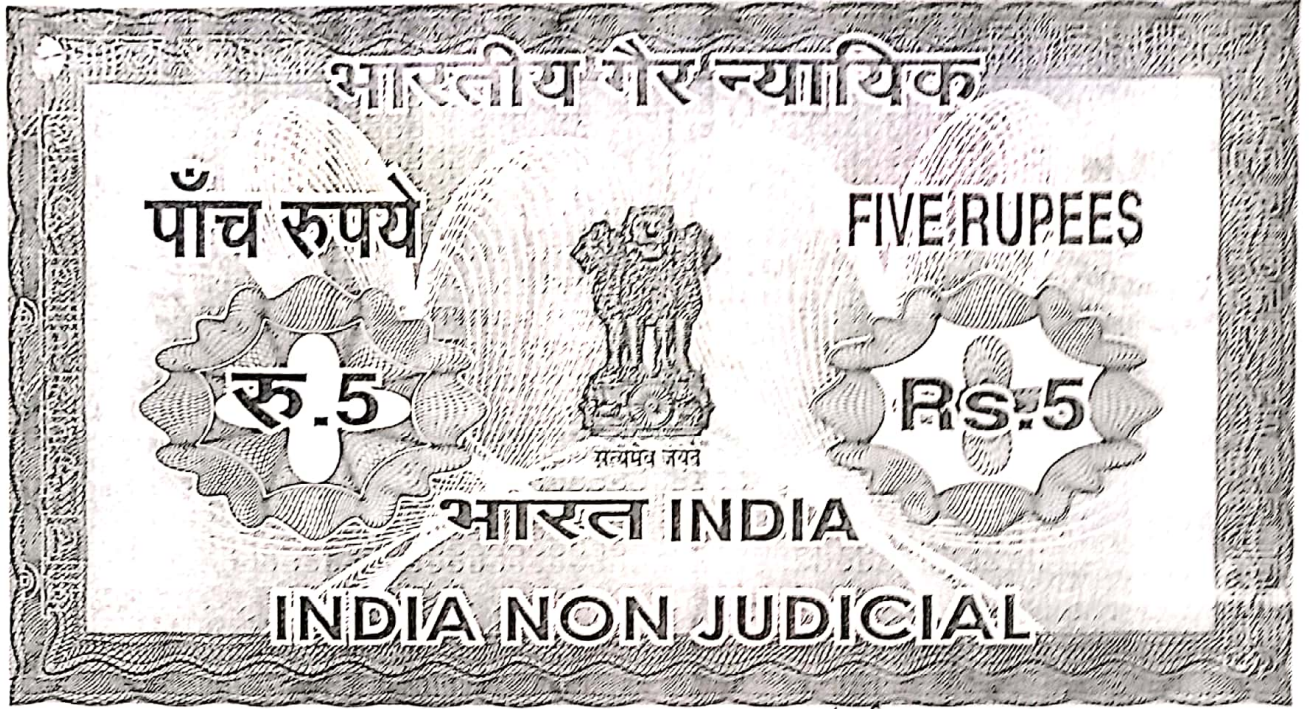


634

Sale 21,31,000/-

P.S. Deodhara

534



झारखण्ड JHARKHAND

Agree 3-10 Dec

stamp 5/-

03AA 911032

निबंधन अधिनियम.....1908.....के अन्तर्गत
 और बंधनानुसार/संस्थापना देनेवाली एक
 धारा.....21.....के अधीन भी प्राप्त है और
 इन्डियन स्टाम्प एक्ट 1899 की अनुसूची A(1) के
 खण्ड.....23.....के अधीन यथावत स्टाम्प सहित
 (या स्टम्प मुक्त के विपरीत यह स्टाम्प शुल्क संबंधित नहीं)

fees
 AVI - 00/-
 E - 2000/-
 LL - 20/-
 PR - 8/-
 2028/-


 नमन चक्रवर्ती
 08/10/2019

21/10/2019

Handwritten signature: *Sanjay Kumar Roy*
Name: *Sanjay Kumar Roy*
Name: *Natan Singh*

SALE DEED

THIS DEED OF SALE MADE on this the 8th day of July 2019 (Two Thousand Nine) 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.

Photostat copy of General Power of Attorney attached
Photostat copy of Aadhar card attached)

श्री. नवीन प्ररण झा श्री. गोपाल झा
 निवासी चैतन्यनाथ प्रजवाडे पथ 7
 जति. प्राश्नाणा व्यपसाय कनेचर
 का कार्ड नं. 225 देवघर प्रजवाडे
 संख्या 95 2018
 मे ही खंजय कुमार राधा हे ने
 सा. 8/7/2019 10.1.1.....
 (समय)



*by me
 manual audit*

श्री. नवीन प्ररण
 8.7.2019

श्री. नवीन प्ररण
 उपस्थापक का हस्ताक्षर

निबंधन पदा० का हस्ताक्षर
प्रजवाडे



Handwritten notes in Hindi:
- कानून - अपे
Nutan Singh
Nutan Singh

AND

1. M/S IPC INFRASTRUCTURES & DEVELOPERS PVT. LTD. a company duly incorporated under the companies Act, 1956, having its registered office at "Aastha", near Geeta Devi. D.A.V. Public School, Castairs Town, Deoghar—814112 through its Director SRI SANJAY KUNJILWAR, Son of Sri Markandey Kunjilwar, by caste Brahmin, by profession business, resident of Chakrawarty Lane, Deoghar, P.S. Deoghar, Subdivision, Subregistry and District Deoghar (Jharkhand)
2. SMT NUTAN SINGH, daughter of Tribhuvan Prasad Singh, wife of Sri Rajesh Kumar Singh, by caste Rajput, by profession housewife, by Nationality Indian, resident of "Aastha", near Geeta Devi. D.A.V. Public School, 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 their legal heirs, executors, administrators, successors, legal representatives and assigns) of the SECOND PART ;

AND

SMT. SUSHILA DEVI, Daughter of Late Chandrika Singh, Grand Daughter of Late Ram Lachhan Singh, Wife of Sri Bikrama Ditya Singh, by caste Rajput, by profession housewife, by Nationality Indian, resident of Charihara, P.O. and P.S. Mashrak, District Chhapra (Saran), Bihar, at present resident of Pandit Sundarlal Mishra Road, Mouza Shyamganj, Mohalla Castairs Town, B. Deoghar, P.S. Deoghar, Subdivision, Subregistry and District Deoghar (Jharkhand) hereinafter called the PURCHASER (Which expression shall unless excluded by or repugnant to the context be deemed to include her 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.

संशोधन विभाग

हजूर कर कमलिकार
मुहताब दिग्घ.

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 (Senior 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 1,352 Sq. ft of vacant land out of his share marked as "B" part.

AND WHEREAS the Purchaser 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 1,352 Sq. ft of vacant land and the price jointly settled and fixed at Rs. 21,31,000/- (Twenty One Lac Thirty One Thousand) 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 Purchaser shall purchase the property fully described in the schedule below.

Handwritten text in Odia script, oriented vertically. It appears to be a signature or name, possibly "Nutan Singh" and "Sanjay Kumar Roy".

NOW THIS INDENTURE WITNESSETH that in consideration of sum of Rs. 21,31,000/-(Twenty One Lac Thirty One Thousand) only aforesaid truly paid by the Purchaser, 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 Purchaser, her 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 Purchaser 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 Purchaser shall get her name mutata 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

Handwritten signature: NUTAN SINGH
Nutan Singh
for Mr. Sanjay Kumar Roy
19/06/2015
C.P.C.

piece and parcel of unsurveyed Basauri transferable Land measuring 16 Bighas, 2 Kathas, 6 Chhitak, 9 Sq. ft. according to Standard measurement with building on some portions, 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 ward No. old 15, and the Vendor Sanjay Kumar Roy had received full and final consideration amount from the confirming parties in respect of the said property as per receipt duly received and acknowledged by the said Vendor Sanjay Kumar Ray.

AND WHEREAS above named attorney holder Birendra Kumar Singh on behalf of Sanjay Kumar Roy sold and transferred Undivided area 11,000 Sq. ft. of parti land on western side out of share of the said Sanjay Kumar Roy out of area 35,000 Sq. ft., out of the said property by registered deed of sale on 19/06/2015 registered at registry office Deoghar entered in Book No. 1, Vol No. 73, Pages 1 to 130, Serial No. 491, being Deed No. 437 for the year 2015 in favour of the Confirming party No. 1 M/S IPC INFRASTRUCTURES & DEVELOPERS PVT. LTD.

AND WHEREAS above named attorney holder Birendra Kumar Singh on behalf of Sanjay Kumar Roy sold and transferred Undivided area 10,000 Sq. ft. of parti land on western side out of share of the said Sanjay Kumar Roy out of area 35,000 Sq. ft., out of the said property by registered deed of sale on 19/06/2015 registered at registry office Deoghar entered in Book No. 1, Vol No. 73, Pages 131 to 248, Serial No. 492, being Deed No. 438 for the year 2015 in favour of confirming party No. 2 SMT NUTAN SINGH,

AND WHEREAS above named attorney holder Birendra Kumar Singh on behalf of Sanjay Kumar Roy sold and transferred Undivided area 9,000 Sq. ft. of parti land on western side out of share of the said Sanjay Kumar Roy out of area 35,000 Sq. ft., out of the said property by registered deed of sale on 19/06/2015 registered at registry office Deoghar entered in Book No. 1, Vol No. 73, Pages 479 to 596, Serial No. 495, being Deed No. 441 for the year 2015 in favour of the Confirming party No. 2 SMT NUTAN SINGH,

Handwritten signature: Navin Charan Jha

AND WHEREAS before the execution and registration of aforesaid three sale deeds, the said Sanjay Kumar Ray has already cancelled the said Power of Attorney on 21.04.2015 registered at Additional Registrar of Assurances III Kolkata vide Deed No. 02233 for the year 2015

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 1,352 Sq. ft. (One Thousand Three Hundred Fifty Two Sq. ft.) i.e. 3.103 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. "11" which is butted and bounded as follows—

North :--15'—00" wide Proposed Road

Measurement of this side east to west 30'—00" Ft.

South :--Sarju Prasad Singh

Measurement of this side east to west 30'—00" Ft.

East :--Subplot No. "10"

Measurement of this side north to south 44'—03" Ft.

West :--Subplot No. "12"

Measurement of this side north to south 45'—11" Ft.

7/10/2019
Nishant Singh
Nishant 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/Germajaru 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.

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 उमेश कुमार सिंह
पिता :- श्री विन्देवरी प्रसन्न सिंह
विद्यालयी वार्डन
देवघर
9431311169



Sitaranand dit

② KUMAR SOURABH SINGH
Father :- LT. SHANKAR PRASAD SINGH
PANDIT SUNDER LAL
MISHRA ROAD DEOGHAR
7369019856

Handwritten signature and name:
Nutan Singh

MEMO OF CONSIDERATION

- 1. Cheque No- 823943 dt. 19.06.2019 SBI of Rs --- 7,00,000.00
- 2. Cheque No- 823941 dt. 17.06.2019 SBI of Rs --- 8,00,000.00
- 3. Cheque No- 823942 dt. 18.06.2019 SBI of Rs -- 63,100.00

Total - 21,31,000.00

Handwritten signature

Nutan Singh
9955921008

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



9955921008

Attest by me
Jyotsna Pandit
Kunjilwar



Kunjilwar



9934382154

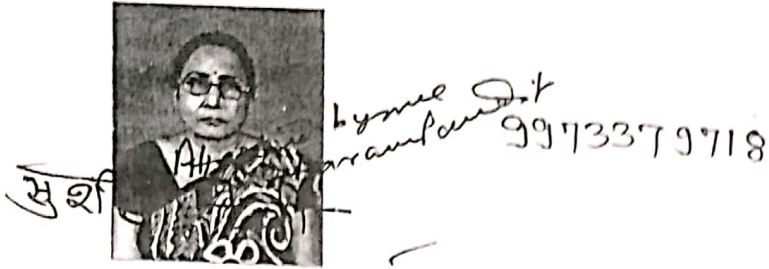
Attest by me
Jyotsna Pandit
Nutan Singh



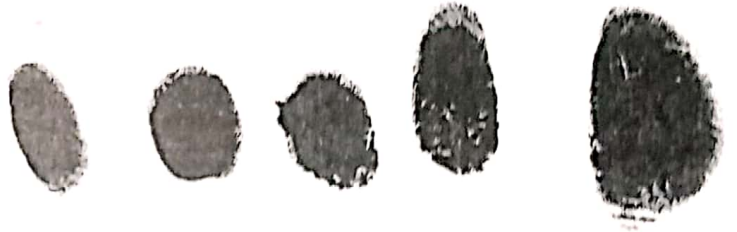
Nutan Singh.

• 1/8/19
Sitararam Pandit
Deoghar
C.P.C.

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

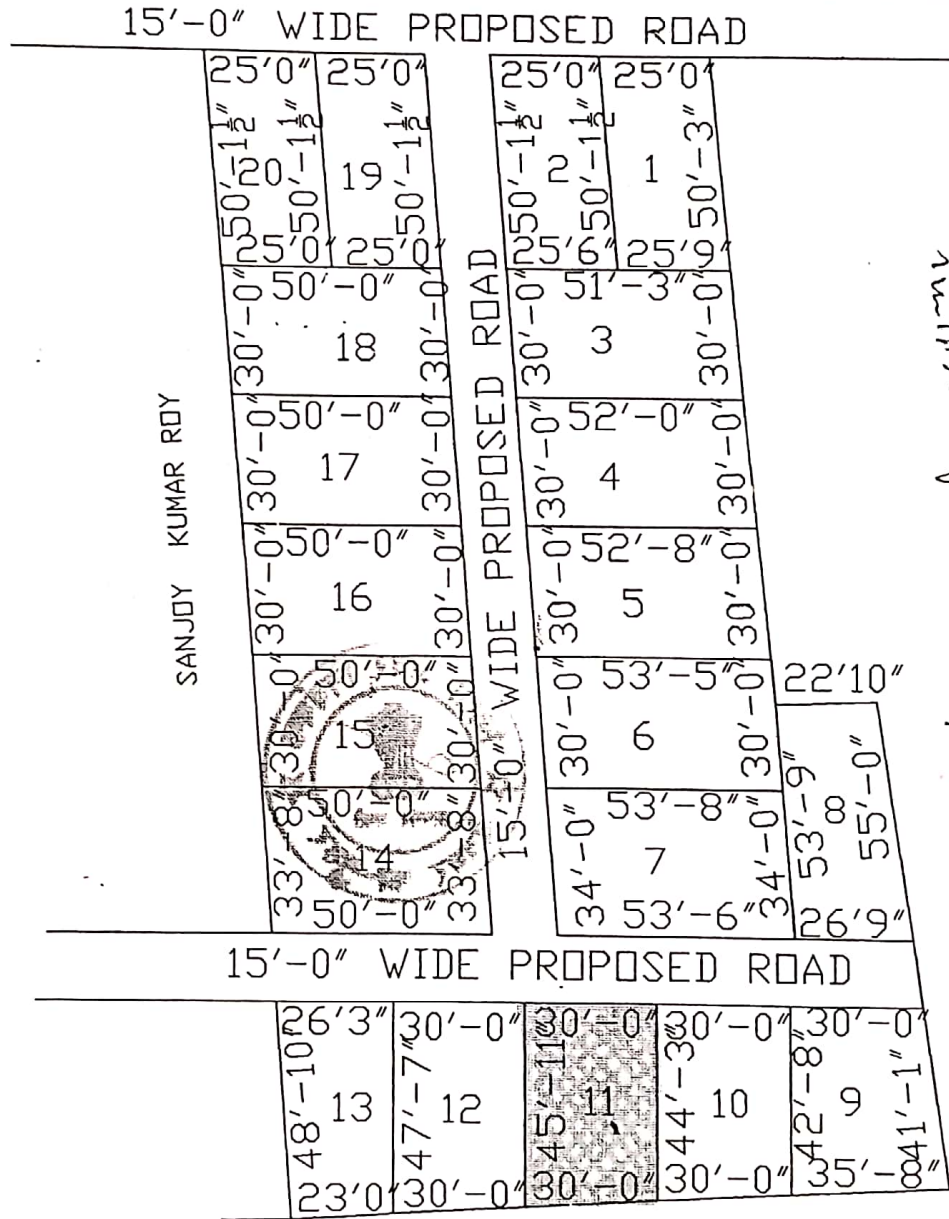


सुशीला देवी



Read over the contents of deed and explained to the parties, Sitararam Pandit
Deed Writer Deoghar 08.07.2019
Certified that the left hand finger print of all the persons, whose photographs affixed in
this deed has been taken in my presence Sitararam Pandit
Deed Writer Deoghar. 08.07.2019
Licence No. 37(5) 1982

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-11 AREA:- 1352sqft. 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. SUSHILA DEVI D/O LATE CHANDRIKA SINGH W/O SRI BIKRAMA DITYA SINGH OF CHARIHARA, P.O. & P.S- MASHRAK, DIST CHAMPARAN (SARAN) ,BIHAR. AT PRESENT - Pt. SUNDER LAL MISHRA ROAD, CASTAIRS TOWN, DEOGHAR.



Handwritten notes:
 नदी के किनारे
 नदी के किनारे

Handwritten note:
 नदी के किनारे

SARJU PRASAD SINGH

Handwritten signature and date:
 Traced By
 M.K.K.
 7/7/2019