



KUMAR BHATTACHARJEE
 26/3/16

-2-

KUMAR BHATTACHARJEE all sons of
 late ponchu Gopal Bhattacharyya
 by faith Hindu, by occupation retired
 service holder and Land Lord residents
 of 21B Joy mitter street Calcutta-5
 west Bengal herein after called the

VENDORS (which expression shall
 unless excluded their heirs, Succe-
 ssors, executors, administrators,
 legal representatives and assigns)
 of the ONE PART. Through their
 Constituted Attorney Sri Umesh

ATTESTED
 8/11/27
 NOTARY (REGD NO. 225/04)
 GOVT OF BIHAR
 INDIA

गान्धीजी



-3-

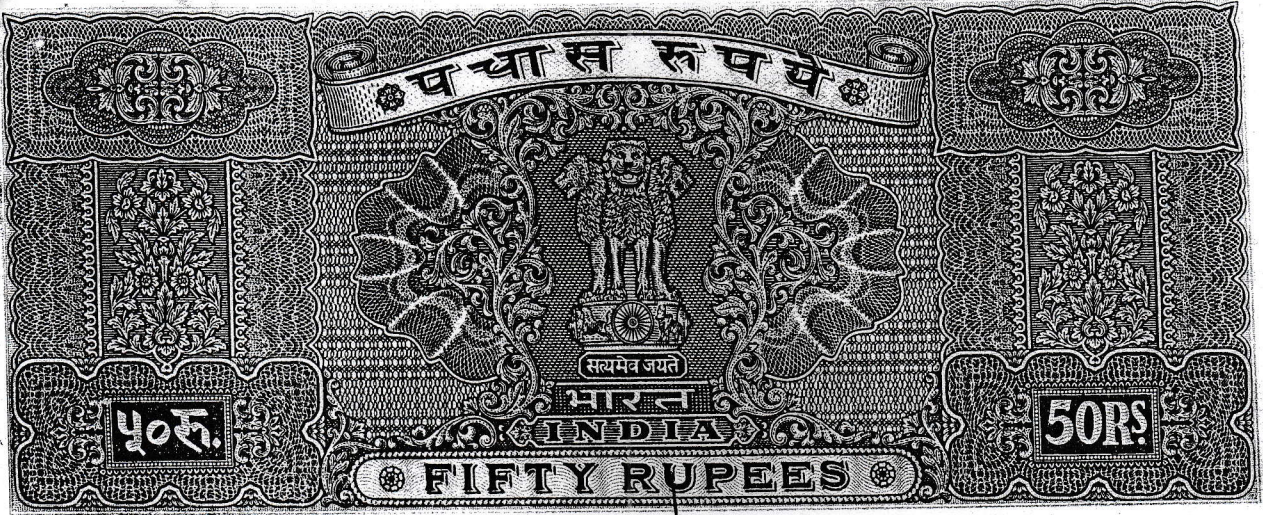
Chandra Baranwal son of Late
Kishun Lal Baranwal of Kachhari
 Road Deoghar, P.S, Subdivision, Sub
 registry and Dist: Deoghar, vide
 registered General Power No 307
 dated 22.2.1997 of Registrar of
 Assurances Calcutta.

AND

SMT RANI DEVI wife of Sri
Daso Das by caste Chamar, by
 Profession housewife, resident of
 Barasamghara, P.S and Subdivision
 Madhupur, Subregistry and Dist

रानी देवी

REGISTRY
 DIST. DEOGHAR (INDIA)
 SOVT. OF JHARKHAND
 REG. NO. 22910



30/11/2016
 26/12/16

- 4 -

Deoghar, hereinafter called the PURCHASER (which expression shall unless excluded her heirs, successors, executors, administrators, legal representatives and assigns) of the OTHER PART.

ATTESTED
 8/11/16
 GOVT. REGISTRAR (RE SU NO. 425/04)
 BARKHANE
 DEOGHAR (INDIA)

WHEREAS one Nibaran Chandra Roy son of Narayan Roy of No 213 Cornwallis Street in the town of Calcutta was the full and absolute owner of the property All that piece and parcel of Basauki land situated within mouza madaridih Estate Rohini subdivision, Subregistry

गनीद्वी

21/11/32

Deoghar

-5-

Deoghar dist Santhal Pargana containing an area of about 29,000 sqft or 14 Kathas 2 dhur by local Rohini measurement and seized and possessed over the same peacefully by paying rent a sum of Rs. 14/- Rupees fourteen only per annum to the Ghatwali Rohini Estate.

AND WHEREAS above named Nibaran chandra Roy transferred the above land to panchu Gopal Bhattacharyya and Sukumar Bhattacharyya sons of Late Hemadrish chandra Bhattacharyya of No 21B Joy mitter street, in the town of calcutta by a registered Deed of sale which is entered in Book No I, Vol No 5 Pages 95 to 98 being No 177 for the year 1932 of registry office Deoghar on 23.5.1932.

AND WHEREAS after purchasing the same the abovenamed panchu Gopal Bhattacharyya and Sukumar Bhattacharyya

गनी देवी

ATTESTED
11/11/32
NOTARY PUBLIC
GOVT OF JHARKHAND
ST. RECORDS (INDIA)

10/11/2016
26/12/16
33/12/16

- 6 -

Seized and possessed over the same by paying annual rent to Ghatwadi Rohini Estate and after vesting the Estate to the State of Bihar vide Jamabandy No. 7/2889.

AND WHEREAS above named Panchu Gopal Bhattacharyya had constructed building thereon and paying tax to the Deoghar municipality. And whereas said Panchu Gopal Bhattacharyya father of the vendors died in the year 1945 leaving behind this vendors as owners of the said property.

ATTORNEY
11/16
S. J. MARKHANE
225/104
GOVT. ENGINEERING COLLEGE
JHARKHAND

AND WHEREAS said Sukumar Bhattacharyya also died bechelor leaving behind his 7 seven nephews as his legal heirs namely 1. Nirmal Kumar Bhattacharyya 2. Achintya Bhattacharjee 3. Sudhir Kumar Bhattacharjee 4. Dr. Sunitee Kumar Bhattacharyya 5. Sunil

रानी देवी

पुणे
कमलेश चव्हाण

7-

Kumar Bhattacharjee 6. Sonat Kumar Bhattacharjee 7. Sushil Kumar Bhattacharjee.

AND WHEREAS out of above seven brothers, three brothers namely Achintya Bhattacharjee, Sunil Kumar Bhattacharjee and Sushil Kumar Bhattacharjee died issueless.

AND WHEREAS above named vendors No. 1 to 4 are became absolute and full owners of the above said property which is described in the schedule below situated at Deoghar.

AND WHEREAS above named vendors No. 1 to 4 are the full and absolute owners of the above said property by paying annual rent Rs. 14/- only vide jamabandy No. 7/2889 and municipal tax to the Deoghar municipality in ward No. XI Holding No. 286 and used the same as Purely residential house.

गनीदणी

ATTESTED
11/11/2017
REGISTRAR
GOVT. OFFICE
DEOGHAR (INDIA)

प्राप्त
अनुमति
आवक

-8-

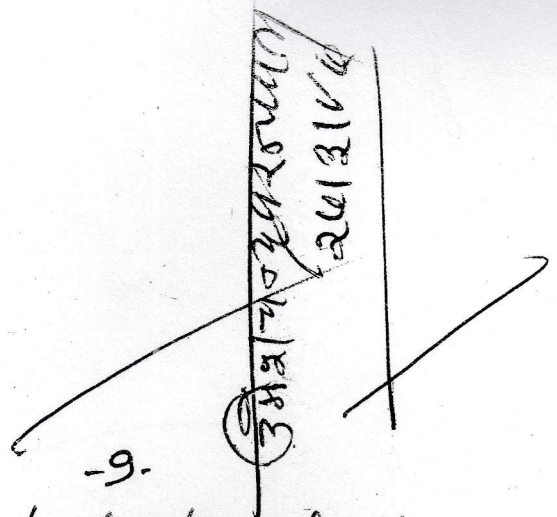
AND WHEREAS the above named vendors declare their intention to sale the above property after making some subplots.

AND WHEREAS the purchaser approached to the vendors and offered to purchase an area of 1236 sqft fully described in the schedule below and the price jointly settled and fixed at Rs. 13,000/- (Rupees thirteen thousand) only which is fair, reasonable and just and proper according to location and situated of the land which amount the purchaser agreed to pay.

REGISTRY
11/13
225/04
GOVT. OF JHARKHAND
REGISTRY DEPT. RAJSHAHI

NOW THIS INDENTURE WITNESSETH that in persuance of the agreement above and in consideration of the sum of Rs. 13,000/- (Rupees Thirteen thousand) only truly paid by the purchasers to the vendors receipt of the vendors hereby grant, convey, sell, transfer and

प्राप्त



9.
assign the property fully mentioned and described in the schedule below with all right, title, interest, claim and demand what soever into and upon the same together with right of all easements, liberties, relating to the said land fully described in the schedule below and which is free from all sorts of encumbrances, liens, charges attachments and/or hypothecation with banks or else where in any manner what so ever into and to the absolute use and enjoyment and benefit of the purchaser for ever without any objection, interruption, claim, demand what soever of the vendors or any person or persons.

AND WHEREAS the above named vendors now has good right full Power and absolute authority to grant, convey, transfer, sell or assign their entire land and house to any body in any manner what soever.

गनी देवी

-10-

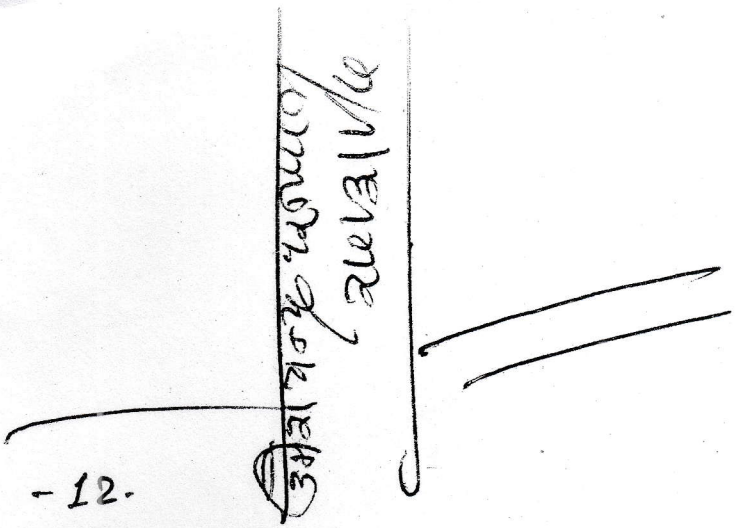
AND WHEREAS the vendors also declare that they have not done any wrong or committed any breach by means of which the right, title, interest or possession of the vendors have any way jeopardised or become defective.

AND WHEREAS the vendors at all times hereafter on all reasonable and lawful requests and at the cost and expenses of the purchaser shall make do execute and perfect or caused to be made done executed and perfected all such other acts, deeds, matters and things that may be reasonably required for more perfectly assigning or assuring the same in the manner aforesaid.

AND WHEREAS the vendors hereby declared that from today the vendors ceased to have any right, title, interest claim or demand with regard their

गनी देवी

ATTEST
8/11/2016
NOTARY (RE SU NO. 225/04)
DIST. OF JHARKHAND
INDIA



-12.

Ward No XI, Holding No 286 more fully shown in the map or plan attached here with within red bounded line marked as Sub Plot No "9" which is butted and bounded as follows:

North: - Premises of Thakurjee.

breadth of this side east to west 30'-0" Ft. (Thirty feet)

South: - vendor's land Sub Plot No 9A which is being sold to Sri Daso Das.

East: - breadth of this side east to west 29'-0" Ft (Twenty nine feet) Boundary of upasana Mandir.

west: - Length of this side North to South 41'-6" Ft (Forty one feet, six inch) 10'-0" wide proposed Road and vendor's land Sub Plot No "8"

Length of this side North to South 41'-3" Ft (Forty one feet Three inch)

ATTESTED
 22/10/04
 GOVT OF MARCH
 INDIA

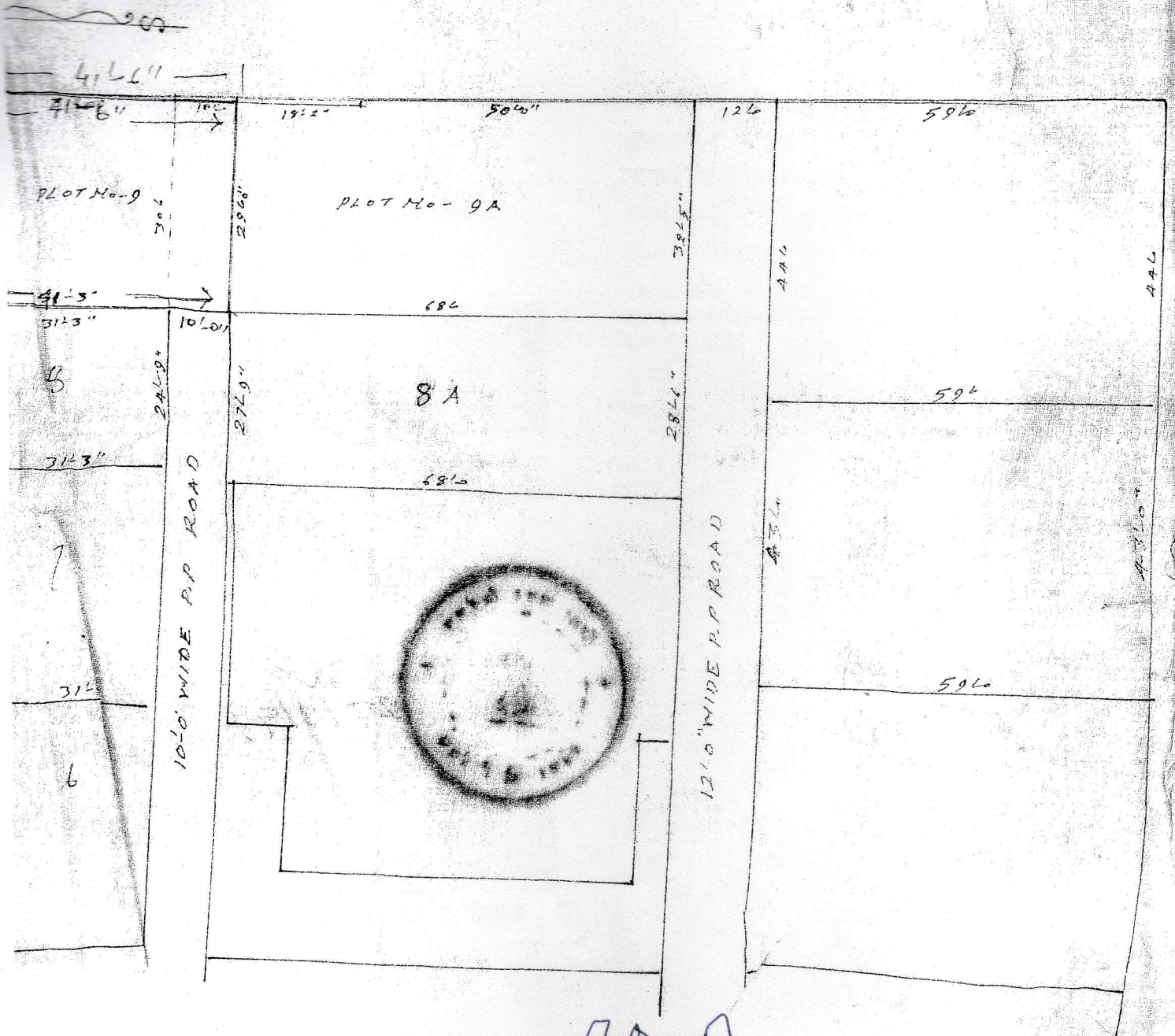
रानी देवी

3311/10/10

3311/10/10

PLAN OF A SOURI LAND OF SHRI NIRMAL KUMAR BHATTACHARYA
 HIS HEIR IS NOW SOLD TO Smt. RANI DEVI W/O SHRI DASO DAS VILAGE
 ASAGHRA PIS MADHUPUR DIST-DEOGHAR MEASURING ON AREA 12366'50"
 QUATED WITHIN MOUZA MADARI DIH (MADARI CHAK) NO 256 FOLLOWING
 ORDER J.B. No 712889 AND TOWN PLAN PLOT NO 1ATAA AND SETTLEMENT PLOT
 NO 250 AND PARCHA J.B. No 27174 IN MUHALLA BELA BAGAM WITHIN
 DEOGHAR TOWN SHOWN IN RED BOUNDED LINE.

SCALE :- 1" = 2000"



रानी देवी

ATTESTED
 11/1/02
 NOTARY (REG. NO. 226/04)
 GOVT. OF BIHAR
 NOT. DEPARTMENT