

137h

11/12

paid at Delhi
leave on
19/11/97
CO 200
V(8) 45

Recd at
Office 19/11/97

5 (1) 125.00
5 (1) 10.00
Per 5.00
140.00

20/2/97

WILL

I, Shri SANTOSH KUMAR RAY, s/o Late Babu Ashutosh Ray and Grand-son of Late Babu Woodhub Charida Roy, resident of "Tharpakhna House" (An old house with country tile roof more than one hundred years old) Hazaribagh Road, P.O. Lalpur, P.O. & District Ranchi Pin 834 001, by faith Hindu of Dayabhag School, hereby execute this LAST WILL in a free and sound State of health and sound mind.

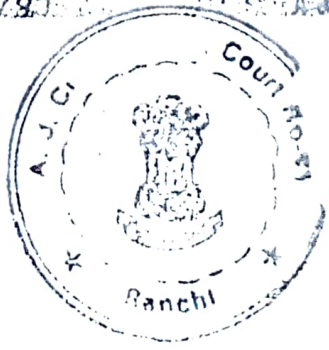
1. I hereby execute and give the entire Residential dwelling along with all adjoining land/courtyard/front land upto Hazaribagh Road, covered by
a) Municipal Holding No. 1461 }
b) Municipal Holding No. 1462 }
corresponding to Municipal Survey Plot No. 2057 in Ward No. 7 (Old)/17 New P.S. Lalpur District Ranchi to my only son Shri SHANKAR ROY absolutely and for ever after my death.

2. Secondly I give absolutely and forever another House of mine on the Hazaribagh Road near Albert Ekka Chowk/ Firayal Chowk, bounded by Hazaribagh Road on the South and Line Tank Road on the North, corresponding to Municipal Holding No. 1212; and M.S. Plot Nos. 1926 (West) and 1927 (East) in Ward No. 7 Old/17 New P.S. Lalpur District Ranchi, and with all lands attached to the building and all tenants thereupon to my only son Shri SHANKAR ROY,

Maya Ray: 14/2/97
A. J. C. I. 14.2.97
A. J. C. I. 14.2.97

S. Santosh Kumar Ray
14/2/97

Lalpur Ranchi



3(a) I hereby specifically and categorically wish to Record that my only son Shri SHANKAR ROY Superintending Engineer (CIVIL) has looked after me and my wife Sat. Maya Roy very well with full Care and Devotion since his stay at Ranchi from July 1980. He has looked after our food, medicine and taken us to pilgrimage during this last 17 years He will look after and maintain me and his mother till our demise.

3(b) I further wish to record that my son SRI SHANKAR ROY has assisted me in very positive way in preserving/protecting /developing my property.

3(c) I further wish to place on record that my only son Sri SHANKAR ROY has a flair for literature and affinity for Religion, a TRAIT quite uncommon but this I had witnessed in my late father Sri Ashutosh Ray Leader. This has endeared SHANKAR to me more and I crave to GOD for his alround prosperity and pray to Him to shower His blessing. On my part I leave for him my all good wishes and blessings.

4. My wife Sat. Maya Roy will get LIFE INTEREST in the residential house and will get till her death Rs.1000/- (Rupees One thousand) per month for her miscellaneous expenses. This money Shri SHANKAR ROY will pay to his mother after collecting the rent from my properties at M.H. No.1212 (Near Pirayal Chowk), after my death.

5. I have put my only son Shri SHANKAR ROY in ACTUAL POSSESSION in my property at residential house "Thaparhna House", Hazaribagh Road, Ranchi.

6. That I have authorized my son Shri SHANKAR ROY to COLLECT rent, on my behalf from my property at M.H.No.1212 from to-day and have empowered him to take all steps deemed fit for improvement, maintenance/development of the

Sri Shankar Kumar Roy
14.2.97

Witnessed by
Arun Kumar Roy
14/2/97

A.K. Debbarma
Advocate
14.2.97

Shri Maya Roy
14/2/97

Arun Kumar Roy
14.2.97
Advocate



Signed by the said Testator Shri SANTOSH RAY as his LAST WILL and TESTAMENT in our presence ; all being present at the same time; Thereafter at his request and his presence we all subscribe our respective name and signature at the same time as attesting our address all being present.

Witnesses :

1) Bama Padma Bhandari Advocate, Ranchi.
B.P. RUDRA, Advocate, Ex. President, Dist. Bar Association, Ranchi.
14/2-1997

2) H.K. Banerjee Advocate 14-2-1997
H.K. Banerjee, Advocate

Bishwanath Chatterjee Advocate 14.2.97
Government Pleader Ranchi

3) Ashish Kumar Rudra Advocate, Ranchi 14/2/97
ASHISH KUMAR RUDRA, Advocate.

Hari Prasad Chandra Ex. C.R. & U.T.I, Ranchi 14.2.97

4) Maya Ray 14/2/97
MAYA RAY w/o Santosh K.R. Ray

Prasanta Kumar Ray 14.2.97

5) Bhuvanendra Nath Chatterjee Advocate - 14-2-1997
Bhuvanendra Nath Chatterjee, Advocate
Dobson's Chatterjee

Anil Kumar Rudra 14.2.97 Advocate Ranchi

I/we have examined the Testator Shri Santosh Kumar Ray and found him in a sound disposing mind and as having understood fully the contents of the above will.

Witnessed by Bama Padma Bhandari Advocate 14/2/97

1. Dr. Bishwanath Chatterjee 14/2/97

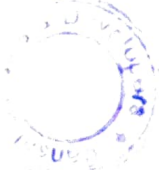
2. Dr. Hari Prasad Chandra 14/2/97
By no. 195/98 (CBU)

Typed by S. Banerjee

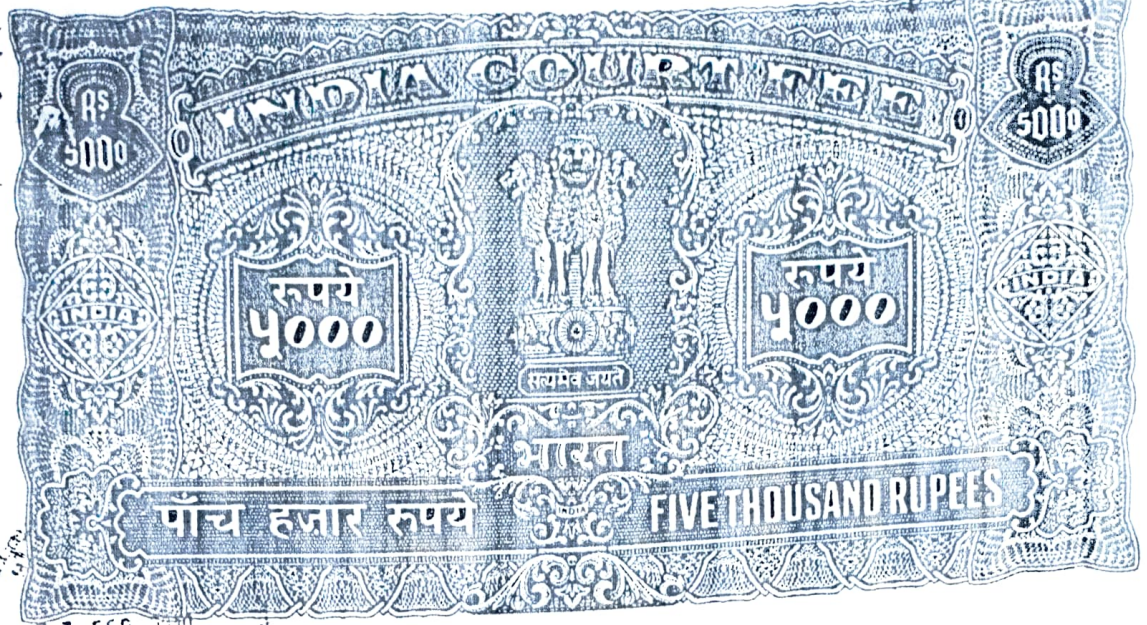


Confirmed by Santosh Ray
Read by
Santosh Ray
14/2/97

Dr. Hari Prasad Chandra
16/2/97



Court of Sri S.L Shaw A/c Ranchi in L.A = 13/14 Rs. 5000 Rs.



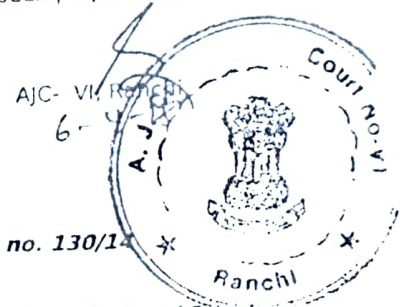
27 FEB 2018

Certified that this Letter of Administration Certificate has been prepared on court fees stamp of Rs. 30,000/-

Schedule XLII-High Court (I) 37 (Old C.P 108)

GRANT OF LETTERS OF ADMINISTRATION TO THE ESTATE OF A DECEASED PERSON.

Letter of Administration case no. 130/17



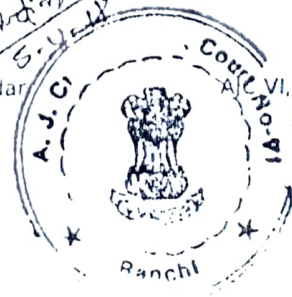
I, S.L.Shaw ,AJC VI, Ranchi do hereby make known that, on the 14th day of February, in the year 1997 the last will was Executed by Deceased **Santosh Kumar Ray** , Letters of Administration regarding Scheduled properties mentioned in the annexure of the property of the deceased were granted to **Sri Shankar Roy s/o late Santosh Kumar Roy** , resident of "Tharpakhna House" , Swami Vivekanand Path (formerly Hazaribagh Road), P.O GPO and P.S Lalpur, District Ranchi -834004 having under taken to administer the same and make full and true inventory of the said property and credits and exhibit the same in

ok ✓
5-4-18
Muharrir

Attested by
5-4-18
Sheristedar

S.L. Shaw
6-4-18

Jeejparbhar





27 FEB 2018

this Court within six months from the date of this grant or within such further time as the Court may from time to time appoint and also to render to this Court a true account of the said property and credit within one year from the same date or within such further time as the Court may from time to time appoint.

Granted this dated 17 day of November, 2017.

under the

seal of the court

Muharrir
5-4-18

Sheristedar
5-4-18

JC VI, Ranchi,
6-4-18

Jayprakash



346

1614/07

Non Judicial Stamp

23500/-

Sold to Sh. Suman Roy

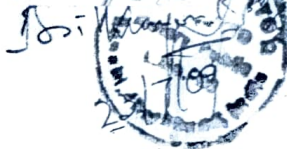
Sh. Suman Roy

10000/- 2 + 10000/- 3 + 5000/-

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50



23-7-09

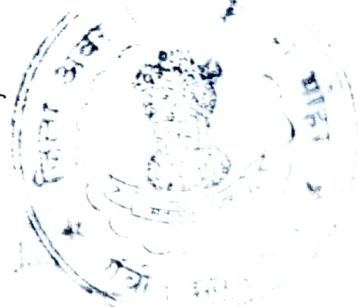
श्रीमान् श्री *[Handwritten Name]*

पत्नी *[Handwritten Name]*

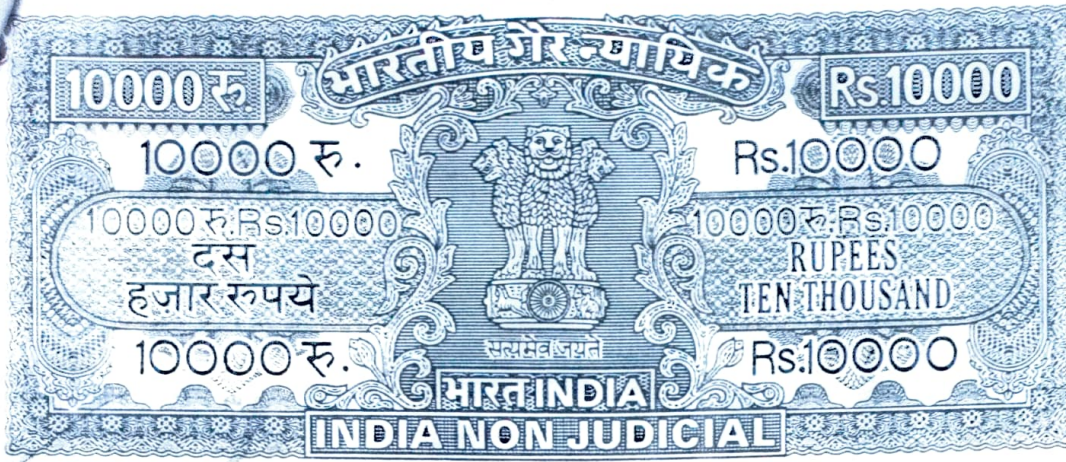
स पति/पत्नी

स प्राधिकृत

[Handwritten Signature]



23-7-09



05AA 080214

:: 2 ::

Grand son of Late Devendra Nath Roy, resident of Builtuni Bagan, P.S. Bakrahat, Dist. South 24 Parganas (west Bengal). (3) Smt. Sumita Sur, daughter of Late Ranjit Roy and W/o Sri Somnath Sur, residing at 11/4A Balram Ghosh Street, Kolkata-700004. (2) Smt. Sudipta Sur, daughter of Late Ranjit Roy and W/o Sri Ashis Sur, residing at flat no B.A. of Nilachal apartment, 118 Canal Street Kolkata 700048. Hereinafter called conjointly the VENDORS on ONE PART. Vide registered Power of Attorney deed vide certificate of registration under section 60 and rules 69 and registered in Book IV CD Volume no. I, Page from 183 to 190 being no. 00019, for the year 2009 (dated 02.01.09) in the office of Sri Bishwanath Das, additional registrar of Assurance-III, office of ARA III, Kolkata (West Bengal).

Sri Sumit Roy
23/7/09
Uma Ghose 25.7.09

Jeetparan

1000Rs.



:: 3 ::

2. Smt. Uma Ghose, daughter of Late Devendra Nath Roy and W/o Late Samar Ghose, by occupation house wife, resident of 8/1/B, M.M. Mukharjee Road, P.S. Bally, Dist. Hawrah (west Bengal). Herself and for sake of brevity jointly called as **VENDORS** on the **ONE PART.**

AND

1. Sri Shankar Roy (Service Holder), son of Late Santosh Kumar Roy, and Great Grand son of Late Woodhub Chandra Roy, resident of Tharpakana house, Hazaribagh Road, P.S. Lalpur, Dist. Ranchi. hereinafter called the **PURCHASER** on the **OTHER PART.**

The Expression **VENDORS** and **PURCHASERS** unless excluded all repugnant to the subject on context Shall always mean an include thier respective heirs, successors, Assigns, Legal representative, Executors and Administrators.

JedhaurBred



Sri Shankar Roy
23/7/09

Uma Ghose
23/7/09

1000Rs.



:: 4 ::

WHEREAS

1. The Land and Century old mud built Khapraposh house of the subject Sale originally belong to Babu Woodhub Chandra Roy and after his death in 1912 the property devolved upon his heirs.
2. That all property of Late W.C. Roy was partitioned stocked divided on 31.07.1931 by award given by since Deceased (1) Sarat Kumar Banerji Advocate (2) Basant Kumar Chatterji Advocate (3) Jadav Talaparta Executive Engineer (4) Jyotish Chandra Vishwas.
3. By the aforesaid award a definite and demarcated portion of land of mud built Khapraposh house was aloketed to Sri Devendra Nath Roy the VENDORS father/Grandfather.
4. After the death of Late Babu Devendra Nath Roy at his residence at

Jestpaul Banerji



Sri. W. C. Roy
23/7/09
Amchase.
23.7.09.

1000Rs.



:: 5 ::

Ranchi on May 1978 the property correspondence to M.S. Plot no. 2057, M. Holding no. 1462, Ward no. VII (old), Stock 17 (New), P.S. Lalpur, Dist. Ranchi devolved upon the legal heirs and after the death of Sri Ranjit Kumar Roy at Biltuni Bagan, Bakrahat, Dist. 24 Parganas, W.B. on June 2007 the property devolved upon his heirs.

5. The VENDORS left Ranchi and settled at Bally, Dist. Hawrah, 24 Pargana and Kolkata as mention above about 20 years ago and requested the PURCHASER to look after the up keep maintaince of their portion.
6. Todays Sale is the left over balance land and Khapraposh mud built house Measuring more or less 1040 sqf. that is one katha Seven Chathak (1 Katha, 7 Chataks). Out of which vacant land is 600 Sqf. & built up area is 440 sqf. more or less. Land value Rs. 2,45,556/-

Sri Ranjit Roy
23/1/09

Uma Chose
23.7.09.

[Handwritten signature]



भारतीय गैर न्यायिक
भारत INDIA

रु. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

झारखण्ड JHARKHAND

283564

:: 6 ::

and built up value Rs. 3,08,000/- total values Rs. 5,53,556/-
(Rupees Five lakh fifty three thousand five hundred fifty six only).

7. The VENDORS settled in west Bengal Since 1990 by constructing new houses and need money for their medical treatment have aproched the PURCHASER to PURCHASE the balance land and portion of the house measuring one katha Seven Chhatak (more or less)
8. The PURCHASER has agreed to pay Rs. 1.75 Lakhs (one lakh seventy five thousand) which the VENDORS considered resonable and fair price for this century old, mud built Khapraposh house with aproch Road 3"6' wide to new colony from the rear of the house.
9. The portion subject matter of the present Sale has been described in the Schedule below and as the same is part of residential

Prati Kumar
23/7/09

Imadchase
23.7.09

Deelpan...



Municipal Holding, neither any notice nor any permission is required under urban land (celling & Regulation) Act. 1976.

10. NOW THIS INDENTURE OF SLAE WITNESSETH that in consideration of the sum of Rs. 1.75 Lakh (Rupees one lakh Seventy five thousand) only paid by the PURCHASERS to the VENDORS as per memo of consideration below, the receipt and acknowledge, the VENDORS do hereby grant, convey, transfer by way of absolute sale, assign and assure all that 1 kathas, 7 chhatak kathas more or less from out of M.S. plot no. 2057, M.S. Holding no. 1462, ward no. 7 (old), 17 (new), Situated at Hazaribagh Road, P.S. Lalpur, District- Ranchi as described in the Schedule below and as shown with measurement and in RED WASH in the sketch map annexed hereto as part hereof, TOGETHER with all rights, title, interest, claim and demand whether at law or in equity of the VENDORS in to and upon the same AND TOGETHER WITH all easements, appurtenance, profits, benefits, advantages of the above mentioned property, to HAVE AND HOLD the same UNTO AND TO the use of the PURCHASERS absolutely and for ever and the VENDORS for themselves and thir heirs, executors, successors, representatives and assigns, covenants unto the PURCHASERS as follows :-

11. That the VENDORS have good, perfect and subsisting title and possession to the property hereby conveyed by these presents and

Jeetpatra Baidya



Dr. Kumar Roy
23/7/09

Amadhose
23.7.09

also have absolute authority to make the sale in terms hereto.

12. That the VENDORS declare that the property transferred under this Sale deed has not been requisitioned by the Government and statutory authorities and there is no mortgage, charge, lien, or attachment order and there is no outstanding Municipal and electric bill and the property is free from all encumbrances.
13. That VENDORS have put the PURCHASERS in actual peaceful possession of the property subject matter of the present sale and admit and confirm that passage 3"6' Leading to new colony/H.B. Road will now be used by the PURCHASER.
14. That the electric meter removal application has been submitted by the VENDORS to B.S.E.B., office after clearance of old outstanding dues and be any arrears upto the date of this deed, the VENDORS undertake that they will pay it out.
15. That the Municipal tax and other taxes are paid upto date.
16. That the PURCHASER shall at all times hereafter possess enjoy the said property shown in RED WASH in the attached map and shall put the same to any legitimate use without any let, hindrance, interruption, claims or demands by the VENDORS or any person under them.
17. That the PURCHASER will get his name mutated in Municipality and other Government body and the VENDORS will extend all possible

Fori Wamakar
Amadhos.
25.7.09.

Jeetpal Bhandari



help in getting the property land and house mutated.

MEMO OF CONSIDERATION

1. VENDORS had taken loan of Rs. 55,000/- (Rupees Fifty five thousand) only over last ten years to maintain their property repair of the mud built khaprapos house which they are unable to repay and acknowledge this as part of payment against this Sale deed.
 2. VENDOR no. I Sri Asit Kumar Roy had received Rs. 70,000/- (Rupees Seventy thousand) only in cash which VENDOR II and III acknowledges having received for self and other VENDORS.
 3. To Sri Asit Kumar Roy by vide D.D. No. 100171..... dated 22-7-09.
Rs. 20,000.00
 4. Smt. Uma Ghose by vide D.D. No. 100170..... dated 22-7-09 Rs.
20,000.00
- Total Payment Rs. 1,75,000/- (Rupees One Lakh Seventy five thousand) only

Sri Kumar Roy
23/7/09

Uma Ghose
23/7/09

And the VENDORS admit having received the same before the District sub-registered Ranchi at the time of registration.

SCHEDULE OF THE PROPERTY

All that piece and parcel of portion of mud built house and structures and land having chhaparbandi right over a portion of M.S. Plot no. 2057, corresponding to Municipality Holding No. 1462, ward no. 7 (old), 17 (new)

Jeepransidh



of Ranchi Municipal Corporation, Ranchi are a more or less 1 katha 7
chhatak, Village Konka, ^{Thana} Thana No. 198, P.S. Lalpur, District Ranchi as
shown with measurements and in RED WASH in the attached sketch map.
Vacant land more or less 600 sqf. and built up area more or less 440 sqf.
Total 1040 sqf. more or less.

The said property is butted and bounded as follows :-

- North : Premises Known as Shiwam complex.
South : Land of Purchaser & house of Sri Sujit Datta.
East : Land and house of PURCHASER.
West : House of Smt. Laxmi Achaya presently resided by A.
Banerji.

Chhaparbandi rent Rs. 1.00 only (Rupees one only)

Landlord : State of Jharkhand, the Circle office Town Anchal,
Ranchi.

CERTIFICATE

CERTIFIED that the land in schedule according to entries in records
of right neither Govt. land nor has been acquired by the Govt. for
Defence or Civil purposes. The land in schedule has not been
given on Bhudan and is outside the Forest Area and does not
belong to CCL, BCCL or ECL.

THIS IS FURTHER CERTIFIED that the land is not a tribal
land according to Khatian nor connected with any tribal. It is
beyond ceiling limit and it does not belong to math, temple,
church or mosque.

Jeetpar Borsel



Sit Kumar Roy
23/7/09

Uma datta
25.7.09

Details of Residential house :-

1. Whether Kacha aur Pakka _____ Kacha Khaprapos
 2. If Pakka whether tiled or R.C.C. _____ Khapra
 3. No. of story _____ single storied
 4. Area of this house _____ 440 sqf.
 5. Year of construction _____ 1865.
 6. A brief decription of nature of sanitary- Electrical equipment _____Standerd.
 7. Area where the building is constructed and its use, residential, commercial, industrial, 1 Katha 7 Chhatak residential.
 8. It on rent its annual rent _____ not rented.
 - a. Cost of the house _____ Rs. 308000/-
@700 per sqf.
 - b. Cost of the land _____ Rs. 258750/-
- Total Rs.566750/-**

IN WITNESSES WHEREOF the aforesaid VENDOR no.-1. Sri Asit Kumar Roy for self and on behalf of VENDOR no.- 2 to 4 have put their respective signatures and left hand fingers prints in this deed of sale on the day month and year first above written at Ranchi. (23.07.2009).

Witnesses :

1. *Ashis Kumar Barua*
Advocate, Ranchi
23/7/09
2. *Faiz Khan*
Advocate, Ranchi
23/7/09
Ashis Kumar Barua

VENDORS

1. Vendor no. 1 for self and on behalf of vendors no. 2 to 4.
Uma Ghose 23/7/09
2. Smt. Uma Ghosh

Drafted by : Advocat :

Typiest : Faiz Ahmed

Debjyoti Barua



Signature of PURCHASER photo and L.T.I. of the left hand fingers

Shankar Roy,
23/07/2009



All the photos which are pasted in this deed and all the finger prints of five finger of left hand have been taken by me or in my presence.



L.T.I.

Thumb



L.T.I.

Tarjani



L.T.I.

Middle
finger



L.T.I.

Anamika



L.T.I.

Little
Finger

Ashish Kumar Deeba
Advocate
23.7.09.

Jaypal Bhandari





निबंधन विभाग, झारखंड
रांची

जांच पर्चा सह घोषणा पत्र (नियम 114)

Token Date/Time 23/07/2009 16:09:51

Document No 125

42317

Document Type
Presenter Name & Address
Stampable Doc Value
Document Value
Special Type
Remarks / Other Details

Sale Deed
Presenter Asit Kumar Roy
69/1/A Panchanantola Road Bally Howrah W.B
566750
DOE
Stamp Value 23500
Serial No

Date of Entry 23/07/2009
Total Pages 32
Book 1
CNO/PNO

Property Details:

Anchal	Th.No.	Wrld/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area
RANCHI	198	17	Konka Tharpakhna		2067	MSP	1462	S_ROAD	600 Sq Ft

Other Property Details:

Property Type	Th. No.	Wrld	Mauza	Location	Area	Rate	Amount
Kacha House	198		Konka Tharpakhana	Ranchi	440	700 Sq. Ft.	308000

Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/60	Address
	Vendor/Power Holder	Asit Kumar Roy	Late Devendra Nath Roy	Retd	Other	Form 60	69/1/a panchanantola road bally howrah w b
2	VENDOR	Biswajit Roy Thro	Late Ranjit Kumar Roy	Retd	Other	Form 60	builtuni bagan bakrahat south 24 parganas w b
3	VENDOR	Sumita Sur Thro	Somnath Sur	H.Wife	Other	Form 60	11/4a balram ghosh street kolkata
4	VENDOR	Sudipta Sur Thro	Ashis Sur	H.Wife	Other	Form 60	Flat No b a of nilachal apartment 118 canal street kolkata
5	VENDOR	Uma Ghose	Late Samar Ghose	H.Wife	Other	Form 60	8/1/b m.m raukharjee road bally howrah w.b
6	VENDEE	Shankar Roy	Late Santosh Kumar Roy	Service	Other	Form 60	tharpakhana house hazaribagh road lalpur ranchi
7	Identifier	Nupur Roy	Late Shashank Kumar Roy	H.Wife	Other	Not. Req	hazaribagh road lalpur ranchi

Fee Details:

SN	Description	Amount
1	A1	5,667.50
2	SP	480.00
Total		6,147.50

Asit Kumar Roy
23/7/09

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

निबंधन पूर्व सारांश में इंप्रूट फार्म के अनुरूप डाटा इंद्रि की गई है।

शंकर कुमार राम या उमा घोष

Arun Ghose
प्रस्तुतकर्ता का हस्ताक्षर
डाटा इंद्रि ऑपरेटर का हस्ताक्षर
23/07/09

ने इस दस्तावेज के निष्पादन को मेरे समक्ष

उपर्युक्त स्वीकार किया

जिसकी

परिचय

निवासी

नूपुर राम
उजारीबाग रोड

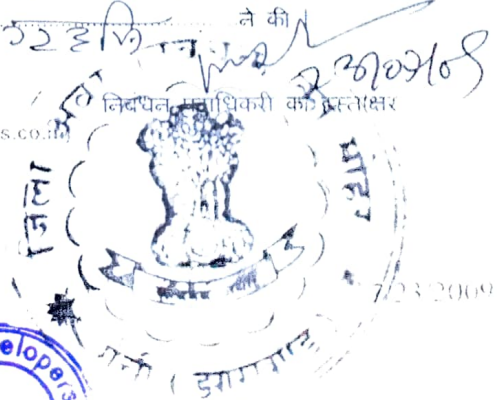
पिता *शंकर कुमार राम*
पेशा *इंजीनियर* ने की

Online Services by Lotus Comm, Ranchi (<http://www.lotus.co.in>)

<http://172.16.20.229/jarsranchi/reg/prndetails.aspx?deedid=140486>

Nupur Roy

Uma Ghose 23/07/09
Jayprakash







निबंधन विभाग, झारखंड
रांची

Token No.125 Token Date: 23/07/2009 16:09:51

Serial/Deed No./Year :14133/12380/2009

Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
7	Nupur Roy Father/Husband Name:Late Shashank Kumar Roy (Identifier) hazaribagh road lalpur ranchi		

Book No. I
Volume 458
Page 357 To 388
Deed No 14133/12380
Year 2009
Date 23/07/2009 17:28:40


District Sub Registrar


Signature of Operator





निबंधन विभाग, झारखंड
रांची

Token No.125 Token Date: 23/07/2009 16:09:51
Serial/Deed No./Year :14133/12380/2009
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Asit Kumar Roy Father/Husband Name:Late Devendra Nath Roy (Vendor/Power Holder) 69/1/a panchanantola road bally howrah w.b		
2	Biswajit Roy Thro Father/Husband Name:Late Ranjit Kumar Roy (VENDOR) builtuni bagan bakrahat south 24 parganas w.b	<input type="checkbox"/>	<input type="checkbox"/>
3	Sumita Sur Thro Father/Husband Name:Somnath Sur (VENDOR) 11/4a balram ghosh street kolkata	<input type="checkbox"/>	<input type="checkbox"/>
4	Sudipta Sur Thro Father/Husband Name:Ashis Sur (VENDOR) Flat No b.a of nilachal apartment 118 canal street kolkata	<input type="checkbox"/>	<input type="checkbox"/>
5	Uma Ghose Father/Husband Name:Late Samar Ghose (VENDOR) 8/1/b. m.m mukharjee road bally hawrah w.b		
6	Shankar Roy Father/Husband Name:Late Santosh Kumar Roy (VENDEE) tharpakana house hazaribagh road lalpur ranchi		

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Deed No 14133/12380
Year 2009
Date 23/07/2009 17:28:40

pat
District Sub Registrar

23/07/09

Jeetpal Bansal

Signature of Operator



No. 1366 Date 20/11/97
Stamp worth Rs... 200/-
Sold to Sh. Sanjay Kumar Roy & relatives
along with the stamps of Rs. 5000 x 5 + 1000 = 26000/-

[Signature]
Ranchi Treasury, Ranchi

[Signature]
Sanjay Kumar Roy
20/11/97

[Faded handwritten text]



T.L. 60 v 6/97
[Signature]
20.11.97

T.L. 69 v 6/97
[Signature]
20.1.97

T.L. 70 v 6/97
[Signature]
20.1.97

[Signature]



20/11/97



- 2 -

of Late Debendra Nath Roy by occupation house wife, resident of 6/1/B M.M. Mukherjee Road P.S. Bally (Howrah) west Bengal hereinafter conjointly called the VENDORS of the ONE PART ;

A N D

- (1) Shri SANTOSH KUMAR ROY (Retd. Advocate) son of Late Asnutosh Roy and grandson of Late Babu Woodhub Chandra Roy,
- (2) Shri SHANKAR ROY (Service Holder) son of Shri Santosh Kumar Roy, resident of Tharpakhna House, Hazaribagh Road, P.S. Lalpur, District Ranchi hereinafter called the PURCHASERS of the OTHER PART ;

the expressions VENDORS and PURCHASERS unless excluded by or repugnant, to the subject or context shall always mean and include their respective heirs, successors, assigns, legal representatives, executors and administrators;

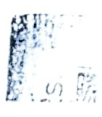
W H E R E A S

- 1. The entire land and building; a portion of which is subject matter of this sale deed originally belonged to Babu Woodhub Chandra Roy and after his death in 1912 the property devolved upon his heirs;
- 2. That all the properties of Late W.C. Roy was



*Original of Santosh Kumar Roy 20.1.97
Shri. Kumar Roy 20.1.97
Shri. Shankar Roy 20.1.97*

Self prepared





partitioned/divided on 31.07.1931 ; by Award given by since deceased (1) Sarat Kumar Banerjee, Advocate, (2) Basant Kumar Chatterjee, Advocate, (3) Jadav Talapatra Executive Engineer and (4) Jyotish Chandra Biswas.

3. By the aforesaid award a definite and demarcated portion of land and buildings was allocated to Shri Debendra Nath Roy, the VENDORS' father.

4. After the death of Late Babu Debendra Nath Roy at his residence at Ranchi, on May 1978, the property corresponding to M.S. Plot No. 2057, M.Holding No.1462, Ward No. 7 (Old), 17 (New) P.S. Lalpur, District Ranchi, devolved upon his legal heirs (The Vendors). The VENDORS have made transfers on various dates to different persons of various parcels, from their portion and the VENDORS are in continuous peaceful possession of the parcel remaining after such transfers.

5. The VENDORS and PURCHASERS were occupying their respective allocated portions of the century old country tiled residential house at Tharpakhna known as "Tharpakhna House" each having different entry/exit.

Signature: Sarat Kumar Banerjee
20.1.97
Amal Kumar Roy
20.1.97

Deelpan Baidi





The PURCHASERS have been enjoying 15'-5" exclusive Private Passage starting from stair of the Residence stretching upto Hazaribagh Road and adjacent to the premises of Kapoor Construction and the VENDORS have been enjoying 3'-6" wide Pathway/corridor starting from the rear of the building leading to H.B. Road near Union Club & Library through new colony lane.

6. The VENDORS have settled at West Bengal by constructing new houses and the VENDORS are in urgent need of money for medical treatment being advanced in age, old and infirm and the VENDORS have approached and offered the PURCHASERS to purchase approximately 2½ Pathas (Two and half kathas) more or less of strip of land including Century old country tiled tiled two rooms and Varandah adjoining the western side of the portion of the PURCHASERS and stretching to the south four feet away from the VENDOR's old well. The PURCHASERS have agreed to pay, the price demanded by the VENDORS to the tune of Rs.1.20 Lakhs (rupees One Lakh Twenty thousand) only which the VENDORS consider very reasonable and fair price.



Sanjay Kumar Roy
20.1.97
Amal Kumar
20.1.97

Jeehpaul Sen





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The portion subject matter of the present sale has been described in the Schedule below and as the same is part of residential Municipal Holding, neither any notice nor any permission is required under Urban Land (Ceiling & Regulation) Act 1976.

NOW THIS INDENTURE OF SALE WITNESSETH that in consideration of the sum of Rs.1.20 Lakh (Rupees One Lakh Twenty thousand) only paid by the PURCHASERS to the VENDORS as per memo of consideration below, the receipt of which entire sum the VENDORS do hereby admit/accept and acknowledge, the VENDORS do hereby grant, convey, transfer by way of absolute sale, assign and assure all that 2½ Kathas more or less front lot of M.S. Plot No. 2057, M.S. Holding No. 1462, Ward No. 7 (Old) 17 (New), situated at Hazaribagh Road, P.S. Lalpur, District Ranchi as described in the Schedule below and as shown with measurements and in RED WASH in the sketch map annexed hereto as part hereof, TOGETHER with all rights, title, interest, claim and demand whether at law or in equity of the VENDORS in, to and upon the same AND TOGETHER WITH all easements, appurtenances,

*Original document of 20.1.97
J.S. Wamrao 20.1.97
Amritdhore 20.1.97*

Jeeprabhu





- 6 -

profits, benefits, advantages of the above mentioned property, TO HAVE AND TO HOLD the same UNTO AND TO the use of the PURCHASERS absolutely and for ever And the VENDORS for themselves and their heirs, executors, successors, representatives and assigns, covenant unto the PURCHASERS as follows :-

1. That the VENDORS have good, perfect and subsisting title and possession to the property hereby conveyed by these presents and also have absolute authority to make the sale in terms hereof.
2. That the VENDORS declare that the property transferred under this Sale deed has not been requisitioned by the Government and statutory authorities and there is no mortgage, charge, lien, or attachment order and there is no outstanding municipal and electric bill and the property is free from all encumbrances.
3. That VENDORS have put the PURCHASERS in actual possession of the property subject matter of the present Sale and admit and confirm that passage shown in YELLOW WASH

*Registered & Approved by Govt 2019
25-11-1977*

Jeelpat Bhandari



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INDIA

TWENTY RUPEES

2019

- 8 -

shown in YELLOW WASH in the attached sketch map shall in any way be affected in any way.

6. That the VENDORS confirm that for the balance portion of their building/land the VENDORS and all persons claiming through them shall as before use for their own entry/exit a 3'-6" (Three feet Six inches) wide corridor pathway starting from the rear portion of this building running towards West connecting new Colony and thereafter H.R. Road near the Gate of Union Club and Library and such Corridor/pathway is shown in GREEN WASH in the attached map.

7. That the wall running North-South demarcating and land/building of VENDORS is sold to the PURCHASERS through this deed.

8. That it is confirmed by the VENDORS that the VENDORS will have no opening/entry/exit on the eastern side of their balance/lot over Building/land/premises.

9. That one door situated at the front Veranda on the western side has been locked by the PURCHASERS who will raise wall as per their convenience.

10. That the VENDORS hereby further covenant irrevocably that the existing arrangement and status of the



Sanjeev Kumar Dogra
20.1.97
Amritdhar 20.1.97

Jai Parkash



country tiled inclined ROOF in the VENDORS' remaining portion with interlocking beams and purlins falling over and continuing with portion of the PURCHASERS property will not be disturbed at any time in future without prior written consent of the PURCHASER.

In case the VENDORS ever sale their portion a specific provision will be made by the VENDORS imposing exactly same restrictions on their transferee/transferees about non disturbance of the ROOF without PURCHASERS' written permission.

11. That the electric meter removal application has been submitted by the VENDORS to B.S.E.B., Office after clearance of old outstanding dues and be any arrears upto the date of this deed, the VENDORS undertake that they will pay it out.

12. That the Municipal tax and other taxes are paid upto date.

13. That the PURCHASERS shall at all times hereafter possess enjoy the said property shown in RED WASH and the passage shown in YELLOW WASH in the attached map and shall put the same to any legitimate use without any let, hindrance, interruption, claims or demands by the VENDORS or any person claiming through or under them.

14. That the PURCHASERS will get their names mutated in Municipality other Government body and

Devipal Kulkarni
20.1.1997
20.1.97

Jayprakash



the VENDORS will extend all possible help in getting the land mutated.

MEMO OF CONSIDERATION

A sum of Rs.1.20 Lakh paid to the VENDORS being the consideration in the following manner :-

- 1. To Shri R.K. Roy by D/D. No. dated 17.1.1997 of UBI, Firayalal Chowk, Ranchi Rs. 40,000.00
 - 2. To Shri A.K. Roy By D/D. No. dated 17.1.1997 of UBI, Firayalal Chowk Ranchi Rs. 40,000.00
 - 3. To Smt. Uma Ghosh by D/D. No. dated 17.1.1997 of UBI, Firayalal Chowk, Ranchi Rs. 40,000.00
- Total Rs. 1,20,000.00

(Rupees One Lakh twenty thousand) only

And the VENDORS admit having received the same before the District Sub Registrar, Ranchi, at the time of registration.

SCHEDULE OF THE PROPERTY

All that piece and parcel of portion of house and structures and land having chhaparbandi right over a portion of M.S. Plot No. 2067, corresponding to Municipality Holding No. 1462, ward No. 7(Old) 17 (New) of Ranchi Municipal Corporation, Ranchi area more or less 2½ Kathas, village Korka P.S.No 198 P.S. Balpur, District Ranchi as shown with measurements and in RED WASH in the attached sketch map. The PURCHASERS already have exclusive right of user 15'-5" passage shown

Jagjit Kumar
 Sr. Writer - Rty 20.1.97
 Amudhose. 20.1.97

Jagpal Bansal



in YELLOW WAS. in the attached sketch map. The said property is situate and bounded as follows :-

North :- exclusive passage 15'-5" wide of the MRC 200 from stairs to H.B. Road, Adjoining on its western side the premises to Kapoor Construction

South :- Remaining portion of VENDORS with a well at a distance 4'-0" Four feet.

East :- Land/Building of PURCHASERS.

West :- Building/land of the VENDORS

Chhaparbandi rent Rs.1.00 only (Rupees one only)

Landlord :- State of Bihar; The Circle Officer, Town Anchal, Ranchi.

IN WITNESS WHEREOF the aforesaid VENDORS SRI RANJIT KUMAR ROY and Shri ASIT KUMAR ROY, and SMT. UMA GHOSE, have put their hands and seals to these presents on the date, month and year first above mentioned.

Witnesses :-

1. Bama Pada Rudra 20.1.97
BAMA PADA RUDRA, Advocate
2. P.K. Banerjee 20.1.97
P.K. Banerjee, Advocate,
3. Asish Kumar Rudra
ASISH RUDRA, ADVOCATE.
20.1.97

VENDORS

1. Ranjit Kumar Roy 20.1.97
(RANJIT KUMAR ROY)
2. Asit Kumar Roy 20.1.97
(ASIT KUMAR ROY)
3. Uma Ghose 20.1.97
(UMA GHOSE).

Typed by:-

S. Banerjee
S. Banerjee.

In page 10 m
line 24 the word of village
and p.c. no written in 1997

S. Banerjee
20.1.97

Jeet Paul Banerjee

