

1702

1

1427 5000Rs.



A=8140/-

Admissible Under Act. 1908
Correctly Stamped (or exempted from
Stamp Duty) under the Indian Stamp Act.
1899 (Act II of 1899)

[Signature]
Sr. Sub-Registrar, JORHAT

DEED OF SALE

[Signature]
Rajesh Kumar Agarwalla

[Signature]
Mangal Das

THIS DEED OF SALE is made on this **28th day of June, 2012** BY **SRI JITEN BORA and SRI JOBON BORA**, both sons of Late Dimbeswar Bora and both residents of Sirotiagon, Borigaon Siding, P. O. Jorhat under P. S. Jorhat within the jurisdiction of Sub-Registry Office at Jorhat in the District of Jorhat, Assam, both the Vendors hereto being represented through their duly constituted attorney **SRI RAJESH KUMAR AGARWALLA**, son of Late Mahabir Prasad Agarwalla, resident of A. T. Road, Jorhat in the District of Jorhat, Assam constituted in terms of **notorised General Power of Attorney No. 3(B) dated 09-05-2012** of Notary Public of Sri Uttam Borah, Jorhat, of the One Part, hereinafter both are jointly called the **"VENDORS"**



1043

3495
19.6.12



[Signature]
J.C. Boran
Stamp Vendor
Jorhat

[Signature]
OFFICE
Jorhat

May' Bora

Presented for Registration at 28/6/12 A. M. / P. M. 11-30
on the 28 day of June
of Sub-Registry Office Manoj Bora
By Sri Jagannath Bora
S/o A.T. Road, Jorhat Town
Vill. Jorhat Town
P. S. Jorhat Town
By caste By Proi

[Signature]
28/6/12
Sr. Sub-Registrar, JORHAT

Execution is submitted by - ① Rajesh Kr. Agnewala
of Sri Mahabharat Prasad Agnewala, of A.T. Road
Ward 6 of Jorhat Town
and ② Manoj Bora (above)

Who is/are identified by Manoj Bora
S/o Sri Jagannath Bora
Mouza A.T. Road, W.D. 4
By caste Jorhat Town
[Signature]
Sr. Sub-Registrar, JORHAT
29/6/12



Rajesh Kumar Agnewala
(Attorney)



Manoj Bora



Mukesh Bora



असम ASSAM

A 346332

Rajesh Kumar Agamulla

Manoj Beria

IN FAVOUR OF

M/S TIRUPATI CIRCLE, a partnership firm having its Registered Office at G. S. Road, Guwahati in the District of Kamrup (Metro) and a Branch Office at Jorhat in the District of Jorhat, Assam, represented through its duly constituted attorney **SRI MANOJ BERIA**, son of Sri Tuganmal Beria, resident of A. T. Road, Jorhat in the District of Jorhat, Assam, constituted in terms of notarised **General Power of Attorney No. 6 (B) dated 17-08-2011** of Notary Public, Jorhat of the **Other Part**, hereinafter called the "**PURCHASER**".



असम ASSAM

A 346383

Rajesh Kumar Aggarwal

Maj. Bora.

WHEREAS the Vendors hereto are the joint owners and recorded pattadars of a plot of land measuring **1 Katha 17 Locha** covered by **Dag No. 121/2353** of **P. P. No. 445** of **Chengaligaon** in **Charigaon Mouza** in Jorhat East Circle in the District of Jorhat. Assam, having full right, title, interest and possession thereon.

AND WHEREAS the Vendors hereto wanted to dispose of their said land measuring **1 Katha 17 Locha** covered by **Dag No. 121/2353** of **P. P. No. 445** of **Chengaligaon** in **Charigaon Mouza** in Jorhat East Circle in the District of Jorhat. Assam, having full right, title, interest



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A 346384

Rajesh Kumar Jannalle

Maj' Ben's

and possession thereon, within the boundaries morefully described in the schedule given below to the Purchaser hereto at a total consideration of **Rs 1,48,000.00** (Rupees One Lakh Forty Eight Thousand) only and represented to the Purchaser hereto that the said land is free from all encumbrances and out of all litigations and that they are fully capable of transferring the same having valid, good, subsisting, marketable and unencumbered titles in or over the same and whereas on such representations made by the Vendors hereto, the Purchaser hereto also agreed to purchase the said land as described in the Schedule given below at the said price.



Rajesh Kumar Sanyal

Mani Bera,

AND WHEREAS such an agreement having been arrived at in between the parties hereto, the parties hereto jointly applied and obtained necessary permission for sale of the said land from the office of the Deputy Commissioner, Jorhat vide its **Office Memo No. JRS 25/2012/8149 dated 01-06-2012** as well as from the office of the **Jorhat Development Authority** vide its **Office Memo No. JDA/LS/88/2004/1485/71 dated 13-06-2012**.

NOW in pursuance of the said agreement and in consideration of payment of the said sum of **Rs 1,48,000.00** (Rupees One Lakh Forty Eight Thousand) only made by the attorney of the Purchaser hereto to



असम ASSAM

B 887956

Rajesh Kumar
Assam

Manj Bora,

the attorney of the Vendors hereto through account payee **Cheque No. 154935 dated 28-06-2012** drawn on Punjab National Bank, Jorhat Branch, the receipt whereof the attorney of the Vendors hereto hereby fully admits and acknowledges, the Vendors doth hereby grant, transfer and convey by way of sale to and unto the said Purchaser the said land within the boundaries more fully described in the schedule given below together with all paths, passages, drains, rights, liberties, easements, privileges and appurtenances whatsoever attached to or belonging to or reputed to belong to the said land to have hold and enjoy the same together with all paths, passages, drains, rights, liberties, easements, privileges and appurtenances whatsoever attached to or belonging to or reputed to belong to the said land absolutely, forever and free from all encumbrances.



असम ASSAM

B 887957

Rajesh Kumar Aggarwal

May Bank.

BE IT ALSO NOTED that the Vendors hereto covenant with the Purchaser hereto that the land hereby demised is free from all encumbrances and that the Purchaser hereto shall get valid, subsisting, good, marketable and unencumbered title in or over the same on execution of this deed of sale. The Vendors hereto have already given the delivery of possession of the demised land to the Purchaser hereto and the Purchaser hereto shall be fully entitled to have its name mutated with respect of the land hereby demised in the Records of Rights by virtue of this deed of sale and possession. Neither the Vendors nor anyone claiming through, under or in trust of them shall have any manner of objection to the sale of the said land and any or all such objections, if any raised, shall be void by virtue of this deed of sale and possession. The Purchaser shall be able to deal with the



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B 887958

Rajesh Kumar
Jyoti

May Banta.

demised land in the manner its likes best. The Vendors hereto also covenant with the Purchaser hereto that they shall execute such other deeds or documents as may be required of them at the cost of the Purchaser to enable the Purchaser to perfect its title with respect to the land hereby demised.

BE IT ALSO NOTED the Vendors hereto further covenant with the Purchaser hereto that they shall indemnify and keep indemnified the Purchaser against all claims, damages, encumbrances, charge, lien, attachments, mortgage and any action initiated against the schedule land due to which the Purchaser may suffer. The Vendors at their own cost shall clear all the aforesaid encumbrances made over the schedule land and safeguard the interest of the Purchaser.



असम ASSAM

A 641494

Rajesh Kumar Deyamallu
Maj. Deyam.

BE IT FURTHER NOTED that unless repugnant to the context the terms the "**VENDORS**" and the "**PURCHASER**" shall include their respective heirs, executors, successors, administrators and assigns.

SCHEDULE

Land measuring 1 Katha 17 Locha covered by Dag No. 121/2353 of P. P. No. 445 of Chengaligaon in Charigaon Mouza in Jorhat East Circle in the District of Jorhat. Assam, which is bounded by:-



অসম ASSAM

08AA 074677

Rajesh Kumar Agamille
May Bora

The North : Land of Sarat Katakya & Others, now sold to the purchaser

The South : Land of Sri Bonomali Baruah & others, now sold to the purchaser

The East : Land of Dag No. 120 Of Chengaligaon

The West : Land of Diganta Bora & Simanta Bora, now sold to the purchaser

ACCORDING TO DECIMAL SYSTEM OF MEASUREMENT, the land hereby demised is **4.95 Are Centiar.**

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

অসম অসম ASSAM

14AA 517677

IN WITNESS WHEREOF the Parties hereto put their respective signatures hereto on the day, month and year here in before first mentioned.

Signature of Witnesses:

Signature of Attorney of Vendors

1. Mukesh Beria.
S/o Sri Tugmull Beria
A.T. Road, Jorhat.

Rajesh Kumar Agamulla

2. Pankaj Kumar Ahir
Baba der Singh here
Rice Mill Road
Jorhat

Signature of the Purchaser

Manj Bora

Drafted & Printed by:-

(B. K. Beria)

Advocate, Jorhat

N.B: The name of the Seller in
Page no 2 correct and
written as 'JITEN'

Rajesh Kumar Agamulla Manj Bora

3505
19.6.12

Jo. G. Doran
Stamp Vendor
Johar



[Handwritten signature]

Recd

Book No. I
Vol. (B) No. 1702
Page No. 14
Serial No. 1427
of the year 2012

G. Sub-Registrar

26/6/12

1701

E

1426 5000Rs.



A=10,140/-

Admissible Under Act. 1908
Correctly Stamped (or exempted from
Stamp Duty) under the Indian Stamp Act,
1899 (Act II of 1899)

Sr. Sub-Registrar, Jorhat

DEED OF SALE

Rajesh Kumar Sarmah

May' Bura

THIS DEED OF SALE is made on this 28th day of June, 2012 BY **SRI RATUL SARMAH BARUAH**. 2. **SRI ATUL SARMAH BARUAH** and 3. **SRI PRAFULLA SARMAH BARUAH**, all sons of Late Lakhikanta Sarmah Baruah, 4. **SRI ANIL SARMAH BARUAH** and 5. **SRI AJIT SARMAH BARUAH**, both sons of Late Gobin Sarmah Baruah, 6. **SRI ASHIM SARMAH BARUAH**, son of Late Hemodhar Sarmah Baruah, 7. **SRI SIMANTA SARMAH BARUAH**, son of Late Tarun Sarmah Baruah and 8. **SMT CHARU SARMAH BARUAH**, wife of Late Hemodhar Sarmah Baruah, 9. **SRI JAYANTA SARMAH BARUAH** and 10. **SRI ANANTA SARMAH BARUAH**, both sons of Late Arun Sarmah Baruah, 11. **SRI PURNAKANTA SARMAH BARUAH**, son of Late Hemodhar Sarmah Baruah, **No. 1 to 11** all residents of Khajurigurigaon, P. O. Jorhat under P. S. Jorhat in the District of Jorhat



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19.6.12



J. C. Borah
Stamp Vendor
Jorhat

RECEIVED
19.6.12
10/6/12

May' Berin.

Presented for Registration
at 28/6/12 A. M. / P.M. 11-20
on the 28th day of
of Sub-Registry Office. Monoj Berin
By Sri Tegmurti Berin
S/o A. T. Road, Jorhat
VIII. Mouza - Jorhat Town
P. S. Jorhat Town
By caste. By Pro.

Sr. Sub-Registrar, Jorhat
28/6/12



8442

Bijesh Kumar Agarmall.
(Attorney).



8446

May' Berin.

Execution is admitted
by ① Rajesh Kr. Agarmall
810 Kt Mahabir Pukad
Agarmall of A.T. Road,
Ward-6, Jorhat Town and
② Monoj Berin (May)

Mukesh Berin

Who is/are identified by
S/o Sri Tegmurti Berin
Mouza A.T. Road, Ward-6
By caste Jorhat Town

Sr. Sub-Registrar, Jorhat
29/6/12



8448

Mukesh Berin.



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A 346379

Rajesh Kumar Agarwalla

Mang' Benia.

in the District of Jorhat, Assam and all the Vendor No. 1 to 11 represented through their duly constituted attorney **SRI RAJESH KUMAR AGARWALLA**, son of Late Mahabir Prasad Agarwalla, resident of A. T. Road, Jorhat in the District of Jorhat, Assam, i.e. the Vendor No. 1 to 8 vide **registered General Power of Attorney No. 279 dated 05-07-2011 of Sub-Registry office, Jorhat**, the Vendor No. 9 vide **notorised General Power of Attorney No. 2(B) dated 01-08-2011**, of Notary Public of Sri Uttam Borah, Jorhat, the Vendor No. 10 vide **registered General Power of Attorney No. 1737/299 dated 15-07-2011 of Sub-Registry office, Jorhat** and the Vendor No. 11 vide **notorised General Power of Attorney No. 3 (B) dated 26-09-2011 of Notary Public of Sri Uttam Borah, Jorhat**, of the One Part, hereinafter all are jointly and collectively called the **"VENDORS"**



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A 346380

Rajesh Kumar Agamla

May Beria,

IN FAVOUR OF

M/S TIRUPATI CIRCLE, a partnership firm having its Registered Office at G. S. Road, Guwahati in the District of Kamrup (Metro) and a Branch Office at Jorhat in the District of Jorhat, Assam, represented through its duly constituted attorney **SRI MANOJ BERIA**, son of Sri Tuganmal Beria, resident of A. T. Road, Jorhat in the District of Jorhat, Assam, constituted in terms of notarised **General Power of Attorney No. 6 (B) dated 17-08-2011** of Notary Public, Jorhat of the **Other Part**, hereinafter called the "**PURCHASER**".

WHEREAS the Vendors hereto are the joint owners and recorded pattadars of a plot of land measuring **1 Katha 19 Locha** covered by **Dag No. 118 of P. P. No. 128 of Chengaligaon in Charigaon Mouza**



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A 346381

Rajesh Kumar Samanta

May Dora,

in Jorhat East Circle in the District of Jorhat. Assam, having full right, title, interest and possession thereon.

AND WHEREAS the Vendors hereto wanted to dispose of their said land measuring **1 Katha 19 Locha** covered by **Dag No. 118** of **P. P. No. 128** of **Chengaligaon** in **Charigaon Mouza** in Jorhat East Circle in the District of Jorhat. Assam, having full right, title, interest and possession thereon, within the boundaries morefully described in the schedule given below to the Purchaser hereto at a total consideration of **Rs 1,56,000.00** (Rupees One Lakh Fifty Six Thousand) only and represented to the Purchaser hereto that the said land is free from all encumbrances and out of all litigations and that they are fully capable of transferring the same having valid, good, subsisting, marketable and unencumbered titles in or over the same and whereas on such representations made by the Vendors hereto, the Purchaser hereto also



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A 346382

Rajesh Kumar Agamla

Manj Barua

agreed to purchase the said land as described in the Schedule given below at the said price.

AND WHEREAS such an agreement having been arrived at in between the parties hereto, the parties hereto jointly applied and obtained necessary permission for sale of the said land from the office of the Deputy Commissioner, Jorhat vide its **Office Memo No. JRS 25/2012/8115 dated 01-06-2012** as well as from the office of the Jorhat Development Authority vide its **Office Memo No. JDA/LS/88/2004/1483/70 dated 14-06-2012**.

NOW in pursuance of the said agreement and in consideration of payment of the said sum of **Rs 1,56,000.00** (Rupees One Lakh Fifty Six Thousand) only made by the attorney of the Purchaser hereto to the attorney of the Vendors hereto through account payee **Cheque No.**



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B 887959

Rajesh Kumar Sharma

May' Ben.

154934 dated 28-06-2012 drawn on Punjab National Bank, Jorhat Branch, the receipt whereof the attorney of the Vendors hereto hereby fully admits and acknowledges, the Vendors doth hereby grant, transfer and convey by way of sale to and unto the said Purchaser the said land within the boundaries more fully described in the schedule given below together with all paths, passages, drains, rights, liberties, easements, privileges and appurtenances whatsoever attached to or belonging to or reputed to belong to the said land to have hold and enjoy the same together with all paths, passages, drains, rights, liberties, easements, privileges and appurtenances whatsoever attached to or belonging to or reputed to belong to the said land absolutely, forever and free from all encumbrances.

BE IT ALSO NOTED that the Vendors hereto covenant with the Purchaser hereto that the land hereby demised is free from all



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B 887960

Rajesh Kumar Agamulla

Mam' Bena.

encumbrances and that the Purchaser hereto shall get valid, subsisting, good, marketable and unencumbered title in or over the same on execution of this deed of sale. The Vendors hereto have already given the delivery of possession of the demised land to the Purchaser hereto and the Purchaser hereto shall be fully entitled to have its name mutated with respect of the land hereby demised in the Records of Rights by virtue of this deed of sale and possession. Neither the Vendors nor anyone claiming through, under or in trust of them shall have any manner of objection to the sale of the said land and any or all such objections, if any raised, shall be void by virtue of this deed of sale and possession. The Purchaser shall be able to deal with the demised land in the manner its likes best. The Vendors hereto also covenant with the Purchaser hereto that they shall execute such other deeds or documents as may be required of them at the cost of the



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B 887961

Rajesh Kumar Sharma

Mam' Ben's.

Purchaser to enable the Purchaser to perfect its title with respect to the land hereby demised.

BE IT ALSO NOTED the Vendors hereto further covenant with the Purchaser hereto that they shall indemnify and keep indemnified the Purchaser against all claims, damages, encumbrances, charge, lien, attachments, mortgage and any action initiated against the schedule land due to which the Purchaser may suffer. The Vendors at their own cost shall clear all the aforesaid encumbrances made over the schedule land and safeguard the interest of the Purchaser.

BE IT FURTHER NOTED that unless repugnant to the context the terms the "VENDORS" and the "PURCHASER" shall include their respective heirs, executors, successors, administrators and assigns.



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A 641495

SCHEDULE

Rajesh Kumar Sharma

May' 2018.

Land measuring 1 Katha 19 Locha covered by Dag No. 118 of P. P. No. 128 of Chengaligaon in Charigaon Mouza in Jorhat East Circle in the District of Jorhat, Assam, which is bounded by:-

The North : Land of Bonomali Baruah, now sold to the purchaser

The South : Partly land of Sri Bonomali Baruah, now sold to the Purchaser and partly of dag No. 120

The East : Land of Dag No. 115 of Chengaligaon

The West : Land of Bonomali Baruah, now sold to the purchaser

ACCORDING TO DECIMAL SYSTEM OF MEASUREMENT, the land hereby demised is 5.22 Are Centiar.

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INDIA NON JUDICIAL

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14AA 517676

IN WITNESS WHEREOF the Parties hereto put their respective signatures hereto on the day, month and year here in before first mentioned.

Signature of Witnesses:

1. Mukesh Beria -
S/o Sri Tugamall Beria
A.T. Road, Jorhat

Signature of Attorney of Vendors

Rajesh Kumar Dymalla

2. Panloer Kaima Ali
S/o Late Warden Deen Ali
Bastard Singh Lane
Nice Mill Road
Jorhat

Signature of the Purchaser

Mang Beria

Drafted & Printed by:-

(B. K. Beria)

Advocate, Jorhat

3494
19.8.12

P
Stamp Vendor
Indus



28/6/12

Regd.

BOOK No. I
Sl. (B) No. 1401
Pages No. 1-13.
Being No. 1426
for the year 2012.

Sr. Sub-Registrar
28/6/12

1048

(11)

882



04AA 454831

Correctly stamped (or exempted from
Stamp duty) under the Indian Stamp
Act 1899 (Act II of 1899)

Schedule

1 23

Rs. 10,000/-

DEED OF SALE

Rajesh Kumar Agarwalla

Mang Bora

THIS DEED OF SALE is made on this 25th day of April, 2012 BY We, **SRI DIGANTA BORA and SRI SIMANTA BORA**, both sons of Late Lakhi Bora and both residents of Borigaon Siding, Sirotiagaon, P. O. Jorhat under P. S. Jorhat within the jurisdiction of Sub-Registry Office at Jorhat in the District of Jorhat, Assam, both the Vendors hereto being represented through their duly constituted attorney **SRI RAJESH KUMAR AGARWALLA**, son of Late Mahabir Prasad Agarwalla, resident of A. T. Road, Jorhat in the District of Jorhat, Assam constituted in terms of **notorised General Power of Attorney No. 4(B) dated 15-03-2012** of Notary Public of Sri Uttam Borah, Jorhat, of the One Part, hereinafter both are jointly called the **"VENDORS"**



с № 20824/6887

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WE ASURE OFFICER

1999

W. J. Sullivan

Rajesh Kumar Aggarwal.
(Attorney)



2934

Lajun Kumar Dhanweller
(Attorney)



2939

Manj Benda.



2936

Amit share me.

2574

Sri Rajesh Kr Agrwala
 At Mahabir PD Agrwala
 AT Road Jorhat Jorhat
 Business

25/4/2012

The Execution is admitted
by Sri Rajah & Agnew
and

Dr. Inoj ²⁰²⁰ Peria

Sri Amit Sharma
 No 101 Bangshil Sharma
 Ramani Jorhat Jorhat
 Bet Gur. Post Lerna
 1912

25/4/2022



असम ASSAM

A 107815

IN FAVOUR OF

Rajesh Kumar Aganalla

Manoj Beria

M/S TIRUPATI CIRCLE, a partnership firm having its Registered Office at G. S. Road, Guwahati in the District of Kamrup (Metro) and a Branch Office at Jorhat in the District of Jorhat, Assam, represented through its duly constituted attorney **SRI MANOJ BERIA**, son of Sri Tuganmal Beria, resident of A. T. Road, Jorhat in the District of Jorhat, Assam, constituted in terms of notarised **General Power of Attorney No. 6 (B) dated 17-08-2011** of Notary Public, Jorhat of the **Other Part**, hereinafter called the **"PURCHASER"**.



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A 107816

Rajesh Kumar Sanyal

Manj Bora

WHEREAS the Vendors hereto are the joint owners and recorded pattadars of a plot of land measuring **2 Katha 17 Locha** covered by **Dag No. 121/2356** of **P. P. No. 445/351** of **Chengaligaon** in **Charigaon Mouza** in Jorhat East Circle in the District of Jorhat. Assam, having full right, title, interest and possession thereon.

AND WHEREAS the Vendors hereto wanted to dispose of their said land measuring **2 Katha 17 Locha** covered by **Dag No. 121/2356** of **P. P. No. 445/351** of **Chengaligaon** in **Charigaon Mouza** in Jorhat East Circle in the District of Jorhat. Assam, having full right, title, interest and possession thereon, within the boundaries morefully described in the schedule given below to the Purchaser hereto at a total consideration of **Rs 2,28,000.00** (Rupees Two Lakh Twenty Eight Thousand) only and represented to the Purchaser hereto that the said land is free from all encumbrances



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A 107817

Rajesh Kumar Aggarwal

Manoj Bora

and out of all litigations and that they are fully capable of transferring the same having valid, good, subsisting, marketable and unencumbered titles in or over the same and whereas on such representations made by the Vendors hereto, the Purchaser hereto also agreed to purchase the said land as described in the Schedule given below at the said price.

AND WHEREAS such an agreement having been arrived at in between the parties hereto, the parties hereto jointly applied and obtained necessary permission for sale of the said land from the office of the Deputy Commissioner, Jorhat vide its **Office Memo No. JRS 25/2012/7552 dated 29-03-2012** as well as from the office of the **Jorhat Development Authority** vide its **Office Memo No. JDA/LT/Resi/2011-12/83/62/13408 dated 19-04-2012**.



Rajesh Kumar Aggarwal

Manoj Dandia

NOW in pursuance of the said agreement and in consideration of payment of the said sum of **Rs 2,28,000.00** (Rupees Two Lakh Twenty Eight Thousand) only made by the attorney of the Purchaser hereto to the attorney of the Vendors hereto through account payee **Cheque No. 154931 dated 25-04-2012** drawn on Punjab National Bank, Jorhat Branch, the receipt whereof the attorney of the Vendors hereto hereby fully admits and acknowledges, the Vendors doth hereby grant, transfer and convey by way of sale to and unto the said Purchaser the said land within the boundaries more fully described in the schedule given below together with all paths,



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Rajesh Kumar Aggarwal

May' Bava.

passages, drains, rights, liberties, easements, privileges and appurtenances whatsoever attached to or belonging to or reputed to belong to the said land to have hold and enjoy the same together with all paths, passages, drains, rights, liberties, easements, privileges and appurtenances whatsoever attached to or belonging to or reputed to belong to the said land absolutely, forever and free from all encumbrances.

BE IT ALSO NOTED that the Vendors hereto covenant with the Purchaser hereto that the land hereby demised is free from all encumbrances and that the Purchaser hereto shall get valid, subsisting, good, marketable and unencumbered title in or over the same on execution of this deed of sale. The Vendors hereto have already given the delivery of possession of the demised land to the Purchaser hereto and the Purchaser hereto shall be fully entitled to

भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL

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02AA 343956

Rajesh Kumar
Agarwal

Mang' Bains

have its name mutated with respect of the land hereby demised in the Records of Rights by virtue of this deed of sale and possession. Neither the Vendors nor anyone claiming through, under or in trust of them shall have any manner of objection to the sale of the said land and any or all such objections, if any raised, shall be void by virtue of this deed of sale and possession. The Purchaser shall be able to deal with the demised land in the manner its likes best. The Vendors hereto also covenant with the Purchaser hereto that they shall execute such other deeds or documents as may be required of them at the cost of the Purchaser to enable the Purchaser to perfect its title with respect to the land hereby demised.

BE IT ALSO NOTED the Vendors hereto further covenant with the Purchaser hereto that they shall indemnify and keep indemnified the Purchaser against all claims, damages, encumbrances, charge, lien,



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02AA 343957

Rajesh Kumar
Agarwalla

Manj Bora

attachments, mortgage and any action initiated against the schedule land due to which the Purchaser may suffer. The Vendors at their own cost shall clear all the aforesaid encumbrances made over the schedule land and safeguard the interest of the Purchaser.

BE IT FURTHER NOTED that unless repugnant to the context the terms the **"VENDORS"** and the **"PURCHASER"** shall include their respective heirs, executors, successors, administrators and assigns.

SCHEDULE

Land measuring 2 Katha 17 Locha covered by Dag No. 121/2356 of P. P. No. 445/351 of Chengaligaon in Charigaon Mouza in Jorhat East Circle in the District of Jorhat. Assam, which is bounded by:-



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02AA 343958

Rajesh Kumar Aggarwal

May' Bora

The North : Land of Sarat Kataky & Others, now sold to the purchaser

The South : Land of Sri Bonomali Baruah & others, now sold to the purchaser

The East : Land of Late Dimbeswar Bora

The West : Land of Noren Ch Bora, now sold to the purchaser

ACCORDING TO DECIMAL SYSTEM OF MEASUREMENT, the land hereby demised is **7.63 Are Centiar**.

भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL

असम असम ASSAM

02AA 343959

IN WITNESS WHEREOF the Parties hereto put their respective signatures hereto on the day, month and year here in before first mentioned.

Signature of Witnesses:

Signature of Attorney of Vendors

1. Mukesh Beri
S/o Sri Tuganmall Beri
A.T. Road
Jorhat

Rajish Kumar Agnewalla

2. Amit Sharma
S/o Sri Bansilal Sharma
Barunibat, Jorhat.

Signature of the Purchaser

M. B. B. B.

Drafted & Printed by:-


(B. K. Beria)
Advocate, Jorhat

Tirupathi Circle
on 20/11/88

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TREASURY OFFICE
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04AA 454709

Correctly stamped for stamp duty
Stamp duty is under the Indian Stamp
Act 1899 & Act II of 1998

DEED OF SALE

THIS DEED OF SALE is made on this 9th day of April, 2012 BY SRI AMAL BORA, son of Late Holla Bora, resident of Khajuriguri, Borigaon, Near NH No. 37, Jorhat P. O. Jorhat under P. S. Jorhat within the jurisdiction of Sub-Registry Office at Jorhat in the District of Jorhat, Assam being represented through his duly constituted attorney SRI RAJESH KUMAR AGARWALLA, son of Late Mahabir Prasad Agarwalla, resident of A. T. Road, Jorhat in the District of Jorhat, Assam constituted in terms of notarised General Power of Attorney No. 1 (B) dated 29-02-2012 of Notary Public of Sri Uttam Borah, Jorhat of the One Part, hereinafter called the "VENDOR"

IN FAVOUR OF

M/S TIRUPATI CIRCLE, a partnership firm having its Registered Office at G. S. Road, Guwahati in the District of Kamrup (Metro) and a Branch Office at Jorhat in the District of Jorhat, Assam, represented through its duly constituted attorney SRI MANOJ BERIA, son of Sri Tuganmal Beria, resident of A. T. Road, Jorhat in the District of Jorhat, Assam, constituted in terms of notarised General Power of Attorney No. 5 (B) dated 17-08-2011 of Notary



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24/10/12

Rajesh Kumar Aggarwala -
(Attorney)

9/4/12



2292

Shri Rajesh K. Aggarwala
Lt. Mahabir P. Aggarwala
A.T. Road Jorhat
Jorhat
Assam

Rajesh Kumar Aggarwala -
(Attorney)

2296

The Execution is admitted
by Shri Rajesh K. Aggarwala
and

Shri Manoj Barua

Manoj Barua.



2298

Shri Amit Sharma
H/o Shri Basant Sharma
Barua Jorhat
Assam
Shri Amit Sharma
H/o Shri Basant Sharma
Barua Jorhat
Assam

Amit Sharma.



04AA 454710

Rajesh Kumar Samanta

May Dava

Public, Jorhat of the Other Part, hereinafter called the "PURCHASER".

WHEREAS the Vendor hereto is the absolute owner and recorded pattadar of a plot of land measuring 4 Katha 16 Locha in total i.e. 2 Katha 13 Locha of Dag No. 126 and 2 Katha 3 Locha of Dag No. 8, both the dags of P. P. No. 446 of Chengaligaon in Charigaon Mouza under Jorhat East Circle in the District of Jorhat, Assam, having full right, title, interest and possession thereon.

AND WHEREAS the Vendor hereto wanted to dispose of his said plot of land measuring 4 Katha 16 Locha in total i.e. 2 Katha 13 Locha of Dag No. 126 and 2 Katha 3 Locha of Dag No. 8, both the dags of P. P. No. 446 of Chengaligaon in Charigaon Mouza under Jorhat East Circle in the District of Jorhat, Assam, within the boundaries morefully described in the schedule given below to the Purchaser hereto at a total consideration of Rs 3,84,000.00 (Rupees Three Lakh Eighty Four Thousand) only and represented to the Purchaser hereto that the said land is free from all encumbrances and out of all litigations and that he is fully capable of transferring the same having valid, good, subsisting, marketable and unencumbered



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A 107127

Rajesh Kumar
Ajmal
May Bora

title in or over the same and whereas on such representations made by the Vendor hereto, the Purchaser hereto also agreed to purchase the said land as described in the Schedule given below at the said price.

AND WHEREAS such an agreement having been arrived at in between the parties hereto, the parties hereto jointly applied and obtained necessary permission for sale of the said land from the office of the Deputy Commissioner, Jorhat vide its Office Memo No. JRS 73/2010/7372 dated 13-03-2012 as well as from the office of the Jorhat Development Authority vide its Office Memo No. JDA/JDA/LP/2004-2012/73/224/ 12384 dated 28-03-2012.

NOW in pursuance of the said agreement and in consideration of payment of the said sum of Rs 3,84,000.00 (Rupees Three Lakh Eighty Four Thousand) only made by the attorney of the Purchaser hereto to the attorney of the Vendor hereto through account payee Cheque No. 154929 dated 09-04-2012 drawn on Punjab National Bank, Jorhat Branch, the receipt whereof the attorney of the Vendor hereto hereby fully admits and acknowledges, the Vendor doth hereby grant, transfer and convey by way of sale to and unto the said Purchaser



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A 107128

Rajesh Kumar Aggarwal

Mang Bora

the said land within the boundaries more fully described in the schedule given below together with all paths, passages, drains, rights, liberties, easements, privileges and appurtenances whatsoever attached to or belonging to or reputed to belong to the said land to have hold and enjoy the same together with all paths, passages, drains, rights, liberties, easements, privileges and appurtenances whatsoever attached to or belonging to or reputed to belong to the said land absolutely, forever and free from all encumbrances.

BE IT ALSO NOTED that the Vendor hereto covenants with the Purchaser hereto that the land hereby demised is free from all encumbrances and that the Purchaser hereto shall get valid, subsisting, good, marketable and unencumbered title in or over the same on execution of this deed of sale. The Vendor hereto has already given the delivery of possession of the demised land to the Purchaser hereto and the Purchaser hereto shall be fully entitled to have its name mutated with respect of the land hereby demised in the Records of Rights by virtue of this deed of sale and possession. Neither the Vendor nor anyone claiming through, under or in trust of him shall have any manner of objection to the sale



असम ASSAM

A 107129

Rajesh Kumar Hymallu

Mani Datta

of the said land and any or all such objections, if any raised, shall be void by virtue of this deed of sale and possession. The Purchaser shall be able to deal with the demised land in the manner its likes best. The Vendor hereto also covenants with the Purchaser hereto that he shall execute such other deeds or documents as may be required of him at the cost of the Purchaser to enable the Purchaser to perfect its title with respect to the land hereby demised.

BE IT ALSO NOTED the Vendor hereto further covenants with the Purchaser hereto that he shall indemnify and keep indemnified the Purchaser against all claims, damages, encumbrances, charge, lien, attachments, mortgage and any action initiated against the schedule land due to which the Purchaser may suffer. The Vendor at his own cost shall clear all the aforesaid encumbrances made over the schedule land and safeguard the interest of the Purchaser.

BE IT FURTHER NOTED that unless repugnant to the context the terms the "VENDOR" and the "PURCHASER" shall include their respective heirs, executors, successors, administrators and assigns.

भारतीय गैर न्यायिक

बीस रुपये

रु. 20



Rs. 20

TWENTY
RUPEES

INDIA NON JUDICIAL

অসম অসম ASSAM

06AA 099970

SCHEDULE

LAND MEASURING 4 Katha 16 Locha in total i.e. 2 Katha 13 Locha of Dag No. 126 and 2 Katha 3 Locha of Dag No. 8, both the dags of P. No. 446 of Chengaligaon in Charigaon Mouza in Jorhat East Circle in the District of Jorhat. Assam, which is bounded by: -

The North : Land of Sri Bonomali Baruah & his family, now sold to the purchaser
The South : Land of Dag No. 127 belonging to Bepai/Jiten Bora
The East : Land of Sri Kamal Bora, now sold to the purchaser
The West : Land of Sri Ratneswar Bora

ACCORDING TO DECIMAL SYSTEM OF MEASUREMENT, the land hereby demised is 12.84 Are Centiar.



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06AA 099971

IN WITNESS WHEREOF the Parties hereto put their respective signatures hereto on the day, month and year here in before first mentioned.

Signature of Witnesses:

Signature of the Vendor

1. Amit Sharma
S/o Sri. Bansilal Sharma
Barunital, Jorhat.

Rajesh Kumar Agarwalla.

2. Posang Laha
S/o Late. Nihal Laha
Mado Ali, Jorhat

Signature of the Purchaser

Mani Bora.

Drafted & Printed by:-

(B. K. Beria)
Advocate, Jorhat

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256/12/12 9258

RECEIVED
MAY 14 2012
MAY 14 2012



9/14/12

Page 1
Book No. I
Vol(s) No. 877
Pages No. 1-9
Date 6-7-87
for 12/12/12
2012
Sub-Registry
9/14/12



A = 6600/-
M(a) = 50/-

Admissible Under Act, 1923
Correctly Stamped & Imprinted with
Stamp Duty) under the Stamp Act, 1899 (Act II of 1899)

Sr. Sub-Registrar, Jorhat

DEED OF SALE

Pradip Chandra Bora
Prabhash Kumar Bora
Prakash Chandra Bora
Pranjali Bora
Pallab Bora
May Bora

THIS DEED OF SALE is made on this 20th day of January, 2013 BY 1. SRI PRADIP CHANDRA BORA, 2. SRI PRABHASH KUMAR BORA, 3. SRI PRAKASH CHANDRA BORA, 4. SRI PRANJAL BORA and 5. SRI PALLAB BORA, all sons of Late Debeswar Bora and residents of Chengaligaon, Jorhat under P. S. Jorhat in the District of Jorhat, Assam, of the One Part, hereinafter all are jointly and collectively called the "VENDORS"

IN FAVOUR OF

M/S TIRUPATI CIRCLE, a partnership firm having its Office at Jorhat in the District of Jorhat, Assam, represented through its duly constituted attorney SRI MANOJ BERIA, son of Sri Tuganmal Beria, resident of A. T. Road, Jorhat in the District of Jorhat, Assam, constituted in terms of notarised General Power of Attorney No. 6 (B) dated 17-08-2011 of Notary Public, Jorhat of the Other Part, hereinafter called the "PURCHASER".

WHEREAS the Vendors hereto are the joint owners and recorded pattadars of a plot of land measuring 16 Locha covered by Dag No. 120 of P. P. No. 541 of

2724

388

18-1-13

re/s Tirupati Circle



Boran Stamp Vendor

TELETYPE OFFICE
17/1/13



312

Pradip Chandra Bora



313

Prabhu Ch Bora



314

Prakash Ch Bora



315

Pranjal Bora



316

Pallab Bora



317

May Bora



318

Rajesh Kumar Agamulla

Presented for Registration

at 1-15 A.M. / P.M. 17/1/13
of Sub-Registry Office
By Manoj Boria
S/o Sri Tinganmal Boria
Vill. A.T. Road, Jorhat Town
P.S. By caste

✓ May Bora

Sr. Sub-Registrar, JORHAT

Execution is submitted
by - ① Pradip Ch. Bora
② Prabhu kr. Bora
③ Prakash ch. Bora
④ Pranjal Bora
⑤ Pallab Bora
(Sellers)
and ⑥ Sri Manoj Boria
(Purchaser)

Who is/are identified by
S/o...
Mou...
By caste...

Rajesh K. Agamulla
Lt. Mahabir Prasad Agamulla
A.T. Road, Jorhat Town

Sr. Sub-Registrar, JORHAT

17/1/13



অসম ASSAM

A 199845

Prody Chandra Bora
Borench Chandra Bora
Pankaj Ch Bora
Pranjal Bora
Pallab Bora
May Bora



Chengaligaon in **Charigaon Mouza** in Jorhat East Circle in the District of Jorhat. Assam, having full right, title, interest and possession thereon.

AND WHEREAS the Vendors hereto wanted to dispose of their said land measuring 16 **Locha** covered by **Dag No. 120** of **P. P. No. 541** of **Chengaligaon** in **Charigaon Mouza** in Jorhat East Circle in the District of Jorhat. Assam, within the boundaries morefully described in the schedule given below to the Purchaser hereto at a total consideration of **Rs 1,20,000.00** (Rupees One Lakh Twenty Thousand) only and represented to the Purchaser hereto that the said land is free from all encumbrances and out of all litigations and that they are fully capable of transferring the same having valid, good, subsisting, marketable and unencumbered titles in or over the same and whereas on such representations made by the Vendors hereto, the Purchaser hereto also agreed to purchase the said land as described in the Schedule given below at the said price.

AND WHEREAS such an agreement having been arrived at in between the parties hereto, the parties hereto jointly applied and obtained necessary permission for sale of the said land from the office of the Deputy Commissioner, Jorhat vide its **Office Memo No. JRS 21/12/9825 dated 21-12-2012** as well as from the office of the





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A 199846

Philip Chandra Borah
 Ranabhai Barua
 Bakshi Chandra Borah
 Pranjal Borah
 Pallab Borah
 May Borah

Jorhat Development Authority vide its Office Memo No. JDA/LS/2004-2013/89/3516/8 dated 04-01-2013.

NOW in pursuance of the said agreement and in consideration of payment of the said sum of **Rs 1,20,000.00** (Rupees One Lakh Twenty Thousand) only made by the Purchaser hereto to the Vendors hereto, the receipt whereof the Vendors hereto hereby fully admit and acknowledge, the Vendors doth hereby grant, transfer and convey by way of sale to and unto the said Purchaser the said land within the boundaries more fully described in the schedule given below together with all paths, passages, drains, rights, liberties, easements, privileges and appurtenances whatsoever attached to or belonging to or reputed to belong to the said land to have hold and enjoy the same together with all paths, passages, drains, rights, liberties, easements, privileges and appurtenances whatsoever attached to or belonging to or reputed to belong to the said land absolutely, forever and free from all encumbrances.

BE IT ALSO NOTED that the Vendors hereto covenant with the Purchaser hereto that the land hereby demised is free from all encumbrances and that the Purchaser hereto shall get valid, subsisting, good, marketable and unencumbered title in or over the



असम ASSAM

B 863623

Pardip Chandra Bora
Ramdhani Bora
Prakash Ch Bora
Prerajal Bora
Pallab Bora
Moj Bora

same on execution of this deed of sale. The Vendors hereto have already given the delivery of possession of the demised land to the Purchaser hereto and the Purchaser hereto shall be fully entitled to have its name mutated with respect of the land hereby demised in the Records of Rights by virtue of this deed of sale and possession. Neither the Vendors nor anyone claiming through, under or in trust of them shall have any manner of objection to the sale of the said land and any or all such objections, if any raised, shall be void by virtue of this deed of sale and possession. The Purchaser shall be able to deal with the demised land in the manner its likes best. The Vendors hereto also covenant with the Purchaser hereto that they shall execute such other deeds or documents as may be required of them at the cost of the Purchaser to enable the Purchaser to perfect its title with respect to the land hereby demised.

BE IT ALSO NOTED the Vendors hereto further covenant with the Purchaser hereto that they shall indemnify and keep indemnified the Purchaser against all claims, damages, encumbrances, charge, lien, attachments, mortgage and any action initiated against the schedule land due to which the Purchaser may suffer. The Vendors at their own cost shall clear all the aforesaid encumbrances made over the schedule land and safeguard the interest of the Purchaser.



असम ASSAM

B 863624

Bobip Chandra Bora
Ramesh Chandra Bora
Pankaj Chandra Bora
Bijay Chandra Bora
Pallab Bora
Manoj Bora

BE IT FURTHER NOTED that unless repugnant to the context the terms the "VENDORS" and the "PURCHASER" shall include their respective heirs, executors, successors, administrators and assigns.

SCHEDULE

Land measuring 16 Locha covered by Dag No. 120 of P. P. No. 541 of Chengaligaon in Charigaon Mouza in Jorhat East Circle in the District of Jorhat, Assam, which is bounded by:-

The North : Land of the purchaser

The South : Land of the purchaser

The East : Land of the purchaser

The West : Land of the purchaser

ACCORDING TO DECIMAL SYSTEM OF MEASUREMENT, the land hereby demised is 2.14 Are Centiar.



IN WITNESS WHEREOF the Parties hereto put their respective signatures hereto on the day, month and year here in before first mentioned.

Signature of Witnesses:

1. Rajish Kumar Aggarwal,
90 1st Mahabir Rd. Agamkher,
Radha Babu Lane
A.T. Road. Jorhat.

2. Ram Kishore Deka
L.T. Shiv Narayan Saha Deka
A.T. Road
Jorhat

Drafted & Printed by:-

(B. K. Beria)
Advocate, Jorhat

Signature of Vendors

Pradip Chandra Bora
Rambhadr Bora
Prakash Ch Bora
Barnal Bora

Pallab Bora

Signature of the Purchaser

Maj Bora.



17/3/13

Regd.

Book No. I
Vol. (8) No. 681
Pages No. 1-9
Being No. 534
for the year 2013

Sr. Sub-Registrar
JODHPUR

18/3/2013

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असम ASSAM

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Stamp: Correctly stamped & exempted to
Stamp Duty under the Indian Stamp
Act 1899 Act 13 of 1899
Date: 1-2-2012

मैराकुल 21/2/12

Swamy Bin.

Dipankar Bhargava

May Dava



DEED OF SALE

THIS DEED OF SALE is made on this **28th day of February, 2012**
BY 1. SRI BONOMALI BARUAH, son of Late Sarbananda Barua,
 resident of kenduguri, Jorhat under P. S. Jorhat in the District of
 Jorhat, Assam represented through his duly appointed **attorney**
SRI BITUL BORAH, son of son of Late Bubai Borah, resident of
 Kolakhowa Kalia Chuk, P. O. Chengaligaon, Jorhat constituted in
 terms of **Notorised General Power of Attorney No. 22 dated 30-**

606



Tirupati Circle
on 20/2/80 3

TREASURY OFFICER
TIRUPATI, ASSAM

[Handwritten signature]

অতিৰিক্ত বাকী
(Attorney)



660

অতিৰিক্ত বাকী



667

স্বৰাজ বোম
(Attorney)



662

দিপঙ্কৰ খাৰণ
(Attorney)



669

মণি' বোম



668

নৱেন সাকী
2nd Mar 1

29.2.2011
Sri Swaraj Bom
Sub-Recd SW Sri Dipankar Bom
Borigan Siding
P.O & P.S. Jorhat
Jorhat

[Handwritten signature]
29/2

Exemption is admitted by

Sri Swaraj Bom, Sri Dipankar Bom
and Sri Dipankar Kharghara

and
Sri Manoj Beneri attorney of
M/S Tirupati Circle

Sri Naren Saikia
S/O Naren Saikia
Khajurpur, Jorhat
(Bommes)
[Handwritten signature]



04AA 454482

श्री दिलीप दत्ता

Sri Dilip

Dipankar Kharghela

Mary Boro

09-2011 of Notary Public of Sri Dilip Dutta, Jorhat, 2. **SRI GUNAMONI BARUAH**, son of Late Jadumoni alias Jadunath Baruah, 3. **SRI PRASANTA KUMAR BARUAH**, son of Late Jaganath Baruah, 4. **SMT BANDANA BORDOLOI**, married daughter of Late Phanindra Baruah, 5. **SRI CHIRANJIT BARUAH**, son of Late Umananda Baruah, 6. **SMT RUMA BARUAH**, wife of Late Ram Barua, son of Late Sarbananda Baruah, 7. **SRI SURJYA KANTA**



04AA 454483

गोपबन्धुनयक

Sri Bm

Dipankar Khargharia

May Bora

BARUAH, son of Late Biswanath Baruah, **8. SRI CHITAMONI BARUAH**, son of Late Radhanath Baruah, No. 2 to 8 all residents of Kenduguri, Jorhat and all represented through their duly constituted attorney **SRI SWARAJ BORA**, son of Sri Dhiren Bora and **SRI DIPANKAR KHARGHARIA**, son of Late Srinath Khargharia, both residents of Borigaon Siding, Jorhat constituted in terms of Notorised



04AA 454485

मोटा ठुलदाबा
Suni Bm
Disantam Kharangda
May Bera

represented through its duly constituted attorney **SRI MANOJ BERIA**, son of Sri Tuganmal Beria, resident of A. T. Road, Jorhat in the District of Jorhat, Assam, constituted in terms of notarised General Power of Attorney No. 6 (B) dated 17-08-2011 of Notary Public, Jorhat of the **Other Part**, hereinafter called the **"PURCHASER"**.



असम ASSAM

A 353721

श्रीवकुल ठाबा

Sarj Barua

Digantkar Khargan

May Barua

WHEREAS originally Radhanath alias Rabi Baruah, Biswanath Baruah, Jadunath alias Jadumoni Baruah, Sarbananda Baruah, Ramananda Baruah and Sibnath Baruah were the joint owners and recorded pattadars of a plot of land measuring **2 Bigha 4 Katha 9 Locha** in total i.e. **1 Bigha 1 Katha 7 Locha** of Dag No. 10 of P. P. No. 32 and **1 Bigha 3 Katha 2 Locha** of Dag No. 9 of



असम ASSAM

A 111387

गिरिधर दास

श्रीमती सुनी

Dipankar Akhargaria

Mouji Barua

P.P. No. 488 of Chengaligaon in Charigaon Mouza in Jorhat East Circle in the District of Jorhat, Assam, having full right, title, interest and possession thereon.

AND WHEEAS on the death of the said original pattadars,, the said land was inherited by their respective heirs and they during their life time mutually and amicably divided the said land along with the lands of some other pattas amongst themselves and as per their



असम ASSAM

A 111388

असम राज्य

Swami

Defendant Khargan

May Bura

said mutual and amicable division of land, the said entire land had fallen to the exclusive shares of the Vendors hereto and they are possessing and enjoying the said land as being joint owners, having full right, title, interest and possession thereon

AND WHEREAS the Vendors hereto wanted to dispose of their said land measuring **2 Bigha 4 Katha 9 Locha** in total i.e. 1 Bigha 1



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A 111389

श्री विष्णु दास

जय. बि.

Dipankar Dey

Manj Benia

Katha 7 Locha of Dag No. 10 of P. P. No. 32 and 1 Bigha 3 Katha 2 Locha of Dag No. 9 of P.P. No. 488 of Chengaligaon in Charigaon Mouza in Jorhat East Circle in the District of Jorhat, Assam, within the boundaries morefully described in the schedule given below to the Purchaser hereto at a total consideration of **Rs 11,56,000.00** (Rupees Eleven Lakh Fifty Six Thousand) only and represented to



असम ASSAM

B 886585

श्री वि. सु. च. व.।

Shri. V. S. Ch. V.

Shri. V. S. Ch. V.

Shri. V. S. Ch. V.

the Purchaser hereto that the said land is free from all encumbrances and out of all litigations and that they are fully capable of transferring the same having valid, good, subsisting, marketable and unencumbered titles in or over the same and whereas on such representations made by the Vendors hereto, the Purchaser hereto also agreed to purchase the said land as described in the Schedule given below at the said price.



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B 886589

गोबिन्द दत्त

Juni Bora

Disarwan Choudhary

Mang Bora

AND WHEREAS such an agreement having been arrived at in between the parties hereto, the parties hereto jointly applied and obtained necessary permission for sale of the said land from the office of the Deputy Commissioner, Jorhat vide its **Office Memo No. JRS 4/2011/7007 dated 02-02-2012** as well as from the office of the **Jorhat Development Authority** vide its **Office Memo No. JDA/LS/88/2004/1299/12143 dated 27-02-2012**.



অজম অসম ASSAM

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অবদুল হক

Swami

Dipankar

Mani

NOW in pursuance of the said agreement and in consideration of payment of the said sum of **Rs 11,56,000.00** (Rupees Eleven Lakh Fifty Six Thousand) only made by the attorney of the Purchaser hereto to the attorneys of the Vendors hereto in cash as per respective shares of holding in the said land of the Vendors hereto, the receipt whereof the respective attorneys of the Vendors hereto hereby fully admit and acknowledge, the Vendors doth hereby



অসম অসম ASSAM

05AA 862112

মোত দুজ বৰে।

গুৰু. বিম.

Debarshi Kishore

Mary Bynon

grant, transfer and convey by way of sale to and unto the said Purchaser the said land within the boundaries more fully described in the schedule given below together with all paths, passages, drains, rights, liberties, easements, privileges and appurtenances whatsoever attached to or belonging to or reputed to belong to the said land to have hold and enjoy the same together with all paths, passages, drains, rights, liberties, easements, privileges and appurtenances whatsoever attached to or belonging to or reputed to belong to the said land absolutely, forever and free from all encumbrances.



অসম অসম ASSAM

05AA 862113

অতিথি বস।

Jwari Bani.

Dishanar Kapan

May Bani,

BE IT ALSO NOTED that the Vendors hereto covenant with the Purchaser hereto that the land hereby demised is free from all encumbrances and that the Purchaser hereto shall get valid, subsisting, good, marketable and unencumbered title in or over the same on execution of this deed of sale. The Vendors hereto have already given the delivery of possession of the demised land to the Purchaser hereto and the Purchaser hereto shall be fully entitled to



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05AA 862114

দীপিকার চাকর

Wang' Bina.

Dipankar Chakraborty

Mon' Bina.

have its name mutated with respect of the land hereby demised in the Records of Rights by virtue of this deed of sale and possession. Neither the Vendors nor anyone claiming through, under or in trust of them shall have any manner of objection to the sale of the said land and any or all such objections, if any raised, shall be void by virtue of this deed of sale and possession. The Purchaser shall be able to deal with the demised land in the manner its likes best. The



অসম অসম ASSAM

05AA 916060

মো. তিফুন চাকি

Sway' Bera

Digambari Sharma

Mam' Bera.

Vendors hereto also covenant with the Purchaser hereto that they shall execute such other deeds or documents as may be required of them at the cost of the Purchaser to enable the Purchaser to perfect its title with respect to the land hereby demised.

BE IT ALSO NOTED the Vendors hereto further covenant with the Purchaser hereto that they shall indemnify and keep indemnified the Purchaser against all claims, damages, encumbrances, charge, lien,



অসম অসম ASSAM

05AA 916061

অমিত কলিতা
Jyoti Bar.
Disaster Relief

Mani Barua

attachments, mortgage and any action initiated against the schedule land due to which the Purchaser may suffer. The Vendors at their own cost shall clear all the aforesaid encumbrances made over the schedule land and safeguard the interest of the Purchaser.

BE IT FURTHER NOTED that unless repugnant to the context the terms the **"VENDORS"** and the **"PURCHASER"** shall include their respective heirs, executors, successors, administrators and assigns.



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May 2012.

SCHEDULE

Land measuring 2 Bigha 4 Katha 9 Locha in total i.e. 1 Bigha 1 Katha 7 Locha of Dag No. 10 of P. P. No. 32 and 1 Bigha 3 Katha 2 Locha of Dag No. 9 of P.P. No. 488, both the pattas of Chengaligaon in Charigaon Mouza in Jorhat East Circle in the District of Jorhat, Assam, which is bounded by: -



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Amol Bora

Disputes

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The North : Land of the Purchaser of Dag No. 11 of Chengaligaon and of Dag No. 121 of Chengaligaon

The South : Land of the Purchaser of Dag No. 125 & partly of Dag No. 126 and land of Sri Amol Bora partly of Dag No. 126 & 8 of Chengaligaon

The East : Land partly of Dag No. 121 & land of the purchaser of Dag No. 122 of Chengaligaon

The West : Land of Dag No. 1661 of Kolakhowagaon

ACCORDING TO DECIMAL SYSTEM OF MEASUREMENT, the land hereby demised is 38.66 Are Centiar.

IN WITNESS WHEREOF the Parties hereto put their respective signatures hereto on the day, month and year here in before first mentioned.

Signature of Witnesses:

1. Nozen Saikia
Lat Malanta Saikia
Khajuriguri
Jorhat - 1



Signature of the Vendors

30/2/2021

Swamy Bera.

2. Romki Sharm Rathi
S/o Shiv Narayanjee Rathi
A.T. Road Jorhat

Dipankar Kharghara

Signature of the Purchaser

May Bera.

Drafted & Printed by:-

(B. K. Beria)

Advocate, Jorhat

Regd

BOOK NO. I

SL. NO. 435

PAGES NO. 1-23

Being NO. 372

for the year 2012

Dr. S. R. Raghav

408/11/12

23/2/2012



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Swamy Bent.

Diflankor, 1844

Mary' Bevier

DEED OF SALE

THIS DEED OF SALE is made on this **28th day of February, 2012** BY **1. SRI BONOMALI BARUAH**, son of Late Sarbananda Barua, resident of kenduguri, Jorhat under P. S. Jorhat in the District of Jorhat, Assam represented through his duly appointed **attorney SRI BITUL BORAH**, son of Late Bubai Borah, resident of Kolakhowa Kalia Chuk, P. O. Chengaligaon, Jorhat constituted in terms of **Notorised General Power of Attorney No. 22 dated 30-09-2011** of Notary Public of Sri Dilip Dutta, Jorhat, **2. SRI GUNAMONI BARUAH**, son of Late Jadumoni alias Jadunath Baruah, **3. SRI PRASANTA KUMAR BARUAH**, son of Late Jaganath Baruah, **4. SMT BANDANA BORDOLOI**, married daughter of Late Phanindra Baruah, **5. SRI CHIRANJIT BARUAH**, son of Late Umananda Baruah, **6. SMT RUMA BARUAH**, wife of Late Ram Barua, son of Late Sarbananda Baruah, **7. SRI SURJYA KANTA BARUAH**, son of Late Biswanath Baruah, **8. SRI CHITAMONI BARUAH**, son of Late Radhanath Baruah, No. 2 to 8 all residents of Kenduguri, Jorhat and all represented through their duly constituted attorney **SRI SWARAJ BORA**, son of Sri Dhiren Bora and **SRI DIPANKAR KHARGHARIA**, son of Late Srinath Khargharia, both residents of Borigaon Siding,





TREASURY OFFICER
TAMPAL ASSAM

[Handwritten signature]

অতিথিগণ চক্ৰী
(Allies)



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অতিথিগণ চক্ৰী



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Swamy Bora
(Attorney)



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Dibombar Bora

(Attorney)



৬৬৩

Manj Bora



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Naren Saha

29.12.2012
Sri Swamy Bora
S/o Sri Dhiren Bora
Borizom Siking, Jorhat
G.O & B.I. Jorhat
Jorhat

Exemption is granted by
Sri Bidul Bora
Sri Swamy Bora and
Sri Dhiren Bhangharia
and
Sri Monoj Bora, Attorney of
M/S Timpah Circle.

Sr Naren Saha
S/o Lt Mukut Saha
Wazirpur Jorhat
Jorhat



04AA 454579

श्री उल्लास राय
 श्रीम. डार.
 D. Barman Kharghar
 Mary Barman

Jorhat constituted in terms of **Notarised General Power of Attorney No. 66 dated 28-10-2011** of Notary Public of Smt Indrani Chetia, Notary, Jorhat, of the One Part, hereinafter all are jointly and collectively called the **"VENDORS"**

IN FAVOUR OF

M/S TIRUPATI CIRCLE, a partnership firm having its Registered Office at G. S. Road, Guwahati in the District of Kamrup (Metro) and a Branch Office at Jorhat in the District of Jorhat, Assam, represented through its duly constituted attorney **SRI MANOJ BERIA**, son of Sri Tuganmal Beria, resident of A. T. Road, Jorhat in the District of Jorhat, Assam, constituted in terms of **notarised General Power of Attorney No. 6 (B) dated 17-08-2011** of Notary Public, Jorhat of the **Other Part**, hereinafter called the **"PURCHASER"**.

WHEREAS originally Radhanath alias Rabi Baruah, Biswanath Baruah, Jadunath alias Jadumoni Baruah, Sarbananda Baruah, Ramananda Baruah and Sibanath Baruah were the joint owners and recorded pattadars of a plot of land measuring **1 Bigha 3 Katha 1 Locha** in total i.e. i) 3 Katha 5 Locha of Dag No. 117, ii) 17 Locha of Dag No. 119 and iii) 2 Katha 2 Locha of Dag No. 123, all the



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गुप्तिकुल दास

Surendra Das

Dipakumar Das

Mani Das

dags of P. P. No. 443 and iv) 1 Katha 17 Locha of Dag No. 122 of P. P. No. 403, both the pattas of Chengaligaon in Charigaon Mouza in Jorhat East Circle in the District of Jorhat, Assam, having full right, title, interest and possession thereon.

AND WHEEAS on the death of the said original pattadars,, the said land was inherited by their respective heirs and they during their life time mutually and amicably divided the said land along with the lands of some other pattas amongst themselves and as per their said mutual and amicable division of land, the said entire land had fallen to the exclusive shares of the Vendors hereto and they are possessing and enjoying the said land as being joint owners, having full right, title, interest and possession thereon

AND WHEREAS the Vendors hereto wanted to dispose of their said land measuring **1 Bigha 3 Katha 1 Locha** in total i.e. i) 3 Katha 5 Locha of Dag No. 117, ii) 17 Locha of Dag No. 119 and iii) 2 Katha 2 Locha of Dag No. 123, all the dags of P. P. No. 443 and iv) 1 Katha 17 Locha of Dag No. 122 of P. P. No. 403, both the pattas of Chengaligaon in Charigaon Mouza in Jorhat East Circle in the District of Jorhat, Assam, within the boundaries morefully described in the



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Swarni Bar
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Mani Bhanu

schedule given below to the Purchaser hereto at a total consideration of **Rs 6,44,000.00** (Rupees Six Lakh Forty Four Thousand) only and represented to the Purchaser hereto that the said land is free from all encumbrances and out of all litigations and that they are fully capable of transferring the same having valid, good, subsisting, marketable and unencumbered titles in or over the same and whereas on such representations made by the Vendors hereto, the Purchaser hereto also agreed to purchase the said land as described in the Schedule given below at the said price.

AND WHEREAS such an agreement having been arrived at in between the parties hereto, the parties hereto jointly applied and obtained necessary permission for sale of the said land from the office of the Deputy Commissioner, Jorhat vide its **Office Memo No. JRS 4/2011/7006 dated 02-02-2012** as well as from the office of the **Jorhat Development Authority** vide its **Office Memo No. JDA/LS/88/2004/1300/12142 dated 27-02-2012**.

NOW in pursuance of the said agreement and in consideration of payment of the said sum of **Rs 6,44,000.00** (Rupees Six Lakh Forty Four Thousand) only made



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by the attorney of the Purchaser hereto to the attorneys of the Vendors hereto in cash as per respective shares of holding in the said land of the Vendors hereto, the receipt whereof the respective attorneys of the Vendors hereto hereby fully admit and acknowledge, the Vendors doth hereby grant, transfer and convey by way of sale to and unto the said Purchaser the said land within the boundaries more fully described in the schedule given below together with all paths, passages, drains, rights, liberties, easements, privileges and appurtenances whatsoever attached to or belonging to or reputed to belong to the said land to have hold and enjoy the same together with all paths, passages, drains, rights, liberties, easements, privileges and appurtenances whatsoever attached to or belonging to or reputed to belong to the said land absolutely, forever and free from all encumbrances.

BE IT ALSO NOTED that the Vendors hereto covenant with the Purchaser hereto that the land hereby demised is free from all encumbrances and that the Purchaser hereto shall get valid, subsisting, good, marketable and unencumbered title in or over the same on execution of this deed of sale. The Vendors hereto have already given the delivery of possession of the demised land to the Purchaser



1-11-2018

Swaraj Bora

Dilankar Khargia

Mang Bora

hereto and the Purchaser hereto shall be fully entitled to have its name mutated with respect of the land hereby demised in the Records of Rights by virtue of this deed of sale and possession. Neither the Vendors nor anyone claiming through, under or in trust of them shall have any manner of objection to the sale of the said land and any or all such objections, if any raised, shall be void by virtue of this deed of sale and possession. The Purchaser shall be able to deal with the demised land in the manner its likes best. The Vendors hereto also covenant with the Purchaser hereto that they shall execute such other deeds or documents as may be required of them at the cost of the Purchaser to enable the Purchaser to perfect its title with respect to the land hereby demised.

BE IT ALSO NOTED the Vendors hereto further covenant with the Purchaser hereto that they shall indemnify and keep indemnified the Purchaser against all claims, damages, encumbrances, charge, lien, attachments, mortgage and any action initiated against the schedule land due to which the Purchaser may suffer. The Vendors at their own cost shall clear all the aforesaid encumbrances made over the schedule land and safeguard the interest of the Purchaser.



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Sunny Bora

Dibakar Chandra

Mani Bora,

BE IT FURTHER NOTED that unless repugnant to the context the terms the "VENDORS" and the "PURCHASER" shall include their respective heirs, executors, successors, administrators and assigns.

SCHEDULE

Land measuring 1 Bigha 3 Katha 1 Locha in total i.e. i) 3 Katha 5 Locha of Dag No. 117, ii) 17 Locha of Dag No. 119 and iii) 2 Katha 2 Locha of Dag No. 123, all the dags of P. P. No. 443 and iv) 1 Katha 17 Locha of Dag No. 122 of P. P. No. 403, both the pattas of Chengaligaon in Charigaon Mouza in Jorhat East Circle in the District of Jorhat, Assam.

The Land of Dag No. 122 & 123 are bounded by: -

The North : Land of Dag No. 120 of Chengaligaon,

The South : Land of Dag No. 155 of Chengaligaon

The East : Land of the Purchaser of Dag No. 124 of Chengaligaon

The West : Land of the Purchaser of Dag No. 125 of Chengaligaon



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Dipankar Dey

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The Land of Dag No. 119 is bounded by: -

The North : Land of Dag No. 118 of Chengaligaon,

The South : Land of the Purchaser of Dag No. 124 of Chengaligaon

The East : Land of Dag No. 166 of Chengaligaon

The West : Land of Dag No. 120 of Chengaligaon

The Land of Dag No. 117 is bounded by: -

The North : Land of the Purchaser of Dag No. 11 of Chengaligaon

The South : Land of Dag No. 118 & 121 of Chengaligaon

The East : Land of Dag No. 121 of Chengaligaon

The West : Land of Dag No. 115 of Chengaligaon

ACCORDING TO DECIMAL SYSTEM OF MEASUREMENT, the land hereby demised is 21.54 Are Centiar.



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IN WITNESS WHEREOF the Parties hereto put their respective signatures hereto on the day, month and year here in before first mentioned.

Signature of Witnesses:

1. Nolen Sankar
Lat Makuta Sankar
Ichog, Wrigmai
Jorhat - 1
2. Ramesh Chandra Reddy
S/O Shiv Nchagansetti
A.T Reddy Jorhat

Signature of the Vendors

স্বামী বসু
Swamy Bm.

Dipankar Bhargava

Signature of the Purchaser

Nani Bora

Drafted & Printed by:-

(B. K. Beria)

Advocate, Jorhat

Time paid circle
no 2012/2/8081

JOINT OFFICE
MARGAT, ASSAM
4/15/12



Regd.

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Sl. No. 434

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Being 371

for the year 2012

29/2/2012

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011578

DEED OF SALE

THIS DEED OF SALE is made on this 1st day of February, 2012 BY 1. SRI SARAT KATAKY and 2. SRI HEMANTA KATAKY, both sons of Late Lokheswar Kataky alias Bassa Sarmah and 3. SMT BINU KATAKY, wife of Late Hari Prasad Kataky alias Puna Sarmah and 4. SRI JAYANTA KATAKY, son of Late Hari Prasad Kataky alias Puna Sarmah, No. 1 to 4 all residents of Khajuriguri under Dulia Plot, P. O. Jorhat under P. S. Jorhat in the District of Jorhat, Assam, all the Vendors hereto being represented through their duly constituted attorney **SRI RAJESH KUMAR AGARWALLA**, son of Late Mahabir Prasad Agarwalla, resident of A. T. Road, Jorhat in the District of Jorhat, Assam constituted in terms of registered General Power of Attorney No. 1935/372 dated 05-08-2011 of Sub-Registry Office, Jorhat respectively, of the One Part, hereinafter all are jointly and collectively called the "VENDORS"

IN FAVOUR OF

M/S **TIRUPATI CIRCLE**, a partnership firm having its Registered Office at G. S. Road, Guwahati in the District of Kamrup (Metro) and a Branch Office at Jorhat in the District of Jorhat, Assam, represented through its duly constituted attorney **SRI MANOJ BERIA**, son of Sri Tuganmal Beria, resident of A. T. Road, Jorhat in the District of Jorhat, Assam,





TREASURY OFFICE
JORHAT, ASSAM

[Signature]

Rajesh Kumar Agarmalla.

11/2/2012

157



Shri Rajesh K Agarmalla
Sd Mahabir P O Agarmalla

Rajesh Kumar Agarmalla.

AT-Road Jorhat Jorhat

158



[Signature]
11/2/2012

Mam' Boria.

The Execution is admitted
by Shri Rajesh K Agarmalla
and

Ar Mamoj Boria

159



Mukesh Boria.

Shri Mukesh Boria
Shri Jugannath Boria
AT-Road Jorhat Jorhat
Business



Rajesh Kumar Agnalla

May Bora.

constituted in terms of notarised General Power of Attorney No. 6 (B) dated 17-08-2011 of Notary Public, Jorhat of the **Other Part**, hereinafter called the "**PURCHASER**".

WHEREAS the Vendors hereto are the joint owners and recorded pattadars of a plot of land measuring **1 Bigha 2 Katha 4 Locha** in total i.e. 3 Katha 17 Locha of **Dag No. 124** and 3 Katha 7 Locha of **Dag No. 125**, both the dags of P.P. No. 156 of Chengaligaon in Charigaon Mouza in Jorhat East Circle in the District of Jorhat, Assam, having full right, title, interest and possession thereon.

AND WHEREAS the Vendors hereto wanted to dispose of their said land measuring **1 Bigha 2 Katha 4 Locha** in total i.e. 3 Katha 17 Locha of **Dag No. 124** and 3 Katha 7 Locha of **Dag No. 125**, both the dags of P.P. No. 156 of Chengaligaon in Charigaon Mouza in Jorhat East Circle in the District of Jorhat, Assam, within the boundaries morefully described in the schedule given below to the Purchaser hereto at a total consideration of **Rs 4,32,000.00** (Rupees Four Lakh Thirty Two Thousand) only and represented to the Purchaser hereto that the said land is free from all encumbrances and out of all litigations and that they are fully capable of transferring the same having valid, good, subsisting, marketable and unencumbered titles in or over the same and whereas on such representations made by the Vendors hereto, the Purchaser hereto also agreed to purchase the said land as described in the Schedule given below at the said price.



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Rajesh Kumar Sanyal

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AND WHEREAS such an agreement having been arrived at in between the parties hereto, the parties hereto jointly applied and obtained necessary permission for sale of the said land from the office of the Deputy Commissioner, Jorhat vide its **Office Memo No. JRS 25/2011/6876 dated 12-01-2012** as well as from the office of the Jorhat Development Authority vide its **Office Memo No. JDA/LS/88/2004/1260/11905 dated 27-01-2012**.

NOW in pursuance of the said agreement and in consideration of payment of the said sum of **Rs 4,32,000.00** (Rupees Four Lakh Thirty Two Thousand) only made by the attorney of the Purchaser hereto to the attorney of the Vendors hereto through account payee **Cheque No. 154918 dated 01-02-2012** drawn on Punjab National Bank, Jorhat Branch, the receipt whereof the attorney of the Vendors hereto hereby fully admits and acknowledges, the Vendors doth hereby grant, transfer and convey by way of sale to and unto the said Purchaser the said land within the boundaries more fully described in the schedule given below together with all paths, passages, drains, rights, liberties, easements, privileges and appurtenances whatsoever attached to or belonging to or reputed to belong to the said land to have hold and enjoy the same together with all paths, passages, drains, rights, liberties, easements, privileges and appurtenances whatsoever attached to or belonging to or reputed to belong to the said land absolutely, forever and free from all encumbrances.



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Rajesh Kumar Agnewalla

Map Sheet

BE IT ALSO NOTED that the Vendors hereto covenant with the Purchaser hereto that the land hereby demised is free from all encumbrances and that the Purchaser hereto shall get valid, subsisting, good, marketable and unencumbered title in or over the same on execution of this deed of sale. The Vendors hereto have already given the delivery of possession of the demised land to the Purchaser hereto and the Purchaser hereto shall be fully entitled to have its name mutated with respect of the land hereby demised in the Records of Rights by virtue of this deed of sale and possession. Neither the Vendors nor anyone claiming through, under or in trust of them shall have any manner of objection to the sale of the said land and any or all such objections, if any raised, shall be void by virtue of this deed of sale and possession. The Purchaser shall be able to deal with the demised land in the manner its likes best. The Vendors hereto also covenant with the Purchaser hereto that they shall execute such other deeds or documents as may be required of them at the cost of the Purchaser to enable the Purchaser to perfect its title with respect to the land hereby demised.

BE IT ALSO NOTED the Vendors hereto further covenant with the Purchaser hereto that they shall indemnify and keep indemnified the Purchaser against all claims, damages, encumbrances, charge, lien, attachments, mortgage and any action initiated against the schedule land due to which the Purchaser may suffer. The Vendors at their own cost shall



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Rajesh Kumar Aggarwal

May Bank.

clear all the aforesaid encumbrances made over the schedule land and safeguard the interest of the Purchaser.

BE IT FURTHER NOTED that unless repugnant to the context the terms the **"VENDORS"** and the **"PURCHASER"** shall include their respective heirs, executors, successors, administrators and assigns.

SCHEDULE

Land measuring 1 Bigha 2 Katha 4 Locha in total i.e. 3 Katha 17 Locha of Dag No. 124 and 3 Katha 7 Locha of Dag No. 125, both the dags of P.P. No. 156 of Chengaligaon in Charigaon Mouza in Jorhat East Circle in the District of Jorhat Assam. The land measuring 3 Katha 17 Locha of Dag No. 124 is bounded by: -

The North : Land of Dag No. 119 of Chengaligaon, belonging to Sri Bonamali Baruah, now agreed to sell to the purchaser

The South : Land of Dag No. 155 of Chengaligaon

The East : Land of partly Dag No. 166 & 165 of Chengaligaon

The West : Land of Dag No. 123 of Chengaligaon belonging to Sri Bonamali Baruah, now agreed to sell to the purchaser



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Rajesh Kumar Agamulla -

May Benta.

The land measuring 3 Katha 7 Locha of Dag No. 125 is bounded by: -

The North : Land of Dag No. 9 of Chengaligaon, belonging to Sri Bonamali Baruah, now agreed to sell to the purchaser

The South : Land of Dag No. 153 of Chengaligaon

The East : Land of Dag No. 122 of Chengaligaon belonging to Sri Bonamali Baruah, now agreed to sell to the purchaser

The West : Land of Dag No. 126 of Chengaligaon partly belonging to Sri Kamal Bora, now sold to the purchaser

ACCORDING TO DECIMAL SYSTEM OF MEASUREMENT, the land hereby demised is 19.27 Are Centiar.



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05AA 862110

IN WITNESS WHEREOF the Parties hereto put their respective signatures hereto on the day, month and year here in before first mentioned.

Signature of Witnesses:

1. Mukesh Beria.
S/o Sri Tuganmall Beria.
A.T. Road, Jorhat

Signature of the Vendors

Rajesh Kumar Agamella.

2. Himul Kumar Bora
S/o. Mukund Chand Bora
Akhil Nagar, Jorhat

Signature of the Purchaser

Mayi Bora.

Drafted & Printed by:-

(B. K. Beria)

Advocate, Jorhat

T. Citele
CIN 2012/16398

TREASURY OFFICER
JORHAT, ASSAM

[Handwritten signature]

[Circular stamp of the Government of India, Ministry of Revenue, Assam]
[Handwritten signature]
11/2/12

Page

Serial No. I
Vol. (48) No. 178

Series No. 1

Page No. 149

Date 2012

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Sub-Registrar

11/2/12

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04AA 454486

DEED OF SALE

THIS DEED OF SALE is made on this 1st day of February, 2012 BY 1. SRI NOREN BORA, son of Late Maikon Bora and Late Ganesh Bora, resident of Khajuriguri, Borigaon, P. O. Jorhat under P. S. Jorhat within the jurisdiction of Sub-Registry Office at Jorhat in the District of Jorhat, Assam and 2. SMT JINAMONI BORA, wife of Late Munin Bora alias Thunu Bora, resident of Khajuriguri, Borigaon, P. O. Jorhat under P. S. Jorhat in the District of Jorhat, Assam, both the Vendors hereto being represented through their duly constituted attorney SRI RAJESH KUMAR AGARWALLA, son of Late Mahabir Prasad Agarwalla, resident of A. T. Road, Jorhat in the District of Jorhat, Assam constituted in terms of **registered General Power of Attorney No. 1972/390 dated 09-08-2011 and No. 2484/488 dated 19-10-2011**, both of Sub-Registry Office, Jorhat respectively, of the One Part, hereinafter both are jointly and collectively called the "VENDORS"

IN FAVOUR OF



1573

Tirupathi circle
C No 2012/1 6399



TREASURY OF RICE
JORTHAT, ASSAM

[Handwritten signature]

Rajesh Kumar Azamulla.

157



9/2/2012

For Rajesh Kumar Agarwalla
At Mahabir P.O. Agarwalla
A.T. Road Jorthat Jorthat
Dharm

158

Rajesh Kumar Azamulla.



Mohaj Barua.

The Execution is admitted
By For Rajesh Kumar Agarwalla
and
Mohaj Barua.

159



Mukesh Barua.

For Mukesh Barua
For Jugannath Barua
A.T. Road Jorthat Jorthat
Dharm



04AA 454487

Rajesh Kumar Agarwalla

Manoj Beria.

M/S TIRUPATI CIRCLE, a partnership firm having its Registered Office at G. S. Road, Guwahati in the District of Kamrup (Metro) and a Branch Office at Jorhat in the District of Jorhat, Assam, represented through its duly constituted attorney **SRI MANOJ BERIA**, son of Sri Tuganmal Beria, resident of A. T. Road, Jorhat in the District of Jorhat, Assam, constituted in terms of notarised General Power of Attorney No. 6 (B) dated 17-08-2011 of Notary Public, Jorhat of the **Other Part**, hereinafter called the "**PURCHASER**".

WHEREAS the Vendors hereto are the joint owners and recorded pattadars of a plot of land measuring **2 Bigha** i.e. 1 Bigha each from out of Dag No. 124/11 of P.P. No. 324/157 of Chengaligaon in Charigaon Mouza in Jorhat East Circle in the District of Jorhat, Assam, having full right, title, interest and possession thereon..

AND WHEREAS the Vendors hereto wanted to dispose of their respective plots as a single plot measuring **2 Bigha** i.e. 1 Bigha each from out of Dag No. 124/11 of P.P. No. 324/157 of Chengaligaon in Charigaon Mouza in Jorhat East Circle in the District of Jorhat, Assam, within the boundaries morefully described in the schedule given below to the Purchaser hereto at a total consideration of **Rs**



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Rajesh Kumar Agarwal

May Bank.

6,00,000.00 (Rupees Six Lakh) only and represented to the Purchaser hereto that the said land is free from all encumbrances and out of all litigations and that they are fully capable of transferring the same having valid, good, subsisting, marketable and unencumbered titles in or over the same and whereas on such representations made by the Vendors hereto, the Purchaser hereto also agreed to purchase the said land as described in the Schedule given below at the said price.

AND WHEREAS such an agreement having been arrived at in between the parties hereto, the parties hereto jointly applied and obtained necessary permission for sale of the said land from the office of the Deputy Commissioner, Jorhat vide its **Office Memo No. JRS 25/2011/6874 dated 12-01-2012** as well as from the office of the **Jorhat Development Authority** vide its **Office Memo No. JDA/LS/88/2004/1257/11903 dated 27-01-2012**.

NOW in pursuance of the said agreement and in consideration of payment of the said sum of **Rs 6,00,000.00 (Rupees Six Lakh)** only made by the attorney of the Purchaser hereto to the attorney of the Vendors hereto through account payee **Cheque No. 154920 dated 01-02-2012** drawn on Punjab National Bank, Jorhat



Rajesh Kumar Aggarwal

Mani Datta

Branch, the receipt whereof the attorney of the Vendors hereto hereby fully admits and acknowledges, the Vendors doth hereby grant, transfer and convey by way of sale to and unto the said Purchaser the said land within the boundaries more fully described in the schedule given below together with all paths, passages, drains, rights, liberties, easements, privileges and appurtenances whatsoever attached to or belonging to or reputed to belong to the said land to have hold and enjoy the same together with all paths, passages, drains, rights, liberties, easements, privileges and appurtenances whatsoever attached to or belonging to or reputed to belong to the said land absolutely, forever and free from all encumbrances.

BE IT ALSO NOTED that the Vendors hereto covenant with the Purchaser hereto that the land hereby demised is free from all encumbrances and that the Purchaser hereto shall get valid, subsisting, good, marketable and unencumbered title in or over the same on execution of this deed of sale. The Vendors hereto have already given the delivery of possession of the demised land to the Purchaser hereto and the Purchaser hereto shall be fully entitled to have its name mutated with respect of the land hereby demised in the Records of Rights by virtue of this deed of sale and possession. Neither the Vendors nor anyone claiming through,



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Rajesh Kumar Aggarwal

Manj Datta

under or in trust of them shall have any manner of objection to the sale of the said land and any or all such objections, if any raised, shall be void by virtue of this deed of sale and possession. The Purchaser shall be able to deal with the demised land in the manner its likes best. The Vendors hereto also covenant with the Purchaser hereto that they shall execute such other deeds or documents as may be required of them at the cost of the Purchaser to enable the Purchaser to perfect its title with respect to the land hereby demised.

BE IT ALSO NOTED the Vendors hereto further covenant with the Purchaser hereto that they shall indemnify and keep indemnified the Purchaser against all claims, damages, encumbrances, charge, lien, attachments, mortgage and any action initiated against the schedule land due to which the Purchaser may suffer. The Vendors at their own cost shall clear all the aforesaid encumbrances made over the schedule land and safeguard the interest of the Purchaser.

BE IT FURTHER NOTED that unless repugnant to the context the terms the "VENDORS" and the "PURCHASER" shall include their respective heirs, executors, successors, administrators and assigns.

SCHEDULE

Land measuring 2 Bigha from out of Dag No. 124/11 of P.P. No. 324/157 of Chengaligaon in Charigaon Mouza in Jorhat East Circle in the District of Jorhat, Assam, which is bounded by: -

The North : Land of Smt Ruma Saikia, now sold to the purchaser

The South : Land of Sri Banamali Baruah, now agreed to sell to the purchaser

The East : Land of Sri Sarat Kataky & Others, now sold to the purchaser

The West : Land of Dag No. 1660 of Kolakhuwagaon

ACCORDING TO DECIMAL SYSTEM OF MEASUREMENT, the land hereby demised is 26.76 Are Centiar.

IN WITNESS WHEREOF the Parties hereto put their respective signatures hereto on the day, month and year here in before first mentioned.

Signature of Witnesses:

✓ 1. Mukesh Baria -
S/o Sri Tuganmall Baria.
A.T. Road, Jorhat ✓

✓ 2. Himankumar Barua
S/o. Himankund Barua
Adarsh Nagar, Jorhat ✓

Signature of the Vendors

Rajesh Kumar Agavalala ✓

Signature of the Purchaser

May Bank. ✓

Drafted & Printed by:-


(B. K. Baria)

Advocate, Jorhat

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for the year 2012

[Signature]
Sub-Registrar
GOREGAON

1/12/12

