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भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

F 055322

F 055322

Certified that the Endorsement Sheet's and the Signature Sheet's attached to this document are part of the Document.

MINOR BIKRAM DAS
alias

MINOR GANESH DAS

Being represented by his natural guardians and mother as well as Legal Guardian namely MRS. JAMUNA DAS (Wife of BIKRAM DAS) (Being appointed by the Hon'ble District Judge of Purba Bardhaman by virtue of Act VII Case No. 14 of 2018)

25/9/19

Pratim Mukherjee
Smit Bhattacharya
Rabindranath

25 SEP 2019

DEED OF SALE

Sale Value: Rs. 10,00,000/- (Rupees Ten Lakhs Only)

Government Assessed Market Value: Rs. 10,00,000/-
(Rupees Ten Lakhs Only)

Mouza - Goda, within Burdwan Municipality, P.O. Rajbati,
P.S. & City - Bardhaman, Dist. Purba Bardhaman

:: Om Gurbach Narah ::

MINOR BIKRAM DAS
alias
MINOR GANESH DAS

Being represented by his natural guardian
and mother as well as Legal Guardian namely
MRS. JAMUNA DAS (PAN-BVTPD0944H)
(Being appointed by the Hon'ble District
Judge of Purba Bardhaman by virtue of
Act VII Case No. 14 of 2018)

referred

Pratim Mukherjee
Soni Bhukant
Rabindranath Das

**THIS DEED OF SALE is made on this 25TH DAY OF SEPTEMBER, TWO
THOUSAND AND NINETEEN (2019)**

BETWEEN

MINOR BIKRAM DAS alias MINOR GANESH DAS, Son of Late Bablu Das,
by faith - Hindu, by Nationality - Indian, by occupation - Student, resident of
Golapbag More, Keshabganj Chati, P.O. Rajbati, P.S. Barddhaman Sadar,
District:-Purba Barddhaman, West Bengal, India, Pin - 713104; *being
represented by his natural guardian and his mother as well as Legal Guardian
namely MRS. JAMUNA DAS, Wife of Late Bablu Das, by faith - Hindu, by
Nationality - Indian, by occupation - Housewife, resident of Golapbag More,
Keshabganj Chati, P.O. Rajbati, P.S. Barddhaman Sadar, District:-Purba
Barddhaman, West Bengal, India, Pin - 713104; PAN - BVTPD0944H [being
the Mother of the Minor and also the Legal Guardian being appointed by the
Hon'ble District Judge of Burdwan (Now Purba Barddhaman) by virtue of Act
VIII Case No. 14 of 2018]; hereinafter termed, referred and called the OWNER
cum TRANSFEROR cum SELLER cum VENDOR (which express on shall unless
excluded her respective heirs, successors, executors, administrators, legal
representative, managers, attorneys, successor-in-interest and assignees) of
the party of the FIRST PART;*

AND

1. **MR. PRITAM MUKHERJEE**, S/o Sri Pranab Mukherjee, by caste Hindu, by
Nationality - Indian, by profession - Business, resident of Golapbagmore,
P.O. Rajbati, P.S. Barddhaman, Dist. Purba Barddhaman, Pin- 713104;
PAN: BGKPM5158E;

MINOR BIKRAM DAS

alias

MINOR G 34 DAS

Being represented by his natural guardian
and mother as well as Legal Guardian namely
MRS. JAMUNA DAS (PAN-BYTP0005444)
(Being appointed by the Hon'ble District
Judge of Purba Bardhaman by virtue of
Act VII Case No. 14 of 2016)

25/07/2016

Pratim Mukherjee

Somit Bhakat

Rabindranath Hat

2. **MR. SOMIT BHAKAT**, S/o Late Madan Mohan Bhakat, by caste Hindu, by Nationality - Indian, by profession - Business, resident of Keshabganj Chatl, G.T. Road, P.O. Rajbati, P.S. Barddhaman, Dist. Purba Barddhaman, Pin- 713104, PAN: BDWPB8573R; and
3. **MR. RABINDRANATH HATI**, S/o Late Bonbihari Hati, by caste Hindu, by Nationality - Indian, by profession Business, resident of Golapbagmore, P.O. Rajbati, P.S. Barddhaman Sadar, Dist. Purba Barddhaman, Pin- 713104; PAN: AAPPB8629D; hereinafter jointly and together and severally as well as individually termed, referred and called the **BUYERS cum PURCHASERS cum TRANSFEREES cum VENDEES** (which express on shall unless excluded his/their respective heirs, successors, executors, administrators, legal representative, managers, attorneys, successor-in-interest and assignees) of the **SECOND PART**.

WHEREAS The OWNER is the sole and absolute owner and has absolutely seized and possessed of or otherwise well and sufficiently entitled to the Land hereditaments free from all encumbrances, charges, liens, attachments, trusts whatsoever to howsoever more-fully described in the entire Schedule hereinafter written (hereinafter referred to as the "**SAID PROPERTY**").

AND WHEREAS, the Schedule mentioned property within Dist. Purba Barddhaman, P.S. Barddhaman, Mouza- Goda, J.L. No- 41, C.S. Plot No. 2147/2230 appertaining to C.S. Khatian No. 1137, R.S. Plot No. 2147/6144 appertaining to R.S. Khatian No. 1333 presently comprising to L.R. Plot No. 2175 appertaining to L.R. Khatian No. 1371, 2303 and 2437 situated within

MINOR BIKRAM DAS
alias
MINOR GAJESH DAS

Being represented by his natural guardian
and mother as well as Legal Guardian namely
MRS. JAMUNA DAS (Wife of BIKRAM DAS)
(Being represented by the Hon'ble District
Judge of Purba Bardhaman by virtue of
Act VII Case No. 14 of 2018)

25/07/23

Pratim Mukherjee
Sonit Bhattacharya
Adarsh Kumar Das

the limit of Bardhaman Municipality of P.S. Bardhaman Sadar, Dist Purba Bardhaman being the land total measuring an undivided area of **0.002 Acres** (a little more or less) i.e., **0.20 Decimals** (a little more or less) i.e., **87.50 Sq. Ft.** (a little more or less) appertaining to present Holding No. "75" of Ward No. 1, Mahalla - Keshabganj belongs to the Party of the FIRST PART. The entire said land along with other properties was originally belonged to one Lala Prasad Kapur, S/o Lala Prahlad Kapur of Raj College Road, Bardhaman and the name of the said Lala Prasad Kapur, S/o Lala Prahlad Kapur of Raj College Road, Bardhaman was recorded in the C.S. Records of Rights comprising in C.S. Plot No. 2147/2230 appertaining to C.S. Khatian No. 1137 in respect of 16 Anna Share comprising in total 24 Decimals as Bhiti Class of Land. Subsequently the said properties were obtained by one Kalidas Kapur, Son of Late Lala Prasad Kapur and resident of Burdwan and one Kripadas Kapur, Son of Late Lala Prasad Kapur and resident of Burdwan. The said Kalidas Kapur, Son of Late Lala Prasad Kapur and resident of Burdwan and the said Kripadas Kapur, Son of Late Lala Prasad Kapur and resident of Burdwan acquired the said property by virtue of inheritance i.e., succession from their deceased father namely Late Lala Prasad Kapur and became absolute owners and possessors with absolute right, title and interest therein in respect of the said property which they acquired by virtue of the aforesaid inheritance i.e., succession.

AND WHEREAS, while owning and possessing the said property, the said Kalidas Kapur, Son of Late Lala Prasad Kapur and resident of Burdwan and the said Kripadas Kapur, Son of Late Lala Prasad Kapur and resident of

MINOR BIKRAM DAS

alias

MINOR GANESH DAS

Being represented by his natural guardian
and mother as well as Legal Guardian namely
MRS. JAMUNA DAS (PAN-5/TPD0944H)
(Being appointed by the Hon'ble District
Judge of Purba Bardhaman by virtue of
Act VII Case No. 14 of 2018)

20/07/2019

Bikram Mukherjee
Bikram Bhaskar
Chandicharan Das

Burdwan intended to transfer some portion of the property as mentioned in the Schedule below in favour of prospective transferee and in regard to fulfillment of such intention the said said Kalidas Kapur, Son of Late Lala Prasad Kapur and resident of Burdwan and the said Kripadas Kapur, Son of Late Lala Prasad Kapur and resident of Burdwan transferred Schedule mentioned plot number measuring 3 Kathas i.e. 5 Decimals (Approx.) of Landed "Bhiti" Class of Property on the Western Side of and out of the total 0.24 acres i.e., 24 Decimals of Landed Property appertaining to Schedule mentioned C.S. Plot Number being in C.S. Plot No. 2147/2230 appertaining to C.S. Khatian No. 1137 in favour of one Nabakumar Das, S/o Late Chandicharan Das, by faith Hindu, by Caste Sutradhar, by occupation Business, resident of Keshabganj Chat, Barddhaman, Dist. Burdwan (Now Purba Barddhaman) by virtue of a properly executed and registered *Indenture of Perpetual and Permanent Lease being Deed No. 1-1506 for the year 1953, incorporated in Book No. 1, Volume No. 26, Page Nos. 66 to 68, registered at the Office of the District Sub-Registrar, Burdwan* and absolutely and forever relinquished their all right title and interest in respect of the said Schedule mentioned Property appertaining to Schedule mentioned C.S. Plot Number in favour of the said Nabakumar Das, S/o Late Chandicharan Das, by Faith: Hindu, by Caste: Sutradhar, by Occupation: Business, resident of Keshabganj Chat, Barddhaman, Dist. Burdwan (Now Purba Barddhaman).

AND WHEREAS, subsequently after implementation of the R.S. Settlement Process and System, due to process of Law, the aforesaid C.S. Plot No. 2147/2230 has fragmented and divided into multiple R.S. Plots and in

MINOR BIKRAM DAS

MINOR C. H. DAS

Being represented by his natural guardian
and mother as well as Legal Guardian namely
MRS. JAMUNA DAS (PAN-577009444)
(Being appointed by the Hon'ble District
Judge of Purba Bardhaman by virtue of
Act VII Case No. 14 of 2012)

22/10/20

Ratan Mukherjee
Smit Bhattacharya
Rabindranath Das

that process the aforesaid 3 Kathas i.e., 5 Decimals of "Bhiti" classified land of the aforesaid Nabakumar Das, S/o Late Chandicharan Das, by faith Hindu, by Caste Sutradhar, by occupation Business, resident of Keshabganj Chati, Barddhaman, Dist. Burdwan (Now Purba Barddhaman) has been fragmented and recorded in a fresh and new Plot Number of R.S. Settlement of Rights i.e., in R.S. Plot No. 2147/6144 which was measuring 5 Decimals in total.

AND WHEREAS, while being the Owner and Possessor in respect of the entire Schedule mentioned Property appertaining to Schedule mentioned C.S. Plot Number and R.S. Plot Number, the said previous owner namely Nabakumar Das, S/o Late Chandicharan Das, by Faith: Hindu, by Caste: Sutradhar, by Occupation: Business, resident of Keshabganj Chati, Barddhaman, Dist. Burdwan (Now Purba Barddhaman) recorded his name in the R.S. Record of Rights appertaining to R.S. Khatian No. 1333 and has been discharging his all liability and duty and obligation as the owner and possessor in respect of the said entire Schedule mentioned Property appertaining to Schedule mentioned R.S. Plot Number by paying the Rent/Khajna to appropriate authorities and acquired absolute right, title and interest as the Owner and Possessor thereon.

AND WHEREAS, subsequently after enforcement and implementation of the West Bengal Land Reforms Act and after implementation of the L.R.R.O.R Process and System, due to operation of Law, the aforesaid R.S. Plot No. 2147/6144 has converted and changed and transformed into a new L.R. Plot Number and in that process the aforesaid 3 Kathas i.e., 5 Decimals of "Bhiti" classified land of the aforesaid Nabakumar Das, S/o Late

MINOR BIKRAM DAS

alias

MINOR CHANDICHARAN DAS

Being represented by his natural guardian
and mother as Legal Guardian hereby
NABAKUMAR DAS S/o Late CHANDICHARAN DAS
being appointed by the Hon'ble District
Judge of Bardhaman by virtue of
Act VI Case No. 14 of 2018

25/04/2018

Pratim Mukherjee
Smita Bhattacharya
Pratim Mukherjee

Chandicharan Das, by faith Hindu, by Caste Sutradhar, by occupation Business, resident of Keshabganj Chati, Bardhaman, Dist. Burdwan (Now Purba Bardhaman) has been converted and changed and altered and recorded in a fresh and new Plot Number of L.R. Records of Rights i.e., in L.R. Plot No. 2175 which was measuring 5 Decimals in total.

AND WHEREAS, while being the Owner and Possessor in respect of the entire Schedule mentioned Property appertaining to Schedule mentioned C.S. Plot Number and R.S. Plot Number and L.R. Plot Number, the said previous owner namely Nabakumar Das, S/o Late Chandicharan Das, by Faith: Hindu, by Caste: Sutradhar, by Occupation: Business, resident of Keshabganj Chati, Bardhaman, Dist. Burdwan (Now Purba Bardhaman) has been discharging his all liability and duty and obligation as the owner and possessor in respect of the said entire Schedule mentioned Property appertaining to Schedule mentioned L.R. Plot Number, by paying the Rent/Khajna to appropriate authorities and subsequently constructed residential house thereon as mentioned in the Schedule mentioned hereinafter and has been paying the tax against the said construction to the Burdwan Municipality and acquired absolute right, title and interest as the Owner and Possessor thereon.

AND WHEREAS, subsequently while being the absolute Owner and Possessor with absolute right, title and interest therein, the said **NABAKUMAR DAS** (i.e. the predecessor-in-interest of the present OWNER cum VENDOR cum SELLER) at Burdwan died intestate leaving behind his only Widow Wife and his 2 (Two) Sons and 6 (Six) Daughters as his legal

MINOR BIKRAM DAS
alias
MINOR GANESH DAS

Being represented by his natural guardian
SMT. Purnima Das as well as Legal Guardian namely
SRI SWAPAN DAS (PAN-8V7P00944H)
Approved by the Hon'ble District
Judge of Purbia Benchman by virtue of
Act VII Case No. 14 of 2015

WITNESSES

Pintam Mullick
Smit Bhakt
Nabakumar Das

heirs and successors as per the guiding principles of the Hindu Succession Act, 1956 and after the death of the said Nabakumar Das his property was equally inherited by his said legal heirs and successors and the share of the property was devolved amongst said legal heirs and successors of the said Nabakumar Das in the manner as specified hereinafter:

- a) **HAIMABATI DAS**, (Predecessor of Seller namely Minor Bikram alias Ganesh Das) being the only SURVIVING and LIVING WIDOW WIFE of the said LATE NABAKUMAR DAS obtained 1/9th Share of the entire property.
- b) **BABLU DAS alias BABUL DAS**, (Predecessor of Seller namely Minor Bikram alias Ganesh Das) being the SURVIVING and LIVING SON of the said LATE NABAKUMAR DAS obtained 1/9th Share of the entire property,
- c) **SRI. SWAPAN DAS**, being the SURVIVING and LIVING SON of the said LATE NABAKUMAR DAS obtained 1/9th Share of the entire property,
- d) **SMT. SABITA DAS**, being the SURVIVING and LIVING DAUGHTER of the said LATE NABAKUMAR DAS obtained 1/9th Share of the entire property,
- e) **SMT. PRATIMA SHARMA**, being the SURVIVING and LIVING DAUGHTER of the said LATE NABAKUMAR DAS obtained 1/9th Share of the entire property,
- f) **SMT. PURNIMA PAL**, being the SURVIVING and LIVING DAUGHTER of the said LATE NABAKUMAR DAS obtained 1/9th Share of the entire property,

MINOR BIKRAM DAS
alias
MINOR GANESH DAS

Being represented by his natural guardian
and mother as well as Legal Guardian namely
M/S. JAMUNA DAS (PAN-8V7P0344H)
being appointed by the Honble District
Judge of Puri Benchman by virtue of
Act VII Case No. 14 of 2013

M/S. JAMUNA DAS

Pritam Mukherjee
Somit Bhattacharya
Rachindranath Das

- g) SMT. PADMARANI *alias* SMT. PADDARANI KUNDU, being the SURVIVING and LIVING DAUGHTER of the said LATE NABAKUMAR DAS obtained 1/9th Share of the entire property,
- h) SMT. CHANDANA DAS, being the SURVIVING and LIVING DAUGHTER of the said LATE NABAKUMAR DAS obtained 1/9th Share of the entire property, and
- i) BHARATI DAS, being the SURVIVING and LIVING MARRIED DAUGHTER of the said LATE NABAKUMAR DAS obtained 1/9th Share of the entire property,

AND WHEREAS, subsequently while being the absolute Owners and Possessors with absolute right, title and interest therein, the said Legal Heirs and Successors i.e., 1 (One) Widow Wife, 2 (Two) Sons and 6 (Six) Daughters of the said LATE NABAKUMAR DAS i.e., Haimabati Das, Bablu Das *alias* Babul Das, Sri. Swapan Das, Smt. Sabita Das, Smt. Pratima Sharma, Smt. Purnima Pal, Smt. Padmarani *alias* Smt. Paddarani Kundu, Smt. Chandana Das and Bharati Das have jointly and together acquired a sufficiently well marketable title in respect of the said property without the intervention of any Third Person from the time of their predecessor.

AND WHEREAS after obtaining the said schedule mentioned property the said Legal Heirs and Successors i.e., 1 (One) Widow Wife, 2 (Two) Sons and 6 (Six) Daughters of the said LATE NABAKUMAR DAS applied for mutation of their names in respect of the Schedule mentioned L.R. Plot Number in the L.R. Record of Rights but due to some technical and clerical mistake as well as due to the mistake of the office of the B.L.L.R.O, only the

MINOR BIKRAM DAS

alias

MINOR GANESH DAS

Being represented by his natural guardian
and mother as well as Legal Guardian namely
MRS. JAMUNA DAS (WIFE OF LATE
HAIMABATI DAS) as recorded by the Hon'ble District
Judge at Patna Benchmen by virtue of
Act VII Case No. 14 of 2018)

20/01/2019

Bikram Mukherjee
Smit Bhakti
K. K. Das

names of Haimabati Das, Bablu Das *alias* Babul Das and Sri Swapan has been incorporated in the L.R.R.O.R by being allotted with the L.R. Khatian Nos. 2437, 1371 and 2303 in respect of the Schedule mentioned property and due to the said unintentional, technical and clerical error of the Office of the B.L.R.O, the names of the other legal heirs have been unintentionally and unwillingly omitted and as on this date the L.R.R.O.R appertaining to L.R. Plot No. 2175 stands as same and the said L.R. Plot Number only consist of the aforesaid 3 (Three) L.R. Khatian Nos. 2437, 1371 and 2303 till this day.

AND WHEREAS, subsequently, while being one of the absolute owners and possessors and co-sharer having undivided $1/9^{\text{th}}$ Share in respect of the Schedule mentioned property, the said **HAIMABATI DAS** died intestate at Burdwan leaving behind her 2 (Two) Sons and 6 (Six) Daughters as his legal heirs and successors as per the guiding principles of the Hindu Succession Act, 1956 and after the death of the said Haimabati Das her property was equally inherited by her said legal heirs and successors and the share of the property was devolved amongst said legal heirs and successors of the said Haimabati Das in the manner as specified hereinafter;

- a) **BABLU DAS *alias* BABUL DAS**, (Predecessor of Seller namely Minor Bikram *alias* Ganesh Das) being the SURVIVING and LIVING SON of the said LATE HAIMABATI DAS obtained ($1/8^{\text{th}}$ Share of the undivided $1/9^{\text{th}}$ Share of Late Haimabati Das in respect of entire property) $1/8^{\text{th}}$ Share of the entire property.
- b) **SRI. SWAPAN DAS**, being the SURVIVING and LIVING SON of the said LATE HAIMABATI DAS obtained ($1/8^{\text{th}}$ Share of the undivided $1/9^{\text{th}}$

MINOR BIKRAM DAS
alias
MINOR GANESH DAS

Being represented by his natural guardian
and mother as well as Legal Guardian namely
MRS. JAMUNA DAS (PAN BYEP000441)
(Ex. 13) posted by the Hon'ble District
Judge of Purbu Bencham by virtue of
Ad' VII Case No. 14 of 2013)

20/09/2013

Pratima Mukherjee
Smit Bhattacharya
Rohit Kumar Das

Share of Late Haimabati Das in respect of entire property) 1/8th Share of the entire property,

- c) **SMT. SABITA DAS**, being the SURVIVING and LIVING DAUGHTER of the said LATE HAIMABATI DAS **obtained** *(1/8th Share of the undivided 1/9th Share of Late Haimabati Das in respect of entire property) 1/8th Share of the entire property,*
- d) **SMT. PRATIMA SHARMA**, being the SURVIVING and LIVING DAUGHTER of the said LATE HAIMABATI DAS **obtained** *(1/8th Share of the undivided 1/9th Share of Late Haimabati Das in respect of entire property) 1/8th Share of the entire property,*
- e) **SMT. PURNIMA PAL**, being the SURVIVING and LIVING DAUGHTER of the said LATE HAIMABATI DAS **obtained** *(1/8th Share of the undivided 1/9th Share of Late Haimabati Das in respect of entire property) 1/8th Share of the entire property,*
- f) **SMT. PADMARANI alias SMT. PADDARANI KUNDU**, being the SURVIVING and LIVING DAUGHTER of the said LATE HAIMABATI DAS **obtained** *(1/8th Share of the undivided 1/9th Share of Late Haimabati Das in respect of entire property) 1/8th Share of the entire property,*
- g) **SMT. CHANDANA DAS**, being the SURVIVING and LIVING DAUGHTER of the said LATE HAIMABATI DAS **obtained** *(1/8th Share of the undivided 1/9th Share of Late Haimabati Das in respect of entire property) 1/8th Share of the entire property, and*
- h) **BHARATI DAS**, being the SURVIVING and LIVING DAUGHTER of the said LATE HAIMABATI DAS **obtained** *(1/8th Share of the undivided*

MINOR BIKRAM DAS

alias

MINOR GANESH DAS

Being represented by his natural guardian
and mother as well as Legal Guardian namely
SMT. JAMUNA DAS (PAL BV/PO/0444)
(B-7) appointed by the Honble District
Judge of Purbia Bench by virtue of
Act VII Case No. 34 of 2013)

20/06/13

Pratima Mukherjee
Smt. Bhakti
Abhaya K. Das

1/9th Share of Late Haimabati Das in respect of entire property) 1/8th
Share of the entire property,

AND WHEREAS, subsequently while being the absolute Owners and Possessors with absolute right, title and interest therein, the said Legal Heirs and Successors i.e., 2 (Two) Sons and 6 (Six) Daughters of the said **LATE HAIMABATI DAS** i.e., Bablu Das *alias* Babul Das, Sri. Swapan Das, Smt. Sabita Das, Smt. Pratima Sharma, Smt. Purnima Pal, Smt. Padmarani *alias* Smt. Paddarani Kundu, Smt. Chandana Das and Bharati Das have jointly and together acquired a sufficiently well marketable title in respect of the said property without the intervention of any Third Person from the time of their predecessor.

AND WHEREAS, subsequently, while being one of the absolute owners and possessors and co-sharer having undivided 1/8th Share in respect of the Schedule mentioned property, the said **BABLU DAS** *alias* **BABUL DAS** died intestate on 30/06/2013 at Burdwan Medical College & Hospital, Burdwan leaving behind his Widow Wife and his 2 (Two) Sons as his legal heirs and successors as per the guiding principles of the Hindu Succession Act, 1956 and after the death of the said **BABLU DAS** *alias* **BABUL DAS** his property was equally inherited by his said legal heirs and successors and the share of the property was devolved amongst said legal heirs and successors of the said **BABLU DAS** *alias* **BABUL DAS** in the manner as specified hereinafter;

- a) **SMT. JAMUNA DAS** (Mother and Representative and Court appointed Legal Guardian of the Seller namely Minor Bikram *alias* Ganesh Das)

MINOR BIKRAM DAS
alias
MINOR GANESH DAS

Being represented by his natural guardian
and mother as well as Legal Guardian namely
MRS. JAMUNA DAS (PAN 87FD0944H)
acting appointed by the Honble District
Judge of Purba Bardhaman by virtue of
Act VII Case No. 14 of 2018)

22/10/2018

Bikram Mukherjee
Smit Bhakti
Bhadrachandrabhattacharya

being the SURVIVING and LIVING WIDOW WIFE of the said LATE BABLU DAS *alias* BABUL DAS obtained (1/3rd Share of the undivided 1/8th Share of Late Bablu Das *alias* Babul Das in respect of entire property) 1/24th Share of the entire property;

- b) SRI. DEBASISH DAS *alias* SRI. KARTICK DAS (Brother of the Seller namely Minor Bikram *alias* Ganesh Das) being the SURVIVING and LIVING SON of the said LATE BABLU DAS *alias* BABUL DAS obtained (1/3rd Share of the undivided 1/8th Share of Late Bablu Das *alias* Babul Das in respect of entire property) 1/24th Share of the entire property;
- c) MINOR BIKRAM DAS *alias* MINOR GANESH DAS (Seller) being the SURVIVING and LIVING SON of the said LATE BABLU DAS *alias* BABUL DAS obtained (1/3rd Share of the undivided 1/8th Share of Late Bablu Das *alias* Babul Das in respect of entire property) 1/24th Share of the entire property.

AND WHEREAS, subsequently, while being one of the absolute owners and possessors and co-sharer having undivided 1/8th Share in respect of the Schedule mentioned property, the said BHARATI DAS died intestate at Burdwan leaving behind her Husband, her 1 (One) Daughter and her 2 (Two) Sons as her legal heirs and successors as per the guiding principles of the Hindu Succession Act, 1956 and after the death of the said BHARATI DAS her property was equally inherited by her said legal heirs and successors and the share of the property was devolved amongst said legal

MINOR BIKRAM DAS
alias
MINOR GANESH DAS

Being represented by his natural guardian
and mother as well as Legal Guardian namely
MRS. JAMUNA DAS (PAN-8VTPD0544H)
(Being appointed by the Hon'ble District
Judge of Purba Bardhaman by virtue of
Act VII Case No. 14 of 2018)

20/07/2018

Pintu Kumar Das
Smit Bhakat
Radudeva Nath Das

heirs and successors of the said **BHARATI DAS** in the manner as specified hereinafter;

- a) **SRI HARUGOPAL DAS** being the SURVIVING and LIVING HUSBAND of the said LATE BHARATI DAS obtained *(1/4th Share of the undivided 1/8th Share of Late Bharati Das in respect of entire property)* **1/32th Share of the entire property;**
- b) **SMT. TAPASI PAUL** being the SURVIVING and LIVING DAUGHTER of the said LATE BHARATI DAS obtained *(1/4th Share of the undivided 1/8th Share of Late Bharati Das in respect of entire property)* **1/32th Share of the entire property;**
- c) **SRI. CHANCHAL DAS** being the SURVIVING and LIVING SON of the said LATE BHARATI DAS obtained *(1/4th Share of the undivided 1/8th Share of Late Bharati Das in respect of entire property)* **1/32th Share of the entire property;**
- d) **SRI. RANJIT DAS** being the SURVIVING and LIVING SON of the said LATE BHARATI DAS obtained *(1/4th Share of the undivided 1/8th Share of Late Bharati Das in respect of entire property)* **1/32th Share of the entire property.**

AND WHEREAS, earlier, a legal dispute in form and nature of a Civil Suit arose in the year of 2008 between the aforesaid owners and some of the neighboring third persons namely Dhirendranath Das and Others whose property are the neighboring property of the present property of the aforesaid owners as mentioned in the Schedule mentioned Plot numbers below and the said Civil Suit was registered as Title Suit No. 208 of 2008 in

MINOR BIKRAM DAS
alias
MINOR GANESH DAS

Being represented by his natural guardian
and mother as well as Legal Guardian namely
MRS. JAMUNA DAS (PAN-8712009448)
(Being appointed by the Hon'ble District
Judge of Purba Bardhaman by virtue of
Act VII Case No. 14 of 2018)

20/07/2018

Pritam Mukherjee
Smt. Bhakti
Padarani Kundu

the Hon'ble Court of the Civil Judge (Junior Division), 2nd Court at Burdwan and in that Suit the Hon'ble Court was pleased to pass its judgment against the aforesaid neighboring third persons namely Dhirendranath Das and Others and gave its verdict in favour of the aforesaid owners by dismissing the suit instituted by the aforesaid neighboring third persons namely Dhirendranath Das and Others.

AND WHEREAS, subsequently while being the absolute Owners and Possessors with absolute right, title and interest therein, the said Sri. Swapan Das, Smt. Sabita Das, Smt. Pratima Sharma, Smt. Purnima Pal, Smt. Padmarani alias Smt. Paddarani Kundu, Smt. Chandana Das, Smt. Jamuna Das, Sri. Debasish Das alias Sri. Kartick Das, Minor Bikram Das alias Minor Ganesh Das, Sri Harugopal Das, Smt. Tapasi Das, Sri Chanchal Das and Sri Ranjit Das having been discharging all the duties as the Raiyats in respect of the said property by paying the revenue/rent to the Government and by paying requisite Tax to the Municipal Authority and acquired a sufficiently well marketable title in respect of the said property without the intervention of any Third Person from the time of their predecessor and predecessor-in-interest.

AND WHEREAS the PURCHASERS being the Transferees of this Deed being highly interested in the said entire undivided land with entire undivided structure thereon which is morefully described in the Schedule and the said entire undivided Land morefully described and depicted in the Map shown in Red Colored Border and the said entire undivided building thereon which is morefully described in the Schedule and depicted in the Map

MINOR BIKRAM DAS

alias

MINOR GANESH DAS

Being represented by his natural guardian
and mother as well as Legal Guardian namely
MRS. JALINA DAS (Wife of BIKRAM DAS)
Being appointed by the Hon'ble District
Judge of Purnia Bench by virtue of
Act VII Case No. 14 of 2018

Refer

Pritam Mukherjee

Somit Bhakta

Debdutta Das

shown in Yellow Colored Border, have shown their interest in respect of the said property and approached to Sri. Swapan Das, Smt. Sabita Das, Smt. Pratima Sharma, Smt. Purnima Pal, Smt. Padmarani alias Smt. Paddarani Kundu, Smt. Chandana Das, Smt. Jamuna Das, Sri. Debasish Das alias Sri. Kartick Das, Minor Bikram Das alias Minor Ganesh Das, Sri Harugopal Das, Smt. Tapasi Das, Sri Chanchal Das and Sri Ranjit Das in order to purchase the said entire property and the present Purchasers proposed the aforesaid persons to sale out the said property in their favour and in connection to the said proposal the said Sri. Swapan Das, Smt. Sabita Das, Smt. Pratima Sharma, Smt. Purnima Pal, Smt. Padmarani alias Smt. Paddarani Kundu, Smt. Chandana Das, Smt. Jamuna Das, Sri. Debasish Das alias Sri. Kartick Das, Sri Harugopal Das, Smt. Tapasi Das, Sri Chanchal Das and Sri Ranjit Das jointly accepted the said offer and decided to sale out their entire share inclusive of each of their respective shares in respect of the Schedule mentioned land along with structure thereon in favour of the present Purchasers and in that regard the said Sri. Swapan Das, Smt. Sabita Das, Smt. Pratima Sharma, Smt. Purnima Pal, Smt. Padmarani alias Smt. Paddarani Kundu, Smt. Chandana Das, Smt. Jamuna Das, Sri. Debasish Das alias Sri. Kartick Das, Sri Harugopal Das, Smt. Tapasi Das, Sri Chanchal Das and Sri Ranjit Das have jointly and together sold total 23/24th Share in respect of 16 Anna of the entire property comprising of Land with structure thereon by virtue of a Registered Deed of Sale being Deed No. I- 07931 for 2018, incorporated in Book No. I, Volume No. 203-2018, Page: 150324 - 150368, registered in the Office of the ADSR, Burdwan and after the said sale, the aforesaid Sri. Swapan Das, Smt. Sabita

MINOR BIKRAM DAS
alias
MINOR GANESH DAS

Being represented by his natural guardian
and mother as well as Legal Guardian namely
MRS. JAMUNA DAS (PAN-BVT/DC/544H)
(Being appointed by the Hon'ble District
Judge of Purba Bardhaman by virtue of
Act VII Case No: 14 of 2018)

20/07/23

Pritam Mukherjee
Smit Bhakti
Rabindranath Das

Das, Smt. Pratima Sharma, Smt. Purnima Pal, Smt. Padmarani alias Smt. Paddarani Kundu, Smt. Chandana Das, Smt. Jamuna Das, Sri. Debasish Das alias Sri. Kartick Das, Sri Harugopal Das, Smt. Tapasi Das, Sri Chanchal Das and Sri Ranjit Das have jointly and together relinquished and perpetually transferred their entire right, title and interest in respect of the said property in favour of the present Purchasers and since then on the present Purchasers have been enjoying the said property with absolute right, title and interest therein as the absolute owners and possessors.

AND WHEREAS the **PURCHASERS** being the Transferees of this Deed and also the co-sharers of the Schedule mentioned property being highly interested in the said remaining 1/24th share in the entire undivided land with entire undivided structure thereon which is morefully described in the Schedule and the said entire undivided Land morefully described and depicted in the Map shown in Red Colored Border and the said entire undivided building thereon which is morefully described in the Schedule and depicted in the Map shown in Yellow Colored Border, have shown their interest in respect of the said property and approached to Smt. Jamuna Das being the Mother of the present SELLER namely Minor Bikram Das alias Minor Ganesh Das in order to purchase the said remaining 1/24th Share entire property which is lying in the name of the said SELLER and the present Purchasers proposed the aforesaid Smt. Jamuna Das being the Mother of the present SELLER namely Minor Bikram Das alias Minor Ganesh Das to sale out the said property of the minor in their favour and in connection to the said proposal the said aforesaid Smt. Jamuna Das being the Mother of the present

MINOR BIKRAM DAS
alias
MINOR GANESH DAS

Being represented by his natural guardian
and mother as well as Legal Guardian namely
MRS. JAMUNA DAS (PAN-BVTPO09444)
(Being appointed by the Honble District
Judge of Purnea Benchman by virtue of
Act VII Case No. 14 of 2018)

ref. to file

Pratap Mukherjee
Smit Bhakat
Rabindranath Das

SELLER namely Minor Bikram Das *alias* Minor Ganesh Das decided to sale out their entire share of the minor amounting 1/24th undivided share in respect of the entire property comprising in the Schedule mentioned Plot Number in favour of the present Purchasers which means the present OWNER cum SELLER cum VENDOR through his mother decided to sale out his entire undivided share of 1/24th out of total 16 Anna i.e., aforesaid Smt. Jamuna Das being the Mother of the present SELLER namely Minor Bikram Das *alias* Minor Ganesh Das decided to sale out the SELLER's present undivided share comprised of 0.20 Decimals of Undivided Land out of total 5 Decimals of total Quantum of Land along with 16 Sq. Ft. of undivided residential one storied structure thereon out of total 400 Sq. Ft. of total quantum of one storied residential structure thereon and in this regard the present OWNER cum SELLER cum VENDOR through his mother gave the counter offer cum counter proposal to the present PURCHASERS cum VENDEES cum TRANSFEREES and in response to such counter offer cum counter proposal the present PURCHASERS cum VENDEES cum TRANSFEREES together and jointly decided to purchase the said remaining 1/24th undivided share of the present OWNER cum SELLER cum VENDOR in respect of the Schedule mentioned land along with structure thereon and jointly accepted the said counter offer to purchase the entire undivided share of the present OWNER cum SELLER cum VENDOR in respect of the Schedule mentioned total quantum of land along with total area of structure thereon and since all PARTIES to this DEED having been fully agreed with each other and since the FIRST PARTY through his Mother decided to sale out his entire 1/24th undivided share in the said

MINOR BIKRAM DAS
alias
MINOR GANESH DAS

Being represented by his natural guardian
and mother as well as Legal Guardian namely
MRS. JAMUNA DAS (PAN-27P00044H)
(Being appointed by the Hon'ble District
Judge of Purba Bardhaman by virtue of
Act VII Case No. 14 of 2018)

15/12/2019

Bikram Mulhain
Smit Bhakat
Rajendra Kumar Das

land along with structure thereon at the settled and agreed consideration price of Rs. 10,00,000/- (**Rupees Ten Lakhs Only**), the said Smt. Jamuna Das being the Mother and natural guardian of the present SELLER namely Minor Bikram Das *alias* Minor Ganesh Das had received the entire settled consideration money of Rs. 10,00,000/- (**Rupees Ten Lakhs Only**) against the share of the minor in advance through multiple RTGS Transfers and subsequently the said Smt. Jamuna Das being the Mother and natural guardian of the present SELLER namely Minor Bikram Das *alias* Minor Ganesh Das applied before the Honourable Court of the District Judge for granting permission to sale out the share of the minor being the OWNER cum SELLER of this Deed and in that regard in Act VIII Case No. 14 of the year 2018, vide Order No. 16 dated 27th August of 2019, the Honourable District Judge of Burdwan appointed and declared Smt. Jamuna Das as the Legal Guardian with permission to dispose off and sale out the share of the minor in favour of the present PURCHASERS.

AND WHEREAS afterwards since the order of the Honourable District Judge of Burdwan has already been passed and as per the arrangement and agreement between the said SELLER represented by his mother and the PURCHASERS, the Sale is now scheduled to be taken place and since the entire payable settled and contractual consideration money amounting to Rs. 10,00,000/- (**Rupees Ten Lakhs Only**) has already been paid in advance earlier by the PURCHASERS cum VENDEES cum TRANSFEREES in favour of the Smt. Jamuna Das as the Mother and Hon'ble Burdwan Dist. Judge appointed Legal Guardian of the Seller in lieu of the Seller's 1/24th shares in

MINOR BIKRAM DAS
alias
MINOR GANESH DAS

Being represented by his natural guardian
and mother as well as Legal Guardian namely
MRS. JAMUNA DAS (PAN-8VTPO09494)
(Being appointed by the Hon'ble District
Judge of Muradabad by virtue of
Act VI Case No. 14 of 2018)

28/05/20

Bikram Mukherjee
Smt. Bhakti
Bikram Mukherjee

respect of the entire property by way of multiple RTGS Transfers, the said PURCHASERS cum VENDEES cum TRANSFEREES have now requested the SELLER/VENDOR/OWNER to transfer the said Schedule mentioned property in their favour by a registered Deed of Sale.

NOW THIS DEED WITNESSES THAT in consideration of a total sum of Rs. 10,00,000/- (Rupees Ten Lakhs Only) which has already been paid in advance earlier by the PURCHASERS cum VENDEES cum TRANSFEREES in favour of the Smt. Jamuna Das as the Mother and Hon'ble Burdwan Dist. Judge appointed Legal Guardian of the SELLER in lieu of the Minor's Undivided share in respect of the entire property by the **PURCHASERS cum VENDEES** as the price of the property before the execution of these present the receipt whereof the **VENDOR** hereby admit and acknowledge paid by way of multiple RTGS Transfers as aforesaid and of and from the same and every part thereof acquit, release and discharge the **PURCHASERS cum VENDEES**, their/his heirs, executors, administrators, representatives and assigns and everyone of them and also the said property he the **VENDOR** as beneficial owner do by these presents indefeasible grant, sell convey and transfer, assign and assure unto the **PURCHASERS cum VENDEES**, their/his heirs, executors, administrators, representatives and assigns free from encumbrances, attachment and other defects in title **ALL THAT THE SAID** land with structure thereon fully mentioned in the schedule hereto or **HOWSOEVER** otherwise the said property now or heretofore were or was situate, butter, bounded, called, known, numbered, described and distinguished **TOGETHER** with the land or ground and benefit and

MINOR BIKRAM DAS

alias

MINOR GANESH DAS

Being represented by his natural guardian
and mother as well as Legal Guardian namely
SRS. JAMUNA DAS (PAN-BVT/203444-4)
(Being appointed by the Hon'ble District
Judge of Purbia Barristerment by virtue of
Act VII Case No. 14 of 2018)

20/05/2018

Bintan Mukherjee

Smit Bhattacharya

Deborah Newell

advantages of ancient and other lights, liberties, easements, privileges, appendages whatsoever to the said property or any part thereof belonging or in any wise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto AND the reversion and reversion, remainder and remainders, rents, issues and profits thereof and of every part thereof together, furthermore all the estate, right, title, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the **VENDOR** into and upon the said property or every part thereof AND all deeds, pattas, muniments, writings and evidences of title which in any wise relate to the said property or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the **VENDOR**, his heirs, executors, administrators or representatives or any persons from whom he and/or she and/or they can may procure the same without action or suit at law or in equity to ENTER INTO AND HAVE HOLD OWN POSSESS AND ENJOY the said property and every part thereof hereby grant, sold, conveyed and transferred or expressed and intended so to be with their rights, members and appurtenances unto and to the use of the **PURCHASERS cum VENDEES**, their/his heirs, executors, administrators, representatives and assigns forever freed and discharged from or otherwise by the **VENDOR** well and sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever created or suffered by the **VENDOR** from to these presents AND the **VENDOR** do hereby for himself, his heirs, executors, administrators and representatives, covenant with the **PURCHASERS cum VENDEES**, their/his

MINOR BIKRAM DAS

MINOR GANESH DAS

Being represented by his natural guardian
and mother as well as Legal Guardian namely
JAGS. JAMUNA DAS (PAN-877FD0044H)
(Being appointed by the Hon'ble District
Judge of Purbi Bardhaman by virtue of
Ad. VII Case No. 14 of 2018)

25/09/2018

Pratim Mukherjee
Smit Shakti
Calcutta

heir, executor, administrator, representative and assigns, THAT notwithstanding any act, deed, or thing whatsoever, by the **VENDOR** or by any of his predecessors and ancestors in title, done or executed or knowingly suffered to the contrary he the **VENDOR** had at all material times heretofore and now has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said property hereby granted, sold, convey and transferred or expressed or intended so to be, unto and to the use of the **PURCHASERS cum VENDEES AS WELL AS** his/their heir, executor, administrator, representative and assignee in the manner aforesaid AND THAT the **PURCHASERS cum VENDEES**, their/his heir, executor, administrator, representative and assignee shall and may at all times hereafter peaceably and quietly enter into hold, possess and enjoy the said property and every part thereof and may record and mutate his names in the Block Land Reforms and Revenue Office, Kamnara, Burdwan-I and also in the Office of the Burdwan Municipality and may convert the same in any class of land and receive the rents, issues and profits thereof, without any lawful eviction, hinder and interruption, disturbance, claim or demand whatsoever from or by the **VENDOR** or any person or persons lawfully or equitable claiming any right or estate thereof from under or in trust for him or from or under any of its ancestors or predecessors in the title AND THAT free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the **VENDOR** well and sufficiently save indemnified of from and against all and all manner of claims, charges, liens, debts, attachments, and encumbrances whatsoever

MINOR BIKRAM DAS
alias

MINOR GANESH DAS

Being represented by his natural guardian
and author as well as Legal Guardian namely
MAUNA DAS (PAN-BVTPO0644H)
being appointed by the Honble District
Judge of Purba Bardhaman by virtue of
Act VII Case No. 14 of 2018)

20/07/2018

Pritam Mukherjee
Smit Bhakti
Pritam Mukherjee

made or suffered by the **VENDOR** or any of their ancestors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER THAT the **VENDOR** and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said property or any part thereof from under or his predecessors or ancestors in title shall and well from time to time and at all times hereafter at the request and costs of the **PURCHASERS cum VENDEES**, their/his heirs, executors, administrators, representatives and assigns do and execute, or cause to be done and executed all such acts deed and things whatsoever for further better and more perfectly assuring the said property and every part thereof unto the use of the **PURCHASERS cum VENDEES**, their/his heirs, executors, administrators, representatives and assigns according to the true intent and meaning the theses presents as shall or may be reasonably required and FUTHERMORE THAT the **VENDOR** and his heirs, executors and administrators shall at all times hereafter indemnify and keep indemnified the **PURCHASERS cum VENDEES**, their/his heirs and executors, administrators and assigns against loss, damages, costs, charges & expenses if any suffered by reasons of any defect in the title of the **VENDOR** or any breach of the covenants herein-under contained. The entire undivided property, the plot numbers of which are mentioned in the schedule of this deed and has been specifically demarcated and portrayed in the map annexed herewith this deed and which will be treated as part and parcel of the Deed of Sale and the **VENDOR** hereby relinquish ownership as well as all rights, title, interest and possession as the

MINOR BIKRAM DAS

MINOR ... DAS

Being represented by his natural guardian
and mother as well as Legal Guardian namely
MRS. JAMUNA DAS (PAN-87TP0544H)
(Being appointed by the Honble District
Judge of Purba Bardhaman by virtue of
Act VII Case No. 14 of 2018)

ref. no. 134

Pritam Mukherjee
Somit Bhattacharya
Advocate

absolute owner and possessor whatsoever in favour of the **PURCHASERS cum VENDEES** and admit, acknowledge and confirm the Sale.

The present **OWNER** being the **VENDOR** hereby sold and transferred his entire undivided 1/24th Share of the entire landed property i.e., **OWNER** being the **VENDOR** hereby sold and transferred **0.002 Acres** (a little more or less) i.e., **0.20 Decimals** (a little more or less) i.e., **87.50 Sq. Ft.** (a little more or less) of undivided landed property out of total 5 Decimals of Land having One Storied Pucca Residential Structure over the said land but of which **OWNER** being the **VENDOR** hereby sold and transferred his entire undivided 1/24th Share of the structure i.e., **OWNER** being the **VENDOR** hereby sold and transferred undivided **16 Sq. Ft.** (a little more or less) of Constructed Covered Area out of total 400 Sq. Ft. (a little more or less) One Storied Residential Structure in favour the **PURCHASERS cum VENDEES** and the said entire landed property along with the entire structure thereon has been specifically demarcated and portrayed in the Map which is annexed herewith and the same will be treated as part and parcel of this Deed of Sale.

OWNER cum TRANSFEROR cum SELLER cum VENDOR hereby relinquish ownership as well as all rights, title, interest and possession as the absolute owner and possessor whatsoever in favour of the **PURCHASERS cum VENDEES**.

The **BUYERS cum PURCHASERS cum TRANSFEREES cum VENDEES** paid Stamp Duty over the market value assessed by A.D.S.R., Burdwan.

The consideration amount has been settled a sum of **Rs. 10,00,000/-** (Rupees Ten Lakhs Only) and the assessed market value also has been held

MINOR BIKRAM DAS

alias

MINOR C/SH DAS

Being represented by his natural guardian
and mother as well as Legal Guardian namely
MRS. JAMUNA DAS (PAN-BVTPO09446)
(Being appointed by the Hon'ble District
Judge of Purba Bardhaman by virtue of
Act VI Case No. 14 of 2018)

18/11/2018

Pratim Mukherjee
Smita Bhakat.
Bardhaman Dist. Jd.

a sum of Rs. 10,00,000/- (Rupees Ten Lakhs Only). The Stamp duty has duly been assessed over the Government Assessed Value by the ADRS, Burdwan. The present instrument has been prepared upon the stamp valued at Rs. 5,000/- (Rupees Five Thousand only) and the rest amount of the Payable Stamp Duty has been paid by way of Online Payment through e-Payment Process of GRIPS Web Portal and also the payable Registration Fees has also been paid by way of Online Payment through e-Payment Process of GRIPS Web Portal. Along with that the Purchasers have paid all other fees ancillary and incidental to such Registration duly in favour of the Government of West Bengal.

The photos, finger prints, signatures of the OWNER cum TRANSFEROR cum SELLER cum VENDOR and the BUYERS cum PURCHASERS cum TRANSFEREES cum VENDEES is annexed herewith in separate sheets, which will be treated as the part of this deed.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT THE PIECE AND PARCEL OF "BASTU" LAND within Dist. Purba Bardhaman (Previously Bardhaman), P.S. Bardhaman Sadar, situated within the limits of the Burdwan Municipality, Mouza- Goda, J.L. No- 41, comprising in C.S. Plot No. 2147/2230 appertaining to C.S. Khatian No. 1137, R.S. Plot No. 2147/6144 appertaining to R.S. Khatian No. 1333 and presently comprising to L.R. Plot No. 2175 appertaining to L.R. Khatian Nos. 1371, 2303 and 2437, being "Bastu" Class/Nature of Land and the sold area of the undivided land is measuring 0.002 Acres (A Little More or Less) i.e., 0.20 Decimals (A Little More or Less) i.e., 87.50 Sq. Ft. (A Little More or Less) of

MINOR BIKRAM DAS
alias
MINOR GANESH DAS

Being represented by his natural guardian
and mother as well as Legal Guardian namely
MRS. JAMUNA DAS (PAN-8VTF00944H)
(Being appointed by the Hon'ble District
Judge of Purba Bardhaman by virtue of
Act VII Case No. 14 of 2018)

25/07/2023

Pintam Mukherjee
Smit Bhattacharya
Dilip Kumar Das

undivided land out of total land measuring an area of 0.05 Acres (A Little More or Less) i.e., 5 Decimals (A Little More or Less) i.e., 2182 Sq. Ft. (A Little More or Less) i.e., 3 Kathas 22 Sq. Ft. (A Little More or Less) of Total and Entire Quantum of Land which is *Specifically demarcated in RED border in the Sketch Map annexed herewith* and the sold area of constructed part is undivided **16 Sq. Ft. (A Little More or Less)** of Constructed Covered Area in the Old One Storied Pucca Structure over the said land out of total covered area of 400 Sq. Ft. of the said Old One Storied Pucca Structure which is *Specifically demarcated in YELLOW border in the Sketch Map annexed herewith* having Cemented Floor appertaining to Holding No. "75" of Ward No. 1, Mahalla - Keshabganj situated within the Burdwan Municipality and the entire property is butted and bounded as hereunder;

On the North by : R.S. Plot No. 2194;

On the South by : G.T. Road (Metal Road);

On the East by : R.S. Plot No. 2147/2230; and

On the West by : R.S. Plot No. 2147/6433;

Total Sold Area of the Undivided Land is 0.002 Acres (A Little More or Less) i.e., 0.20 Decimals (A Little More or Less) i.e., 87.50 Sq. Ft. (A Little More or Less) out of total land which has been delineated in map or plan hereto annexed and bordered by Red Colour and the **Total Sold Area of the Structure is undivided 16 Sq. Ft. (A Little More or Less)** out of total constructed portion in the Old One Storied Pucca Structure over the said land which has been delineated in map or plan hereto annexed and bordered by Yellow Colour.

MINOR BIKRAM DAS

alias

MINOR GANESH DAS

being represented by his natural guardian
i.e. JAMUNA DAS (being the Mother of the Minor and also the Legal
Guardian being appointed by the Hon'ble District Judge of Burdwan (Now
Purba Bardhaman) by virtue of Act VIII Case No. 14 of 2018)

Notar

Potam Nudheir

Sonit Bhakst.

Calcutta

The Undivided Land with Undivided Structure thereon which is sold through this Deed of Sale is situated at Holding No. "75" of Ward No. 1, Mahalla - Keshabganj within the limit of Burdwan Municipality. Revenue payable to the State of West Bengal through B.L & L.R.O, Burdwan-I.

IN WITNESSES WHEREOF, the **SELLER cum VENDOR cum OWNER cum TRANSFEROR** as well as the **BUYERS cum PURCHASERS cum VENDEES cum TRANSFEREES** and the **WITNESSES** after knowing the purpose and meaning of this deed, made over and read over to them by the witnesses in their another tongue and explained in Bengali and the meaning of which understood in Bengali and after satisfaction put their signatures in good health and open mind on 25th Day of September, 2019.

MEMO OF CONSIDERATION/RECEIPT OF CONSIDERATION

The **SELLER cum VENDOR cum OWNER cum TRANSFEROR** being represented by his natural guardian and his mother as well as Legal Guardian namely **MRS. JAMUNA DAS**, [being the Mother of the Minor and also the Legal Guardian being appointed by the Hon'ble District Judge of Burdwan (Now Purba Bardhaman) by virtue of Act VIII Case No. 14 of 2018] with all free consent and full satisfaction and with no further claim and no further objection hereby doth admit, acknowledge and confirm about **RECEIPT** and **RECEIVING** of and from the within named **PURCHASERS cum BUYERS cum VENDEES cum TRANSFEREES** the sum of **Rs. 10,00,000/- (Rupees Ten Lakhs Only)** paid in advance by way of multiple RTGS Transfers as full agreed consideration amount as per settled and contractual amount.

[This Deed is prepared on and upon 1 (One) Stamp Paper, 27 (Twenty Seven) A4 Bond Papers, 1 (One) Paper Depicting the Map, 5 (Five) Papers containing the Photocopy of the Certified Copy of the Order of the Hon'ble Dist. Judge Burdwan in regard to ACT VIII Case No. 14 of 2018 and 2 (Two) Papers containing the Finger Prints and Photos of the Parties i.e., this Deed is prepared on and upon total 36 (Thirty Six) Pages].

WITNESSES:-

1. Swarup Hati
S/o - Monamanjan Hati
Golapbag, Burdwan
P.C. - 713104
Burdwan

MINOR BIKRAM DAS
alias
MINOR GANESH DAS

Being represented by his natural guardian
and mother as well as Legal Guardian namely
MRS. JANJANA DAS (PAN-BVTPD0944H)
(Being appointed by the Hon'ble District
Judge of Purba Bardhaman by virtue of
Act VII Case No. 14 of 2018)

[Signature]

2. Debasish Das
S/o - Bablu Das
Golapbag more
Burdwan
P.C. - 713104

**SIGNATURE OF THE SELLER cum VENDOR
cum OWNER cum TRANSFEROR**

1. *[Signature]*

2. *[Signature]*

3. *[Signature]*

Drafted by me & typed in my Office

[Signature]
Rajdeep Goswami
Advocate

Burdwan Dist. Judges Court
Enrollment No. WB/1989/2011

Computerized Typed by Me

Sk. Sabir

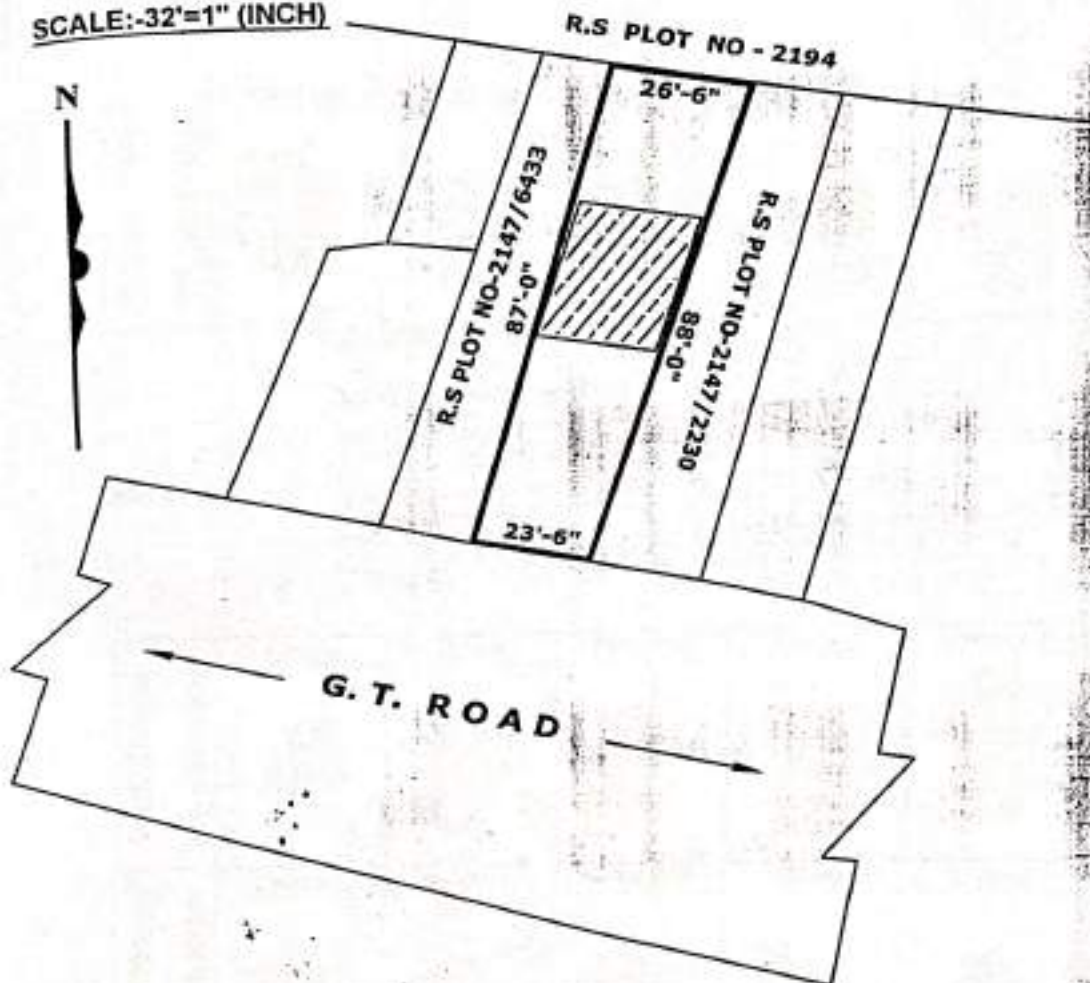
Sk. Sabir

Nereddighat, Burdwan

**SIGNATURES OF THE PURCHASERS cum
BUYERS cum VENDEES cum TRANSFEREES**

P.S-BARDHAMAN, DIST- PURBA BARDHAMAN, WITH IN BURDWAN MUNICIPALITY, MOUZA-GODA
 JL NO-41, C.S PLOT NO-2147/2230, C.S KH. NO-1137, R.S PLOT NO-2147/6144, R.S KH. NO-1333
 L.R PLOT NO-2175, L.R KH. NO-1371, 2303 & 2437, ADMEASURING - 0.050 ACRE (AS PER R.S &
 L.R RECORD) WHICH IS SHOWING IN RED ☐ COLOUR IN THIS MAP, & CONSTRUCTED AREA
 -400 SQFT. WHICH IS SHOWING IN YELLOW ☐ COLOUR IN THIS MAP OUT OF WHICH
 UNDIVIDED 0.002 ACRE LAND & UNDIVIDED CONSTRUCTED AREA - 16 SQFT, HAS BEEN SOLD TO
 1) PRITAM MUKHERJEE, S/O MR. PRANAB MUKHERJEE, AT GOLAPBAG MORE, P.O-RAJBATI, P.S -
 BARDHAMAN, DIST- PURBA BARDHAMAN, 2) SOMIT BHAKAT, S/O LATE MADAN MOHAN BHAKAT,
 AT KESHABGANJ CHATTI, P.O - RAJBATI, P.S - BARDHAMAN, DIST - PURBA BARDHAMAN, AND
 3) SRI RABINDRA NATH HATI, S/O LATE BONBIHARI HATI, AT GOLAPBAGMORE, P.O - RAJBATI,
 P.S-BARDHAMAN, DIST-PURBA BARDHAMAN.

SCALE:-32'=1" (INCH)



MINOR BIKRAM DAS
 alias
 MINOR GANESH DAS

Being represented by his natural guardian
 and mother as well as Legal Guardian namely
 MRS. JAMUNA DAS(PAN-BVTPDO944H)
 (Being appointed by the Hon'ble District
 Judge of Purba Bardhaman by virtue of
 Act VII Case No. 14 of 2018)

Pritam Mukherjee
 Somit Bhakat.

Rabindra Nath Hati
 SIG. OF PURCHASERS

Udayan Hati

SIG. OF SELLERS

Drawn by
 DRAWN BY

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Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



MINOR BIKRAM DAS
alias
MINOR GANESH DAS

Being represented by his natural guardian
and mother as well as Legal Guardian namely
MRS. JAMUNA DAS (PAN-BVTPDC944H)
(Being appointed by the Hon'ble District
Judge of Purbi Bardhaman by virtue of
Act VII Case No. 14 of 2018)

SIGNATURE

[Handwritten Signature]

Left Hand Impression	Little	Ring	Middle	Index	Thumb
					
Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



SIGNATURE

Pratim Mukherjee

Left Hand Impression	Little	Ring	Middle	Index	Thumb
					
Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



Somit Bhakat.

SIGNATURE

Somit Bhakat.

Left Hand Impression	Little	Ring	Middle	Index	Thumb
					
Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



Ramesh Chandra

SIGNATURE

Ramesh Chandra

MINOR BIKRAM DAS
alias
MINOR GANESH DAS

Being
and now
MRS. JAMUNA
being appointed u/
of Purbia Bench
Case No. 14 of 2019

COURT FEE CORRECT

Comparing Clerk
(GIVB)

20.9.19



IN THE COURT OF THE DISTRICT JUDGE, BURDWAN

Present : Sri Ajeys Matilal
District Judge, Burdwan

Act VIII Case No.14 of 2018

Jamuna Das : Petitioner

Order No.16, dated 27.08.2019.

This date is fixed for order.

Accordingly, the record is taken up for order.

Perused the record.

The present application under Section 29 of the Guardian & Wards Act, 1890, has been filed by the petitioner Mrs. Jamuna Das, W/o Late Bablu Das, with a prayer for permitting her to sale the share of her minor son namely Bikram Das @ Ganesh Das in the property as described in the Schedule of the application at consideration of Rs.10,00,000/-, on behalf of the said minor, to the intending purchasers.

The case made out by the petitioner in the application in a nutshell is that, petitioner had been married to one Bablu Das, and in the said wedlock, two sons namely 1. Debasish Das @ Kartick Das and 2. Bikram Das @ Ganesh Das were born to them. Amongst the two sons of the petitioner, the eldest son Debasish Das @ Kartick Das (present opposite party) is now major and the youngest son Bikram Das @ Ganesh Das is still minor. It is further stated that said Bablu Das, died on 30.06.2013 leaving behind him the petitioner, widow wife and the said two sons as his only legal heirs and successors. It is stated also that during his life time, Bablu Das inherited some properties having total 1/8th share in respect of the said properties, from his deceased father along with his mother, brothers and sisters. Accordingly, after the death of Bablu Das, the petitioner and her two sons being the legal heirs of Bablu Das, inherited 1/24th shares each in the property left by Bablu Das. Afterwards, the petitioner, her elder son Debasish Das @ Kartick Das and the other co-sharers of the property transferred their entire shares in the scheduled property excepting the share of minor Bikram Das @ Ganesh Das, in favour of one Mr. Pritam Mukherjee and Mr. Somit Bhakat, by a registered deed of sale being no.I-1448 for the year 2018. The petitioner has stated further that she is a housewife with limited and meager financial source of income to maintain her son out of her own fund and as the scheduled property is situated far from her residence and particularly since there are other co-sharers of the sold property, there is every possibilities of being dispossessed of the minor from the property by some persons i.e. the purchasers of the other shares. Hence, to protect the interest of the minor, the petitioner has decided to sell the share of her minor son, left in the scheduled property and accordingly, entered into an agreement on 12.02.2018 with the said Mr. Pritam Mukherjee and Mr. Somit Bhakat, at a consideration of Rs.10,00,000/- and the minor Bikram Das @ Ganesh Das is entitled to received the said amount entirely. The petitioner has also stated that she being the natural guardian mother, is looking after the welfare and education of the minor who is a school-going student. The petitioner has undertaken that the amount of sale proceed in respect of the share of her minor son, will be deposited in the name of the minor till his attainment of majority, for his welfare and education. The petitioner has further stated that she has got no interest adverse to that of the minor and that

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save and except the petitioner and the opposite party, there is no other near relative of the minor. As in order to dispose of the share of the minor in the schedule property, permission of Court is necessary, the petitioner has filed this application.

In order to corroborate her case, the petitioner Jamuna Das has examined herself as P.W.1 in this case. She has also examined Sonit Bhakat i.e. one of the intending purchasers as P.W.2.

The opposite party Debasish Das @ Kartick Das, the eldest son of the petitioner has been examined himself as O.P.W.1 and one Swapn Das, one of the co-sharers of the property inherited along with Bablu Das as O.P.W.2 respectively.

Some documents, produced on behalf of the parties, have been marked exhibits in this case, such as:-

The death certificate of Bablu Das, as Exhibit-1,

The birth certificate of the minor Bikram Das @ Ganesh, as Ext.2,

The L.R.R.O.R. of plot no.2175 appertaining to Khatian no.1371 of Mouza Goda, P.S. Burdwan, as Ext.3;

The e-assessment slip in respect of R.S. Plot no.2147/6144 of Mouza Goda, under Burdwan Municipality, as Ext.4;

A deed of agreement, executed by the petitioner intending to sell out the landed property in favour of intending purchaser, as Ext.5;

An affidavit, sworn by Debasish Das on 13.03.2018, as Ext.6;

An heirship certificate, issued by the Councilor of the concerned Ward of Burdwan Municipality, as Ext.7;

According to the petitioner, the scheduled property in which the minor Bikram Das @ Ganesh Das has his share, is situated within District - Purba Bardhaman (previously, Burdwan), P.S. Bardhaman Sadar, within the limits of the Burdwan Municipality, under Mouza - Goda, J.L. No.41, comprising in C.S. Plot No.2147/2230, appertaining to C.S. Khatian No.1137, R.S. Plot No.2147/6144, appertaining to R.S. Khatian No.1333 and presently comprising to L.R. Plot No.2175, appertaining to L.R. Khatian Nos.1371, 2303 and 2437, Class - Basti, agreed to be sold are of the undivided land is the $1/24^{\text{th}}$ share of the minor, measuring 0.002 Acres (a little more or less) i.e. 0.20 decimals (a little more or less) i.e. 87.50 Sq. Ft. (a little more or less) of the undivided land out of total land measuring an area of 0.05 acres (a little more or less) i.e. 5 Decimals (a little more or less) i.e. 2182 Sq. Ft. (a little more or less) i.e. 3 Kathas 22 Sq. Ft. (a little more or less) of total and the entire quantum of land and the agreed to be sold area of constructed part in respect of the entire share of the minor's $1/24^{\text{th}}$ share in the said property is undivided 16 Sq. Ft. (a little more or less) of constructed covered are in the old one storied pucca structure over the said land out of total covered are of 400 Sq. Ft. of the said old one storied structure which is having cemented floor appertaining to Holding No.75 of Ward No.1, Mahalla - Keshabganj, situated within the Burdwan Municipality.

From the death certificate of Bablu Das (Ext.1) I find that Bablu Das, S/o Late Naba Kumar Das of Golapbag, Rajbati, Burdwan, i.e. husband of the petitioner Jamuna Das and the father of Debasish Das @ Kartick Das and 2. Bikram Das @ Ganesh as,

MINOR BIKRAM DAS
alias
MINOR GANESH DAS

Being represented by his natural guardian
and mother as well as legal guardian namely
MRS. JAMUNA DAS S/o P.W.1, M/TPD0944/0
(Being appointed by the District
Judge of Purba Bardhaman in virtue of
Act VII Case No. 14 of 2018)

20/07/18



has expired on 30.06.2013. The certificate of birth (Ext.2) reflects that Bikram Das @ Ganesh was born on 31.05.2004. So, I find that Bikram Das @ Ganesh is now minor. Ext.3 is the L.R.R.O.R. of plot no.2175 appertaining to Khatian no.1371 of Mouza Goda, P.S. Burdwan, reflects that Bablu Das has 0.016 acre shares in the said plot.

From the evidence of the petitioner-mother of the minors I find that she has stated that the minor is now studying in Class-IX of a school in Bardhaman and that she has no income of her own. As such, for meeting the expenses for the welfare and education of the minor Bikram Das @ Ganesh Das, she intended to sell the share of her minor son and to the intending purchaser. From the deed of agreement (Ext.5), it transpires that on behalf of the minor Bikram Das @ Ganesh Das, the petitioner has entered into an agreement with one Rabindranath Hati at a consideration of Rs.10,00,000/- in respect of the share of the minor in the property, as mentioned in the schedule to the present application. The petitioner in her application has undertaken that the share of the minor in the sale proceed will be deposited in the name of the minor son in any fixed deposit schemes by which his welfare and education will be maintained. From the e-Assessment Slip (Ext.4) containing valuation of the share of the minor in the scheduled property reflects that the total market value of the said property is Rs.1,93,992/- and it appears that the petitioner has entered into an agreement for transfer of the said share of the minor at consideration of Rs.10,00,000/-, i.e. at much higher than its market value.

In this case, notice was issued to the general public and in response to that notice, none has come forward to raised any objection against the prayer of the petitioner. Debasish Das @ Kartick Das, the elder son of the petitioner, by filing a petition on 20.03.2018, has expressed his no objection in respect of the prayer of the petitioner. Furthermore, Debasish Das @ Kartick Das as O.P.W.1 in his evidence, has deposed in favour of the petitioner and has stated that he has no objection if the prayer of the petitioner is allowed, for the welfare of the minor. O.P.W.2 Swapna Das has stated also that all the other co-sharers including the present petitioner and her elder son, have sold their entire share in favour of the prospective purchasers and he has no objection if the share of the minor, which has been left unsold in the said property, be sold in favour of the intending purchasers.

I find that the present petitioner Jamuna Das, is none but the natural guardian mother of the minor. It appears that save and except the share of the minor in the property, the rest portion have already been sold out by the co-sharers. So, possibility of the minor's being dispossessed from the property by the purchasers cannot be ruled out. On the other hand, if the share of the minor is invested in the name of the minor, in any fixed deposit schemes in any nationalized bank for a period till he attains the age of majority, it will be more beneficial for him.

Thus, keeping in view above facts and circumstances and the necessity of the minor for his wellbeing I find that the petitioner Jamuna Das may be permitted to dispose of the share of the minor in the schedule property, in favour of the intending purchasers with a direction to invest the sale proceed in any suitable monthly income schemes in the name of the minor with a liberty to her to utilize the interest that will be accrued upon such

MINOR BIKRAM DAS
alias
MINOR GANESH DAS

Being represented by his natural guardian
and mother as well as Legal Guardian namely
MRS. JAMUNA DAS, A.O. No. TPO/944H
(Being appointed by the District
Judge of Purba Bardhaman by virtue of
Act VII Case No. 14 of 2018)

20/03/18



Investment, to meet the daily expenses including educational and all other essential expenditures of her minor son Bikram Das @ Ganesh.

In the result, the application succeeds.

Hence, it is,-

-1 ORDERED -

that the petitioner Mrs. Jamuna Das, W/o Late Bablu Das, is hereby permitted to sell the share of her minor son Bikram Das @ Ganesh Das S/o Late Bablu Das in the property situated within District - Purba Bardhaman (previously Burdwan), P.S. Bardhaman Sadar, within the limits of the Burdwan Municipality, under Mouza - Goda, J.L. No.41, comprising in C.S. Plot No.2147/2230, appertaining to C.S. Khatian No.1137, R.S. Plot No.2147/6144, appertaining to R.S. Khatian No.1333 and presently comprising to L.R. Plot No.2175, appertaining to L.R. Khatian Nos.1371, 2303 and 2437, Class - Bastu, agreed to be share of the undivided land is the $\frac{1}{24}$ share of the minor, measuring 0.002 Acres (a little more or less) i.e. 0.20 decimals (a little more or less) i.e. 87.50 Sq. Ft. (a little more or less) of the undivided land out of total land measuring an area of 0.05 acres (a little more or less) i.e. 5 Decimals (a little more or less) i.e. 2182 Sq. Ft. (a little more or less) i.e. 3 Kathas 22 Sq. Ft. (a little more or less) of total and the entire quantum of land and the agreed to be sold area of constructed part in respect of the entire share of the minor's $\frac{1}{24}$ share in the said property is undivided 16 Sq. Ft. (a little more or less) of constructed covered are in the old one storied pucca structure over the said land out of total covered are of 400 Sq. Ft. of the said old one storied structure which is having cemented floor appertaining to Holding No.75 of Ward No.1, Mahalla - Keshabganj, situated within the Burdwan Municipality, on the conditions that,-

- (i) she will sell the share of the minor in the property, as described in the schedule to the application, to the intending purchasers or any other suitable person at a consideration which must not be less than Rs.10,00,000/-;
- (ii) she will produce a copy of the deed of sale/transfer within a fortnight of registration of the deed;
- (iii) she shall invest the entire share of the said minor in the sale-proceed, in any Fixed Deposit Scheme with any nationalized bank in any suitable scheme without any delay, and in any case, within a fortnight of receipt of such amount, for a period till the minor attains the age of majority.
- (iv) she shall submit such Fixed Deposit certificate before this Court immediately after purchase;
- (v) she shall furnish a bond of Rs.20,000/-.
- (vi) this permission of sale will not entail the petitioner in any manner, whatsoever, to transfer any other property save and except the scheduled property, if there is any lying in the name of minor.
- (vii) the petitioner shall not encumber such fixed deposit of her minor son till he attains his age of majority. However, she is at liberty to use the interest

MINOR L. JAM DAS
alias
MINOR GANESH DAS

Being represented by his natural guardian
and mother as well as Legal Guardian namely
MRS. JAMUNA DAS (PAN-8YTP0094411)
(Being appointed by the Honble District
Judge of Purba Bardhaman by order
Act VII Case No. 14 of 2018)

22/07/23



that would be derived from such fixed deposit, exclusively for the welfare of the minors, as stated in the body of the order.

This order shall take effect subject to furnishing of bond by the petitioner and after acceptance of the same by this Court.

To 25.09.2019 for furnishing of bond and further order.

Dictated & corrected by me

D.J., Burdwan

District Judge, Burdwan

MINOR BIKRAM DAS
alias
MINOR GANESH DAS

Being represented by his natural guardian
and mother as well as Legal Guardian namely
MRS. JAMUNA DAS (PAN-BVTPD0944H)
(Being appointed by the Hon'ble District
Judge of Purba Bardhaman by virtue of
Act VII Case No. 14 of 2018)

20/9/19

EXAMINED BY

20.9.19



Major Information of the Deed

No. / Year	I-0203-07662/2019	Date of Registration	25/09/2019
Date	0203-0001529157/2019	Office where deed is registered	A.D.S.R. BURDWAN, District: Burdwan
Applicant Name, Address Owner Details	22/09/2019 2:44:41 PM RAJDEEP GOSWAMI 2 No Dhopapara Lane, Jhapantala, Burdwan, Thana: Burdwan, District: Burdwan, WEST BENGAL, PIN - 713104, Mobile No.: 8436759214, Status: Advocate		
Transaction	Additional Transaction		
0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4309] Other than Immovable Property, Indemnity Bond [Rs 10,00,000/-]		
Set Forth value	Market Value		
Rs. 10,00,000/-	Rs. 10,00,000/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 80,080/- (Article:23)	Rs. 10,014/- (Article:A(1), E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip (Urban area)		

Land Details :

District: Burdwan, P.S:- Bardhaman, Municipality: BURDWAN, Road: G.T. Road, Road Zone : (Komal Sayer to -- College More) , Mouza: Goda, JI No: 41, Pin Code : 713104

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2147/6144	RS-1333	Bastu Bastu	87.5 Sq Ft	8,00,000/-	8,00,000/-	Width of Approach Road: 75 Ft, Adjacent to Metal Road.
Grand Total :				.2005Dec	8,00,000 /-	8,00,000 /-	

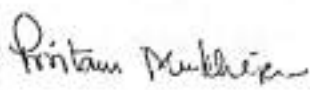
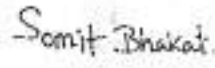
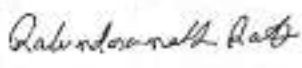
Structure Details :

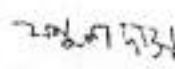
Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	16 Sq Ft.	2,00,000/-	2,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor: 16 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		16 sq ft	2,00,000 /-	2,00,000 /-	

Seller Details :

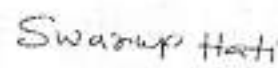
Sl No	Name/Address/Photo/Finger print and Signature
1	Master Bikram Das, (Alias: Master Ganes'n Das) Son of Late Bablu Das Golapbag More, Keshabganj Chati, P.O:- RAJBATI, P.S:- Bardhaman Sadar, Burdwan, District: Burdwan, West Bengal, India, PIN - 713104 Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of India, Execution By Court, Aadhaar No Not Provided by UIDAI, Status: Minor, Executed by: Guardian, Executed by: Guardian

Details :
Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Mr Pritam Mukherjee Son of Mr Pranab Mukherjee Executed by: Self, Date of Execution: 25/09/2019 , Admitted by: Self, Date of Admission: 25/09/2019 ,Place : Office	 25/09/2019	 LTI 25/09/2019	 25/09/2019
Son of Mr Pranab Mukherjee Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: BGKPM5158E, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 25/09/2019 , Admitted by: Self, Date of Admission: 25/09/2019 ,Place : Office			
Mr Somit Bhakat Son of Late Madan Mohan Bhakat Executed by: Self, Date of Execution: 25/09/2019 , Admitted by: Self, Date of Admission: 25/09/2019 ,Place : Office	 25/09/2019	 LTI 25/09/2019	 25/09/2019
Son of Late Madan Mohan Bhakat Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: BDWPB8573R, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 25/09/2019 , Admitted by: Self, Date of Admission: 25/09/2019 ,Place : Office			
Mr Rabindra Nath Hati Son of Late Banbihari Hati Executed by: Self, Date of Execution: 25/09/2019 , Admitted by: Self, Date of Admission: 25/09/2019 ,Place : Office	 25/09/2019	 LTI 25/09/2019	 25/09/2019
Son of Late Banbihari Hati Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AAPPH8629D, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 25/09/2019 , Admitted by: Self, Date of Admission: 25/09/2019 ,Place : Office			

Name	Photo	Finger Print	Signature
Mrs JAMUNA DAS (Representant) Wife of Late Bablu Das Date of Execution - 25/09/2019, Admitted by: Self, Date of Admission: 25/09/2019, Place of Admission of Execution: Office Golapbag More, Keshabganj Chati, P.O:- RAJBATI, P.S:- Bardhaman Sadar, Burdwan, District:- Burdwan, West Bengal, India, PIN - 713104, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BVTPD0944H, Aadhaar No Not Provided by UIDAI Status : Guardian, Guardian of : Master Bikram Das	 Sep 25 2019 2:12PM	 LTI 25/09/2019	 25/09/2019

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SWARUP HATI Son of Mr. Menoranjani Hati Golapbagmore, P.O:- RAJBATI, P.S:- Bardhaman Sadar, Burdwan, District:- Burdwan, West Bengal, India, PIN - 713104	 25/09/2019	 25/09/2019	 25/09/2019

Identifier Of Mr Pritam Mukherjee, Mr Somit Bhakat, Mr Rabindra Nath Hati, Mrs JAMUNA DAS

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Master Bikram Das	Mr Pritam Mukherjee-0.0668404 Dec, Mr Somit Bhakat-0.0668404 Dec, Mr Rabindra Nath Hati-0.0668404 Dec

Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Master Bikram Das	Mr Pritam Mukherjee-5.33333300 Sq Ft, Mr Somit Bhakat-5.33333300 Sq Ft, Mr Rabindra Nath Hati-5.33333300 Sq Ft

Endorsement For Deed Number : I - 020307662 / 2019

On 25-09-2019

Certificate of Admissibility (Rule 43, W.B. Registration Rules, 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899

Under Section 58, W.B. Registration Rules, 1962)

for registration at 13:31 hrs on 25-09-2019, at the Office of the A.D.S.R. BURDWAN by Mrs JAMUNA DAS

of Market Value (WB PUVI rules of 2001)

that the market value of this property which is the subject matter of the deed has been assessed at Rs

of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 25/09/2019 by 1. Mr Pritam Mukherjee, Son of Mr Pranab Mukherjee, Golapbag More, P.O: Bardhaman Sadar, City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713104, by caste Hindu, by Profession Others. 2. Mr Somit Bhakat, Son of Late Madan Mohan Bhakat, Golapbag More, P.O: Rajbati, Thana: Bardhaman Sadar, City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713104, by caste Hindu, by Profession Others. 3. Mr Rabindra Nath Hati, Son of Late Banbihari Hati, Golapbag More, P.O: Rajbati, Thana: Bardhaman Sadar, City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713104, by caste Hindu, by Profession Others

Indetified by Mr SWARUP HATI, Son of Mr Monoranjan Hati, Golapbagmore, P.O: RAJBATI, Thana: Bardhaman Sadar, City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713104, by caste Hindu, by profession Others

Executed by Guardian

Execution is admitted by Mrs JAMUNA DAS, Wife of Late Bablu Das, Golapbag More, Keshabganj Chati, P.O: RAJBATI, Thana: Bardhaman Sadar, City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713104, by caste Hindu, by profession House wife as the guardi. n of minor Master Bikram Das, Master Ganesh Das Golapbag More, Keshabganj Chati, P.O: RAJBATI, Thana: Bardhaman Sadar, City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713104

Indetified by Mr SWARUP HATI, Son of Mr Monoranjan Hati, Golapbagmore, P.O: RAJBATI, Thana: Bardhaman Sadar, City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713104, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,014/- (A(1) = Rs 10,000/- , E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 10,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/09/2019 11:22PM with Govt. Ref. No: 192019200078095631 on 24-09-2019, Amount Rs: 10,014/- Bank: State Bank of India (SBIN0000001), Ref. No. IK0AGBDTT4 on 24-09-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 60,060/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 55,060/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 8236, Amount: Rs.5,000/-, Date of Purchase: 25/09/2019, Vendor name: K Banerjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/09/2019 11:22PM with Govt. Ref. No: 192019200078095631 on 24-09-2019, Amount Rs: 55,060/- Bank: State Bank of India (SBIN0000001), Ref. No. IK0AGBDTT4 on 24-09-2019, Head of Account 0030-02-103-003-02


Kaushik Bhattacharya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BURDWAN
Burdwan, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0203-2019, Page from 173294 to 173348
being No 020307662 for the year 2019.



Digitally signed by KAUSHIK
BHATTACHARYA
Date: 2019.11.07 15:07:23 +05:30
Reason: Digital Signing of Deed.

(Kaushik Bhattacharya) 11/7/2019 3:07:16 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BURDWAN
West Bengal.

(This document is digitally signed.)