

Sourish Das.

AND

1. Mr. Dipak Kumar Das, S/o. Prasanna Kumar Das, aged about 50 years, by Faith: Hindu, by Occupation: Business, PAN No.AMXPD2200L.

2. Mrs. Purnima Das, W/o. Dipak Kumar Das, aged about 42 years, by Faith: Hindu, by Occupation: Housewife, PAN No.CAHPD5925J both are residents of Vill. Harishchandrapur, P.O.& P.S. Harishchandrapur, Dist. Malda presently residing at Abhirampur 2nd Lane, P.O. Mokdumpur, P.S. Englishbazar, Dist. Malda, PIN-732102 (W.B.), hereinafter referred to as **PURCHASERS** (which expression shall unless excluded by or repugnant to the context be mean and include their heirs of the purchaser, executors, administrator, legal representatives and assignees) of the **SECOND PART**.

WHEREAS the 'A' schedule property measuring about 11.00 dec. in RS Plot No.1553, RS Khatian No.54 under Mouza- Mokdumpur, J.L. No.68, within P.S. & Municipality- English Bazar, Dist. Malda previously belonged to Lolit Mohan Das, S/o. Lt. Atal Bihari Das and his name was recorded in R.S.R.O.R. known as R.S. Khatian No.54.

While Lolit Mohan Das was in possession of the said property, he sold 5.00 dec. on the Western side out of 11.00 dec. in favour of Duleswari Dasya by way of registered Sale Deed bearing Deed No.I-3473 dtd.25.02.1967 executed on 01.03.1967. Duleswari Dasya subsequently sold the said property in favour of Snehalata Das by way of registered Sale Deed bearing Deed No.I-7071 dtd.17.06.1959 executed on 18.06.1969 in the Office of D.S.R., Malda.

While Snehalata Das was possessing the said property, she gifted 1.66 dec. out of 5.00 dec. in favour of Satyabrata Das by way of registered Deed of Gift bearing Deed No.I-3734 dtd.21.05.1990.

While Satyabrata Das was enjoying the said property a Partition Suit was instituted by Debabrata Das, a co-sharer of Satyabrata Das and the said Suit was finally decreed on 07.03.2006 in the Court of Ld. Civil Judge, Sr. Divn., Malda with an allotment of $\frac{1}{3}$ rd share over 5.00 dec. and $\frac{1}{3}$ th share of the remaining property. During L.R. Operation, the R.S. Plot No.1553 has become converted to L.R. Plot Nos.1873 & 1874 and the title of Satyabrata Das measuring about 2.47 dec. in L.R. Plot No.1873 & 1874 has become absolute after finally published of L.R. Khatian being No.3067. Satyabrata Das acquired the property measuring about 1.66 dec. by virtue of registered Sale Deed bearing Deed No.I-3734 dtd.21.05.1990 and gifted the same in R.S. Plot No.1553 appertaining to L.R. Plot Nos.1873 and 1874 in favour of Sourish Das by way of registered Deed of

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Gift bearing Deed No.I-8319 dtd.29.07.2013 executed in the Office of A.D.S.R., Malda entered in Book No. I, CD Vol. No.24, Page 879 to 887 and thereafter Sourish Das recorded his name in L.R.R.O.R. known as L.R. Khatian No.6550 with an area of .37 dec. in L.R. Plot No.1873 and 1.29 dec. in L.R. Plot No.1874 and subsequently mutated the land in his name in English Bazar Municipality stands as Holding No.41(B)/11(1) of Ward No.2 within English Bazar Municipality, Dist. Malda.

THEREAFTER Sourish Das obtained an approved Plan from English Bazar Municipality for construction of residential multi-storied building being sanctioned Plan No.5/2015-16 dtd.02.07.2015 for construction of G+3 storied residential building. The said property recorded as Bastu in LRROR.

WHEREAS the Proposed Purchasers Dipak Kumar Das son of Prasanna Kumar Das and Purnima Das wife of Dipak Kumar Das are desirous and intended to purchase a Flat measuring about 490 Sqft (Covered area) with 20% common area i.e. 589 Sqft. super built up area on the Third Floor of the said residential cum commercial building at Abhirampur under Ward No.02, Holding No.290/41(B)/11(A) within P.S. & Municipality English Bazar, Dist. Malda consisting of One Bed room, One Dining room, one bath cum Toilet and One Thakur Ghar together with undivided proportionate share of the portion of the land measuring about 1.66 dec. be the same a little more or less under Municipal Holding No.290/41(B)/11(A). under ward No. 02 at Abhirampur within P.S. English Bazar, Dist. Malda (W.B.) i.e. 'B' schedule property from the Owner-cum-Developer of the 'A' schedule property by the financial assistance of the Bank.

The Owner i.e. the Seller of the First Part has agreed to sell the Third Schedule Property/Flat and the Purchasers have agreed to purchase the said residential flat on the Third Floor of the said building having super built area of 589 sqft. @ Rs.2050/- per sqft be same or little more or less for a consideration of Rs 12,07,450/- (Rupees Twelve lacs Seven Thousand four Hundred fifty only). The present Govt. market value is Rs. Rs.17,08,100/-, /-. This flat is more fully and particularly described in Third Schedule hereunder written and for the sake of brevity referred to as the said flat of which details are given in the Third Schedule.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:

That in pursuance of the said agreement and in consideration of the said sum of 12,07,450/- (Rupees Twelve lacs Seven Thousand four Hundred fifty) only paid by the purchasers to the VENDORS/ OWNERS (i.e. First Party of the First Part), before the execution of this presents and the VENDORS, do hereby and as also

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do admit and acknowledge, acquit, release and discharge the purchasers and the said flat on the Third Floor of the "A" schedule Property. The VENDORS/ OWNERS, hereby grant, convey and transfer unto in favor of the purchasers ALL THAT undivided proportionate share or interest of the said piece or parcel of land measuring 1.66 dec. be the same a little more or less situated at the Municipal Holding No.290/41(B)/11(A), Ward No.02 at Abhirampur, within the limits of P.S.& Municipality English Bazar, Dist. Malda and more fully and particularly described in the Second Schedule there under written TOGETHER WITH the right to occupy on residential Flat on the Third Floor measuring 490 sq.ft. Covered Area with 589 sq.ft. Super built up area on the 3rd Floor of the said building, hereinafter collectively referred to as the said flat, which is morefully and particularly described in the Third Schedule hereunder written subject to the terms and conditions contained in this Deed as to the user of the common parts and common areas in common with the other owners/occupiers of the said building AND also the right to use the common parts and common areas in common with the other owners/occupiers in the building with their respective servants, agents and invitees AND all the estate, right, title, interest, claim and demand whatsoever of the VENDORS/OWNERS into upon or in respect of the said undivided proportionate share or interest in the said land described in the Second Schedule hereunder written and other stipulations and in connection with the beneficial use and enjoyment of the land TO HAVE AND TO HOLD the said undivided proportionate share and all other benefits TOGETHER WITH respective rights with the members being the owners of the residential units/or flats/or space free from all encumbrances, trust, liens and attachments AND ALSO subject to the Purchasers covenant contained in this Deed and the VENDOR/OWNER, hereby covenant with the Purchasers that notwithstanding any act, deed or thing done and executed by the VENDOR/OWNER, the VENDOR/OWNER have good right, full power and absolute authority to grant, transfer and convey the said undivided proportionate share of land here determents and premises unto the purchaser in the manner aforesaid AND that the PURCHASERS shall and may at All times hereinafter peaceably and quietly posses and enjoy the same and receive the rents, profits and issues thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the VENDOR/OWNER, or any person claiming from under or in trust from VENDOR/OWNER AND THAT the VENDOR/OWNER or any person having or lawfully claiming any estate or interest in the said land, here determents and premises or any part thereof from under or in trust from them. The VENDOR/OWNER shall and will at all time thereafter at the request and the cost of purchaser do execute or cause to done and executed all such acts, Deeds and things whatsoever for further and more perfectly assuring the said land here determined, premises and every part thereof unto the purchaser as may be reasonably required. The Purchasers at their own will may change or modify the inside structural portion of their flat.

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The first schedule related with terms, second schedule described the particulars of land, third schedule described the description of flat, Fourth Schedule related to stipulations, Fifth schedule related with maintenance, Sixth schedule described purchasers rights and Seventh schedule related with management and maintenance.

THE FIRST SCHEDULE ABOVE REFERRED TO.

In this Deed, the terms used herein it is contrary and/or repugnant to the subject or context has the following meaning:-

1. ASSOCIATION : Shall mean the flat Owners Association or Syndicate or Society to be formed among the flat Owners of said building for the maintenance and management of the common purposes. After selling of all the flats and spaces, the rights of the Owner-cum-Developers will automatically be relinquished.
2. BUILDING : Shall mean the building (G+3) constructed on the 'A' Schedule property. The said building shall mean such stories of the building and constructed on the said premises in which the said flats are situated and mentioned in the Second and Third Schedule hereunder written.
3. CO-PURCHASER : Shall according to the context mean and all the persons who are desirous and have agreed to purchase flats in the said building.
4. COMMON EXPENSES : Shall mean and include all expenses to be incurred by the Co-Purchasers for the better management and upkeep of the building and/or the common purpose including those mentioned in the Fourth Schedule hereunder written. The expenses for maintenance of the building as well as maintenance of the outer side of the building shall be paid by the Owners/Occupiers of the flats. All expenses whatsoever shall be borne by the boarders of the building from the date of execution of respective registered Transfer Deed.
5. COMMON AREAS : Shall mean common areas and installations expressed or intended for the common use and enjoyment of the occupants of the flats in the building mentioned in Schedule Third hereunder written, save and except rooms at terrace and Garage Parking space for two wheeler and bicycle.

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6. COMMON PORTIONS: Shall mean for the purposes of management and maintenance of the building in particular the common parts and the common portions, collection and disbursement of the common expenses and dealing with the matters of common interest of the Co-Purchasers and relating to their actual right and obligations for the most beneficial use and enjoyment of their respective flats exclusively and the building in common by the Co-Purchasers.

7. PLAN : Shall mean the plan of the Building of 2nd schedule passed and approved by the English Bazaar Municipality, subject to such alteration /modification/revision therein from time to time made with the approval of the architects engaged by the Owners/Developers.

8. Proportion or proportionate area shall according to its context mean the following:-

a) Where it refers to any share of any purchaser in the common parts and proportionate share shall be determined on the basis of the area of the flat of such purchaser in proportionate to the areas of all the flats in the building in which the flat of the purchasers are situated.

b) Where it refers to any share of any purchasers in respect of the said land, the common areas, the common portions and/or building such proportionate share shall be determined on the basis of the area of such purchasers, in proportion to the areas of all the flats in the said building, provided that where it refers to the share of any rates and/or taxes then such share of the whole shall be determined on the basis of which such rates and / or taxes are being respectively levied, that in case of the basis of any levy by area wise rental income of user respectively or the respective flats of the Co-Purchasers.

9. The said undivided interest shall mean an undivided proportionate share or interest of the purchaser in the said land taking into consideration of the rights of the VENDOR/OWNER till the VENDOR/OWNER sells all the flats.

10. a) FLAT: Shall mean the units in the said building being exclusively owned by any purchaser.

b) The said flat on the Third Floor of the building together with 20% common space of the building morefully and particularly described in the third Schedule hereunder written.

11. Singular shall include the plural and vice versa.

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12. Masculine shall include the feminine and vice versa.

THE SECOND SCHEDULE ABOVE REFERRED TO:

"A" SCHEDULE OF PROPERTY (Description of Land)

Dist. Malda, P.S. Englishbazar, Mouza: Mokdumpur, J.L. No.68. at Abhirampur, Holding No.41(B)/11(A), Ward No.02,

<u>RS Kh.No.</u>	<u>RS Pl.No.</u>	<u>LR Kh.No.</u>	<u>LR Pl.No.</u>	<u>Nature</u>	<u>Area</u>
54	1553	3650	1373 & 1874	Bastu	1.66 dec. i.e. 728 sq.ft.

BOUNDARY:

On and towards North : H/o. Pratul Chakraborty;
On and towards South : Common Passage;
On and towards East : H/O. Satyabrata Das;
On and towards West : H/o. Ram Piyari.

THE THIRD SCHEDULE ABOVE REFERRED TO:

"B" SCHEDULE OF PROPERTY (Description of Third Floor)

ALL THAT self contained separate Floor on the Third Floor of the multi-storied residential building (G + 3) situated at Abhirampur with Holding No.290/41(B)/11(A), Ward No 02 within Englishbazar Municipality. Dist. Malda wherein self contained Flat measuring about 589 sq.ft. super built-up area on the Third Floor comprising with one bed room, one Thakurghar, one bath-cum-toilet and one kitchen within Englishbazar Municipality, P.S. Englishbazar, Dist. Malda be the same little more or less together with the undivided proportionate share of land in the said premises along with the common parts and/or General common areas, amenities and facilities in each floor of the 'A' Schedule Property.

BOUNDARY:

On and towards North : H/o. Pratul Chakraborty;
On and towards South : Common Passage;
On and towards East : H/o. Satyabrata Das;
On and towards West : Common Stair & Passage.

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FOURTH SCHEDULE ABOVE REFERRED TO:

PART -I

(Common parts to the Co-Purchaser of the said Building)

1. Staircase having lighting and allied fixtures and windows fitted with glass and / or grills.
2. Terrace of the building will be used by all the Co-Owners/Occupants of the Flats.
3. Water pump, Motor, Overhead Tank and distribution pipes to different Flats and from reservoir to the tank.
4. Concealed and/or surface electrical wiring from Ground Floor to the respective Flat(s) and switches.
5. The space at the garage for parking of two wheeler and Bi-cycle.

PART-II

(Common portions common to the Co-Purchaser of the said Building)

1. The paths and driveways in the said building other than land under any building for the purpose of Access only.
2. Drains and sewers from the building to the Municipal drains and Septic tank.
3. Common water reservoir and distribution arrangements and pipes of the Building.
4. Boundary wall and Gates to the Building.

THE FIFTH SCHEDULE ABOVE REFERRED TO:

1. The expenses of Repairing and Maintaining of the main structure (not comprised in any of the flats) and the main entrance, passage, drive ways, landings and Staircase of the building and Boundary wall of the said premises, gutters, rain water pipes electric wires etc, in or upon the building.
2. The cost and expenses of working running and general maintenance of water and electric meters, pumps its and other lights and equipments and service charges thereof.
3. Other charges and expenses.
4. Costs and expenses of decorating exterior and interior of the building.

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THE SIXTH SCHEDULE ABOVE REFERRED TO:

The purchaser shall not obstruct the Co-Purchasers and the Association upon its function to the following rights, easement, quasi-easements privileges and/or appurtenances. The Association of the Apartment shall collect money from Flat Owners/Occupiers and maintain the building. The Owner/Developer will not be held responsible for any payment or maintenance of common parts.

- 1.The right of Common Passages in all the common paths, common portion in each and every part of the building including connection for pipes, cables etc.
- 2.Right of protection each portion of the building by the other thereof.
- 3.The absolute right over the common parts and passage.
- 4.The right to install Antenna on the roof/Terrace of the building.

THE SEVENTH SCHEDULE ABOVE REFERRED TO:

(Covenants regarding Managing and Maintenance of the common parts and the common portions, the common expenses and other matter)

1. In case and by any transfer i.e. the purchaser(s) diverts himself from his ownership of the said flat, then such transfer will be accompanied by the transfer of all the interest and rights the Outgoing Purchaser to the incoming Purchaser of the building and such transfer shall be subject to the conditions that the transferee shall abide by all the covenants and pay all amounts payable by the purchaser for common expenses hereunder and such transferee shall have all the rights as the purchaser may have hereunder.

2. The purchaser shall pay and bear all Municipal Taxes and all other rates and all outgoing in respect of the common parts on or from the date of possession of the said flat.

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3. If any tax is assessed by the Municipal Authorities or any other statutory in respect of the common area of the said building, the purchasers shall pay the proportionate share as determined on the basis of the valuation of the said flat.

4. The purchaser hereby agree that he shall on demand pay and deposit all the dues and claims of Association without raising any objection.

5. The purchaser shall use the demised flat strictly for residential purpose only and not for any other purpose whatsoever in nature and shall do the following:

(a) Keep at his own costs and expenses the said flat and every part thereof properly painted, in good repair and in a neat and clear condition.

(b) Use the said flat and all the common parts and common portion peacefully and quietly in the manner reasonably required.

(c) Not to keep or allow to be kept in the said flat the common parts any inflammable, combustible or injurious articles or things which are likely to damage or effect the said premises save and except those quantities or articles which are permissible for domestic use.

6. All charges for the electric services consumed in the said flat shall be borne and paid by the purchaser.

7. That notwithstanding anything herein contained to the contrary the said premises shall never be divided by metes and bounds and the said flat will also not be divided or sub-divided into room or rooms either vertically or horizontally.

The contents of the deed read over by us and after being satisfied we the purchasers put our signatures.

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In witnesses whereof parties hereto have set and subscribed their hands and seal on the day month and year first above written.

WITNESSES:

✓ 1. Paabhat Kumar Das,
S/o-Bankimtha Das.
Vill & P.O.- Mangalkhori
P.S & Dist.- Malda. 732142.

1. Gowrish Das.
OWNERS/DEVELOPER

2. Masidur Hossain
S/o:- Md. Mosarraf Hossain
Village Post:- Mangalkhori
P.S & DIST:- Malda.
PIN:- 732142

1. Dipak Kumar Das.
PURCHASER

2. Purnima Das
PURCHASER

Drafted by :-

Dipu Laskar
(Dipu Laskar)
Advocate
Malda Bar Association, Malda
(Enrollment No.F-1125/1116/95 dtd.19.08.1995)

Typed by :-

Raghunath Das
(Raghunath Das)
Typist
Malda Court Compound.
Malda-732101(WB).

অতিরিক্ত পাতা নং -

বাম হাতের আঙ্গুল ছাপ



ডান হাতের আঙ্গুল ছাপ



Souresh Das



স্বাক্ষর Souresh Das

বাম হাতের আঙ্গুল ছাপ



ডান হাতের আঙ্গুল ছাপ



Dipak Kumar Das



স্বাক্ষর Dipak Kumar Das

বাম হাতের আঙ্গুল ছাপ



ডান হাতের আঙ্গুল ছাপ



Purnima Das




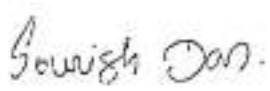
স্বাক্ষর Purnima Das

16/10/23

Seller, Buyer and Property Details

Seller & Buyer Details



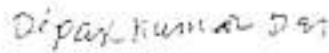


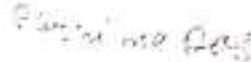
Presentant Details

SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	Mr Sourish Das Son of Mr Satyabrata Das ABHIRAMPUR 2ND LANE, P.O:- MOKDUMPUR, P.S:- English Bazar, District:-Malda, West Bengal. India, PIN - 732103	 30/05/2016 2:23:43 PM	 LTI 30/05/2016 2:23:49 PM
		 30/05/2016 2:24:00 PM	


Seller Details

SL No.	Name Address Photo, Finger print and Signature		
1	Mr Sourish Das Son of Mr Satyabrata Das ABHIRAMPUR 2ND LANE, P.O:- MOKDUMPUR, P.S:- English Bazar, District:-Malda, West Bengal, India, PIN - 732103 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India,; Status Individual; Date of Execution : 30/05/2016; Date of Admission : 30/05/2016; Place of Admission of Execution : Office	 30/05/2016 2:23:43 PM	 LTI 30/05/2016 2:23:49 PM
		 30/05/2016 2:24:00 PM	

Buyer Details

SL No.	Name, Address, Photo, Finger print and Signature		
1	Mr DIPAK KR DAS Son of Mr PRASANNA KR DAS ABHIRAMPUR 2ND LANE, P.O - MOKDUMPUR, P.S - English Bazar, District -Malda, West Bengal, India, PIN - 732103 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India, Status : Individual; Date of Execution - 30/05/2016; Date of Admission : 30/05/2016; Place of Admission of Execution : Office	 30/05/2016 2:23:02 PM	 LTI 30/05/2016 2:23:09 PM
		 30/05/2016 2:23:31 PM	
2	Mrs PURNIMA DAS Wife of Mr DIPAK KR DAS ABHIRAMPUR 2ND LANE, P.O - MOKDUMPUR, P.S - English Bazar, District -Malda, West Bengal, India, PIN - 732103 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of India,; Status : Individual; Date of Execution : 30/05/2016; Date of Admission : 30/05/2016; Place of Admission of Execution : Office	 30/05/2016 2:24:18 PM	 LTI 30/05/2016 2:24:27 PM
		 30/05/2016 2:24:43 PM	

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr PRAVAT KR DAS Son of Late BAIKUNTHA DAS MANGALBARI, P.O - MANGALBARI, P.S - Malda, District -Malda, West Bengal, India, PIN - 732142 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India,	Mr Sourish Das, Mr DIPAK KR DAS, Mrs PURNIMA DAS	 30/05/2016 2:25:04 PM

C. Transacted Property Details

Apartment Details						
Sch	Location of Apartment	Plot No/Zone	Floor Area	Set Forth	Market value	Other Details

Apartment Details						
Sch. No.	Location of Apartment	Plot No/Zone	Floor Area	Set Forth Value (In Rs.)	Market value (In Rs.)	Other Details
A1	District: Malda, P.S - English Bazar, Municipality: ENGLISH BAZAR, Mouza: Mokdampur, Floor No: 3	RS Plot No: 1553, Khatian No: 00054.	Covered area: 490, Super built-up area: 589	1,00,000/-	17,08,100/-	Apartment Type: Flat/Apartment, Residential Use, Floor Type: Marble, Age of Flat: 3 Year, Approach Road Width: 5 Ft., Property is on Road

Transfer of Property from Seller To Buyer						
Sch. No.	Name of the Seller	Name of the Buyer	Relationship of Seller and Buyer (Within Family ?)	Transferred Area	Transferred Area in(%)	Share in Market Value (in Rs.)
A1	Mr Sourish Das	Mr D.PAK KR DAS	N	294.5 Sq Ft	50	8,54,050/-
	Mr Sourish Das	Mrs PURNIMA DAS	N	294.5 Sq Ft	50	8,54,050/-

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Dipu Laskar
Address	Malda Thana English Bazar, District: Malda, WEST BENGAL
Applicant's Status	Advocate

Office of the D.S.R. MALDA, District: Malda
Endorsement For Deed Number : I - 090106207 / 2016

Query No/Year	09011000200574/2016	Serial no/Year	0901006175 / 2016
Deed No/Year	I - 090106207 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr Sourish Das	Presented At	Office
Date of Execution	30-05-2016	Date of Presentation	30-05-2016

Remarks

On 26/05/2016

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 17,08,100/-

R. Haque

(Rezaul Haque)
DISTRICT SUB-REGISTRAR
OFFICE OF THE D S R MALDA
Malda, West Bengal

On 30/05/2016

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 18,827/- (A(1) = Rs 18,788/- ,E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 18,827/-

Description of Online Payment using Government Receipt Portal System (GRPS), Finance Department, Govt. of WB

1. Rs. 18,827/- is paid, by online on 30/05/2016 2:02PM with Govt. Ref. No. 192016170006809451 on 30-05-2016, Bank: AXIS Bank (UTIB0000005) Ref. No. 276788816 on 30/05/2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,02,496/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 97,496/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

1. Rs. 97,496/- is paid, by online on 30/05/2016 2:02PM with Govt. Ref. No. 192016170006809451 on 30-05-2016, Bank: AXIS Bank (UTIB0000005), Ref. No. 276788816 on 30/05/2016, Head of Account 0030-02-103-003-02

31/05/2016 Query No:-09011000200574 / 2016 Deed No:I - 090106207 / 2016, Document is digitally signed.

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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The donor has deposited
the sum of Rs. 5000/-
in the name of the
beneficiary in the
savings bank account
of the State Bank of India
at the place of residence of the
beneficiary.

20 JUL 2018

শুভ দানপত্র

মূল্য- ১১,২৮৫০০ টাকা
মৌজা - মকদুমপুর,
থানা - ইংরেজ বাজার,
পরিমাণ - ১.৬৬ শতক
অর্থাৎ ০.০১৬৬ সহস্রাংশ
অর্থাৎ ৭২৮ বর্গফুট,
জেলা - মালদহ।

গ্রহীতা :- শ্রী সৌরীশ দাস, পিতা - শ্রী সত্যব্রত দাস, জাতি-
হিন্দু, পেশা - ব্যবসা, সাং - অভিরামপুর দ্বিতীয় লেন, পোঃ -
মকদুমপুর, থানা - ইংরেজ বাজার, জেলা - মালদহ (ভারতীয়
নাগরিক)।

দাতা :- শ্রী সত্যব্রত দাস, পিতা - স্বর্গীয় ললিত মোহন দাস,
জাতি - হিন্দু, পেশা - অবসর প্রাপ্ত ইংরেজ বাজার পৌরসভার
কর্মচারী, সাং - অভিরামপুর দ্বিতীয় লেন, পোঃ - মকদুমপুর,
থানা - ইংরেজ বাজার, জেলা - মালদহ (ভারতীয় নাগরিক)।

মুসাবিদা প্রস্তুত কারক

অপর পাতা - ২

কস্য রায়তিস্থিতিবান স্বত্বের জমিজমার শুভ দানপত্র দলিল মিদং লিখিতং কার্য্যাকাগে, তুমি দান গ্রহীতা আমার ঔরষজাত একমাত্র পুত্র সন্তান হইতেছো। তুমি আমার অত্যন্ত স্নেহের ও ভালোবাসার পাত্র। তুমি আমাকে সদা-সর্বদা ভক্তি-শ্রদ্ধা, সেবা-যত্ন, দেখাভা ইত্যাদি সকল প্রকার কর্তব্য পালন করিয়া আসিতেছো। আমি যতদিন জীবিত থাকিব ততদিন তুমি এইরূপভাবে আমাকে ভক্তি-শ্রদ্ধা, সেবা-যত্ন, দেখাভা ইত্যাদি সকল প্রকার কর্তব্য পালন ইহা আমার দৃঢ় বিশ্বাস আছে। আমি তোমার সেবা যত্নে ও শ্রদ্ধা ভক্তিতে সম্বৃত্ত হইয়া এবং আমার স্নেহের নিদর্শন স্বরূপ আমার নিম্ন তপশীল বর্ণিত সম্পত্তি যাহা আমি গত ইংরেজী ২১/০৫/১৯৯০ তারিখে মালদহ এ.ডি.এস.আর. অফিসে রেজিস্ট্রীকৃত ৩৭৩৪ নং দানপত্র দলিল মূলে প্রাপ্ত হইয়াছি এবং আমি মালদহ সিভিল জজ (সিনিয়ার ডিভিশন) আদালত, মালদহ হইতে পার্টিশান স্যুট কেশ নং - ১৬৮/৯২ বন্টন মূলে প্রাপ্ত হইয়া এবং বর্তমান এল.আর. সেটেলমেন্ট জরীপে আমার নিজ নামে এল.আর. ৩০৬৭ নং খতিয়ানে রেকর্ডভুক্ত করাইয়া তাহাতে অদ্যাবধি ষোলআনা রকমে উক্ত স্বত্ব স্বত্ববান ও ভোগদখলীকার আছি। সেই সম্পত্তি যাহার মূল্য ১১,২৮,৮০০ (এগারো লক্ষ আঠাশ হাজার আট শত) টাকা হইবে তাহা তোমাকে আমি স্বেচ্ছায়, সরল মনে অন্যের বিনানুরোধে দান করিলাম। এবং এই দানপত্র তোমার নাম বরাবরে লিখিয়া দিয়া স্বীকার ও অস্বীকার করিতেছি যে, নিম্ন তপশীল বর্ণিত সম্পত্তিতে আমার যে সকল স্বত্ব, স্বামীত্ব, হক, লভ্যাভিভোগ ইত্যাদি ভোগদখল যাহা কিছু ছিল তাহা অদ্যকার তারিখ হইতে রদ ও রহিত হইয়া সম্পূর্ণরূপে তোমার প্রতি বর্তাইল। তুমি অন্য হইতে আমার যাবতীয় স্বত্ব স্বত্ববান ও ভোগ দখলীকার হইয়া আমার ন্যায় তুল্য ক্ষমতায় দান, বিক্রয়, হেবা, হস্তান্তর, রূপান্তর, বিনিময় সর্ব প্রকার হস্তান্তর করনের ক্ষমতা যুক্ত জমিদারী সেরেস্তায় ও পৌরসভায় প্রচলিত নাম খারিজের নিজ নাম জারি করতঃ নিদ্ধারিত রাজস্ব আদায়ে ও ট্যাক্স প্রদানে পুত্র পৌত্রাদিগণ ক্রমে পরম সুখে ভোগ দখল করিতে থাকিবে। কস্মিন কালে আমি কি আমার স্থলাভিষিক্ত ওয়ারিশগণ কেহ, কখনও, কোন প্রকার দাবী দাওয়া বা ওজর আপত্তি করি বা করে তবে সর্ব আদালতে অত্র দানপত্র দলিল মূলে নামঞ্জুর, বাতিল ও অগ্রাহ্য হইবে। নিম্ন তপশীল বর্ণিত সম্পত্তি আমি ইতিপূর্বে কাহারও নিকট কোন প্রকার হস্তান্তর করি নাই, সম্পূর্ণ নির্দায়, নির্দোষ ও মুক্ত অবস্থায় তোমাকে দান করিয়া

মুসাবিদ প্রকৃত কারক

অপর পাতা - ৩

Satyabrata Das

(৩)

দিলাম। অদ্যই তোমাকে দানকৃত সম্পত্তিতে দখলে প্রতিষ্ঠিত করিলাম এবং তুমিও এই দানকৃত সম্পত্তি আমার নিকট হইতে সাদরে গ্রহণ করিলে এবং সম্পত্তি দখল হইল।

এতদ্বর্ষে সুস্থ শরীরে, স্বেচ্ছায়, অন্যের বিনা অনুরোধে নিম্ন স্বাক্ষরকারী স্বাক্ষীগণের সাক্ষাতে অত্র দানপত্র সম্পাদন করিলাম। ইতি তাং বাংলা ১৪২০ সনের ১২ ই শ্রাবণ, ইং তাং - ২৯/০৭/২০১৩।

সম্পত্তির তপশীল ও চৌহদ্দি

জেলা - মালদহ, থানা - ইংরেজ বাজার, রেজিষ্ট্রী অফিস - মালদহ
এ.ডি.এস.আর., মৌজা - মকদুমপুর, জে.এল নং - ৬৮ (আটঘটি), খতিয়ান নং-
আর.এস. ৫৪ (চুয়ান), এল.আর. ৩০৬৭ (তিন হাজার সাতঘটি)।

দাগ নং	রকম	পরিমাণ
আর.এস. ১৫৫৩ (পনেরো শত তেপ্পান) এল.আর. ১৮৭৩ (আঠেরো শত তিয়াত্তর) }	বাক্স	০.০১১৮ সহঃ মধ্যে ০.০০৩৭ সহঃ
আর.এস. ১৫৫৩ (পনেরো শত তেপ্পান) এল.আর. ১৮৭৪ (আঠেরো শত চুয়ান্নতর) }	বাক্স	০.০১২৯ সহঃ মধ্যে ০.০১২৯ সহঃ মোট- ০.০১৬৬ সহঃ

দুই দাগে মোট দানকৃত সম্পত্তির পরিমাণ ০.০১৬৬ সহস্রাংশ (শূন্য দশমিক শূন্য এক শত ছিদ্দ্রি সহস্রাংশ) অর্থাৎ ১.৬৬ (এক দশমিক ছয় ছয়) শতক বাংলা মাপে ০১ (এক) কাঠা ০৮ (আট) বর্গফুট অর্থাৎ ৭২৮ (সাত শত আঠাশ) বর্গফুট। ইহার বার্ষিক জমা খাজনার যোগ্য। রায়তস্থিতিবান স্বত্ব। সেরেস্তায় আর.এস. মূলে ললিত মোহন দাস-এর নামে এবং বর্তমানে এল.আর. মূলে দাতার নিজ নামে খাজনা জমা প্রচলিত। জমিদার পশ্চিমবঙ্গ সরকার পক্ষে জেলা মালদহের কালেক্টর বাহাদুর সাহেব।

দানকৃত সম্পত্তির পরিমাপঃ - উত্তর বাহ - ৪৭ ফুট ০০ ইঞ্চি, দক্ষিণ বাহ - ৪৭ ফুট ০০ ইঞ্চি, পূর্ব বাহ - ১৭ ফুট ০২ ইঞ্চি এবং পশ্চিম বাহ - ১৩ ফুট ১০ ইঞ্চি।

মুসাবিদা প্রস্তুত কারক

অপর পাতা - ৪

Satyabrata Das

(8)

দানকৃত সম্পত্তির চৌহদ্দি :- উত্তরে - প্রতুল চক্রবর্তী-এর বাড়ী, দক্ষিণে - কমন রাস্তা তৎপর সুব্রত দাস, পূর্বে - দাতা সত্যব্রত দাস-এর বাড়ী এবং পশ্চিমে - রাম পিয়ারীর বাড়ী। উক্ত পরিমাপ ও চৌহদ্দি মধ্যে দানকৃত ০.০১৬৬ সহস্রাংশ (শূন্য দশমিক শূন্য এক শত ছিষটি সহস্রাংশ) অর্থাৎ ১.৬৬ (এক দশমিক ছয় ছয়) শতক বাংলা মাপে ০১ (এক) কাঠা ০৮ (আট) বর্গফুট অর্থাৎ ৭২৮ (সাত শত আঠাশ) বর্গফুট সম্পত্তি অবস্থিত। দানকৃত সম্পত্তি ইংরেজ বাজার পৌরসভার ০২ নং ওয়ার্ডের অন্তর্গত ৪১(বি)/১১ নং হোল্ডিং জুক্ত হইতেছে।

উক্ত দানকৃত সম্পত্তি আমি দান গ্রহীতা সাদরে
গ্রহণ করিলাম এবং সম্পত্তির দখল লইলাম।

অত্র দলিলের মর্ম পাঠ করিয়া
অবগত হইলাম।

Sourish Das.
গ্রহীতার স্বাক্ষর

Satyabrata Das
দাতার স্বাক্ষর

মুসাবিদা প্রস্তুত কারক -

টাইপ বাই -

শ্রী সুবল চন্দ্র সরকার
শ্রী সুবল চন্দ্র সরকার (দলিল লেখক)
সিদ্ধান্তলা, মালদা।
লাইসেন্স নং - ৬৬, এ.ডি.এস.আর, মালদহ।

Amrit Basak
(অমিত বসাক)
কোর্ট কম্পাউন্ড, মালদা।

ইসাদী -

ইসাদী -

Sukhas Ch. Bhattacharya
Bardyanath Bhattacharya
Banshbari
Malda.
P.S. English Bazar
Tapan Sikdar
C/O Kartick Sikdar
Krishna Pally Bazar
P.S. English Bazar
Malda
Koushik Sish
C/O - Monu Singh
Krishnapally Malda
P.S. English Bazar
Malda.

অতিরিক্ত পাতা



৩৯

বাম হাতের টিপ ছাপ

ডান হাতের টিপ ছাপ



কনিষ্ঠা অনামিকা মধ্যমা তর্জনী বৃদ্ধাঙ্গুলী
স্বাক্ষর Satyabrata Das



বাম হাতের টিপ ছাপ

ডান হাতের টিপ ছাপ

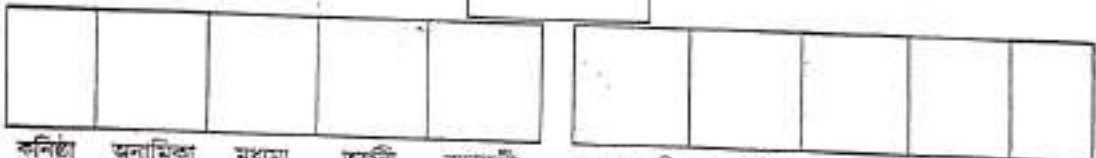


কনিষ্ঠা অনামিকা মধ্যমা তর্জনী বৃদ্ধাঙ্গুলী
স্বাক্ষর Satish Das



বাম হাতের টিপ ছাপ

ডান হাতের টিপ ছাপ

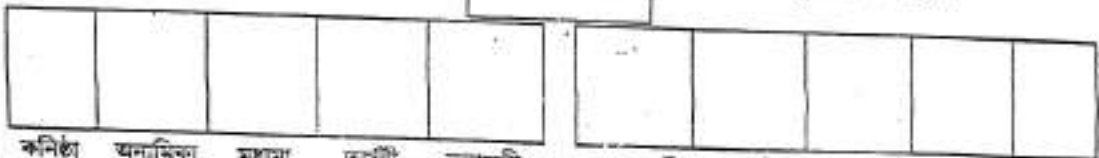


কনিষ্ঠা অনামিকা মধ্যমা তর্জনী বৃদ্ধাঙ্গুলী বৃদ্ধাঙ্গুলী তর্জনী মধ্যমা অনামিকা কনিষ্ঠা
স্বাক্ষর



বাম হাতের টিপ ছাপ

ডান হাতের টিপ ছাপ



কনিষ্ঠা অনামিকা মধ্যমা তর্জনী বৃদ্ধাঙ্গুলী বৃদ্ধাঙ্গুলী তর্জনী মধ্যমা অনামিকা কনিষ্ঠা
স্বাক্ষর



Government Of West Bengal
Office Of the A.D.S.R. MALDA
District:-Malda

Endorsement For Deed Number : I - 08319 of 2013
(Serial No. 08534 of 2013 and Query No. 0902L000014416 of 2013)

On 30/07/2013

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 : 33(i) of Indian Stamp Act 1899, also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 12408.00/-, on 30/07/2013

(Under Article : A(1) = 12408/- on 30/07/2013)

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-11,28,800/-

Certified that the required stamp duty of this document is Rs.- 5644 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 650/- is paid , by the Bankers cheque number 399971, Bankers Cheque Date 30/07/2013, Bank : State Bank of India, MALDA, received on 30/07/2013

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 11.35 hrs on :30/07/2013, at the Office of the A.D.S.R. MALDA by Satyabrata Das ,Executant.

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

Execution is admitted on 30/07/2013 by

1. Satyabrata Das, son of Lt. Lalit Mohan Das , Abhirampur 2nd Lane, Thana:-English Bazar, P.O. :-Mokdumpur, District:-Malda, WEST BENGAL, India, , By Caste Hindu, By Profession : Retired Person Identified By Tapas Sikdar, son of Kartick Sikdar, Krishnapally Bapuji Colony, Thana:-English Bazar, District:-Malda, WEST BENGAL, India, , By Caste: Hindu, By Profession: Others.

(Mohul Mukherjee)

ADDITIONAL DISTRICT SUB REGISTRAR

30 JUL 2013



30/07/2013 14:02:00

(Mohul Mukherjee)
ADDITIONAL DISTRICT SUB REGISTRAR
EndorsementPage 1 of 1

Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. MALDA, District- Malda
Signature / LTI Sheet of Serial No. 08534 / 2013

Lead No - 8319

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Satyabrata Das Abhirampur 2nd Lane, Thana:-English Bazar, P.O. :-Mokdumpur, District:-Malda, WEST BENGAL, India,	 30/07/2013	 LTI 30/07/2013	Satyabrata Das 30.07.2013

II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Satyabrata Das Address -Abhirampur 2nd Lane, Thana:-English Bazar, P.O. :-Mokdumpur, District:-Malda, WEST BENGAL, India,	Self	 30/07/2013	 LTI 30/07/2013	Satyabrata Das

Name of Identifier of above Person(s)

Tapas Sikdar
Krishnapally Bapuji Colony, Thana:-English Bazar,
District:-Malda, WEST BENGAL, India,

Signature of Identifier with Date

Tapas Sikdar
30/07/13