

Date - 30/12/1899

Print Date - 20/08/2016

Jamabandi For Surveyed Villages

জৰীপ হোৱা গাঁৱৰ জমাবন্দী

কামৰূপ মহানগৰ/ গুৱাহাটী/ গুৱাহাটী/ আলুকাৰী/ লোট নং ৬/ ২ নং গোট নগৰ (গোট নগৰ ননকে)

খোৱাজ মাদী জমাবন্দী

পট্টা-নং		পট্টাদাৰৰ নাম, পিতাৰ/মাদীৰ নাম আৰু ঠিকনা	প্ৰত্যেক দাপৰ মাটিৰ				ৰাজহ (টকা)	স্থানীয় কৰ (টকা)	মন্তব্য
পূৰ্ব	নতুন		নং	কালি (বি-ক-লে)	শ্ৰেণী	কালি (হে-আ-হে)			
১	২	৩	৪	৫	৬	৭	৮	৯	১০
	২	১) শ্ৰী বলোৰাম কুমাৰ (পিতা:- পিতা-মলচিঃ) (মাতা:-) ২) শ্ৰী চন্দন দাস (পিতা:- পিতা- বলোৰাম দাস) (মাতা:-) ৩) শ্ৰী মহানন্দ কুমাৰ (পিতা:- পিতা- মৃত শান্তিৰাম কুমাৰ) (মাতা:-)	২৪	৮-১-০৪.২৬০৬	জমি	১-১০-৪৩.৬৫	১২.৩৭	৩.০৯	ক) অতিৰিক্ত উপায়ুক্ত মুখ্য ৰাজহ সহায়ক ও উঃপ্ৰঃসঃৰ ১৬/৭৩ ত বিধৰ আলোচনাৰ মতে দিয়া অতিৰিক্ত উপায়ুক্তৰ ৮/৬/৭৩ তাৰিখৰ কে.আৰ.চি ৬/২৫/৭৩/৪০ নং মেমো কাগজৰ হুকুম মতে ২৪ নং দাপৰ ৮ বিঘা ১ কঠা ৫ লোচা জমি শ্ৰী বলোৰাম কুমাৰৰ নামত ২ নং মাদী পট্টাভুক্ত কৰা হ'ল। ১৩৮০ চনৰ বন্দবস্তত। স্বত্বৰঃ : প্ৰভাত কলিতাঃ : তাং- ৫/৭/৭৩ ইং স্বত্বৰঃ : অপেক্ষঃ : তাং- ১০/৭/৭৩ ইং খ) ১৯৭৬-৭৭ চনৰ ২০১ নং খাদ্যায়োগৰ উঃপ্ৰঃসঃৰ ৫/১০/৭৭ তাৰিখ ৰ হুকুম মতে দান ও দখলি সূত্ৰে ২ নং খোমাদী পট্টাৰ ২৪ নং দাপৰ অংশ ৭ বিঘা ৩ কঠা ১৫ লোচা জমিত পট্টাদাৰ শ্ৰী বলোৰাম দাসৰ লগত শ্ৰী চন্দ ন দাসৰ নামজাৰী হয়। স্বত্বৰঃ : সুবেশ্ব কলিতাঃ : তাং- ১২/১/৭৮ ইং গ) অতিৰিক্ত উপায়ুক্তৰ ১০/৬/৯২ তাৰিখৰ হুকুম মতে আৰু মেমো নং কাঃস্বঃ : তাং- ৩০/১১/৮১ ইং নিঃস্বঃ : ১২ তাৰিখঃ ১৭/৬/৯২ নং কাগজৰ ওপৰত দিয়া বঃ প্ৰাঃৰ ৪০২৫/১৮-৬-৯২ নং কাগজৰ হুকুম মতে আৰু সাঃবঃ প্ৰাঃৰ ১৭/৬/৯২ তাৰিখৰ হুকুম মতে এই পট্টাৰ ২৪ নং দাপৰ সমুদায় ৮ বিঘা ১ কঠা ৫ লোচা জমিত আবদান চলিবৰ পৰা মুক্তি দিয়া হয়। স্বত্বৰঃ : শ্ৰী সুবেশ্ব কলিতাঃ : (টঃকাঃ) তাং- ২২/৬/৯২ ইং (৩১ শতমুদ) হুকুম ১: চক্ৰ বিষয়াৰ ৫৫৭/২০১৬-১৭/Mul নং নামজাৰী পোচৰ ২০/৮/২০১৬ ত বিধৰ হুকুমমতে ২৪ নং দাপৰ ১ বিঘা ১৫ লোচা মাটি শ্ৰী চন্দন দাস, পিতৃ পিতা- বলোৰাম দাস ৰ লগত খঃ দঃ সূত্ৰে শ্ৰী মহানন্দ কুমাৰ, পিতা ১-পিতা- মৃত শান্তিৰাম কুমাৰ, ৰ নামত নামজাৰী হয়
				৮-১-৪.২৬		১-১০-৪৩.৬৫	১২.৩৭	৩.০৯	

(Reg. Deed No.:

Date : //)

স্বঃ(পাঃ মাঃ)

(Naba Sarma)

স্বঃ(টঃ কাঃ)

(dulal mishra)

স্বঃ(চঃ বিঃ)

Lakhinandan Saharia

কৰ্তৃক প্ৰাপ্ত বিষয়াৰ চহী:-

স্বঃ(পাঃ মাঃ)

জঃ:-

20/08/16

Circle Officer
Guwahati Revenue Circle
Guwahati

নাম: শ্ৰী মহানন্দ কুমাৰ, ডি পিতা- মৃত শান্তিবাম কুমাৰ

ORDER SHEET

(See Rule 129 of the Records Manual 1911)

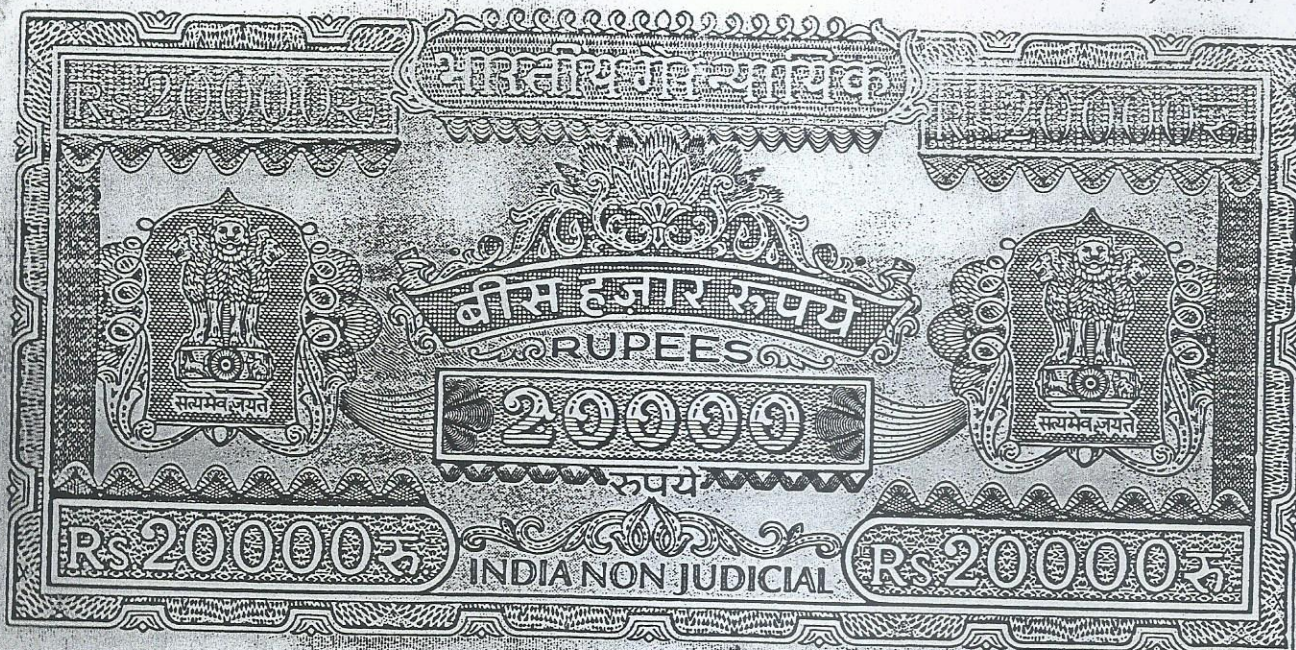
Order Sheet, dated from 20/8/2016 To 20/8/2016 District কামৰূপ মহানন্দ

Case No 557/2016-17/Mut



Serial number and date of order	Order and Signature of Officer	Note of action taken on order
১	২	৩
(২) ২০/৮/২০১৬	আবেদনকাৰী উপস্থিত। গোচৰ বিবেচনাৰ বাবে লোৱা হ'ল। জাৰিকাৰকে বীতিমতে জাননী জাৰি কৰি প্ৰতি বেদন দাখিল কৰিছে। গোচৰৰ ম্যাদকালত কাৰো পৰা কোনো ধৰণৰ আপত্তি অহা দেখা নগল। আবেদনকাৰী শ্ৰী মহানন্দ কুমাৰ পিতা-মৃত শান্তিবাম কুমাৰে জাল কৰাবাৰী মৌজাৰ গোটানগৰ ননকে গাওঁৰ খেৰাজ ম্যাদী ৯ নং পট্টাৰ ২৪ নং দাগৰ জমীৰ অংশ ১ বিঘা ১৪ লেচা জমীত খৰিদা সূত্ৰে নামজাৰী পোৱাৰ বাবে আবেদন কৰিছে। লাটমণ্ডলৰ প্ৰতিবেদন ও গোচৰৰ নথি পৰীক্ষা কৰি দেখা যায় যে, আবেদনকাৰীয়ে গোচৰীয়া জমি পঞ্জীয়নকৃত ১৪০৭৬ তাৰিখ: ৪-১২-০৯ নং দলিল যোগে পট্টাদাৰ শ্ৰী চন্দন দাসৰ পৰা খৰিদ কৰি লোৱা জমী হয়। নথিৰ লগত জমীৰ দাগ ও পট্টাৰ মিল আছে। আৰৱান এলেকাৰ চিলিংমুক্ত জমী হয়। এতেকে গোচৰীয়া জমীত আবেদনকাৰীয়ে খৰিদা সূত্ৰে নামজাৰী পোৱাৰ যোগ্য। গতিকে গোচৰত সন্টুষ্ট হৈ গুৱাহাটী ৰাজহ চক্ৰৰ অধিনৰ জালুককাৰী মৌজাৰ গোটানগৰ ননকে গাওঁৰ খেৰাজ ম্যাদী ৯ নং পট্টাৰ ২৪ নং দাগৰ জমীৰ অংশ ১ বিঘা ১৪ লেচা জমীত পট্টাদাৰ শ্ৰী চন্দন দাস ও আন পট্টাদাৰৰ লগত খৰিদা সূত্ৰে শ্ৰী মহানন্দ কুমাৰ পিতা-মৃত শান্তিবাম কুমাৰৰ নামত নামজাৰী মঞ্জুৰ কৰা হ'ল। নিৰ্দিষ্ট সময়ত গোচৰৰ মূল নথি জমাবন্দী শুধৰণিৰ কাৰণে লাট মণ্ডললৈ প্ৰেৰণ কৰা হওঁক। চঃবিঃ Lakhinandan Saharia	

Lahan
20/08/16
Circle Officer
Guwahati Revenue Circle
Guwahati



00CC 409130

Admissible under Act XVI of 1908,
correctly stamped and notated from
stamp duty of Rs. 20000 and stamp
Act 1898 (Amendment Act 1908)
Amendment Act 1908

No

Sr. Sub Registrar,
Kamrup, Guwahati

DEED OF SALE

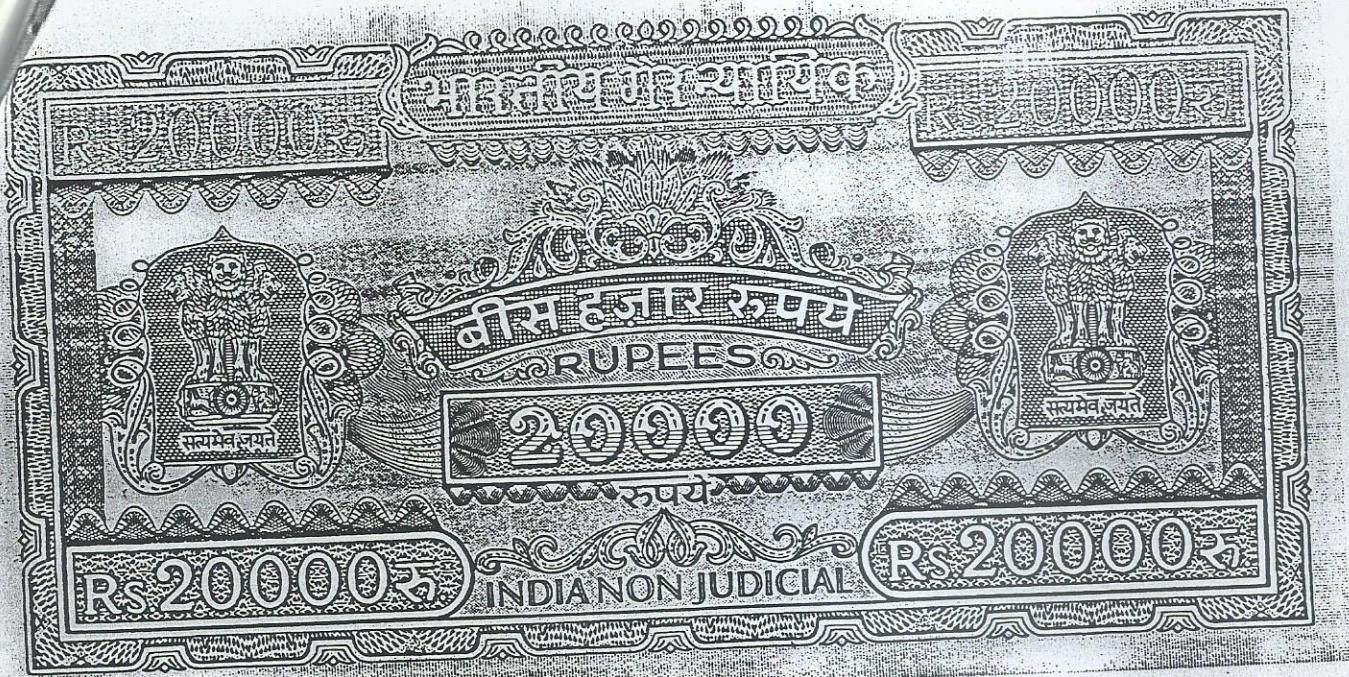
THIS DEED OF SALE is made on this 4th day of DECEMBER, 2009 at Guwahati.

- BY -

(1) SRI CHANDAN KUMAR DAS, son of Late Bolo Ram Das, by religion - Hindu, resident of Village - Palashbari, Mouza - Chayani, P.S. - Palasbari, in the district of Kamrup, Assam, hereinafter called and referred to as the **VENDOR/SELLER**, which expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, successors, executors, administrators and assigns etc.

Contd.....

Chandan Kumar Das



00CC 409131

- 2 -

- IN FAVOUR OF -

SRI MAHANANDA KUMAR, son of Late Santi Ram Kumar, by religion - Hindu, resident of Village - Gotanagar, Guwahati - 781033, P.S. & Mouza - Jalukbari, in the district of Kamrup (Metro), Assam, hereinafter called the **PURCHASER**, which expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, successors, executors, administrators and assigns etc

WHEREAS the **VENDOR** is the absolute owner and possessor of a plot of land measuring **1 (One) Bigha 14 (Fourteen) Lechas** covered by Dag No. 24 of N.K. Patta No. 9 situated at Village - Gotanagar, under P.S. - Jalukbari, Guwahati - 33, Mouza - Jalukbari, in the district of Kamrup (Metro), Assam and hereinafter referred to as the schedule land, description of which is given in the schedule below.

Contd.....

Chandran Kumar Das

Witness



असम ASSAM

152843

- 4 -

AND WHEREAS, the necessary No-Objection certificate for sale/ transfer of land has already been granted by Guwahati Metropolitan Development Authority vide No. GMDA/LSP/1534/10082009/13 dated 03.09.2009.

NOW THIS DEED OF SALE WITNESSETH all those terms and conditions mutually agreed by and between the parties hereto as follows:-

1. That in consideration of the sum of Rs. 8,55,000/- (Rupees Eight Lacs Fifty Five Thousand) only paid by the PURCHASER to the VENDOR in cash, the vendor do hereby sell and transfer unto the PURCHASER all their right, title and interest together with permanent hereditary and transferable rights in respect of the plot of land described in the schedule below and covenant that the PURCHASER shall HAVE AND HOLD and exercise all rights, titles and interest in respect of the aforesaid plot of land as the absolute owner and occupier forever without any kind of claim, objection, interference or hindrance from the VENDOR or any other persons claiming under him.

Contd.....

Chandra Kumar Das

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000



INDIA

असम ASSAM

203807

- 5 -

2. That the Vendor further asserts and declares that the schedule plot of land is free from all sorts of encumbrances, charges, liens, liabilities etc. and that the Vendor has not pledged or mortgaged nor has encumbered the schedule land in any manner whatsoever in favour of any person, party, authority, bank, corporation, institution etc. and in case the purchaser suffers any loss, damage etc. on account of any liability or title defect of the vendor and/or for any other dispute or defect in the schedule property, then the Vendor shall be liable to compensate the purchaser adequately by making payment of the entire value of the schedule property plus development expenses incurred thereon by the purchaser at the current market rate of the land together with cost of all incidental expenses relating to the execution and registration of this Sale Deed.

Contd.....

भारतीय पैर न्यायिक INDIA NOW JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

सत्यमेव जयते

INDIA

असम ASSAM

203808

- 6 -

3. That the VENDOR do hereby agree and confirm that the PURCHASER in pursuance of the right, title and interest hereby transferred and conveyed to him in respect of the schedule property, shall be entitled to all the rights, title and interest which the Vendor have had over the aforesaid plot of land without any kind of interference or obstruction from any quarter.
4. That the PURCHASER shall be entitled to get or transfer electricity connection and water supply connections and /or any other connection or facility from the Assam State Electricity Board, Guwahati Municipal Corporation and/or any other authorities in his name or in the name (s) of his choice as and when required at the aforesaid plot of land and/or do such other things thereon as he deems fit and proper without any kind of obstruction or interference from the VENDOR or any other quarter.

Contd.....

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000



असम ASSAM

203809

- 7 -

5. That the VENDOR do hereby covenant and confirm that the PURCHASER shall be entitled to get the aforesaid plot of land mutated in his name in the Revenue Records and/or the records of the Guwahati Municipal Corporation or any other authority for the purpose of taxation or otherwise.
6. That the VENDOR do hereby covenant that the PURCHASER being the absolute owner shall have the absolute right and control over the aforesaid plot of land and shall be entitled to develop the same as per his sweet will by constructing buildings and/or other structures, resale, mortgage, exchange, gift, transfer and let out the same to any person without any kind of objection and obstruction from the VENDOR or any other person claiming under them.

Contd.....



असम ASSAM

A 809419

- 9 -

9. That the VENDOR do hereby agree and declare that he had not done nor had been party to any act whereby the VENDOR is prevented from conveying or assigning the schedule property or any part thereof in the manner herein appearing by virtue of this deed.
10. That the VENDOR further covenants that he will at the request and cost of the purchaser do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the schedule land and every part thereof in favour of the purchaser in the manner aforesaid according to the true intent and meaning of this Deed.
11. That the VENDOR do hereby agree, confirm and declare that the VENDOR does not have any kind of objection for mutating the schedule property hereby sold to the PURCHASER in the name of the PURCHASER or for obtaining G.M.C. Holding in his name or to obtain new electricity connection and this Deed of Sale be treated as the necessary NO OBJECTION from the VENDOR for the aforesaid purpose.

Contd.....

Chandran Kumar Das



অসম ASSAM

A 809420

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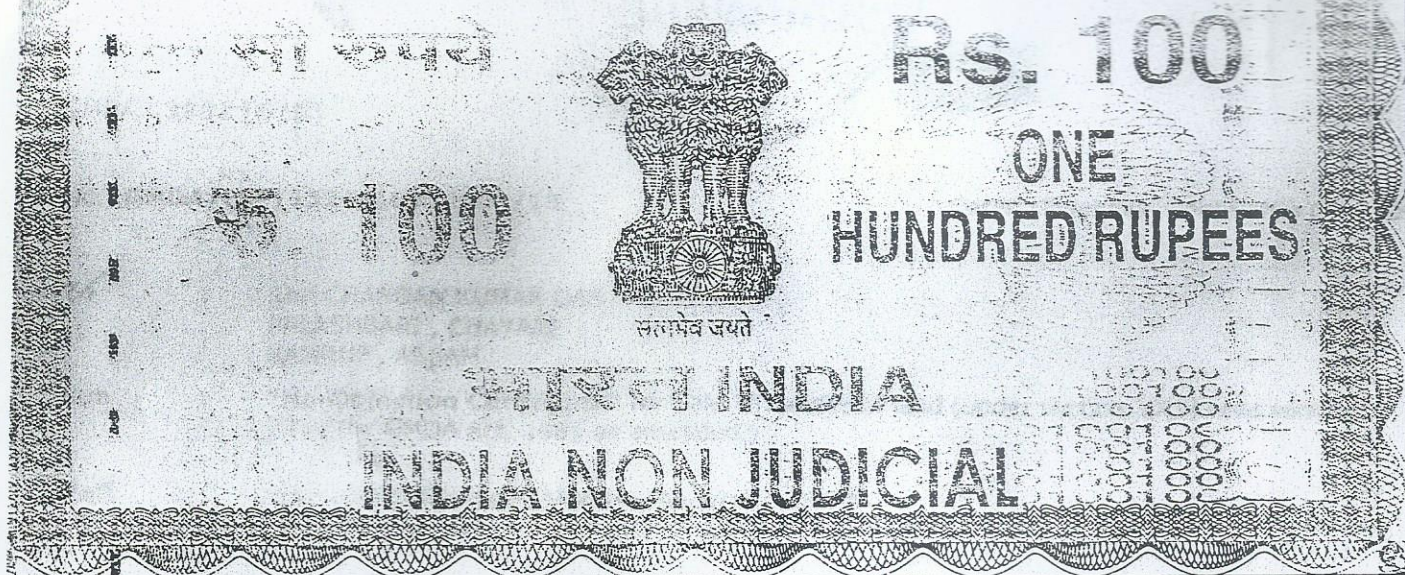
SCHEDULE OF THE LAND

A plot of land measuring 1 (One) Bigha 14 (Fourteen) Lechas covered by Dag No. 24 of N.K. Patta No. 9 situated at Village - Gotanagar, under P.S. - Jalukbari, Guwahati - 33, Mouza - Jalukbari, in the district of Kamrup (Metro), Assam, which is bounded by:-

North	:	P.N.G.B. Road
South	:	Soil Conservation
East	:	Proposed Road
West	:	Soil Conservation

Contd.....

Chandra am Kamru at of



भसम ASSAM

A 809421

- 11 -

IN WITNESS WHEREOF the VENDOR has set and subscribed his hand unto these presents in his sound mental and physical health condition with full knowledge and without any coercion on the day, month and year above written at Guwahati in presence of the following witnesses.

Witnesses :

1. Sri Somn Das
Palsobche

SIGNATURE OF THE VENDOR

2. Dilip K. Jain
Advocate, Guwahati

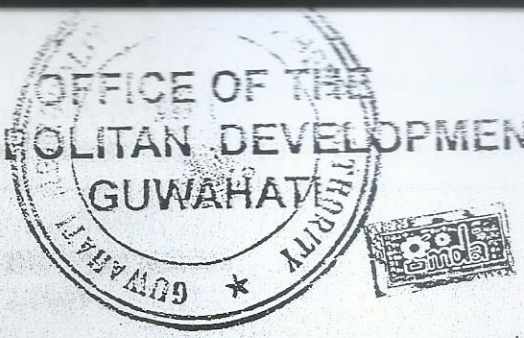
Malekmanab Kumar

SIGNATURE OF THE PURCHASER

3. Sangita Devi
Advocate, Guwahati

Drafted by : Sri Dilip K. Jain
Advocate, Guwahati

OFFICE OF THE
GUWAHATI METROPOLITAN DEVELOPMENT AUTHORITY
GUWAHATI



GMDA : 2832 [0/0]

No.- GMDA/LSP/1534/10082009/13

Dated :Thursday, September 03, 2009

To : Shri CHANDAN KUMAR DAS
PALASHBARI, CHAYANI
KAMRUP, ASSAM

Sub : "No-Objection Certificate" for Sale / Transfer of land (under section 30(1) read with sec. 32 of the GMDA Act, 1985 as amended.)

Ref. : Your application dated Monday, August 10, 2009

This is to certify that the Guwahati Metropolitan Development Authority has No Objection to transfer the plot of land measuring **1 Bigha 14 Lessa** for the use of **RESIDENTIAL** purpose by Sale / Gift / Lease / Mortgage to **Shri MAHANANDA KUMAR** by **Shri CHANDAN KUMAR DAS** as described in the schedule mentioned below.

This plot of land lies within the **Residential** Zone as per Master Plan for Guwahati adopted by the GMDA vide Notification No. GMDA/MP/1/98/Part-1/103 read with The Assam Gazette Extraordinary No. 198 dated 09/07/2009 and No. 199 dated 10/07/2009. A separate permission is required to be obtained from the Guwahati Metropolitan Development Authority before taking up any development of the plot of land.

SCHEDULE :

Mouza **JALUKBARI**

Village **GOTANAGAR**

Patta No **9**

Dag No **24**

Area of the plot **1 Bigha 14 Lessa**

DIMENSION OF THE PLOT :

North : **162.5 FT** ft./mts.
South : **162.5 FT** ft./mts.
East : **85 FT** ft./mts.
West : **117 FT** ft./mts.

SCHEDULE OF THE PLOT

North : **P. N. G. B. ROAD**
South : **SOIL CONSERVATION**
East : **PROPOSED ROAD**
West : **SOIL CONSERVATION**

Proposed width / widths of the road / roads abutted by the plot : **28 FT**

CONDITION :

- (1) This N.O.C. is only to verify the provisions of the G.M.D.A. Act. It does not certify or confer any right of ownership / occupation over the land for which this sale permission has been issued.
- (2) Photocopy of this N.O.C. is not to be honoured.
- (3) The NOC is not to be honoured without the affixed security hologram of GMDA.
- (4) Allowed for Residential use.
- (5) 7.0 lessa land has to be relinquished for Road widening.
- (6) The N.O.C. issued only for the Provision of Master Plan & Zoning Regulation.

Chief Executive Officer
Guwahati Metropolitan Dev. Authority

PhotoGraph and Finger Impression of Person involved in the Deed

Serial No. : 18551

Book No. and Deed No. : BK-I/14076/2009

Date of Impression : 04/12/2009

Document Type : SALE

Document Sub-Type : SALE



1stP.01



2ndP.01



Witn.01



Iden.01



Witn.02



Witn.03



1stP.01.Idx



1stP.01.Ltl



1stP.01.Mdl



1stP.01.Rng



1stP.01.Thm



2ndP.01.Idx



2ndP.01.Ltl



2ndP.01.Mdl



2ndP.01.Rng



2ndP.01.Thm



Witn.01.Idx



Witn.01.Ltl



Witn.01.Mdl



Witn.01.Rng



Witn.01.Thm



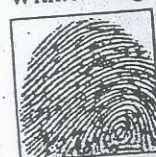
Witn.02.Idx



Witn.02.Ltl



Witn.02.Mdl



Witn.02.Rng



Witn.02.Thm



Witn.03.Idx



Witn.03.Ltl



Witn.03.Mdl



Witn.03.Rng



Witn.03.Thm



Iden.01.Idx



Iden.01.Ltl



Iden.01.Mdl



Iden.01.Rng



Iden.01.Thm