भारतीय गैर न्यायिक

भारत

दस रुपये

रु.10

TEN RUPEES

Rs.10

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL 98AA 548680

Deed No. - 5643 For 2011

Serial No. 982
Date
Name
Place
P.S.
Price
ASHRAFUL ALAMAZAD
STAMP VENDOR, Lic No.-1/2012

(Rupees Forty three only)

Hiran Sarkar

6924
2855

4756/11 P 5643/2011

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

Draft - 40578 902794

This document is admitted to registration. The endorsement sheet (S) and the signature sheet (S) attached to this document are parts of it.

Dist. Sub-Registrar Murshidabad

8 SEP 2011

DEED OF SALE

THIS DEED OF SALE made this 7th day of September Two thousand Eleven (2011) **BETWEEN**

PANCHANAN PAL, S/O. Late Surya Kanta Pal, by profession Business ~~SUKLA DEY, W/O. Niren Dey,~~ by caste and religion Hindu, ~~by profession House Wife,~~ residing at Village & P.O. – Choa, P.S. Hariharpara, District - Murshidabad hereinafter called the **"OWNER CUM VENDOR"** (which expression shall unless excluded by or repugnant to the subject or context be deemed to include their heirs, executors administrators, legal representatives and assigns) of the **FIRST PART;**

AND

Berhampore Treasury

02 NOV 2011

02 SEP 2011

02 SEP 2011

THE DISTRICT HOSPITAL MURSHIDABAD

Dist. Sub Registrar -I
Murshidabad
6 SEP 2011

On behalf of "GITANJALI TEACHERS TRANING COLLEGE"

1) **JAHANGIR BISWAS**, son of ABDUR RAHIM BISWAS, by caste and religion Muslim, by profession Business, Vill +P.O+P.S-Hariharpara, Dist- Murshidabad

2) **NITYABRATA BAGCHI**, son of Late BHABESH CHANDRA BAGCHI by cast and religion Hindu, by profession - Commission agent, both are residing at Vill+P. O+P.S. - Hariharpara, District – Murshidabad,

3) **PANKAJ KUMAR PAL**, son of PANCHANAN PAL, by cast and religion Hindu, by profession Business, Village and P. O. - Choa, P.S-Hariharpara, District – Murshidabad,

4) **PIJUSH KANTI PAL**, son of PANCHANAN PAL, by cast and religion Hindu, by profession Business, Village and P. O. - Choa, P.S-Hariharpara, District – Murshidabad,

5) **KAPOT RANJAN BANERJEE** son of Late KANAN GOPAL BANERJEE, by caste and religion Hindu, by profession - Advocate, residing at 83/32, Nirupama Devi Road, P. O. - Berhampore, District-Murshidabad, (hereinafter called "the Donee") of the other part.

6) **BARENDRA NARAYAN GHOSH**, S/O-LATE GOBINDA CHANDRA GHOSH By cast and religion Hindu , By profession Service,Vill & P.O-Sagarpara, P.S-Jalangi, Dist-Murshidabad. hereinafter called the **PURCHASERS** (which expression shall unless excluded by or repugnant to the subject or context be deemed to include their heirs executors administrators Legal representatives and assigns) of the **OTHER PART.**

WHEREAS the property mentioned in the schedule below originally belong to Probhas Chandra Pal vide sale deed no-I-2281 at Berhampore Dist- Sub Registry Office dated on 29.01.1965 and Sibu

Rani Pal vide sale deed no I-5045 at Berhampore Dist Sub Registry Office dated on 29.01.1965

AND WHEREAS now Panchanan Pal Purchase this below schedule land from Prabhas Chandra Pal Vide sale deed no-I 2281 dated on 12.07.1993 and Sibu Rani Pal Vide sale deed no-5045,at Dist Sub Registry office 1. the **FIRST PART** are the absolute owners of the property mentioned in the schedule below. Rent receipts and Panchayet tax receipt shows that rent and taxed have been paid in respect of the property mentioned in the schedule below.

AND WHEREAS the FIRST PART proposed to sale the property mentioned in the schedule below to the PURCHASERS the OTHER PART

AND WHEREAS the OTHER PART agreed to purchase the property for the purpose of College Building mentioned in the SCHEDULE below and a sum of Rs. 2,00,000/-(Two lakh) Only has been settled and fixed towards the price of the property according to the prevailing rate of market price by and between the parties.

NOW THIS DEED WITHESSETH that in pursuance of the said agreement and in consideration of the sum of Rs. 2,00,000/--only as stated above paid by the PURCHASER to the OWNER (the receipt where of the OWNER hereby admits and acknowledges) and the OWNER hereby grant, convey, sell, transfer, assign and assure unto the use of the PURCHASER free from all encumbrances ALL THAT the said property as fully and effectually describe in the SCHEDULE below and all right , title interest , of the OWNER into or upon the said property and to HAVE HOLD own and possessed the same to the use of the PURCHASER absolutely and forever.

THE OWNER covenants with the Purchasers as follows:

1) The said property shall be quietly entered into and held and enjoyed by the purchasers with all rights of transfer by sale, gift and mortgage or otherwise with right in succession.

2) The Purchasers shall own and possess the said property peacefully and quietly having acquired good valid and marketable tittle therein from the OWNER on payment of rent year to year to the State of West Bengal and tax to the Choa Gram Panchayet after getting his name mutated in the office of landlord and panchayet without interruption and disturbances by the OWNER or any person claiming through or under them. If any objection or claim is raised by the OWNER or any other person claiming through them or otherwise the same shall not be legally entertained. The property hereby solids in khas possession of the OWNER and the same is free from charges and encumbrances and not in any way involved to any pending litigation or attachment. If the purchasers is dispossessed from the property hereby sold or from any part thereof due to the defect of title of the OWNER,
OWNER shall be liable to refund the consideration money hereby paid by the purchaser to the OWNER,with compensation

3) That notwithstanding any act , deed, matter or thing by the OWNER done or executed or knowingly suffered to the contrary the OWNER is now lawfully and absolutely sized and possessed or otherwise will and sufficiently entitled to the said property together with the properties appurtenants thereto hereby sold granted transferred and conveyed or intended so to be and every part thereof for a perfect and indefeasible estate of inheritance without any manner or condition trust or any other thing whatsoever not contemplated by these presents so as to after defeat encumbered make void the same and that notwithstanding any such act deed matter or things as aforesaid the OWNER has now good rightful power and absolute authority to sell, gift, transfer Mortgage and convey the said property,

4) That the purchasers shall and will at all times hereafter peaceably and quietly possesses and enjoy the said property and the

properties appurtenant thereto and receive the rents issue and profits thereof without any lawful eviction interruption claims and demand whatsoever from or by THE OWNER or any persons having or lawfully or equitably claiming any estate, right, title and interest whatsoever from under or in trust for the OWNER. After such purchase from owner the purchasers become the absolute owner of the property with liberty to sell, gift, mortgage, lease or any kind of transfer to transfer to other.

5) That the OWNER and all persons having or lawfully or equitably claiming any estate right title and interest whatsoever in the said property or any part thereof or in the properties appurtenant thereto from under or in trust for the OWNER shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do and execute or cause to be done and executed all such acts deeds and things whatsoever for further better and more perfectly assuring said property and every part thereof and the properties appurtenants thereto unto and to the use of the purchasers in the manner aforesaid as shall or may reasonably be required.

Schedule

District Mushidabad, P.S & Sub Registry office Hariharpara, touji no. 19, J,L No.59, Mouza Choa, under West Bengal Government infavour of collectorate of Murshidabad, rent applicable land.R.S Khatina no-5826, L.R-3320,

Dag no.	Kind	Area
R.S & L.R	Aush	100satak
9060	Presently viti	

The land as aforesaid is butted and bounded:

By the North:	Santi Bewa
By the South:	Narayan Pal
By the East :	Provas Pal
By the West:	Sajahan Sk & Golam Sardar

Note : On first page due to type mistake SUKLA DEY, W/O. Niren Dey and by profession House wife, these words type wrongly and has been pen through.

RECEIPTS

RECEIVED from the within named purchaser the within mentioned sum of Rs **2,00,000.00 by cash (Rupees Two Lakhs)** only by cash as per Memo of Consideration below:

MEMO OF CONSIDERATION

07/09/2011 cash	= Rs. 2,00,000.00
Total	Rs. 2,00,000.00

WITNESSES

1)

Hira Sarkar
S/o Nosa Kumar Sarkar
Vill- Sangachi
PS Beldanga.
Nsg.

Pareshnath
Chor
Haliahar

(OWNER CUM VENDOR)

Jahangir Biswas

JAHANGIR BISWAS

Nitya brata Bagchi.

NITYA BRATA BAGCHI

Pankaj Kumar Pal

PANKAJ KUMAR PAL

Pijush Kanti Pal

PIJUSH KANTI PAL

Kapot Ranjan Banerjee.

KAPOT RANJAN BANERJEE

Barendranarayan Ghosh

BARENDRA NARAYAN GHOSH

(PURCHASER)

ON BEHALF OF **GITANJALI TEACHER TRANING COLLEGE**

Drafted by me
Kapot
31/9/11.
F-1329/(2382/01)

Seller

	Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
Left hand					
Right hand					

Name.....

Signature.....

purchaser

	Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
Left hand					
Right hand					

Name.....

Signature.....

Purchaser

	Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
Left hand					
Right hand					

Name.....

Signature.....

Purchaser

	Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
Left hand					
Right hand					

Name.....

Signature.....

Purchaser

	Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
Left hand					
Right hand					

Name.....

Signature.....

purchaser

	Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
Left hand					
Right hand					

Name.....

Signature.....Pijush Kanti Pal.....

Purchaser

	Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
Left hand					
Right hand					

Name.....

Signature.....Keyoor Ranjan Banerjee.....

Government of West Bengal
Department of Finance (Revenue) ,Directorate of Registration and Stamp Revenue
Office of the D. S. R. - I MURSHIDABAD, District- Murshidabad
Signature / LTI Sheet of Serial No. 04756 / 2011, Deed No. (Book - I , 05643/2011)

I . Signature of the Presentant

Name of the Presentant	Signature with date
Panchanan Pal	

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Panchanan Pal Address -Village:Choa, Thana:-Hariharpara, District:-Murshidabad, WEST BENGAL, India, P.O. :-Choa	Self	 08/09/2011	 LTI 08/09/2011	

Name of Identifier of above Person(s)
Hiru Sarkar
Village:Sargachhi, Thana:-Beldanga,
District:-Murshidabad, WEST BENGAL, India, P.O. :-

Signature of Identifier with Date

08/09/2011

(Asim Kumar Nandi)
DISTRICT SUB-REGISTRAR-I
Office of the D. S. R. - I MURSHIDABAD

Government Of West Bengal
Office Of the D. S. R. - I MURSHIDABAD
District:-Murshidabad

Endorsement For Deed Number : I - 05643 of 2011

(Serial No. 04756 of 2011)

On

Payment of Fees:

On 08/09/2011

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. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 10053/-, on 08/09/2011

(Under Article : A(1) = 10021/- ,H = 28/- ,M(b) = 4/- on 08/09/2011)

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.-911520/-

Certified that the required stamp duty of this document is Rs.- 45576 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 40576/- is paid, by the draft number 071189, Draft Date 08/09/2011, Bank Name State Bank of India, BERHAMPORE W.BENGAL, received on 08/09/2011

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

Presented for registration at 13.52 hrs on :08/09/2011, at the Office of the D. S. R. - I MURSHIDABAD by Panchanan Pal ,Executant.

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

Execution is admitted on 08/09/2011 by

1. Panchanan Pal, son of Lt Surya Kanta Pal , Village:Choa, Thana:-Hariharpara, District:-Murshidabad, WEST BENGAL, India, P.O. :-Choa , By Caste Hindu, By Profession : Business

Identified By Hiru Sarkar, son of Nabakumar Sarkar, Village:Sargachhi, Thana:-Beldanga, District:-Murshidabad, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Others.

(Asim Kumar Nandi)
DISTRICT SUB-REGISTRAR-I

(Asim Kumar Nandi)
DISTRICT SUB-REGISTRAR-I

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 14
Page from 3926 to 3938
being No 05643 for the year 2011.

Seal of the District Sub Registrar-I of Murshidabad, District-Murshidabad

(Pradip Kumar Nandi) 08-September-2011
DISTRICT SUB-REGISTRAR-I
Office of the D. S. R. - I MURSHIDABAD
West Bengal