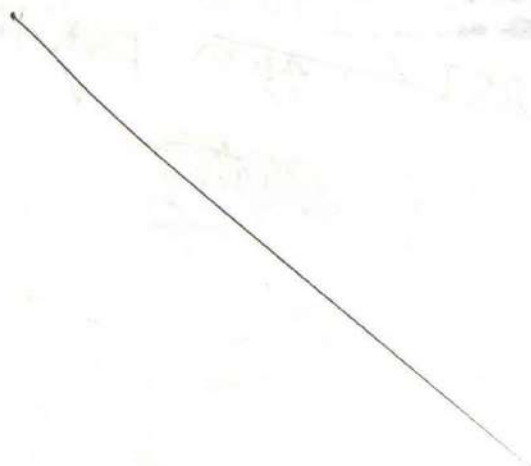




पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

98AA 548687

Deed no - 5644 Feb - 2011



Serial No. 926  
Date  
Name  
Place  
P.S.  
Price 20/-

ASHRAFUL ALAMAZAD  
STAMP VENDOR, Lic No.-1/2012

21/01  
Ganga  
Ganga  
29/12/25



**PAES PAID**

1st	2.00
2nd	2.00
3rd	15.00
4th	4.00
From Banker	10.00
5th	10.00

6918/2852 → 43.00

Forty three only.

*Matter*  
Stamp Vendor  
Lic No. 1/2012

6757/y

D 5644/2011



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

শ্রাফা - ৯৫৪০/  
D 953933

১৩-৯০  
৯-৯৬৪/১১

THIS document is admitted to registration.  
 With the engrossment sheet (S) and  
 the document are parts of it.

Dist. Sub-Registrar  
 Murshidabad

8 SEP 2011

**DEED OF SALE**

THIS DEED OF SALE made this 7<sup>th</sup> day of September  
Two thousand/ Eleven (2011) BETWEEN

GOLAM SARDAR, S/O. Isharuddin Sardar, by caste and  
religion Muslim,

স্বাক্ষর  
৯/৯/১১

১/১১  
২/১১  
৩/১১  
৩৫৪০/



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

D 953934

by profession Cultivation, residing at Village Choa  
Natunpara, P.O. - Cboa, P.S. Hariharpara, District -  
Murshidabad

के.का. ११



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

F 309597

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;

वेणा

AND

**On behalf of "GITANJALI TEACHERS TRAINING 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 Amiyo prabha Sarkar & Bhupendra Nath Sarkar ) and their name has been duly recorded in R.S. R.O.R &L.R.R.O.R

AND WHEREAS Golam Sardar Purchase this below schedule land from Bhupendra Nath Sarkar Vide sale deed no-I 2924 dated on 17/03/1978 and Vide sale deed no-I- 2924 dated on 17/03/1978,at Dist Sub Registry office Murshidabad. 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. 50,000/-(Fifty thousand) 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 WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs. 50,000/--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:

  
9/11/11

- 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 title 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 sold is 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 seized 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. 487, J,L No.59, Mouza Choa, under-Jamindar West Bengal Government infavour of collectorate of Murshidabad, rent applicable land, R.S Khatina no-4743.

Dag no.	Kind	Area
R.S & L.R	Bagan	12 satak
9053		

2  
श्रीम.

**The land as aforesaid is butted and bounded:**

By the North: Golam Sardar  
By the South: Sajahan Sk  
By the East : panchanan pal  
By the West: Sukla Dey

**RECEIPTS**

RECEIVED from the within named purchaser the within mentioned sum of Rs 50,000.00 by cash (Rupees Fifty thousand ) only by cash as per Memo of Consideration below:

**MEMO OF CONSIDERATION**

07/09/2011 cash	= Rs. 50,000.00
Total	Rs. 50,000.00



WITNESSES

1) Hira Sarkar.  
S/o- Naba Kumar Sarkar.  
WILL- Sargachi  
P. S. Balanga  
M.P.

Dinesh Kumar  
Choudhary  
Banskhari

জাহাঙ্গীর বিস্বাস

(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 TRAINING COLLEGE

Dinesh Kumar  
Choudhary  
7/9/11  
F-1322/122/01

Seller



	Thumb	1 <sup>st</sup> Finger	Middle Finger	Ring Finger	Small Finger
Left hand					
Right hand					

Name.....

Signature.....

purchaser



	Thumb	1 <sup>st</sup> Finger	Middle Finger	Ring Finger	Small Finger
Left hand					
Right hand					

Name.....

Signature *Narayan Boursai*.....

Purchaser



	Thumb	1 <sup>st</sup> Finger	Middle Finger	Ring Finger	Small Finger
Left hand					
Right hand					

Name.....

Signature *Nitya Sata*.....



	Thumb	1 <sup>st</sup> Finger	Middle Finger	Ring Finger	Small Finger
Left hand					
Right hand					

Name:....

Signature - *Darunra narayan ghosh*

Purchaser



	Thumb	1 <sup>st</sup> Finger	Middle Finger	Ring Finger	Small Finger
Left hand					
Right hand					

Name.....

Signature..... *Pankaj Kumar Patel*

purchaser



	Thumb	1 <sup>st</sup> Finger	Middle Finger	Ring Finger	Small Finger
Left hand					
Right hand					

Name.....

Signature..... *Pijish Kant Patel*

Purchaser



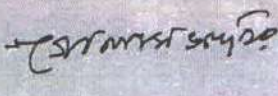
	Thumb	1 <sup>st</sup> Finger	Middle Finger	Ring Finger	Small Finger
Left hand					
Right hand					

Name.....

Signature..... *Jahangir Bhatt*

**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. 04757 / 2011, Deed No. (Book - I , 05644/2011)**

**I . Signature of the Presentant**

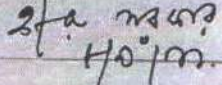
Name of the Presentant	Signature with date
Golam Sardar	 H/0/11.

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

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

  
H/0/11.



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

Endorsement For Deed Number : I - 05644 of 2011  
(Serial No. 04757 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. 1363/-, on 08/09/2011

( Under Article : A(1) = 1331/- ,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.-121536/-

Certified that the required stamp duty of this document is Rs.- 6077 /- and the Stamp duty paid as: Impresive Rs.- 2500/-

**Deficit stamp duty**

Deficit stamp duty Rs. 3580/- is paid, by the draft number 071188, 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 13.50 hrs on :08/09/2011, at the Office of the D. S. R. - I MURSHIDABAD by Golam Sardar ,Executant.

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

Execution is admitted on 08/09/2011 by

1. Golam Sandar, son of Isharuddin Sardar , Village:Choa Natunpara, Thana:-Hariharpara, District:-Murshidabad, WEST BENGAL, India, P.O. :-Choa , By Caste Muslim, By Profession : Cultivation

Identified By Hiru Sarkar, son of Naba Kumar 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

08/09/2011 15:29:00

EndorsementPage 1 of 1

**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I  
CD Volume number 14  
Page from 3939 to 3955  
being No 05644 for the year 2011.**



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



