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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

678675

THIS DEED OF SALE MADE ON This 27th day of January 2010
BETWEEN:

[Signature]
Sri. Subhaskar
Murshidabad
2010

DEED OF SALE

THIS DEED OF SALE MADE ON This 27th day of January 2010
BETWEEN:

NETAJI SUBHAS CHANDRA BOSE PRIMARY TEACHER'S
TRAINING INSTITUTE situated at Vill. Ransagar, P.O. & P.S. & Dist.
Murshidabad a unit organized by LALIT SEN LANE PRATIBANDHI
UNNAYAN SAMITY (REGN. NO. S/98896) of Vill. Ransagar, P.O. &
P.S. & Dist. Murshidabad represented by (1) Secretary, Sri Monotosh
Sarkar, S/o. Late Tamradhawaj Sarkar residing at 2, Lalit Sen Lane. P.O.
Khagra, Dist. Murshidabad by President (2) Sri Bijon Krishna Mondal,

Contd...P/2

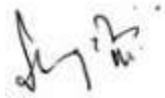
S/o. Late Sasti Charan Mondal, 189, Chuanpur Ariya Pally, P.S. Berhampore, (3) Vice – President, Sri Sailaja Charan Choudhury of 279, Sutirmath, P.S. Berhampore Town, (4) Asstt. Secretary, Sri Niladri Bhattacharjee, S/o. Sri Narendra Nath Bhattacharjee of 276, Sutirmath, P.S. Berhampore Town, Dist. Murshidabad, (5) Treasurer Sri Tapas Biswas, S/o. Late Chandra Sekhar Biswas of 269, Sutirmath, P.S. Berhampore, Dist. Murshidabad and (6) Member Sri Anirudhya Mazumder, S/o. Sri Arup Mazumder of 24, Babulbona Road, P.O. & P.S. Berhampore, Dist. Murshidabad. Herein after called the Purchaser (Which expression shall unless excluded by or repugnant to the subject or context be deemed to include his heirs executors, administrators, Representatives and assigns) of the FIRST PART.

AND

Sri. Dinabandhu Tewary S/O Late Srikumar Tewary by cast Hindu, by occupation Agriculturist of Vill. -Ransagar, P.O.+P.S. + Dist.- Murshidabad, herein after called the Owner (Which expression shall unless excluded by or repugnant to the subject or context be deemed to include his heirs executors, administrators, Representatives and assigns) of the SECOND PART.

AND

LALIT SEN LANE PRATIBANDHI UNNAYAN SAMITY (REGN. NO. S / 98896) of 20, Lalit Sen Lane, P.O. Khagra, P.S.- Berhampore Town, Dist. Murshidabad, Present Address- Vill. Ransagar, P.O. & P.S. & Dist. Murshidabad represented by its secretary Sri. Monotosh Sarkar, S/o. Late Tamradhawaj Sarkar residing at 2, Lalit Sen Lane. P.O. Khagra, Dist. Murshidabad herein after called the Confirming Party (Which expression shall unless excluded by or repugnant to the subject or context be deemed to include his heirs executors, administrators, Representatives and assigns) of the THIRD PART.



WHEREAS the original owner of the property mentioned in the schedule below was belonged to Dinabandhu Tewary and while he was possessing the said property in his Khas possession his name was duly recorded in I.R. Khatian

AND WHEREAS the said L.R. Recorded Tenant while he was possessing the said under mentioned schedule property executed and Registered a Deed of Lease being deed No. 06980 dt. 03.03.2006 in favour of the Confirming Party LALIT SEN LANE PRATIBANDHI UNNAYAN SAMITY, Third Part for the purpose of its educational unit named as "NETAJI SUBHAS CHANDRA BOSE PRIMARY TEACHER'S TRAINING INSTITUTE" .

AND WHEREAS due to overcome future litigation if any for running the said unit on the under mentioned schedule property, the under mentioned schedule property is required to be purchase in the name of "NETAJI SUBHAS CHANDRA BOSE PRIMARY TEACHER'S TRAINING INSTITUTE" a unit of the Confirming Party Third Part from the Owner Second Part with the consent of the Confirming Party Third Part.

AND WHEREAS the purchaser above named proposed to the owner Second Part to Purchase the property mentioned in the schedule below.

AND WHEREAS the Owner Second Part agreed to Sale the said property at a total consideration price of Rs. 19,95,000.00 (Rupees Nineteen Lacks Ninety Five Thousand) only to the purchaser First Part with the consent of the Confirming Party Third Part.

NOW THIS DEED WITNESSES:

That in pursuance to such agreement and in consideration of the said sum of Rs. 19, 95,000.00 (Rupees Nineteen Lacks Ninety Five Thousand) only paid by the purchaser First Part to the Owner of the under mentioned schedule property Second part towards the full and final payment of the price of the property hereby sold and transferred by way of this Deed of Sale.



The Owner hereby covenant with the purchasers as follows:

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

payment of rent of the State of West Bengal and tax to Kapasdanga Gram Panchayet after getting his name mutated in the office of landlord and Panchayet Office. 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 has possession of the Owner and Confirming Party and the same is free from charges and encumbrances and not in any way involved in any pending litigation or attachments. If the Purchaser is dispossessed from the property hereby sold or from any part thereof due to the defect of the title of the Owner, then the Owner shall be liable to refund the consideration money hereby paid by the Purchaser to the Owner with compensation.

3) That the Purchaser shall and will at all times hereafter peaceably and quietly possess and enjoy the said property and the properties appurtenant thereto with right of any kind of transfer and mortgage and receive the rents and profits thereof without any lawful eviction interruption claim and demand whatsoever from or by the Owner or any person or persons having or lawfully or equitably claiming any estate right, title and interest whatsoever from under or in trust for the Owner.

4) That the Owner and all persons having lawfully or equitably claiming any state right, title and interest whatsoever in the said property or any part thereof or in the properties apartment thereto from under or in trust for the Owner shall and will from time and to all times thereafter at the request and costs of the Purchaser 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 appurtenant thereto unto and to the use of the Purchaser in the manner aforesaid as shall or may reasonably be required.

5) The Owner will at the request and costs of the Purchaser execute and do every such assurance or thing necessary for furthermore perfectly assuring the said property to the Purchaser and their heirs and assigns may reasonably be required.

SCHEDULE OF PROPERTY

District Murshidabad, P.S. Murshidabad,
Mouza – Ransagar, J.L. No.66, under Kapasdanga Gram Panchayet

<u>Khatian No.</u>	<u>Plot No.</u>	<u>Class</u>	<u>Area</u>
L.R. 657	R.S. 157 L.R. 124	Viti	0.375 acre
	R.S. 159 L.R. 135	Viti	0.78 acre
	R.S. 158 L.R. 134	Viti	0.165 acre
			<hr/> 1.32 acre

Bounded by:

ON THE NORTH : Owner himself ;

ON THE SOUTH : Land of Manik Das ;

ON THE EAST : Land of Chitta Ranjan Das;

ON THE WEST : Road; *Kanaka Road*.

MEMO OF CONSIDERATION

Received sum of Rs. 19, 95,000.00 (Rupees Nineteen Lacks Ninety Five Thousand) only from the Purchaser as full and final payment of consideration money mentioned hereinafter.

IN WITNESS WHERE OF the Owners have hereunto put their signatures on

IN PRESENCE OF WITNESSES

1. Sadhan Lingha Roy.
S/o. Kali pada Lingha Roy.
Berhampore, Murshidabad.

2. Md. Jalaluddin SK
vill. Beunchitola

৭২৪৬ (০৩৫/০৭)

Signature of the Owner

NETAJI SUBHAS CHANDRA BOSE
PRIMARY TEACHER'S TRAINING
INSTITUTE organized and represented
by :

1. Manabosh Sansar

2. Logan Krishna Mandal

3. Sailaja charan choudhury

4. Niladri Bhattacharya

5. Tapas Bhowmik

6. Anindhya Majumdar

১৭/১২/১৯

LALIT SEN LANE PRATIBANDHI
UNNAYAN SAMITY represented by
its secretary:

Manobesh Sanyal

Secretary

LALIT SEN LANE PRATIBANDHI

Signature of Confirming party
UNNAYAN SAMITY
Rohinagar, Murshidabad

Drafted by :

Jayanta Bagchi
(JAYANTA BAGCHI)

Advocate

E. No. WB 185/75

Computer type by

R. Goswami
(R.Goswami)



શ્રી મયરૂ ભટ્ટચાર્ય

Manobh Sane

Deepa Krishna Mandal

Sandeep Chavan
V. Chavan

મરુમ:-
શ્રીમત્ ભટ્ટચાર્ય. સીક્રેટરી. સીક્રેટરી. પ્રેસિડન્ટ-સીક્રેટરી. વાઇસ-પ્રેસિડન્ટ-સીક્રેટરી. પ્રેસિડન્ટ-સીક્રેટરી.





Nitendra Chatterjee

સચીવ - @ Asst. Secretary
નિતેન્દ્ર ચટ્ટર્જી



Gopal Kumar

સચીવ - @ Treasurer -
ગોપાલ કુમાર



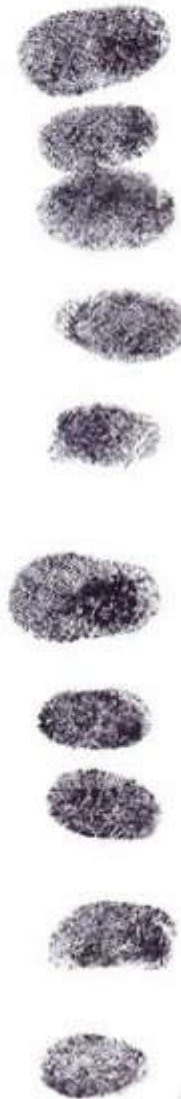
Anandhalingam

સચીવ - @ Member -
અનંદહાલિંગમ



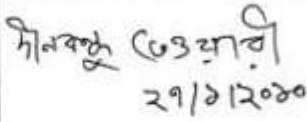
Manoj Kumar

સચીવ - @ Party
મનોજ કુમાર








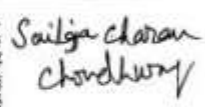


Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the D. S. R. - I MURSHIDABAD, District- Murshidabad
Signature / LTI Sheet of Serial No. 00702 / 2010, Deed No. (Book - I , 00810/2010)

I . Signature of the Presentant

Name of the Presentant	Signature with date
Dinabandhu Tewari	 29/01/2020

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


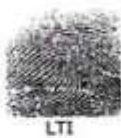



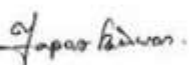


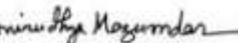
Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Dinabandhu Tewari Address -Vill- Ransagar P.o.- Murshidabad Dist.- Murshidabad	Self	 27/01/2010	 LTI 27/01/2010	
2	Monotosh Sarkar Address -2, Lalit Sen Lane Khagra Dist.- Murshidabad	Self	 27/01/2010	 LTI 27/01/2010	
3	Bijon Krishna Mondal Address -189 Chuapur Arjyapally Berhampore Dist.- Murshidabad	Self	 27/01/2010	 LTI 27/01/2010	
4	Sailaja Charan Choudhury Address -279, Sutirmath Berhampore Dist.- Murshidabad	Self	 27/01/2010	 LTI 27/01/2010	



(NikunjaBehari Saha)
DISTRICT SUB-REGISTRAR-I
Office of the D. S. R. - I MURSHIDABAD

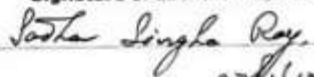
Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the D. S. R. - I MURSHIDABAD, District- Murshidabad
Signature / LTI Sheet of Serial No. 00702 / 2010, Deed No. (Book - I , 00810/2010)

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
5	Niladri Bhattacharjee Address -276, Sutirmath Berhampore Dist.- Murshidabad	Self	 27/01/2010	 LTI 27/01/2010	
6	Tapas Biswas Address -269, Sutirmath Berhampore Dist.- Murshidabad	Self	 27/01/2010	 LTI 27/01/2010	
7	Anirudhya Mazumder Address -24 Babul Bona Road Berhampore Dist.- Murshidabad	Self	 27/01/2010	 LTI 27/01/2010	

Name of Identifier of above Person(s)
 Sadhan Singha Roy
 PS-Berhampore, Berhampore Dist.- Murshidabad

Signature of Identifier with Date


 27/1/10



(Nikunja Behari Saha)
 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 - 00810 of 2010
(Serial No. 00702 of 2010)

On 27/01/2010

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:

Fee Paid in rupees under article : A(1) = 21934/- ,H = 28/- ,M(b) = 4/- on 27/01/2010

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.-1994925/-

Certified that the required stamp duty of this document is Rs.- 99746 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 94746/- is paid, by the Bankers cheque number 232337, Bankers Cheque Date 27/01/2010, Bank Name STATE BANK OF INDIA, Berhampur, received on 27/01/2010

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

Presented for registration at 13.25 hrs on :27/01/2010, at the Office of the D. S. R. - I MURSHIDABAD by Dinabandhu Tewari,Executant.

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

Execution is admitted on 27/01/2010 by

1. Dinabandhu Tewari, son of Lt. Srikumar Tewari , Vill- Ransagar P.o.- Murshidabad Dist.- Murshidabad , Thana Murshidabad, By Caste Hindu, By Profession : Others
2. Sri. Monotosh Sarkar, Secretary, Netaji Subhas Chandra Bose Primary Teacher Training Institute, Ransagar, Msd, By Profession : Others
3. Sri. Bijon Krishna Mondal, President, Netaji Subhas Chandra Bose Primary Teacher Training Institute, Ransagar, Msd, By Profession : Others



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

Endorsement For Deed Number : I - 00810 of 2010

(Serial No. 00702 of 2010)

7. Anirudhya Mazumder, Member, Netaji Subhas Chandra Bose Primary Teacher Training Institute, Vill-Ransagar, Msd, By Profession : Others

Identified By Sadhan Singha Roy, son of Kalipada Singha Roy, Berhampore Dist.- Murshidabad
Thana: Berhampore, By Caste: Hindu, By Profession: Deed Writer.

(Nikunja Behari Saha)
DISTRICT SUB-REGISTRAR-I

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 2
Page from 3906 to 3920
being No 00810 for the year 2010.



Nikunja Behari Saha

(Nikunja Behari Saha) 27-January-2010
DISTRICT SUB-REGISTRAR-I
Office of the D. S. R. - I MURSHIDABAD
West Bengal



