-1

Deed no - 5492/2009



a349 पश्चिम बंगाल WEST BENGAL 93AA 957500

Office of the Additional District Sub-Registrar Chanchal, Malda

Fees Paid

F (I) + (II).....
G (a) +(b).....
Stamp.....
C's.....
Total.....

Copy Prepared & Scanned on
Delivered to.....
As per Order No.....Dt.....

Examined & Checked by

03.02.16

Certified to be a true copy of an untranscribed/transcribed doct

Addl. Dist Sub-Registrar
Chanchal, Malda
03.02.16

Firoj Akhtar
Secretary
Chanchal B.Ed. College

5492 1 5492

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL 177604

21 JUL 2008

DEED FOR SALE

...E VALUE -
...00
...Chanchal
...Kamia
...
...
...
...
...acres

THIS DEED FOR SALE made on 21st day of July, 2008

BY

1. Mahammad Said, S/o - Kafiluddin
2. Sk. Taslimuddin, S/o - Kafiluddin
3. Iliash Ali @ Sk. Iliash, S/o - Ali Sk. @ Kadam Ali ;
4. Nurul Islam, S/o Chetu Sk. ;
5. Bibi Mosida Khatun, W/o - Mohammad Said @ Md. Said Ali

all are residents of Vill - Kanua, P.O. - Debiganj, P.S. - Chanchal, Dist. -

Contd... P/2

DRAFTED BY :

Rabi Sankar Ghosh, Advocate, Chanchal, Malda

[redacted]

Firoj Haldar
Secretary
Chanchal B.Ed. College



Malda (W.B.), by Caste - Muslim, by Occupation - Grihasti, by Nationality - Indian, hereinafter called the VENDORS/SELLERS (which terms shall unless contrary or repugnant to the context mean and include their legal representatives, legal heirs, executors, administrators and assign(s) of the ONE PART.

AND

CHANCHAL EDUCATIONAL AND SOCIAL WELFARE TRUST, Represented by its Secretary empowered by Resolution named Firoj Akhter, S/o - Late Hamidur Rahaman resident of Vill - Barogachhia, P.O. - Chanchal, P.S.- Chanchal, Dist. - Malda, PIN - 732 123, by Caste - Muslim, by Occupation - Teacher, by Nationality - Indian, hereinafter called PURCHASER being empowered as Secretary on behalf of CHANCHAL EDUCATION AND SOCIAL WELFARE TRUST presently situated at Vill., P.O. & P.S. - Chanchal, Dist. - Malda (W.B.), PIN - 732 123 (which terms shall unless contrary or repugnant to the context mean and include legal representatives, executors, administrators and assigns) of the OTHER PART.

WHEREAS by a Deed of Trust being No. IV-0005 dtd. 16.07.2009 duly registered in the Office of A.D.S.R, Buniadpur, Dist. - Dakshin Dinajpur (W.B.) an esteem organization named CHANCHAL EDUCATION AND SOCIAL WELFARE TRUST was formed among the Trustees who are intending to materialize its objectives and fulfill to achieve its goal under the directions and wishes of the Trust Committee/Governing Body of the Trust by Resolution.

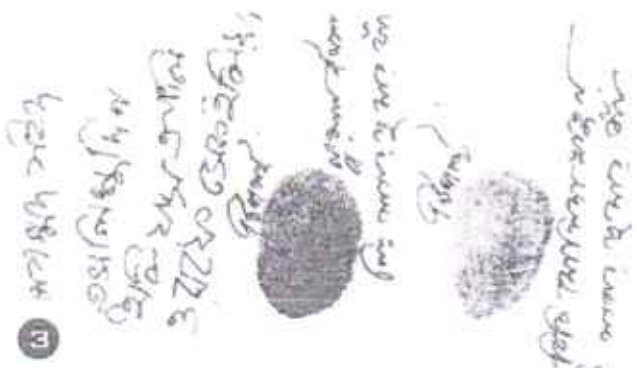
WHEREAS by a Special Resolution passed on 18/07/2009 by a Meeting among the Trustees of CHANCHAL EDUCATION AND SOCIAL WELFARE TRUST a Committee/Governing Body was formed among the Trustees with an object to establish an Educational Institution/College named Chanchal B.Ed. College for higher education for young boys and girls in educative and vocational pursuits for upliftment and development of moral character so as to produce law abiding, fairless and healthy citizen towards the society.

WHEREAS the said Vendors agreed to sell the below mention scheduled properties and the purchaser also agreed to purchase the said properties as a Secretary on behalf of CHANCHAL EDUCATION AND SOCIAL WELFARE TRUST, empowered by a Resolution among the Trustees and the Purchaser

Contd.....P/3

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Rabi Sankar Ghosh, Advocate, Chanchal, Malda

Firoj Akhter
Secretary
Chanchal B.Ed. College



also agreed to purchase the said properties in the name of Trust in consideration of the sum of Rs. 2,95,813.00 (Rupees two lacs ninety five thousand eight hundred and thirteen) only.

WHEREAS the consideration of the sum of Rs. 2,95,813.00 i.e. the purchase amount of the below scheduled land is being paid up from the fund of Trust named CHANCHAL EDUCATION AND SOCIAL WELFARE TRUST . And if the said property will be required for sale in future for any reason whatsoever, the sale proceeds of the property will be utilised to purchase another land or will be distributed amount the Trustees in respect to their capital investment.

WHEREAS just prior to sale the Vendors aforesaid were the sole and absolute owners of the below mentioned properties and as such were entitled to the proprietary as well as possessory interest i the said land having no charges or encumbrances in any way. And the properties mentioned and described in the scheduled hereunder written and hereinafter referred to as the said properties.

AND WHEREAS the names of the aforesaid Vendors with their respective portion of land were correctly recorded in L.R.R.O.R. and thus the Vendor Md. Saiyed (Vendor No. 1) recorded 0.85 acre land in Plot No. 682 and 0.02 acre land in Plot No. 679/1047, Sk. Taslimuddin (Vendor No. 2) also recorded 0.30 acre land in Plot No. 682, Ilias Ali (Vendor No. 3) also recorded 0.10 acre land in Plot No. 682, Nurul Islam (Vendor No. 4) also recorded 0.12 acre land in Plot No. 682 and Bibi Mosida Khatun (Vendor No. 5) also recorded 0.14 acre in Plot No. 682.

WHEREAS the Vendors at their own expenses execute this Deed of Sale in favour of the Purchaser and present the same for Registration.

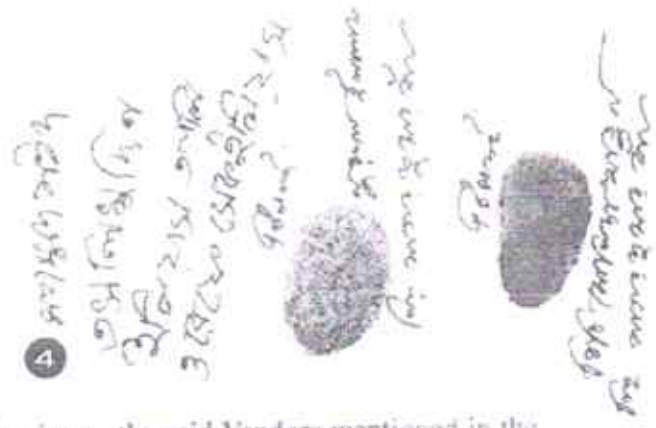
NOW THIS DEED OF SALE WITNESSES and it is hereby agreed between the said Vendors and the Purchasers and declared as follows :—

That in consideration of the sum of Rs. 2,95,813.00 (Rupees two lacs ninety five thousand eight hundred and thirteen) only paid before the A.D.S.R. at the time of presentation of this Deed of Sale, by the Purchaser to the said Vendors (a received whereof the Vendors hereby acknowledge) the said Vendors hereby grant, convey, sell, transfer, assign and assure unto and to the use of the said

Contd....P/4

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Purchaser all the properties belonging to the said Vendors mentioned in the schedule of property free from all encumbrances.

The Vendors hereby assure the Purchaser and Covenant :—

1. That the possession of the property has been delivered to the Purchaser by the Vendors on the date of presentation of this Deed of Sale before the A.D.S.R. for Registration thereof, and in the event of such possession being disturbed by the said Vendors or their legal heirs or assigns or any person claiming under or through them the said Vendors shall compensate the Purchaser with return of the price for loss of possession.

2. That the vendors shall indemnify the Purchaser in respect of any litigation, expenses that may have to be incurred by the Purchaser in defending the title of the said Purchaser in any litigation. The said Vendors also assure the Purchaser to render all assistance that may be necessary and possible to be rendered by the Vendors in defence of the title of the Purchaser in any litigation inclusive of the proceedings for redemption of the said properties.

AND ALL the estate, right, title, interest, claim and demand whatsoever of the Vendors into or upon the same and every part thereof in law and equity TO ENTER UPON AND TO HAVE HOLD OWN and possess the same unto and to the use of the Purchaser, absolutely and for ever together with title deeds, writings, muniments and other evidences of title. AND THE VENDORS does hereby covenant with the Purchaser, that notwithstanding any acts, deeds or things heretofore done, executed or knowingly suffered to the contrary the Vendors is now lawfully seized and possessed of the said property free from any encumbrances, attachments or defect in title whatsoever and that the Vendors have full power and absolute authority to sell the said property in manner aforesaid. AND the Purchaser shall hereafter peaceably and quietly hold, possess and enjoy the said property in khas or through tenants without any claim or demand whatsoever from the Vendors or any person claiming through or under them.

3. That the Vendors are the absolute owners of the said premises and are entitled to convey the same unto the Purchaser.

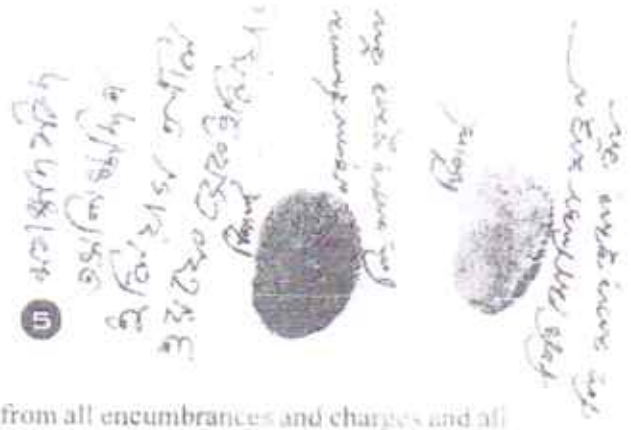
4. That no right of easement of any kind is available to any other person or persons in respect of the user and enjoyment of the said premises.

Contd... P-5

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5. That the said premises are free from all encumbrances and charges and all rates and taxes due in respect of the said properties/lands have been paid upto the date of sale and in the event of any encumbrances or public charges aforesaid found to be due in respect of the said premises the same shall be payable by the Vendors to the Purchaser.

6. That the Vendors shall execute any instrument(s) or do any other Act, that the Purchaser may ask for or require him to do in order to further assure the Purchaser with respect to title and possession of the said lands at the expense of the Purchaser.

7. That the Vendors, convenants with the Purchaser, to save harmless, indemnify and keep indemnified the Purchaser, from or against all encumbrances, charges and equities whatsoever. AND the Vendors, further convenants that they shall at the request and costs of the Purchaser, his heirs, executors, administrators or assigns 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 said property and every part thereof in manner aforesaid according to the true intent and meaning of this Deed of Sale.

8. That the particulars of the properties are given in Schedule-I annexed here under (Description of the Properties) and the consideration of money is annexed in Schedule-II.

SCHEDULE

Name of the Vendor	Description of the Property(ies)			
1. Mahammad Said	Dist. - Malda, P.S. - Chanchal, Mouza - Kamta, J.L. No. - 72,			
	Kh. No.	Pl. No.	Nature	Area
	1153	682	Danga	65 dec. out of 87 dec. out of total 1.62 acre.
	1153	679/1047	Danga	13 dec. out of 20 dec. out of total 62 dec.

Contd. P/6

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3. Sk. Taslimuddin — Dist. - Malda, P.S. - Chanchal, Mouza - Kanua, J.L. No. - 72,

Kh. No.	Pl. No.	Nature	Area
1154	682	Danga	23½ dec. out of 30 dec. out of total 1.62 acre.

3. Iliash Ali @ Sk. Iliash — Dist. - Malda, P.S. - Chanchal, Mouza - Kanua, J.L. No. - 72,

Kh. No.	Pl. No.	Nature	Area
1155	682	Danga	10 dec. out of total 1.62 acre.

4. Nurul Islam — Dist. - Malda, P.S. - Chanchal, Mouza - Kanua, J.L. No. - 72,

Kh. No.	Pl. No.	Nature	Area
1151	682	Danga	12 dec. out of total 1.62 acre.

5. Bibi Mosida Khatun — Dist. - Malda, P.S. - Chanchal, Mouza - Kanua, J.L. No. - 72,

Kh. No.	Pl. No.	Nature	Area
1150	682	Danga	14 dec. out of total 1.62 acre.

i.e. Total Area in Plot No. 682 is $1.24\frac{1}{2}$ acres i.e. 54330 sq. ft.

And Total Are in Plot No. $\frac{679}{1047}$ is 0.13 acre i.e. 5675 sq. ft.

Total purchased land $1.37\frac{1}{2}$ acres i.e. 60005 sq. ft.

A hand sketch map annexed herewith marked as yellow colour. This sketch map also a part of this Sale Deed.

The Land is Butted and Bounded as follows :—

On and towards South : Land of Ansar Ali & Bisua Ali ;
On and towards North : 39' width Road ;
On and towards East : Land of Ashad Ali
On and towards West : Land of Md. Said & Taslimuddin.

Contd. P-7

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Rabi Sankar Ghosh, Advocate, Chanchal, Malda

Firoj Akhter
Secretary
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IN WITNESS WHEREOF the Vendors hereunto put their respective signatures on this the Deed of Sale in this 21st day of July, 2009 in presence of the below mentioned witnesses.

Signed, Sealed & Delivered by the Vendors
in presence of Witnesses :—

1. Sagar Kumar Jha
S/o Sri Durgananda Jha
Vill: Ramkrishna pally
P.O+P.S - Chanchal, Dist Malda

Signature of the Vendors

1.
2.
3.
4.
5.

Typed by :—

Ajit Misra
Computer Learn
Chanchal, Malda

Drafted by :—

Rabi Sankar Ghosh
Advocate, Malda
Enrollment No. F/680/99

Firoj Akhtar
Secretary
Chanchal B.Ed. College



Sajjad Ali, Amin
vill- Ramkumar
P.O. P.S. Chanchal
Dist - Malda
Regn - X624
Dated -

Firoj Akhtar
Secretary
Chanchal B.Ed. College

ADDITIONAL SHEET



স্বাক্ষর

Left Hand Finger Prints

Right Hand Finger Prints

কনিষ্ঠা অনামিকা মধ্যমা তর্জনী বৃদ্ধাঙ্গুলী বৃদ্ধাঙ্গুলী তর্জনী মধ্যমা অনামিকা কনিষ্ঠা



স্বাক্ষর

Left Hand Finger Prints

Right Hand Finger Prints

কনিষ্ঠা অনামিকা মধ্যমা তর্জনী বৃদ্ধাঙ্গুলী বৃদ্ধাঙ্গুলী তর্জনী মধ্যমা অনামিকা কনিষ্ঠা



স্বাক্ষর

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Secretary
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ADDITIONAL SHEET



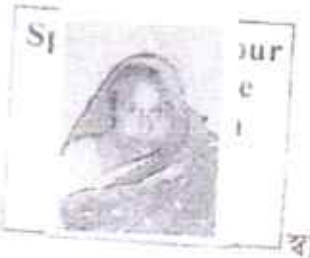
স্বাক্ষর

Left Hand Finger Prints



Right Hand Finger Prints

অনামিকা মধ্যমা তর্জনী বৃদ্ধাঙ্গুলী বৃদ্ধাঙ্গুলী তর্জনী মধ্যমা অনামিকা



স্বাক্ষর

Left Hand Finger Prints



Right Hand Finger Prints

অনামিকা মধ্যমা তর্জনী বৃদ্ধাঙ্গুলী বৃদ্ধাঙ্গুলী তর্জনী মধ্যমা



স্বাক্ষর Firoj Akhtar

Left Hand Finger Prints



Right Hand Finger Prints

অনামিকা মধ্যমা তর্জনী বৃদ্ধাঙ্গুলী বৃদ্ধাঙ্গুলী তর্জনী মধ্যমা অনামিকা

Firoj Akhtar

Secretary
Chanchal B.Ed. College

Government of West Bengal
Department of Finance (Revenue) ,Directorate of Registration and Stamp Revenue
Office of the A. D. S. R. CHANCHOL, District- Malda
Signature / LTI Sheet of Serial No. 05382 / 2009, Deed No. (Book - I , 05492/2009)

Signature of the Presentant

Name of the Presentant	Signature with date
[illegible] Saw	21-07-2009

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

Sl. No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	[illegible] Sar, [illegible]	Self	21/07/2009	LTI 21/07/2009	
2	[illegible]	Self	21/07/2009	LTI 21/07/2009	
3	[illegible]	Self	21/07/2009	LTI 21/07/2009	
4	[illegible]	Self	21/07/2009	LTI 21/07/2009	

(Debasis Pal)
ADITIONAL DISTRICT SUB REGISTRAR
Office of the A. D. S. R. CHANCHOL

Page 1 of 2 21/07/2009

Firoj Akhtar
Secretary
Chanchal B.Ed. College

Government of West Bengal
Department of Finance (Revenue) ,Directorate of Registration and Stamp Revenue
Office of the A. D. S. R. CHANCHOL, District- Malda
Signature / LTI Sheet of Serial No. 05382 / 2009, Deed No. (Book - I , 05492/2009)

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

Admission of Execution By	Status	Photo	Finger Print	Signature
[illegible]	Self		LTI	
		21/07/2009	21/07/2009	

Name of Identifier of above Person(s)
[illegible]

Signature of Identifier with Date
21-07-2009

(Debasis Pal)
ADITIONAL DISTRICT SUB REGISTRAR
Office of the A. D. S. R. CHANCHOL

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Secretary
Chanchal B.Ed. College

Government Of West Bengal
Office of the A. D. S. R. CHANCHOL
CHANCHOL
Endorsement For deed Number : I-05492 of :2009
(Serial No. 05382, 2009)

21/07/2009

Certificate of Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962, duly stamped under schedule 1A, Article Number: 21 A of Indian Stamp Act 1899, also under section 5 of West Bengal Land Reforms Act, 1955. Court fee stamp paid Rs:

Certificate of Exemption:

Exempted under article number 32(g) Rs. 0/- on 21/07/2009

Certificate of Market Value(WB PUVI rules 1995)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs. 256513/-

Certified that the required stamp duty of this document is Rs. 14801/- and the Stamp duty paid as : Impresive Rs. 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 9801/- is paid by the draft number 944328, Draft Date 20/07/2009 Bank Name State Bank Of India, Howrah on 21/07/2009

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 11:30 hrs. on 21/07/2009 at the Office of the A. D. S. R. CHANCHOL by Mahammad Said, one of the Executants.

Admission of Execution(Under Section 58)

Execution is admitted on 21/07/2009 by

1. Mahammad Said, son of Kalifuddin, Vill- Kanua P. O- Debogany Dist- Malda, Thana Chanchal, By caste Muslim, by Profession Cultivator
2. Sk. Taufiquddin, son of Kalifuddin, Vill- Kanua P. O- Debogany Dist- Malda, Thana Chanchal, By caste Muslim, by Profession Cultivation
3. Rash Al alias Sk. Rashi, son of Ali Sk. (Kadam Ali), Vill- Kanua P. O- Debogany Dist- Malda, Thana Chanchal, By caste Muslim by Profession Cultivator
4. Nurul Islam, son of Chetu Sk, Vill- Kanua P. O- Debogany Dist- Malda, Thana Chanchal, By caste Muslim by Profession Cultivation
5. Sk. Mosida Khatun, wife of Mohammad Said (Md. Said Ali), Vill- Kanua P. O- Debogany Dist- Malda, Thana Chanchal, By caste Muslim by Profession House wife
6. Sk. Sadar Kumar Jha, son of Shri Durgananda Jha, Vill- Ramkrishnapally, Chanchal, P. O- Chanchal, Dist- Malda

[Debasis Pal]
ADITIONAL DISTRICT SUB REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF CHANCHOL
Govt. of West Bengal

[redacted]

Firoj Akhtar
Secretary
Chanchal B.Ed. College

Government Of West Bengal
Office of the A. D. S. R. CHANCHOL
CHANCHOL
Endorsement For deed Number :I-05492 of :2009
(Serial No. 05382, 2009)

Certificate of Caste Hindu By Profession Others

[Debasis Pal]
ADITIONAL DISTRICT SUB REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF
CHANCHOL
Govt. of West Bengal

[redacted]

Firoj Akhtar
Secretary
Chanchal B.Ed. College

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 15
Page from 4602 to 4617
being No 05492 for the year 2009.

Seal of the Additional District Sub Registrar, Chanchol, District Malda

(Debasis Pal) 21-July-2009
ADITIONAL DISTRICT SUB REGISTRAR
Office of the A. D. S. R. CHANCHOL
West Bengal

Firoj Akhtar
Secretary
Chanchal B.Ed. College