

3456/11

I-3909/11



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

admitted to registration...
Registration Sheets & signature
attached with this document
are the Part of this document

A 095248

Q-5745/11
MV-3, 63, 463

29/09/11
D.E.E.-I
REGISTRAR GENERAL
Act (XV) of 1908
Dist. Murshidabad

Ajijur Rahaman

A 39907
4 285
41
me 2 40257
me - 1757
A2007

Kasim

THIS DEED OF SALE is made on this 29th. Day of September Two thousand and Eleven Between Director, AJIJUR RAHAMAN S/O Najiruddin Sk., aged about 31 years, by religion Islam, by profession business, by nationality Indian, residing at 14, Chinar Park, 3C, 3rd. Floor, Kolkata 700157, on behalf of "PRAYAS PROJECTS INDIA LIMITED", being a company within the meaning of the companies Act. 1956 and having its Registered office at 14, Chinar Park, 3C, 3rd. Floor, Kolkata 700157, West Bengal, hereinafter called the **VENDOR** of the ONE PART ;

A N D

BENGAL COLLEGE OF EDUCATION, Established on 15.01.2011, situated at Dakshingram, P.O. Palsanda, P.S. Nabagram, Dist. Murshidabad, PIN - 742184, West Bengal, represented by its Founder President MD. JIAUR RAHAMAN S/O Omar Ali Biswas, aged about 31 years, of Vill. Nayandanga, P.O. Balia, P.S. Sagardighi, Dist. Murshidabad, PIN - 742237, West Bengal, by profession social worker, by nationality Indian, by religion Islam, hereinafter called the **PURCHASER** of the OTHER PART ;

Contd....P/2

Ajiz Rahman

(2)

AND

WHEREAS the vendor is the absolute owner of the schedule below property, which he acquired by a Sale Deed being No. 6079/09 dt. 28.10.2009.

AND

WHEREAS the vendor decided and offered to sale the schedule below property and being offered the purchaser have agreed to purchase the said property.

Kamal
NOW THIS DEED WITNESSES THAT in consideration of highest market value a sum of Rs. 3,63,482.00 (Rupees three lac sixty three thousand four hundred eighty two only) paid by the Purchaser being agreed as the price of the property and the receipt whereof is being acknowledged by the vendor do hereby and hereunder grant, convey, sale, transfer, assign and assure all their estate and interest in the scheduled property with all appurtenances, together with all liberties, privileges easements whatever to the property described in the schedule below.

AND ALL the estates, right, title, interest, claim and demand whatsoever of the vendor into or upon the same and every part thereof. TO HAVE AND TO HOLD the same unto and to the use of the purchaser, their heirs, executors, administrators, assigns absolutely and forever together with title deeds, writings, muniments and other evidences of title AND THE VENDOR do hereby covenant with the purchaser, their heirs, executors, administrators, representatives and

Ajijur Rahman

(3)

Cancel

assigns that notwithstanding any acts deed or things hereto before done, executed or knowingly suffered to the contrary the vendor is now lawfully seized and possessed of the said property free from all encumbrances, attachments or defect in title whatsoever and that the vendor has 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 without any claim or demand whatsoever from the vendor or any person claiming though or under him. AND FURTHER THAT the vendor, his heirs, executors, administrators or assigns, covenant with the purchaser their heirs, executors, administrators and assigns to save harmless indemnify and keep indemnified the purchaser, their heirs, administrators or assigns from or against all encumbrances, charges and equities whatsoever. AND the vendor, his heirs, administrators or assigns further covenant that he or they shall at the request and cost of the purchaser, their 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 very part thereof in manner aforesaid according to the true intent and meaning of this deed.

Contd....P/4 -

Ajijur Rahman

(4)

That the vendor has full and absolute power to transfer and deliver possession of the schedule below property to the purchaser. The vendor has in consideration of the said sum of Rs. 3,63,482.00 (Rupees three lac sixty three thousand four hundred eighty two only) paid by the purchasers to the vendor as aforesaid delivered to the purchaser vacant possession of the said property.

R and
IN WITNESS WHEREOF The Seller have subscribe his respective hands and seal today the 29th. Day of September 2011.

SCHEDULE OF THE LAND PROPERTY

District Murshidabad, P.S. Nabagram, A.D.S.R. Office Nabagram, Mouza - Dakshingram, Khasra No. 56, J.L. No. 48, within Lalbagh Sub-Divison, Annual Rent of Rs. 1/- in respect of the land payable to the State of West Bengal through Collector of Murshidabad, Khatian No. 467.

<u>Plot No.</u>	<u>Nature</u>	<u>Land Area.</u>
<u>429</u>	<u>Viti (vacant)</u>	<u>63 Dec.</u>

Contd....P/5

Ajijur Rahaman

(5)

BOUNDED By ;

- On the North** - **Sadananda Mondal ;**
- On the South** - **Other land**
- On the East** - **Hemanta Mondal ;**
- On the West** - **Pranab Mondal.**

Kand

Recent Passport size Photographs of the Purchaser and Seller and finger print of ten fingers is attached herewith, and it is a part of this Deed.

Witnesses :

1. *Akhter Masud*
Adv.

Berhampore

Drafted by me

Kand
29.9.11

**Akhter Masud
Advocate.**

En.No. 978/930 of 1998.

2) *Hasan Ali Mondal.*
810 Ramatulla Mondal
at Lakhagan
PS - Harihespara
msd

Computer type by me
Sandip Dhar,
Berhampore Fouzdri Court, Msd.

Sandip Dhar



Ajijur Rehman

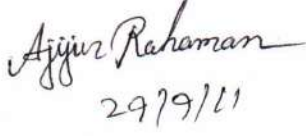


MR. JIJUR RAHMAN






Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the D. S. R. -II MURSHIDABAD, District- Murshidabad
Signature / LTI Sheet of Serial No. 03456 / 2011, Deed No. (Book - I , 03909/2011)

I . Signature of the Presentant

Name of the Presentant	Signature with date
Ajijur Rahaman	 29/9/11

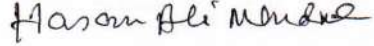
II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Ajijur Rahaman Address -14 Chinar Park 3c, 3rd Floor Kolkata, District:-Kolkata, WEST BENGAL, India, P.O. :-	Self		 LTI	
			29/09/2011	29/09/2011	

Name of Identifier of above Person(s)

Hasan Ali Mandal
Village:Lalnagar, Thana:-Hariharpara,
District:-Murshidabad, WEST BENGAL, India, P.O. :-

Signature of Identifier with Date


29/9/11



(Tusar Kanti Raha)

DISTRICT SUB-REGISTRAR-II
Office of the D. S. R. -II MURSHIDABAD



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

Endorsement For Deed Number : I - 03909 of 2011
(Serial No. 03456 of 2011)

On

Payment of Fees:

On 29/09/2011

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. 4025/-, on 29/09/2011

(Under Article : A(1) = 3993/- ,H = 28/- ,M(b) = 4/- on 29/09/2011)

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.-363482/-

Certified that the required stamp duty of this document is Rs.- 18174 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 13174/- is paid, by the draft number 956532, Draft Date 29/09/2011, Bank Name State Bank of India, KATABAGAN VILLAGE BR, received on 29/09/2011

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

Presented for registration at 14.00 hrs on :29/09/2011, at the Office of the D. S. R. -II MURSHIDABAD by Ajjur Rahaman ,Executant.

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

Execution is admitted on 29/09/2011 by

1. Ajjur Rahaman

Director, Prayas Project India Limited, 14 Chinar Park 3c, 3rd Floor Kolkata, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700157 .

, By Profession : Business

Identified By Hasan Ali Mandal, son of Rahamatulla Mandal, Village:Lalnagar, Thana:-Hariharpara, District:-Murshidabad, WEST BENGAL, India, P.O. :- , By Caste: Muslim, By Profession: Others.

(Tusar Kanti Raha)
DISTRICT SUB-REGISTRAR-II

(Tusar Kanti Raha)
DISTRICT SUB-REGISTRAR-II

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 12
Page from 1860 to 1869
being No 03909 for the year 2011.



(Asim Kumar Nandi) 30-September-2011
DISTRICT SUB-REGISTRAR-II
Office of the D. S. R. -II MURSHIDABAD
West Bengal