

4182/11

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 096385

25 NOV 2011

**THIS DEED OF SALE** is made on this 15<sup>th</sup> Day of November Two thousand and Eleven Between Md. Niyajuddin Seikh S/O Late Harun Seikh, by religion Islam, by profession Cultivation, by nationality Indian, residing at Mominabad, P.O- Kanfala, P.S.-Nabagram, Dist-Murshidabad, West Bengal, hereinafter called the **VENDOR** of the ONE PART ;

AND

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- Ommar Ali Biswas, aged about 31 years, of Vili. 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



(2)

AND

**WHEREAS** the vendor is the absolute owner of the schedule below property, which he acquired by a Sale Deed being No. 0976/2010 DSR I Berhampore, Murshidabad.

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.

**NOW THIS DEED WITNESSES THAT** in consideration of highest market value a sum of Rs. 1,00,000.00 (Rupees One lac 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

Contd...P/3

*[Handwritten signature]*

*[Handwritten marks]*

22/10/2019

(3)

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

29  
2019



(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. 1,00,000.00 (Rupees One lac only) paid by the purchasers to the vendor as aforesaid delivered to the purchaser vacant possession of the said property.

**IN WITNESS WHEREOF** The Seller have subscribe his respective hands and seal today the 15<sup>th</sup> Day of November 2011.

**SCHEDULE OF THE LAND PROPERTY**

District Murshidabad, P.S. Nabagram, A.D.S.R. Office Nabagram, Mouza - Dakshingram, J.L. No. 48, Khasra No. 56, 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. R.S.128, 228 L.R.-165.

**Plot No.**

**Nature**

**Land Area.**

R.S.&L.R.

431 (Four hundred thirty one) Viti (Vacant)

11 Dec. out of 166 Dec.

**Contd....P/5**

(5)

10/03/2018

BOUNDED By:

On the North

Suhash Kumar Chattarajee.

On the South

Bengal College

On the East

Prayas Primary Teacher Training Institution

On the West

Other land

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 :

Drafted by me

(Sibsankar Das) Advocate. En.No. 757 of 1995

Computer type by me

Shantanu Mandal,

Berhampore, Msd.

1) Jahid Mondal  
of Nagrajole

2) Choneli Chattarjee  
Vill+Post - Kalyada



# SPECIMEN FORM FOR TEN FINGERPRINTS



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



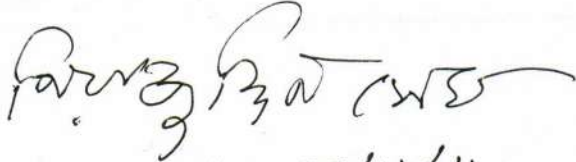
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					





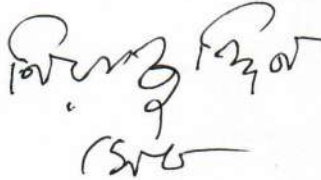
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

**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. 04182 / 2011, Deed No. (Book - I , 04701/2011)**

I . Signature of the Presentant

Name of the Presentant	Signature with date
Md Niyajuddin Sk	 25/11/11


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

SI No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Niyajuddin Sk Address -Village:Mominabad, Thana:-Nabagram, District:-Murshidabad, WEST BENGAL, India, P.O. :-Kanfala	Self		 LTI	 25/11/2011

Name of Identifier of above Person(s)

Chandi Chatterjee  
Village:Kanfala, Thana:-Nabagram,  
District:-Murshidabad, WEST BENGAL, India, P.O. :-

Signature of Identifier with Date

  
25/11/11





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

**Endorsement For Deed Number : I - 04701 of 2011**  
**(Serial No. 04182 of 2011)**

**On**

**Payment of Fees:**

**On 25/11/2011**

**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. 1121/-, on 25/11/2011

( Under Article : A(1) = 1089/- ,H = 28/- ,M(b) = 4/- on 25/11/2011 )

**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.-100000/-

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

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

Presented for registration at 12.57 hrs on :25/11/2011, at the Office of the D. S. R. -II MURSHIDABAD by Md Niyajuddin Sk ,Executant.

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

Execution is admitted on 25/11/2011 by

1. Md Niyajuddin Sk, son of Late Harun Sk , Village:Mominabad, Thana:-Nabagram, District:-Murshidabad, WEST BENGAL, India, P.O. :-Kanfala , By Caste Muslim, By Profession : Cultivation

Identified By Chandi Chatterjee, son of Late Niranjan Chatterjee, Village:Kanfala, Thana:-Nabagram, District:-Murshidabad, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Others.

( Krishna Kumar Banerjee )  
DISTRICT SUB-REGISTRAR-II

( Krishna Kumar Banerjee )  
DISTRICT SUB-REGISTRAR-II

EndorsementPage 1 of 1



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 16  
Page from 505 to 514  
being No 04701 for the year 2011.



  
(Krishna Kumar Banerjee) 25-November-2011  
DISTRICT SUB-REGISTRAR-II  
Office of the D. S. R. -II MURSHIDABAD  
West Bengal