

SL-7283

I-2541/10



13/7

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

752925

Doc No - 962925 Rs - 5910.00

certified that the document is admitted to Registration. The Signature sheet/s and the Stamp/s there is attached with this document as the Part of this document.



35

Andamoy B. Ed. College

AM. Dist. Sub-Registrar  
1 Block, U. Market, Nadia

Handwritten signature and date: 23/7/10, 25/7/10

Andamoy B. Ed. College

**DEED OF SALE** 13 JUL 2010

27/10

Immovable property in Mouza - Durgapur, J. L. No. - 117, under P. S. - Kotwali, Dist. - Nadia, with in the area of Bhatjangla Gram Panchyat, area 82.5 Decimals or 3340 Sq. Mt. This deed of sale made on this the 13th day of July, 2010.

Sale Deed Value of Rs. 2,18,195.00

Vendee of the Deed : **DURGAPUR ANANDAMOY B. ED. COLLEGE**, a unit of Nagendranagar Human Resource Welfare Society. (A Non-Govt. Organisation Regd. under W. B. Societies Registration Act 1961, Registration No. S/1L/66403 of 2009 - 2010), Vill - Durgapur, P. O. - Kalirhat, P. S. - Kotwali, Dist. - Nadia. Pin - 741 184 represented by its president.

Handwritten calculations: 51,5000 / 5910 = 10910

Handwritten signature: Andamoy B. Ed. College

[Contd. ....P/2]

*Amended Deed Biswas*

( 2 )

Vendor of the Deed : Sri Ananda Mohan Biswas, S/o. - Lt. Sarat Chandra Biswas  
of Vill & P. O. - Chandannagar, P. S. - Krishnaganj,  
Dist. - Nadia, by caste - Hindu, by profession - Business,  
and Indian Citizen.

Where as the property described in schedule below originally owned by one Behari Mondal, S/o. - Lt. Challim Mondal who tranferred the same infavour of Khitish Chandra Roy and his brother Jotish Chandra Roy both Son of Late Satish Chandra Roy by virtue of a registered deed of sale being No. 3150 dated 16.06.1952 and where as both the purchasers become lawful owner in respect of the property described in schedule below along with other properties and they have been used to possess the same in ejmali having eight annas share each.

Where as said Khitish Chandra Roy died leaving behind his widow Anima Rani Roy, Son Pritish Chandra Roy and daughter Gitanjali Das who became lawful owner in respect of the property left by Khitish Chandra Roy since deceased and they have been used to possess the same in ejmali along with their co-share said Jotish Chandra Roy.

Whereas in the mean time the name of said Khitish Chandra Roy and Jotish Chandra Roy respectively have been duly recorded and finally published in the last settlement record of rights.

Whereas those above named lawful owner Pritish Chandra Roy and Jotish Chandra Roy appointed Sri Sunil Roy son of late Abani Mohan Roy as their attorney and empowering him to do all lawful acts / things and deed on their behalf in respect of the and schedule property and in this respect they executed a registered power of attorney vide No. 62 on dt.17/03/2010 and said Gitanjali Das executed a registered power of attorney in favour of her brother Pritish Chandra Roy vide power attorney No. 119 dt. 16/09/08. There after all those lawful owners that is (1) Anima Rani Roy

[Contd. ....P/3]

*Accepted on 10/10/10*

( 3 )

(2) Pritish Chandra Roy (3) Gitanjali Das and (4) Jotish Chandra Roy transferred the property described in the schedule below through a deed of sale being No. 5491 dt. 24.05.2010 and naturally on the strength of the valid purchase the present vendor become lawful and absolute owner of the property described in the schedule below and he has been possessing the same in openly and with the knowledge of others and accordingly his name has been duly recorded before the concerned B .L. & L. R. O., Krishnagar - I, Nadia, and L.R. Khatian has been duly opened and finally published by the authority in the name of said vendor vide L. R. Khatian No. 952.

Now the present vendor desires to sale his property described in schedule below for some reasonable ground and having urgent requirement of cash money and therefore he has openly declared for sale of his property shown in the schedule below and the vendee organization being attracted the said sale proposal of the vendor and with an unanimous resolution of the G. B. of the mother organization, the vendee has taken a decision to purchase the property from the vendor and offered sale price of Rs. 2,18,195.00 (Rupees two lack eighteen thousand one hundred ninetyfive only) and the vendor accepted the proposal of the organization and he has agreed to sell the same at above mentioned offered sale price and he has accordingly received entire consideration amount from the organization of the vendee and executed this deed of sale in favour of the vendee and declared that from this day all the right, title, and interest of the vendor in respect of the property absolutely vest upon the vendee.

And from this day the vendee of this deed becoming owner and possessor of the schedule property in my place shall, mutating its name with the Concerned Authority, go on paying rent with all right to gift, sell, and transfer. The vendee will be owning and possessing peacefully for ever to which I or my heirs and successors or any of them shall not put any disturbance, nor I or my heirs and successors put any claim, demand or any objection to the same and even if so put or object, shall not be granted and allowed in any court of law.

[Contd. ....P/4]

*Aush do M & Aush P/5 was*

( 4 )

This sold out property has not been charged or mortgaged and has not been contracted with any one, not I have done any act of transfer or lien or change in any way. It is free land from all sorts of encumbrance and charges what so ever and is sold out as free property by this deed in favour of the vendee.

In case of sustaingin any loss or damage to purchased ownership, title and possession of the vendee because of defect of title in me or for any our acts, then I will be the subject to legal consequences and if any that event for making perfect to the vendee' title any necessary arises for doing any act or executing any deed, I will do that without any pretext or plea or shall refund all the consideration sums as paid to the vendee with compensation and cost but in case of failure, the vendee through competent Court of law shall be able to perform and auction-sale my any property in any Dist. or Sub-Division or any place and also if acquired by me in future and to realize all the sums to which I will not object, nor any objection shall be allowed. I myself along with all my family members, heirs and successors shall be bound for ever with all the terms of this deed.

In Witness where of I take full consideration amount from the purchaser and I do here into said and suscribe my respective hand and seals on this day 13th day of July, 2010.

**SCHEDULE**

All the piece of Parcell Aush land which is situated within Dist. - Nadia, P. S. - Kotwali, Sub-Registry Office at Krishnagar, Mouza - Durgapur, J. L. NO. 117, Khatian No. R. S. - 412, L. R. - 952, Area - 82.5 Decimal.

<u>Khatian No.</u>	<u>Plot No.</u>	<u>Nature</u>	<u>Area</u>
R. S. 412	R. S. 58	Aush	35.5 Decimal
L. R. 952	L. R. 78		
R. S. 412	R. S. 57	Aush	47 Decimal
L. R. 952	L. R. 79		

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82.5 Decimal.  
Eightytwo point five  
decimal.

[Contd. ....P/5]

(5)

**Butted and Bounded :**

North - Somarendra Nath Podder, Plot No. L. R. 69 & 70  
South - Ananda Mohan Biswas  
East - Chittyarangan Biswas, Plot No. L. R. 68  
West - Rasta.

This deed written consists 1 No. Non -Judicial stamp 4 Nos Executed bond paper and finger prints at each. Land of one executants all purchaser with photograph are affixed in a separate sheet which is part and parcel affixed deed.

Sketch map attested with the Sale Deed, which is trated as part of Sale Deed out of Area Demacration by the rad colour.

Out of the Total Stamp of Rs. 10,910.00 Non-Judicial Stamp of Rs. 5,000.00 and Bank Draft Rs. 5,910.00 (Rupees five thousand nine hundred ten only).

Drafted by -

*Deed Writer*

Gouran Go Bhattacharjee  
**Gouranga Bhattacharjee**  
Krishnagar, Sadar Sub-Regs. Office.  
Licence No. 1080/86

Witnessess :-

1. *Sulimata Dutta*  
S/L Sakti, Dutta  
Chandannagar.
2. *Sushanta Kumar Biswas*  
S/o Late Sachindra Nath Biswas  
Jadavpur

*Type by*

**Japash Kr. Ghosh**  
Krishnagar, Nadia.

**President**  
Durgapur Anandamoy B.Ed. College  
Vill- Durgapur, P.O.- Kalirhet  
Dist.- Nadia

*Ananda Mohan Biswas*



**Government Of West Bengal**  
**Office Of the A. D. S. R. KRISHNANAGAR**  
**District:-Nadia**

**Endorsement For Deed Number : I - 07541 of 2010**  
**(Serial No. 07283 of 2010)**

**On 13/07/2010**

**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) = 2398/- on 13/07/2010

**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.-218195/-

Certified that the required stamp duty of this document is Rs.- 10910 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 5910/- is paid, by the draft number 942925, Draft Date 13/07/2010, Bank Name State Bank of India, RADHANAGAR ADB, received on 13/07/2010

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

Presented for registration at 14.39 hrs on :13/07/2010, at the Office of the A. D. S. R. KRISHNANAGAR by Ananda Mohan Biswas ,Executant.

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

Execution is admitted on 13/07/2010 by

1. Ananda Mohan Biswas, son of Late Sarat Chandra Biswas , Village:Chandannagar, Thana:-Krishnagaunj, District:-Nadia, WEST BENGAL, India, P.O. :-Chandannagar , By Caste Hindu, By Profession : Business

Identified By Subrata Dutta, son of Sakti Dutta, Village:Chandannagar, Thana:-Krishnagaunj, District:-Nadia, WEST BENGAL, India, P.O. :-Chandannagar , By Caste: Hindu, By Profession: Others.

( Tapan Kumar Kar )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF  
KRISHNAGAR



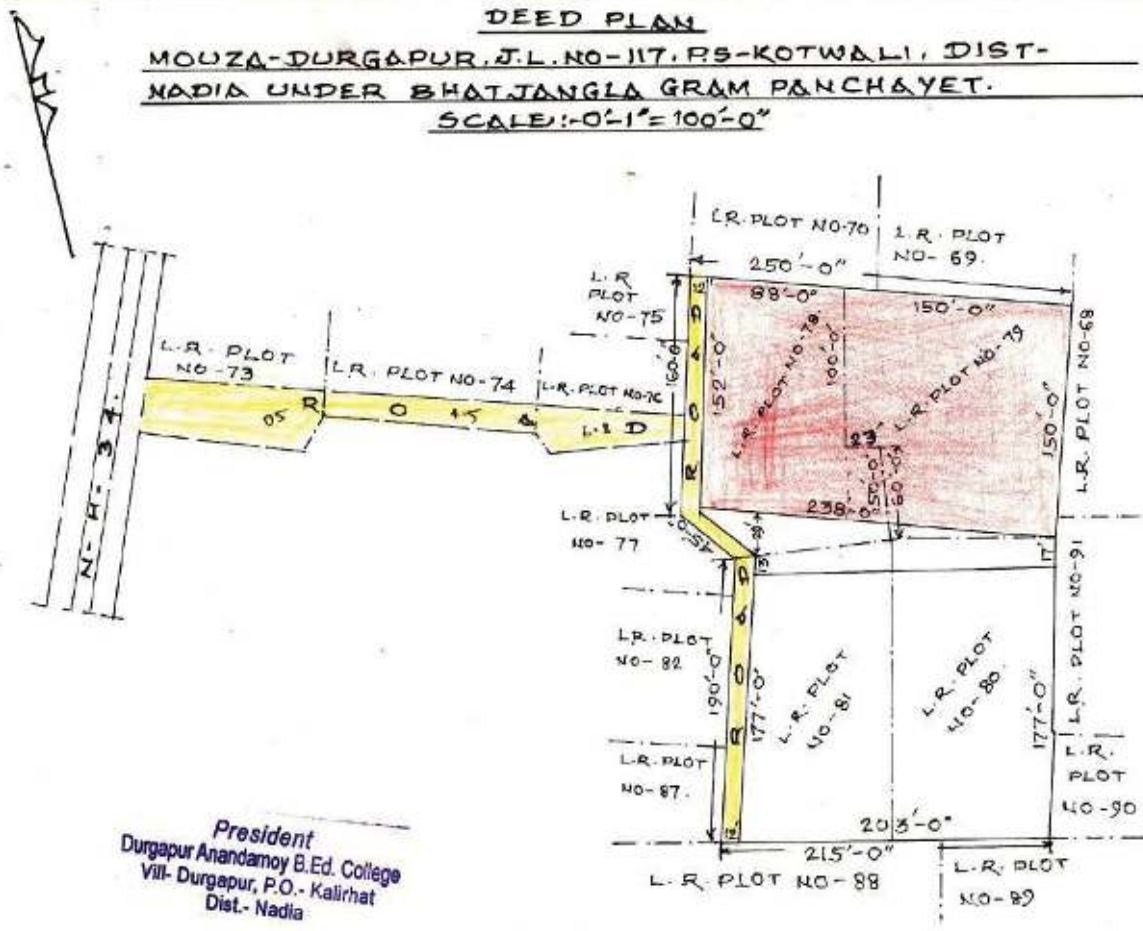
1

( Tapan Kumar Kar )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF KRISHNAGAR

**DEED PLAN**

**MOUZA-DURGAPUR, J.L. NO-117, P.S-KOTWALI, DIST-NADIA UNDER BHATJANGLA GRAM PANCHAYET.**

**SCALE:- 0'-1" = 100'-0"**



President  
Durgapur Anandamoy B.Ed. College  
VIII- Durgapur, P.O.- Kalirhat  
Dist.- Nadia

REF:- AREA TO BE SOLD OUT SHOWN:-  
TOTAL AREA:- 2 1/2 BIGHA OR 3340. 59. Mtr.

**LAND SCHEDULE**

NAME OF MOUZA	PLOT NO.		AREA IN			NAME OF VENDEE
	R.S	L-R	B	K	CHH. DEC.	
DURGAPUR J.L. NO-117.	58	78			35.5	DURGAPUR ANANDAMOY B.ED COLLEGE.
	57	79			47.0	
					82.5	
			MORE OR LESS.			

**DRAWN BY**

*Swapn Ghosh*  
**Swapn Ghosh**  
Surveyor  
Krishnagar, Nadia  
G. R. No 2152-1M

**SIG. OF VENDOR**



*Anandamoy B. Ed. College*

**Government of West Bengal**  
**Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue**  
**Office of the A. D. S. R. KRISHNANAGAR, District- Nadia**  
**Signature / LTI Sheet of Serial No. 07283 / 2010, Deed No. (Book - I , 07541/2010)**

I . Signature of the Presentant

Name of the Presentant	Signature with date
Ananda Mohan Biswas	<i>Ananda Mohan Biswas</i> 13.07.10

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

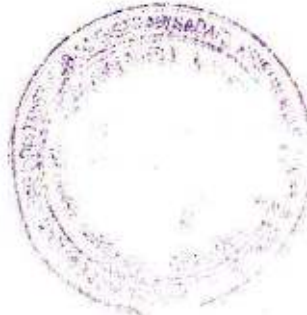
Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Ananda Mohan Biswas Address -Village:Chandannagar, Thana:-Krishnagaunj, District:-Nadia, WEST BENGAL, India, P.O. :-Chandannagar	Self		 LTI	<i>Ananda Mohan Biswas</i>
			13/07/2010	13/07/2010	

**Name of Identifier of above Person(s)**

Subrata Dutta  
 Village:Chandannagar, Thana:-Krishnagaunj,  
 District:-Nadia, WEST BENGAL, India, P.O.  
 :-Chandannagar

**Signature of Identifier with Date**

*Subrata Dutta*  
13.07.10



(Tapan Kumar Kar)

**ADDITIONAL DISTRICT SUB-REGISTRAR OF KRISHNAGAR**  
**Office of the A. D. S. R. KRISHNANAGAR**



দলিল দাখিল কারক দাতা / গ্রহীতা / দাতাগণের / গ্রহীতাগণের ফটো ও দশ আঙুলের ছাপ

ফটো	বাম হাত					
	ডান হাত					

Amalendu M. S. Leonis Swes

আমার দ্বারা উপরোক্ত ছবি ও টিপসহি প্রত্যায়িত হইল-

ফটো	বাম হাত				<i>Amalendu M. S. Leonis Swes</i> President Durgapur Anandamoy B.Ed. College Vill- Durgapur, P.O.- Kallihat Dist.- Nadia	
	ডান হাত					

আমার দ্বারা উপরোক্ত ছবি ও টিপসহি প্রত্যায়িত হইল-

ফটো	বাম হাত					
	ডান হাত					

আমার দ্বারা উপরোক্ত ছবি ও টিপসহি প্রত্যায়িত হইল-

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 23  
Page from 1806 to 1816  
being No 07541 for the year 2010.



*TK*

(Tapan Kumar Kar) 16-July-2010  
ADDITIONAL DISTRICT SUB-REGISTRAR OF KRISHNAGAR  
Office of the A. D. S. R. KRISHNANAGAR  
West Bengal