

year-2014

Deed No. I-4996



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Checked by.- Compared by:-
[Signature]

09 JUL 2015



F (I). *[Signature]*

F (II). *[Signature]*

G (a). *[Signature]*

G (b). *[Signature]*

C.F.S. *[Signature]*

Stamp. *[Signature]*

Xerox. *[Signature]*

Copy Delivered to *[Signature]*

Copy No. 09/07/2015

Certified to be true copy.

[Signature]
Registrar, Malda
U/s 7(2) of the Registration Act.

09 JUL 2015

4992

I-4996



পশ্চিমবঙ্গ পশ্চিমবঙ্গ WEST BENGAL

The document is admitted to registration. The endorsement sheets and the signature sheet attached with this deed are part of the document.



Registrar, Malda
U/s 7(2) of the Registration Act.

DEED OF SALE

This Sale Deed is executed on 07.02.2014

দেওয়ান মন্ডল
দেওয়ান মন্ডল



Deed of Sale Valued Rs. 18,53,213/-, Dist- Malda, P.S.- Ratua, Mouza - Sultanpur, J.L. No. 137, under District Sub-Registry Office, Malda. Total area of sold land of vendor is 102.00 Decimals or 1.0200 Acres.

Vendee of the Deed: Sri Sri Ramkrishna Educational & Welfare Trust, (A Non- Govt. Organisation Regd. Under Trust Registration Act, 1962), Registration No IV-00021 of 2014. of Vill - Madiaghat (Sovanagar), P.O.- Ekborna, P.S.- Ratua, Dist.- Malda, Pin-732204, W.B..

In favour of **Sri Sri Ramkrishna Educational & Welfare Trust**, Secretary, Avimanyu Mandal, S/O Late Dukshu Mandal, by caste Hinduism, by profession Social Service of Vill- Kairitola, P.O-Ekborna, P.S.- Pukhuria, Dist- Malda, Indian citizen, PAN No. AKBPM9765D.

Cont.....P/2



Vendor of the Deed : Sarat Chandra Upadhyay, S/O- Late Dinesh Chandra Jha, residence of at Vill.- Abhirampur Bandh Road, P.O.- Makdumpur, P.S.- English Bazar, Dist- Malda, PIN- 732103, By caste Hinduism, by profession Cultivation, Indian Citizen.

It is a Sale Deed of immoveable property. I, the Vendor of Scheduled described property of this Deed on getting the land by Power of Attorney and I am owning and possessing the same.

AND WHEREAS Vendor is lawfully seized and possessed of sufficiently entitled to the property described fully in the schedule below.

AND WHEREAS the Vendor has agreed to sell the land / property to the Vendee Trust and the vendee has agreed to accept the same.

NOW THIS DEED OF SALE WITNESSES AS FOLLOWS:-

With the sole objective of providing D.El.Ed. & B.Ed Training programme among the intending students / trainees in and around our locality when the Secretary on behalf of College wishes to have the land measuring 102 Decimals in its name (Sri Sri Ramkrishna Educational & Welfare Trust) for smooth running of the D.El.Ed. & B.Ed. Course / Teachers Training Course (Primary and Secondary) in its own infrastructure, the Vendor, with the mother organization of the College at once come forward to sale the land in favour of the College. In fact, the Vendee, a proposed teachers training college wishes to establish, run, maintain a D.Ed. & B.Ed. College for promoting and providing D.Ed. & B.Ed. Course among the intending trainees in an around the locality.

As the Vendee wishes to cater Primary and Secondary Teachers Training Program (D.El.Ed & B.Ed. Course) to the intending trainees the Vendor of this deed sells the land on delivering and giving up the title and possession of the land by executing this gift deed in favour of Vendee admits and acknowledges that all that right, possession and interest as the Vendor had and have on ceasing absolutely do hereby vest to and upon the vendee of the deed this day.

Cont.....P/3



From this very day the Vendee of this deed becoming owner and possessor of the schedule properties in place of Vendor shall, on mutating his name with the zamindars, go on paying rent with all right to gift, own and possess peacefully for ever to which I or my heirs and successors or any of them shall not put any disturbance, nor shall I or my heirs and successors put any claim or raise any objection to the same and even if so put or object, shall not be granted and allowed in any court of law.

This sold property has not been charged or mortgaged and has not been contracted with any one, nor we have done any act for transfer or lien or charge in any way but is free land from all sorts of encumbrance and claims and is sold as free property by this deed in favour of the Vendee Trust / College i.e., Sri Sri Ramkrishna Educational & Welfare Trust. In case of sustaining any loss or injury to purchased ownership and title and possession of the vendee Trust because of defect of title in me/us or for any my/ our acts, then vendor will be the subject to legal consequences and if any that event for making perfect to the vendee Trust's title any necessity arises for doing any act or executing any deed, I the vendor will do that without any pretext or plea.

With all these we, the vendor of this deed in good health and sound mind out of own accord without any body's request execute and register this deed of sale in favour of Sri Sri Ramkrishna Educational & Welfare Trust of Education on this day of 7th Day of February , 2014.

Schedule of Sold property :

District Malda, PS- Addl. Dist. Sub-Registry Office Malda, under Mouza – Sultanpur, JL No – 137, BL and LRO – Ratua II.

Khatian No	Plot No.	Classification	Total land Area	Area
794	421	Bagan	151 Decimals	102 Decimals

Cont.....P/4

Sunnet Ch Upadhyay

Asmaul Sk



The land is acquired by the Power of Attorney that is recorded in the name Dinesh Chandra Jha which is acquired from Power of Attorney deed No. 164 date 04/09/2013, ADSR Sadar Malda.

Total area of Scheduled land is 102 Decimals / 1.02 Acres.

Boundary of the Schedule Land

On the North -	Land of Vendor
On the South -	Land of Mohini Mandal Welfare Trust
On the East -	Land of Bablu Pathak
On the West -	Road

The Bengali meaning of the deed is read out in front of the Vendor.

Drafted and typed by

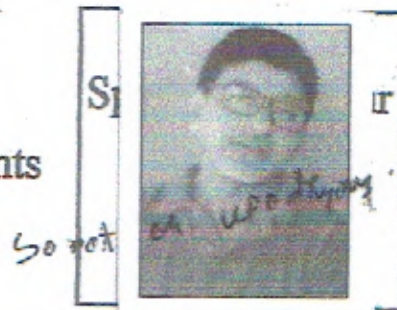
Sunnet Ali
Advocate
Malda Bar Association Malda
Enrolment no - F 994/2000

Witness

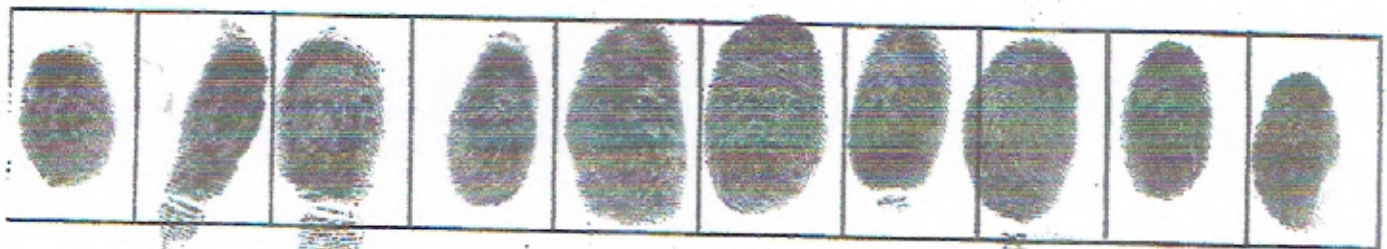
Asmaul Sk
Eklaish SK
Charakfala
Uangaprosad
Mothabari
Malda-732207

ADDITIONAL SHEET

Left Hand Finger Prints



Right Hand Finger Prints



কনিষ্ঠ অনামিকা মধ্যমা তর্জনি বৃদ্ধাঙ্গুলী বৃদ্ধাঙ্গুলী তর্জনি মধ্যমা অনামিকা কনিষ্ঠ

স্বাক্ষর So rat ch upodhyay

Left Hand Finger Prints



Right Hand Finger Prints



কনিষ্ঠ অনামিকা মধ্যমা তর্জনি বৃদ্ধাঙ্গুলী বৃদ্ধাঙ্গুলী তর্জনি মধ্যমা অনামিকা কনিষ্ঠ

স্বাক্ষর Arunima Mandal



Major Information of the Deed

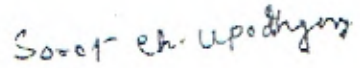
Deed No:	1-0910-04996/2014	Date of Registration	07/02/2014
Query No / Year	0910-0001939515/2014	Office where deed is registered	
Query Date	07/02/2014 1:32:31PM	D.S.R. Malda, District: Malda	
Applicant Name, Address & Other Details	Md Sariful Islam Maida Bar Ass, Thana: English Bazar, District: Malda, WEST BENGAL, PIN-732101, Mobile No.: 9734946060, Status : Advocate		
Transaction	Additional Transaction		
(0101) Sale, Sale Document			
Set Forth value	Market Value		
Rs.2,81,000/-	Rs.18,53,213/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 92,661/- (Article:23)	Rs.18,532/- (Article:A(1))		
Remarks			

Land Details:

District: Malda, P.S:- English Bazar, Gram Panchayat: Araidanga, Mouza: Sultanpur, JI No:137, PinCode: 732103

Sch No	Plot Number	Khatian Number	Land Proposed ROR	Use	Area of Land	Setforth Value (in Rs.)	Market Value (in Rs.)	Other Details
L1	LR- 421	LR- 794	Bagan	Bagan	102.00 Dec	18,53,213/-	18,53,213/-	

Seller Details:

Sl No	Name, Address, Photo, Fingerprint and Signature			
	Name Sarat Chandra Upadhyay (Presentant) Son of Late Dinesh Chandra Jha, Executed by: Self, Date of Execution: 07/02/2014 ,Admitted by: Self, Date of Admission: 07/02/2014, Place: Office	Photo  07/02/2014	Finger Print  LTI 07/02/2014	Signature  07/02/2014
Abhirampur Bandh road, P.O:- Makdumpur, P.S:- English, District: Malda, West Bengal, India, PIN-732103 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of India, Aadhaar No Not Provided by UIDAI, Status : Individual, Executed by: Self, Date of Execution: 07/02/2014 ,Admitted by: Self, Date of Admission: 07/02/2014, Place: Office				



Buyer Details:

SO No	Name, Address, Photo, Finger print
1	Sri Sri Ramkrishna Educational & Welfare Trust Present Secretary Avimanyu Mandal S/o Late Dukshu Mandal, Vill Kairitola, P.O.- Ekborna, P.S.- Pukhuria, District Malda, West Bengal, India, PIN- Sex: male, By Caste: Hindu, Occupation: Others Citizen of: India, Aadhaar No Not Provided by UIDAI, Status: Individual, Status: Not Executed

Identifier Details:

Name	Photo	Finger Print	Signature
Asmaul Sk Son of Eklash Sk, Charaktola, P.O: Gangaprasad, Thana: Kaliachak, Maida, WEST BENGAL, India, PIN-732207,			Asmaul-Sk
	07/02/2014	07/02/2014	07/02/2014

Identifier Of Sarat Chandra Upadhyay

Transfer of property for L1

Sl.No	From	To. With area (Name-Area)
1	Sarat Chandra Upadhyay	Sri Sri Ramkrishna Educational & Welfare Trust Present Secretary Avimanyu Mandal - 102.00Dec

Land Details as per Land Record

District: Malda, P.S:- Pukhuria, Gram Panchayat: Araidanga, Mouza: Sultanpur, JI No:137, Pin Code:732103

Sch No	Plot & Khatian Number	Owner name in English as selected by Applicant
L1	LR Plot No:- 421, LR Khatian No:-794	Owner: শরৎ চন্দ্র উপাধ্যায় Gurdian: দীনেশ চন্দ্র বা, Address: নিজ Classification: বাগান, Area:1.2584 Acre. Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number: I-09100499612014

On 07-02-2019

Certificate of Admissibility (Rule 43, W.B. Reg. 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number: 23 of Indian Stamp Act 1899.

Presentation: (Under Section 52 & Rule 22A(3) of West Bengal Registration Rules, 1962)

Presented for registration at 14:07 hrs on 07-02-2014, at the Office of the D.S.R. MALDA by Sarat Chandra Upadhyay, Executant.

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. 18,53,213/-



Admission and Execution (Under Section 34)

Execution is admitted on 07/02/2014 by Sarat Chandra Upadhyay, Son of Late Dinesh Chandra Jha, Abhicampur, P.O: Makdumpur, Thana: English Bazar, District: Malda, WEST BENGAL, India, PIN-732207, by caste Hindu, by Profession Others

Indetified by Asmaul Sk, Son of Eklash Sk, Charaktola, P.O: Gangaprasad, Thana: Kaliachak, Malda, WEST BENGAL, India PIN-732207, by caste Muslim, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 18,532/- (A(1) = Rs 18,532/-) and Registrati Fees paid by Cash Rs0/-, by online = Rs 18,532/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/02/2014 2:36 PM with Govt. Ref. No: 192019200124689371 on 07-02-2014, Amount Rs: 18,532/-, Bank: State Bank of India (SBIN0000001), Ref.No.IKOAJKCRZ1 on 07-02-2014, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 92,661 /- and Stamp Duty paid by Stamp Rs5,000 ,by online = Rs 87,661/-

Description of Stamp

Stamp: Type: Court Fees, Amount: Rs.10/-

Stamp: Type: Impressed, Serial no 283, Amount: Rs.5,000/-, Date of Purchase:07/02/2014, Vendor name: Haripada Go

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online 07/02/2014 2:36 PM with Govt. Ref. No: 192019200124689371 on 07-02-2014, Amount Rs 87,661 /- Bank: State Bank of India (SBIN0000001), Ref. No. IKOAJKCRZ1 on 07-02-2014, Head of Account 0030-02-103-003-02

Gota

**(Amitava Dutta) 07-02-2014 15:40:20
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. MALDA
West Bengal.**



Admission and Execution (Under Section 34)

Execution is admitted on 07/02/2014 by Sarat Chandra Upadhyay, Son of Late Dinesh Chandra Jha, Abhicampur, P.O: Makdumpur, Thana: English Bazar, District: Malda, WEST BENGAL, India, PIN-732207, by caste Hindu, by Profession Others

Indetified by Asmaul Sk, Son of Eklash Sk, Charaktola, P.O: Gangaprasad, Thana: Kaliachak, Malda, WEST BENGAL, India PIN-732207, by caste Muslim, by profession Others

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Gota

**(Amitava Dutta) 07-02-2014 15:40:20
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. MALDA
West Bengal.**