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पश्चिम बंगाल WEST BENGAL

53AA 934179

F (1) 1.00
 F (2) 1.00
 C (a) 1.00
 C (b) 1.00
 Stamp Fee 1.00
 Court Fee
 Xerox Charge
 Total fee 4.00
 Rupees
 Copy prepared Signed Seal and
 Delivered to Sri. M. K. Chatterjee
 Copy No. 4650 dt. 27/05/12



The instrument is verified & Authenticated

Anupam Adhya

Anupam Adhya
NOTARY
 Regn. No.-8/2007
 Bolpur, Birbhum
 Govt. of W.B.

Notary

[Signature]

Additional District Sub-Registrar
Bolpur, Dist. Birbhum

07 MAY 2012

4875

P 4817



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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Signature Sheet and
Endorsement Sheets the part
& parcel of the document.

[Handwritten Signature]
 Additional District Sub-Registrar
 Bolpur, Birbhum

25 JUL 2005

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made, this 25th day of July, 2005.

BETWEEN

1) SRI PRASANTA SARKAR S/O. Late Krishnapal Sarkar,
 2) SRI SIDDESHNA SARKAR S/O. Late Rampada Sarkar, (3) SRI
 BIKENDRA KUMAR ROY S/O. Late Kurlidhar Roy, (4) SRI SWARUP
 KUMAR SARKAR S/O. Haradhan Sarkar, all by religion-Hindu
 (Indian Citizen), by profession-Business, residents of
 Sural, P.O. Sriniketan, P.S. Bolpur, District. Birbhum,

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[Handwritten Signature]
Anupam Adhya
NOTARY
Regn. No.-8/2007
Bolpur, Birbhum
Govt. of W.B.

[Handwritten Signature]

// 2 //

hereinafter called the VENDORS (which expression unless excluded by or repugnant to the context hereof shall mean and include their heirs, executors, assigns and legal representatives) of the FIRST PART.

A _ N _ D

MALANCHA PRIMARY TEACHER TRAINING INSTITUTION situated at Usark Purbapally, Santiniketan, P.S. Bolpur, Dist. Birbhum, represented by its Secretary, hereinafter called the PURCHASER (which term or expression shall unless excluded by or repugnant to the subject or context shall include its heir or heirs executors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS the Vendors purchased the property mentioned in the schedule below by a deed of sale bearing No.140 for the year 2002 of D.S.R., Bolpur AND WHEREAS after said purchase the present Vendors as Owner of the said schedule property has paid rent and taxes in their names after mutation in the record of settlement. Now the Vendors intend to sale the Schedule property in consideration of the sum of Rs.17,39,000/- (Rupees seventeen lakh thirty nine thousand) only for urgent need of money which is paid by the purchaser and the said purchaser agreed to purchase the said property in present market price as is where is basis (only land) area being 41 Katas 19 Gandas 32 Sft. or 2809.92 Square Metre more or less showing in RED coloured border of the Deed Plan attached herewith.

The Instrument is verified
&
Authenticated

Anupam Adhya
NOTARY
Regn. No.-8/2007
Bolpur, Birbhum
Govt. of W.B.

Contd....3p.

26/10/2012

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NOW THIS INSTRUMENT WITNESSETH that in consideration of the said sum of Rs. 17,39,000/- (Rupees seventeen lakh thirty nine thousand) only the above purchaser paid in cash before the execution of these presents to the vendors the receipt whereof in full the Vendors do hereby admit and acknowledge and of and from the same and every part thereof for discharge and acquit the purchaser the Vendors doth hereby grant, convey, sell, transfer and assign the sale unto the purchaser of ALL THAT the said property measuring an area 41 Kata 19 Gandas 12 Sft. or 2809.92 Square metre more or less showing in the RED coloured border of the Deed Plan Attached herewith morefully and particularly described in the Schedule herounder written or HOWSOEVER OTHERWISE the said property and hereditament is or to any time hereto before were or was situated butted and bounded called known numbered described and distinguished TOGETHER WITH the right of user path, drain, electric line, telephone connection with advantages of water pipes connection laid or to be laid by the Vendor is hereby sold AND ALSO all yards, sewers, drains, water courses, rights, liberties, privileges and appurtenances whatsoever to the said property hereditament or any estate, right, title, interest claim or demand whatsoever of the said vendors in and upon the said plot hereinbefore mentioned or any part thereof free from all encumbrances TOGETHER WITH all deeds and muniments of title extensively relating to and concerning the said property hereditament hereby sold or any part thereof which now is or hereafter shall or may be in the possession power or control of the said Vendors

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Anupam Adhya

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Bolpur, Birbhum
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Contd....4p.

26/07/07

// 4 //

TO HAVE AND TO HOLD the said property hereditament hereby granted or expressed so to be unto and to the use of the said Purchaser absolutely and forever AND the vendors doth hereby covenant with the purchaser that notwithstanding any act, deed or things by the Vendors or their predecessors in title done or executed or knowingly suffered to the contrary the Vendors now has good right and full and absolute power and indefeasible title to grant, transfer and convey the said property hereditament thereby granted and transferred or expressed so to be and every part thereof and that the said purchaser shall and may all time hereafter, peacefully and quietly possess and enjoy the said property hereditaments and receive the rents and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the said Vendor or any person lawfully or equitably claiming from under or in trust from him or from or under any of the predecessors in title in the said portion is hereby sold and that is free and clear and freely and clearly and absolutely saved discharges harmless and kept indemnified against all estate and encumbrances created by the Vendors and FURTHER THAT THE vendors and all person having or lawfully or equitably claiming any estate or interest in the said property hereditament or any part thereof from under or in trust for the said vendors shall and will from time to time and all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts, deeds, matters and things whatsoever for further better and more fully assuring the said property hereditament hereby sold and every part thereof unto and to the use of the said Purchaser.

Contd....Sp.

The Instrument is verified
&
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Bolpur, Birbhum
Govt. of W.B.

20/11/20

// 5 //

That the vendors hereby declare that the scheduled property is compelling free from all encumbrances, liabilities and charges and it has been attached in any court proceedings or any scheme of equivalent or requisition by the State Govt. and it is not a dispute property and is after ward after the completion of the sale if the property be found any dispute then the Vendors will be bound to repay all the consideration money along with interest thereon to the Purchaser within a short period.



SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of the property an area 41 Katas 19 Gondas 32 Sft. or 2809.92 Square Metre of Bastu land more or less showing in the RED coloured border of the Deed Plan attached herewith situated at Surul in the State of West Bengal within the District of Birbhum, Mouza-Surul, J.L.No.104, R.S.Khatian No. 921, L.R.Khatian No.2421, R.S. and L.R. Dag No.2103.

The above property is under the State of West Bengal annual proportionate rent as fixed by the Govt. payable to the S.L. & L.R.O. Bolpur Block, District. Birbhum in favour of the Government of West Bengal.

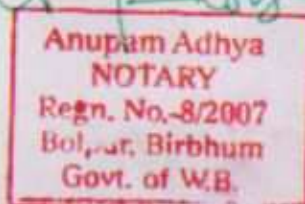
The instrument is verified
&
Authenticated

The above property is butted and bounded as follows:

Sub-Plot No.22

ON THE NORTH : 20' wide passage.
ON THE SOUTH : 15' wide passage.
ON THE EAST : R.S.Plot No.2607.
ON THE WEST : 10P 30 and 31

Contd...6p.



22/07/2012

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Sub-Plot No.35,36 add 37

ON THE NORTH : 15' feet wide passage.
ON THE SOUTH : R.S.Plot No.2104.
ON THE EAST : LOP No.30.
ON THE WEST : 15' feet wide passage.



Sub-Plot No.34

ON THE NORTH : Land of Biswabharati.
ON THE SOUTH : L.O.P. No.34.
ON THE EAST : 15' feet wide passage.
ON THE WEST : Land of Biswabharati.

IN WITNESS WHEREOF the Vendors hereto these presents have hereunto set and subscribed their respective hands and seal on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

By the parties in presence of:

1) Prodip Ghosh
Suntal

Rambabu Hoora
Suntal

স্বাক্ষর করা হয়েছে
বিদায়িত্ব গ্রহণের
সময় উপস্থিত এবং
স্বাক্ষর করা হয়েছে

The instrument is verified
&
Authenticated

(SIGNATURE OF THE VENDORS)

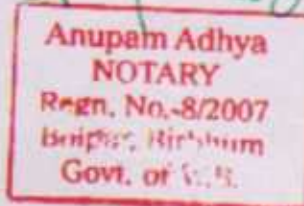
Drafted by me

Chandran Prasad Kar
(ADVOCATE)

Typed by me

Ram Lal Das

(Handwritten signature)



(Handwritten signature)



// 7 //

MEMO OF CONSIDERATION


RECEIVED an amount of ₹.17,39,000/- (Rupees Seventeen lac Thirty Nine thousand) only in Cash.

WITNESSES:

- 1) স্বাক্ষরিত হওয়া
স্বাক্ষর
- 2) স্বাক্ষরিত হওয়া
স্বাক্ষর












স্বাক্ষরিত হওয়া
স্বাক্ষরিত হওয়া
স্বাক্ষরিত হওয়া
স্বাক্ষরিত হওয়া

(SIGNATURE OF THE VENDORS)











The Instrument is verified
&
Authenticated

দুই হাতের আঙুল-এর ছাপ (টিপ)



দপ্তর/প্রতিষ্ঠান	ব্যক্তি	বাম হাতের আঙুল-এর ছাপ (টিপ)		ডান হাতের আঙুল-এর ছাপ (টিপ)	
		ছাপ	নাম	ছাপ	নাম
বিভাগ/কেন্দ্র	 [Signature]		বাম		ডান
			আঙুল		আঙুল
			মাঝ		মাঝ
			চক্র		চক্র
			কনিষ্ঠ		কনিষ্ঠ

The instrument is verified & Authenticated

দপ্তর/প্রতিষ্ঠান	ব্যক্তি	বাম হাতের আঙুল-এর ছাপ (টিপ)		ডান হাতের আঙুল-এর ছাপ (টিপ)	
		ছাপ	নাম	ছাপ	নাম
বিভাগ/কেন্দ্র	 [Signature]		বাম		ডান
			আঙুল		আঙুল
			মাঝ		মাঝ
			চক্র		চক্র
			কনিষ্ঠ		কনিষ্ঠ

Anupam Adhya
 NOTARY
 Regn. No.-8/2007
 Birbhum, Birbhum
 Govt. of W.B.

২/৩৬৬-

দুই হাতের আঙুল-এর ছাপ (টিপ)



		বাঁ হাতের আঙুল-এর ছাপ (টিপ)		ডান হাতের আঙুল-এর ছাপ (টিপ)	
দক্ষিণ/প্রমাণ	স্বাক্ষর শংকর চন্দ্র বসু		কনিষ্ঠা	অঙ্গুলি	
			মাঝামাঝি	অঙ্গুলি	
			অঙ্গুলি	অঙ্গুলি	
বিক্রেতা/স্বত্বাধী			কনিষ্ঠা	অঙ্গুলি	
			অঙ্গুলি	অঙ্গুলি	


The instrument is verified & Authenticated

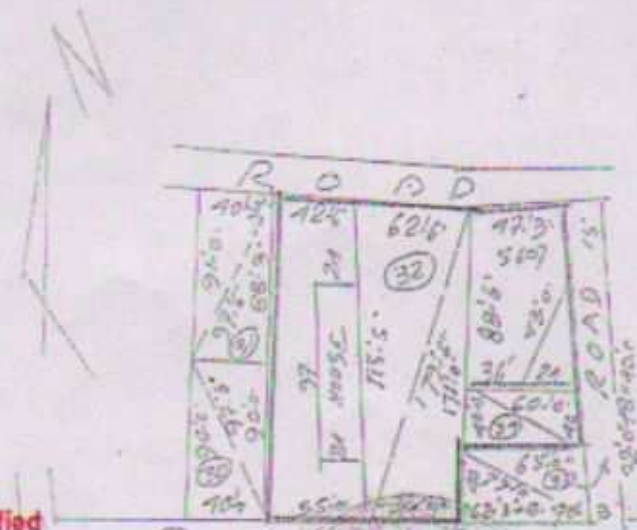
		বাঁ হাতের আঙুল-এর ছাপ (টিপ)		ডান হাতের আঙুল-এর ছাপ (টিপ)	
দক্ষিণ/প্রমাণ	স্বাক্ষর Anupam Adhya		কনিষ্ঠা	অঙ্গুলি	
			মাঝামাঝি	অঙ্গুলি	
			অঙ্গুলি	অঙ্গুলি	
বিক্রেতা/স্বত্বাধী			কনিষ্ঠা	অঙ্গুলি	
			অঙ্গুলি	অঙ্গুলি	

Anupam Adhya
NOTARY
 Regn. No.-8/2007
 Birbhum
 West Bengal

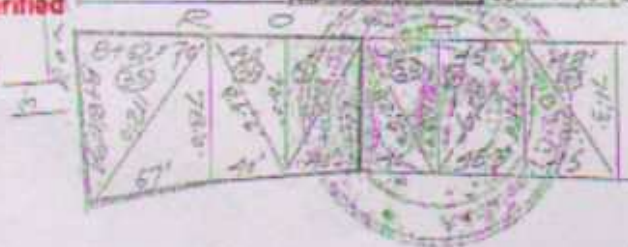
26/07/20



SITE PLAN OF DIST. BIRBHUM
 P.S. BOLPUR. MOUZA SURUL J.L.M.
 104. R.S. KHNO. 931. L.R. KHNO 2421. R.S.
 L.R. DAGO. 2103. BASTU LAND. 414.
 19 GARDAS 32.5A OR 2809.92 SQM
 SHOWN THUS 



The Instrument is verified
 &
 Authenticated

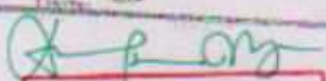


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2007 JUL 25

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Anupam Adhya
 NOTARY
 Regn. No. -8/2007
 Bolpur, Birbhum
 Govt. of W.B.

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Government Of West Bengal
Office of the A.D.S.R. BOLPUR
BIRBHUM
Endorsement For deed Number :I-04817 of 2005
(Serfal No. 04875, 2005)



On 25.07.2005

Certificate of Admissibility (Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1902 duly stamped under 1A Article number 23.4 of Indian Stamp Act 1899 also under section 5 of West Bengal Land Reforms Act, 1955. Court fee stamp paid Rs.10.00/-

Payment of Fees:

Fee Paid in rupees under article A(1) = 19120/- E = 75, H=28/-, M(b) = 4/- on 25/07/2005

Certificate of Market Value (West Bengal rules 1935)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs-1730000/-

Certified that the required stamp duty of this document is Rs.60500/- and the Stamp duty paid as impressive Rs-1000/-

Deficit stamp duty

Deficit stamp duty of Rs.60500/- is paid by the Bankers Cheque number 664453, Bankers Cheque Date 22/07/2005, Bank name STATE BANK OF INDIA, Bolpur, received on 25/07/2005.

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

Presented for registration at 12.41hrs on 25/07/2005 at the Office of the A.D.S.R. Bolpur by Presenta Sarkar Executive

Admission of Execution (Under Section 53)

Execution is admitted on 25/07/2005 by Presenta Sarkar, Serfal, P.S. Bolpur, by caste Hindu, by Profession: Government

Accepted By: Kashi Nath Roy, son of Late Dhote Nath Roy, Serfal, Birbhum, by caste Hindu, By Profession: Cultivation



[Signed with Pen]
Additional District Sub-Registrar Bolpur
Office of the District Sub-Registrar Birbhum
Government of West Bengal

25/07/2005 12:41:20

Additional District Sub-Registrar
Bolpur, Dist. Birbhum

The Instrument is verified
&
Authenticated

25 JUL 2005

[Signature]
Anupam Adhya
NOTARY
Regn. No. 8/2007
Bolpur, Birbhum
Govt. of W.B.

[Signature]



Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. Bolpur, District - Birbhum
Signature / LTI Sheet of Serial No. 04912/2005 Deed No. (Book-1, 04817/2005)

I. Signature of the Presentant

Name of the Presentant	Signature with date
Prosanta Sarkar	 20/09/2005

II. Signature of persons admitting the Execution at Office

Name of the Exponents	Status	Sl.No.	Admission of Execution By	Signature with Date
		1	PROSANTA SARKAR Address: Surul, Bolpur, Birbhum	 20/09/2005
		2	SIDDHARTHA SARKAR Address: Surul, Bolpur, Birbhum	 20.9.05
		3	SURENDRA KUMAR SARKAR Address: Surul, Bolpur, Birbhum	 20/09/05
		4	SWARUP KUMAR SARKAR Address: Surul, Bolpur, Birbhum	 20.9.05

Name of Identifier of above Person(s)
Kashinath Roy
Surul
Birbhum

Signature of Identifier with Date
20.9.05

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&
Authenticated

[Per: Nath Pan]
Additional District Sub-Registrar Bolpur
Office of the District Sub-Registrar Birbhum
Govt. of West Bengal



Additional District Sub-Registrar
Bolpur, Dist. - Birbhum

25 JUL 2005

Page 2 of 1
27705/2005

Alunam Adhya
NOTARY
Regn. No.-8/2007
Bolpur, Birbhum
Govt. of W.B.

20/09/05

Certificate of Registration under section 62 and Rule 55.

Registered in Book - I
CD Volume number 25
Page from 1399 to 1421
Serial No D4817 for the year 2005.



(Parent Instrument dated 25th July, 2005)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BOLPUR
OFFICE OF THE A.D.S.R. BOLPUR
West Bengal

Additional District Sub-Registrar
Bolpur, Dist.-Birbhum



25 JUL 2005

**The Instrument is verified
&
Authenticated**



True Copy

**Anupam Adhya
NOTARY
Regn. No.-8/2007
Bolpur, Birbhum
Govt. of W.B.**

**Certified to be a
True Copy**

Additional District Sub-Registrar
Bolpur, Dist.-Birbhum

07 MAY 2012

26/07/12