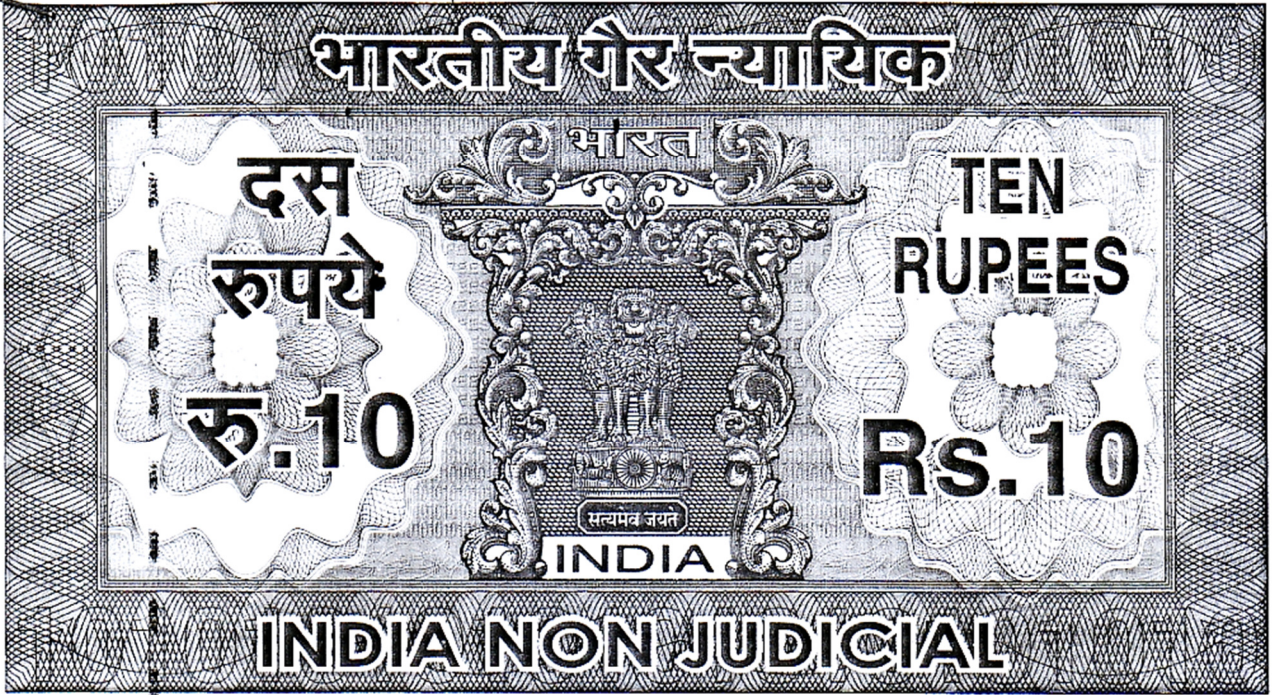


V. 4

D-4621-4634



पश्चिम बंगाल WEST BENGAL

76AA 597035

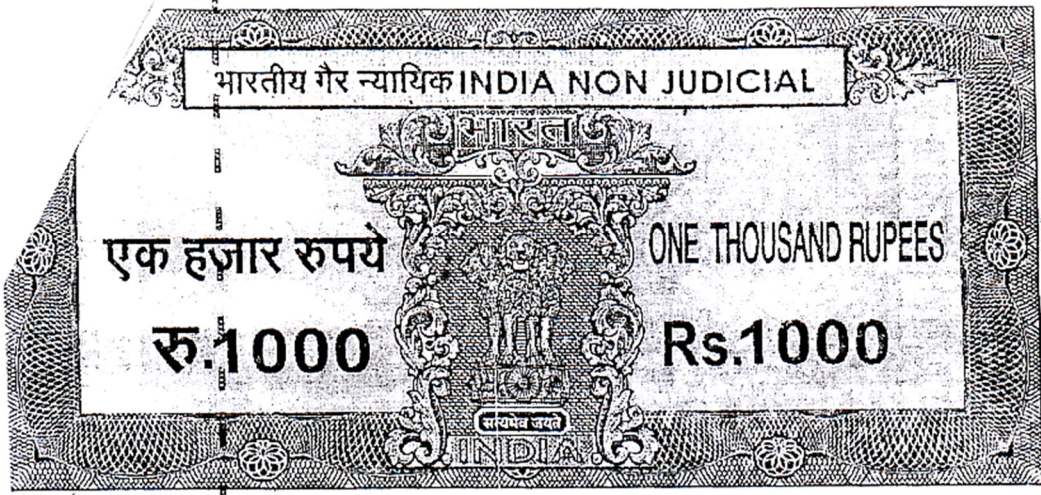
Deed No - 2762/2009



Rmondal

Registrar
West Bengal
E 7 8 APR 2015

4962



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

C 683805

No. 44
2009

SOB REGISTRAR
SITALKUCHI
22 SEP 2009

Handwritten signature and text: कानन मिश्रा, पत्नी अश्विनी मिश्रा



- SALE DEED -

SALE DEED
Valued of Rs. 2,03,789/-
P. S. - Sitalkuchi
Thak No. 442
J L No. - 43
Mouza - Sitalkuchi
R. S. Khatian No. 9211
Land - 31 decimal
R. S. Plot. - 14685

THIS SALE DEED made this 22th day of September, 2009

BETWEEN

Smt. Kanan Misra, W/o. Late Aswini Misra, by religion Hindu, by Occupation - Householdwork, resident of Vill. P.O. Gosairhat Bandar, P.S. Sitalkuchi, Dist. Cooch Behar hereinafter Called the 'VENDOR' (which expression shall unless excluded by or repugnant to the context be deem to include his heirs, successors, executors, administrators, representatives and assigns) of the ONE PART

AND

COOCH BEHAR EDUCATIONAL AND SOCIO - CULTURAL WELFARE SOCIETY, having its office at Vill. & P.O. Gosairhat Bandar, P.S. Sitalkuchi, Dist. Coochbehar, represented by its secretary Sri Shib Sundar Saha, S/o. Sri Dharendra Kumar Saha, by religion-Hindu, by occupation-Social

Contd.....2

Handwritten signature



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

C 991991

- 2 -

Worker, resident of Vill & P.O. Gosairhat Bandar, P.S. Sitalkuchi, Dist. Cooch Behar hereinafter Called 'PURCHASER' (which expression shall unless excluded by or repugnant to the context be deemed to include its heirs, successors, executors, administrators, representatives and assigns) of the OTHER PART.

WHEREAS the VENDOR is seized and possessed of or otherwise well and sufficiently entitled to the land being its absolute owner having good right, title, interest and possession which is described in the schedule below.

All the piece and parcel of the land described in the schedule below for the sake of brevity be referred to as 'SAID PROPERTY' and whereas the VENDOR proposed to sell the said property as he requires money for his own necessary and the purchaser agrees to purchase the said property, the consideration money of the said property being fixed at Rs. 2,03,789/- (Rupees Two Lacks Three Thousand Seven hundred Eighty Nine) only according to the market price.

Contd.....3

[Handwritten signature]
Gosairhat



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

897037

Handwritten signature and date: 08.12.2019

- 3 -

NOW THIS SALE DEED WITNESETH: in pursuance of the said agreement and the above consideration money has been paid by the PURCHASER to the VENDOR in cash at the time execution of this Deed and the VENDOR has received the said consideration money amounting 2,03,789/- only in full satisfaction in presence of undersigned witness. The VENDOR doth hereby admit, grant, convey, sell, transfer and assign the said property together with all his right, title, interest, possession, demand and claim therein with the right of way, path, air, light, passage, water courses, easements, benefits, use and appertunance whatsoever therein with his right of way saved harmless and kept indemnified the said property from all claims, demands, allocation, encumbrances, actions and proceedings taken against the purchaser or relating to the said property, any liability incurred by the Vendor concerning the said property.

And that Vendor hereby convants with the Purchaser that the Purchaser shall or may hereinafter cause of mutating its name and paying rents of the Govt. absolutely and quietly own, possesses and enjoy the said property without any interruption, eviction, objection and disturbance whatsoever by the Vendor or any person lawfully or equitably claiming under him.

Contd.....4

Handwritten signature



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

897036

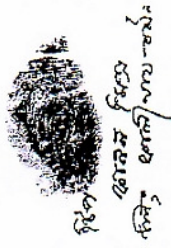
- 4 -

And that the Vendor further covenants with the Purchaser that if it transpires that the property hereby conveyed by him is not free from all encumbrances as herein before stated, the Vendor his heirs, successors, administrators and assigns will be liable to the Purchaser, its her heirs, executors, administrators and assigns and will be bound to make good of amount of loss sustained by the purchaser.

- THE SCHEDULE OF THE PROPERTY REFERRED TO ABOVE -

District - Cooch Behar, P. S. Sitalkuchi, Thak No. 449, J. L. No.43, Mouza - Sitalkuchi, B. L. & L. R. O - Sitalkuchi, R. S. Khatian No. 9211, Total Land of the Khatian - 2.92 acre, at and annual rental of Rs. 11.50 and within the said land the vendor has purchased 79 decimals of land by virtue of two different registered sale deeds bearing no. 1756 dt. 31.05.1985, and 1908, dt. 09.04.1998 which were registered before the office of the joint Sub Register of Mathabhanga at Sitalkuchi, and since the dates of purchase the vendor has been owning and possessing the same and out of which 31 decimals (Thirty one decimals) of land is being sold to the purchaser as per proportionate rent of Rs. 1.22, covered in R. S. Plot No. 14635, Fourteen Thousand Six Hundred Thirty Five, corresponding to L. R. Plot No. 14653, classification of land is "Duyem".
Total sold area - 31 decimals.

Contd....5



- 5 -

- BOUNDARY -

- On the North & West - Vendor herself
- On the South - Land of Madan Barman
- On the East - Land of Bijay Barman

Recent Coloured passport size photograph of the Vendor and Purchaser duly signed by them and thumb impression of them ten fingers are attached herewith in separate sheets.

In witness whereof the Vendor has executed this SALE DEED on 22th day of Sep. 2009 voluntarily in cool and normal brain.

Witness

- 1) Sankshi Gopur Saha
S/o - Madan Mohan Saha
P.O. Vi. of Gosa Mirhat
- 2) Gopi Das Saha
Mathabanga
W.N. 7



The Deed Drafted, dictated and explained by:

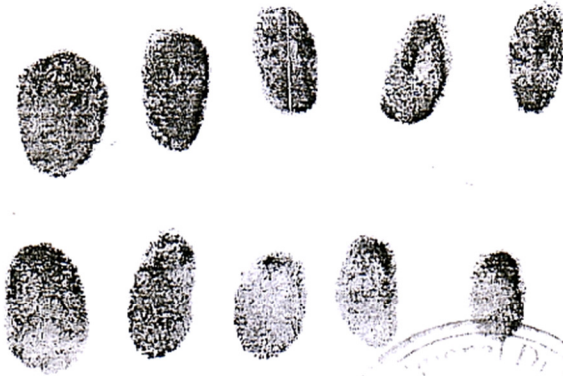
Jamini K. Barman
22-09-09. Advocate
Mathabanga Court.
E.No. F/278/264/92

Registrar
Char

Typed by : Krishna D. T. P. Center, Mathabanga



Shrib Sundar Saha



Shrib Sundar Saha



श्री नारायण मिश्र
विले श्री नारायण मिश्र



Handwritten signature and text in Hindi

Rmondal

Sub Registrar
Bihar

Government Of West Bengal
Office of the S. R. SITALKUCHI
SITALKUCHI
Endorsement For deed Number :I-02762 of :2009
(Serial No. 02627, 2009)

Jn 22/09/2009

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

Presented for registration at 18 55 hrs on 22/09/2009, at the Private residence by Kanan Misra, Executant

Admission of Execution(Under Section 58)

Execution is admitted on 22/09/2009 by

1 Smt. Kanan Misra wife of Lt Aswini Misra, Gossairhat Bandar Sital Kuchi Cooch Behar, Thana Sital Kuchi, caste Hindu, by Profession House wife
Identified By Sakshi Gopal Saha, son of Lt Madan Mohan Saha Gossairhat Cooch Behar Thana: Sital Kuchi, by Profession Hindu By Profession Business

Name of the Registering officer : Naresh Chandra Roy
Designation : SUB-REGISTRAR

On 23/09/2009

Certificate of Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number Indian Stamp Act 1899 also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs. 1

Payment of Fees:

Fee Paid in rupees under article A(1) = 2233/- on: 23/09/2009

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 21

Certified that the required stamp duty of this document is Rs 10189/- and the Stamp duty paid as: Impresive Rs-

Deficit stamp duty

Deficit stamp duty Rs 9000/- is paid, by the draft number 15860, Draft Date 19/09/2009 Bank Name C.B.I, SITALKUCHI received on 23/09/2009.



Name of the Registering officer : Naresh Chandra Roy
Designation : SUB-REGISTRAR

SUB-REGISTRAR
(Naresh Chandra Roy)
SUB-REGISTRAR

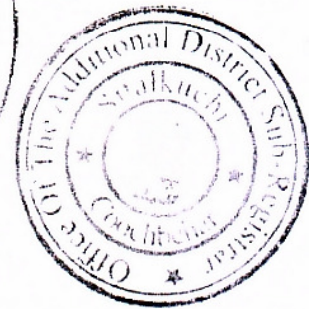
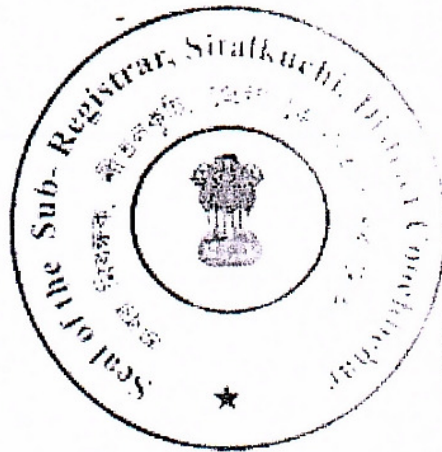
23 SEP 2009


OFFICE OF THE SUB-REGISTRAR OF SITALKUCHI
Govt. of West Bengal

Sub-Registrar
Sitalkuchi

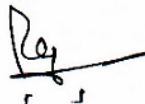
Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 9
Page from 4621 to 4634
being No 02762 for the year 2009.

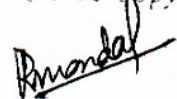



(Naresh Chandra Roy) 23-September-2009
SUB-REGISTRAR
Office of the S. R. SITALKUCHI
West Bengal

Checked by



Deemed to be True Copy



Addl. Dist. Sub-Registrar
Sitalkuchi, Coochbehar

7 APR 2015

7 APR 2015