

पश्चिम बंगाल WEST BENGAL

76AA 597059

Deed No- 2811 for 2009

*Ramondal*

15/01/2015



1. That the document is admitted  
in the presence of the Signatory Shobha  
and the Signatory Shobha with the  
document is the part of the document

SUB-REGISTRAR  
SITALKUCHI

24 SEP 2009

## - SALE DEED -

**SALE DEED**

Valued of Rs. 1,00,000/-  
P. S. - Sitalkuchi  
Thak No. 449  
J. L No. - 43  
Mouza - Sitalkuchi  
R. S. Khatian No. 3883  
Land - 22 decimal  
Jama - 92 Paise  
R. S. Plot. - 14636

THIS SALE DEED made this 24th day of September, 2009

BETWEEN

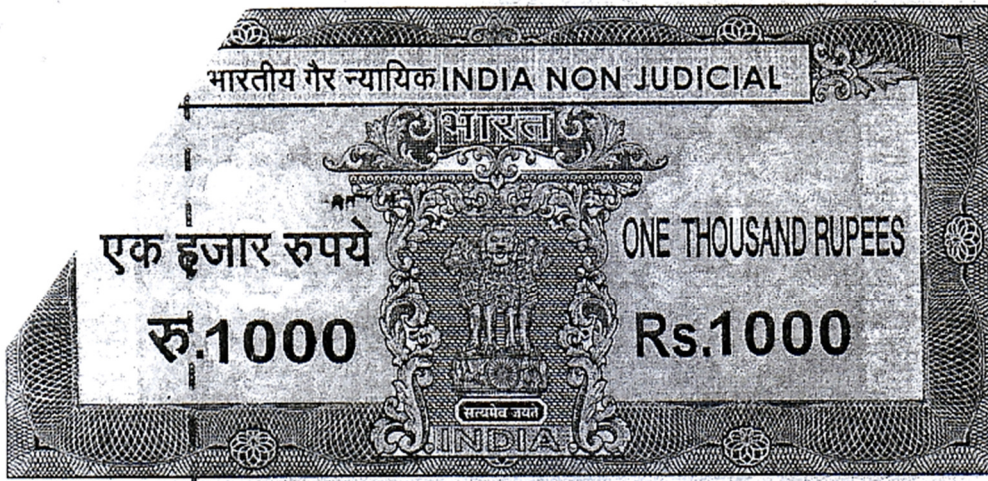
Sri Bijay Barman, S/o. Late Jogendra Barman, by religion Hindu, by Occupation - Agriculture, resident of Vill. & P.S. Sitalkuchi, P.O. Gosairhat Bandar, Dist. Cooch Behar hereinafter Called the 'VENDOR' (which expression shall unless excluded by or repugnant to the context be deem to include his heirs, 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

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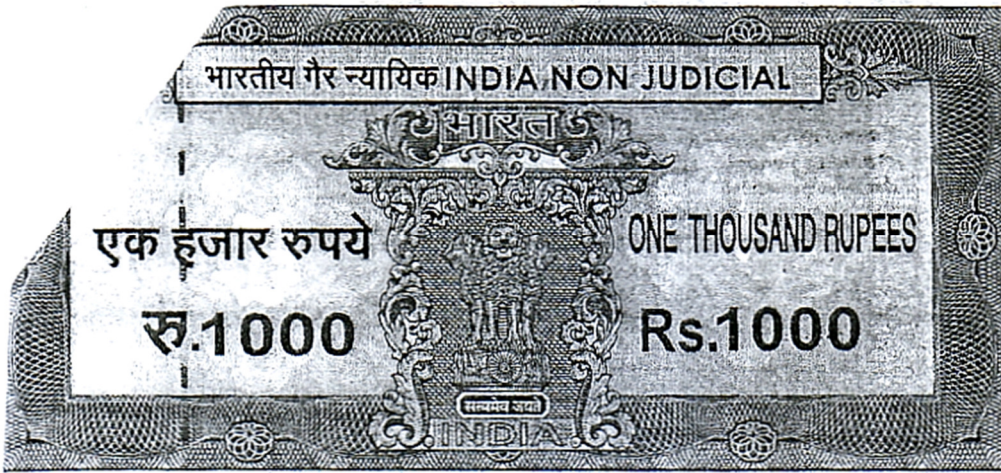
Worker, resident of Vill & P.O. Gosairhat Bandar, P.S. Sitalkuchi, Dist. Cooch Behar hereinafter Called 'PURCHASER' (which expression shall unless excluded by or repugnant to the context be deemed to include its heirs, successors, executors, administrators, representatives and assigns) of the OTHER PART.

WHEREAS the VENDOR is seized and possessed of or otherwise well and sufficiently entitled to the land being his 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. 1,00,000/- (Rupees one Lacks) only according to the market price.

Contd.....3

Registrar  
Cooch Behar



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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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 1,00,000/- 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





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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 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. 3883, Total Land of the Khatian - 1.87 acre, at an annual rental of Rs. 7.83 and within the said land the vendor purchased 22 decimals of land by virtue of a registered sale deed bearing no. 2543 dt. 08.09.2009 which was registered before the office of the joint Sub Register of Mathabhanga at Sitalkuchi, and since the date of purchase the vendor has been owning and possessing the same and out of which 22 decimals (Whole portion) (Twenty Two decimals) of land is being sold to the purchaser as per proportionate rent of Rs. 92 paise, covered in R. S. Plot No. 14636, Fourteen Thousand Six Hundred Thirty Six, corresponding to L. R. Plot No. 14644, classification of land is "Awal".

Total sold area - 22 decimals.

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Be mentioned here that the said land has already been mutated in my name in the present L. R. R. O. R. bearing L. R. Khatian No. 10908.

- BOUNDARY -

On the North	- Purchaser itself
On the South	- Land of Harmohan Barman
On the East	- Land of Dakshina Barman
On the West	- Purchaser itself

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

In witness whereof the Vendor has executed this SALE DEED on 24th day of Sep. 2009 voluntarily in cool and normal brain.

Witness:

*Handwritten signature of witness*

The Deed Drafted, dictated and explained by :

Sri Jitesh Ch. Paul  
Mathabhanga A. D. S. R. Office  
Licence No. MTB(DW)/67

*Jitesh chandra Paul*

*Signature of D. S. R. Officer*

*Typed by : Krishna D. T. P. Center, Mathabhanga*

*Handwritten mark*





Shub Suman Saha

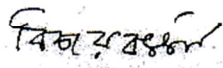


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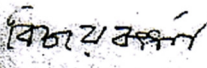
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**Government of West Bengal**  
**Department of Finance (Revenue), Directorate of Registration and Stamp Revenue**  
**Office of the S. R. SITALKUCHI, District- Cooch Behar**  
**Signature / LTI Sheet of Serial No. 02676 / 2009**

Signature of the Presentant

Name of the Presentant	Signature with date
Bijay Barman	 ২৪/৯/০৯

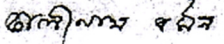
II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Bijay Barman Address - Vill+ P.O- Sitalkuchi Dst- Cooch Behar	Self		 LTI	
			24/09/2009	24/09/2009	

Name of Identifier of above Person(s)

Kalinath Barman  
 PS-Sitalkuchi, Vill- Sitalkuchi Dst- Cooch Behar

Signature of Identifier with Date

 ২৪/৯/০৯



**SUB-REGISTRAR**  
 (Naresh Chandra Roy),  
**SUB-REGISTRAR** 24 SEP 2009  
 Office of the S. R. SITALKUCHI



Government Of West Bengal  
Office of the S. R. SITALKUCHI  
SITALKUCHI  
Endorsement For deed Number :I-02811 of :2009  
(Serial No. 02676, 2009)

009

Date of Admissibility(Rule 43)

Assessable 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. 10.00/-

Payment of Fees:

Fee Paid in rupees under article : A(1) = 1089/- on:24/09/2009

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- 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))

Presented for registration at 16.24 hrs on :24/09/2009,at the Office of the S. R. SITALKUCHI by Bijay Barman, Executant.

Admission of Execution(Under Section 58)

Execution is admitted on 24/09/2009 by

1. Bijay Barman, son of Lt. Jogendra Barman, Vill+ P.o- Sitalkuchi Dst- Cooch Behar, Thana: Sitalkuchi, By caste Hindu, by Profession : Cultivation  
Identified By Kalinath Barman, son of Lt. Baikuntha Nath Barman Vill- Sitalkuchi Dst- Cooch Behar Thana: Sitalkuchi, by caste Hindu, By Profession : Others.



SUB-REGISTRAR  
SITALKUCHI  
[Naresh Chandra Roy]  
SUB-REGISTRAR  
OFFICE OF THE SUB-REGISTRAR OF SITALKUCHI  
Govt. of West Bengal

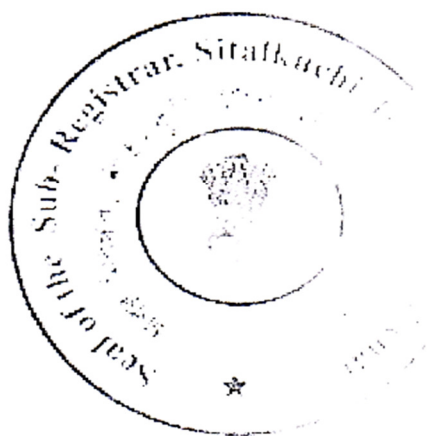
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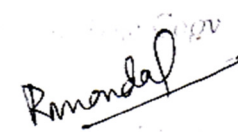
**Certificate of Registration under section 60 and Rule 55.**

Registered in Book - I  
CD Volume number 10  
Page from 316 to 330  
being No 02811 for the year 2009.



  
(Naresh Chandra Roy) 24-September-2009  
SUB-REGISTRAR  
Office of the S. R. SITALKUCHI  
West Bengal

  
1-7-2015

  
1-7-2015