

12234

E-12204



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

A 579901

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

*Moharal Karim*

*Md. Robius Sana*

Registrar, Malda  
11/7(2) of the Registration Act.  
07 NOV 2012

**DEED OF SALE**

THIS DEED OF SALE made this 7th. day of November, 2012.

Area	72 Dec.
Khatian No.	L.R. 278
Plot No.	R.S. & L.R. 319
Mouza	Bishnuprosad
J.L. No.	89
Nature of the land	
Recorded in R.O.R.	Danga
Police Station	Kaliachak,
District	Malda.
Market Value	Rs.3,77,793/-

**BETWEEN**

**UNIVERSAL COLLEGE OF EDUCATION** having its office at Vill. Dharampur, P.O. Meherapur, P.S. Kaliachak, Dist. Malda ( W.B. ). Pin Code No. 732207 represented by the Secretary of Universal College of Education hereinafter called the **PURCHASER** ( which expression shall mean and include unless excluded by or repugnant to the cost its successors, executors, administrators, legal representatives and assigns ) of the one part.

*Md. Taha*

Mobarak Karim

Mr. Rabius Sani

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AND

(1) Mobarak Karim, (2) Rabius Sani both sons of Late Kalimuddin Mandal both of Vill. Bishnuprosad, P.O. Meherapur, P.S. Kaliachak, Dist. Malda (W.B.), Pin - 732207 by caste Muslim, by occupation - Grihasthi, Indian Citizen hereinafter called the **VENDORS** (which expression shall mean and include unless excluded by or repugnant to the context their successors, executors, administrators, legal representatives and assigns) of the other part.

And the land mentioned herein schedule below the vendors became owner through inheritance according to share after passing away of their father of the vendors and correctly recorded in L.R. in B.L. & L.R.O Office in favour of Kalimuddin Mandal who was the father of the vendors and now the vendors are lawfully in possession of the said property with proper right, title & possession.

**AND WHEREAS** the vendors are lawfully seized and possessed of or otherwise sufficiently entitled to the property described fully in the schedule below.

**NOW THIS WITNESSES THAT** in market value a sum of Rs. 3,77,793.00 ( Rupees three lacs seventy seven thousand seven hundred ninety three) only paid by the Secretary on behalf of Universal College of Education, being agreed as the price of the property, and the receipt where of is being acknowledged the vendors do hereby and hereunder grant, convey, sale, transfer assign and assure all their estate and interest in the schedule property with all appurtenances together with all rights, liberties, privileges, easements whatever to the land described in schedule below to the purchaser.

**AND** all the estates, right, title and interest, claim and demand what so ever of the vendors into or upon the same and every part thereof **TO HAVE AND TO HOLD** the same unto and to the use of the Secretary on behalf of Universal College of Education his heirs, executors, administrators, assign absolutely and forever together with title deeds, writings muniments and other evidences of title **AND THE VENDORS** do hereby covenant with the purchaser, his heirs, executors, administrators, representatives and assigns that notwithstanding any acts, deeds or things before done, executed or knowingly suffered to the contrary. The vendors are now lawfully seized and possessed of the said property free from any encumbrances, attachments or defects in title whatsoever and that the vendors have full power and absolute authority to sell the said property in manner aforesaid **AND** the Secretary on behalf of Universal College of Education who is called purchaser shall hereafter peaceable and quietly hold, possess and enjoy the said property in khas without any claim or demand whatsoever from the vendors or any person claiming through or under them.

**AND FURTHER THAT** the vendors, their executors, administrators or assign covenant with the Secretary on behalf of Universal College of Education ( **PURCHASER** ) his heirs, executors, administrators or assigns to save harmless indemnify and keep indemnified the Secretary on behalf of Universal College of Education (**PURCHASER**) his heirs, executors, administrators or assigns from or against all encumbrances, charges and equities whatsoever.

Contd.....3.

Mobarak Karim  
Md. Rabius Sami

AND THE VENDORS THEIR HEIRS, ADMINISTRATORS AND ASSIGNS FURTHER COVENANT THAT THEY SHALL AT THE REQUESTS cost of the Secretary on behalf of Universal College of Education (PURCHASER) his heirs executors, administrators or assigns do or execute or cause to be done or execute all lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said poroperty mentioned herein schedule below and ever part thereof in manner aforesaid according to the true intent and meaning of this deed.

The recitals of this deed has been read over and explained to the vendors and purchaser who is the Secretary on behalf of Universal College of Education.

SCHEDULE OF PROPERTY.

District - Malda, Police Station - Kaliachak, Sub - Registry Office - Mothabari,  
Mouza - Bishnuprosad, J.L. No. 89 ( Eighty Nine ),  
Khatian No. L.R. 278 ( Two hundred seventy eight )

<u>Plot No.</u>	<u>Measuring of Selling land</u>	<u>Nature of Land in Recorded in R.O.R.</u>
R.S. & L.R. 319 (Three hundred Nineteen )	<b>72 (Seventy two) Dec.</b> out of 153 Dec.	Danga

On the North - Land of Reajul Karim & Akhtar Hossain, On the South - Land of Golam Hossain,  
On the East - Late of Mosaraf & Others & On the West - 10' feet breadth Common Kancha Road which is added to Niamatpur Pucca Road.

The above schedule if landed property is recorded in L.R. in favour of Kalimuddin Mandal.

IN WITNESS WHEREOF the parties herein have executed these presents on the day, month and year first above written.

Witnesses

Signature of the Vendors

- 1) A.K.M. Hobeahat Rahen  
S/o - Nazrul Islam  
vill - Safanga para p.o - Gangaprosad  
P.S - Kaliachak DS - Malda  
P.N - 732207
- 2) Md. Anwar Ali Mandal  
S/o - Lt. Abdul Rajib Mandal  
vill - Borkola Chandipur  
P.O - Kabiagram Chandipur  
P.S - English bazar  
Dist - Malda.

- 1) Mobarak Karim
- 2) Md. Rabius Sami

Computed by - Prabir Paul  
(Prabir Paul)  
Kaliachak, Malda.

Drafted by - Md. Tulu Sk.  
(Md. Tulu Sk.)  
Advocate,  
Malda Bar Association, Malda



Government Of West Bengal

Office Of the D.S.R. MALDA  
District:-Malda

Endorsement For Deed Number : I - 12204 of 2012  
(Serial No. 12234 of 2012)

On

Payment of Fees:

On 07/11/2012

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:

Amount By Cash

Rs. 4179.00/-, on 07/11/2012

( Under Article : A(1) = 4147/- ,H = 28/- ,M(b) = 4/- on 07/11/2012 )

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.-3,77,793/-

Certified that the required stamp duty of this document is Rs.- 18890 /- and the Stamp duty paid as Impressive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 13900/- is paid, by the draft number 860530, Draft Date 06/11/2012, Bank Name:- State Bank of India, MALDA, received on 07/11/2012

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

Presented for registration at 11.20 hrs on :07/11/2012, at the Office of the D.S.R. MALDA by Mobarak Karim , one of the Executants.

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

Execution is admitted on 07/11/2012 by

1. Mobarak Karim, son of Lt. Kalimuddin Mandal , Village:Bishnuprasad, Thana:-Kaliachak, P.O. :-Mahaerapur ,District:-Malda, WEST BENGAL, India, Pin :-732207, By Caste Hindu, By Profession Cultivation
  2. Rabius Sani, son of Lt. Kalimuddin Mandal , Village:Bishnuprasad, Thana:-Kaliachak, P.O. :-Mahaerapur ,District:-Malda, WEST BENGAL, India, Pin :-732207, By Caste Hindu, By Profession Cultivation
- Identified By Habibur Rahaman, son of Nazrul Islam, Village:Satnagapara, Thana:-Kaliachak, P.O. :-Gangaprasad ,District:-Malda, WEST BENGAL, India, Pin :-732207, By Caste: Muslim, By Profession: Others.

Registrar, Malda

W/s of the Registration Act  
DISTRICT SUB REGISTRAR

**Government of West Bengal**  
**Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue**  
**Office of the D.S.R. MALDA, District- Malda**

Signature / LTI Sheet of Serial No. 12234 / 2012, Deed No. (Book - I , 12204/2012)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Mobarak Karim Village: Bishnuprasad, Thana: -Kaliachak, P.O. :-Mahaerapur ,District: -Malda, WEST BENGAL, India, Pin :-732207	 07/11/2012	 LTI 07/11/2012	<i>Mobarak Karim</i>

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Mobarak Karim Address -Village: Bishnuprasad, Thana: -Kaliachak, P.O. :-Mahaerapur ,District: -Malda, WEST BENGAL, India, Pin :-732207	Self	 07/11/2012	 LTI 07/11/2012	<i>Mobarak Karim</i>
2	Rabius Sani Address -Village: Bishnuprasad, Thana: -Kaliachak, P.O. :-Mahaerapur ,District: -Malda, WEST BENGAL, India, Pin :-732207	Self	 07/11/2012	 LTI 07/11/2012	<i>Mr. Rabius Sani</i>

Name of Identifier of above Person(s)

Habibur Rahaman  
Village: Satriagapara, Thana: -Kaliachak, P.O.  
:-Gangaprasad, District: -Malda, WEST BENGAL, India,  
Pin :-732207

Signature of Identifier with Date

*Habibur Rahaman*  
7/11/12