

D-2362/11



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL
 13/3/14
 13/3/14

A 988306

Dist. Birbhum
 SURE - BIRBHUM

13 MAR 2014

1. (Signature)
 2. (Fingerprint)
 3. (Signature)

Deed of Sale of an immovable property
 Measuring an area of 1.16 Acre
 Settled Value Rs. 8,55,500/-
 Government valuation Rs 17,94,520/- and so the stamp duty
 as per Government valuation Rs. 89,726/- deposited.

THIS DEED OF SALE MADE THIS 13TH DAY OF MARCH, 2014
 BETWEEN

KALESWAR ACADEMY having its Registered Office at Tentuddi, P.O. Chhanna, P.S. Mayureswar, within the limit of Kaleswar Gram Panchayat, Dist. Birbhum in the State of West Bengal, PIN- 731218 represented by its Secretary and Chairperson of Trust, **Asman Zaman**, S/o. Kamruz zaman. of Vill. Ram Ram Pur, P.O. Kuli-Kandi, PIN NO. AULPJ 1130B

(G.M.)
1. Anil Kumar Mondal



2.

(G.M.)
2. Purnachandra Mondal

(G.M.)
3. Manaranjan Mondal

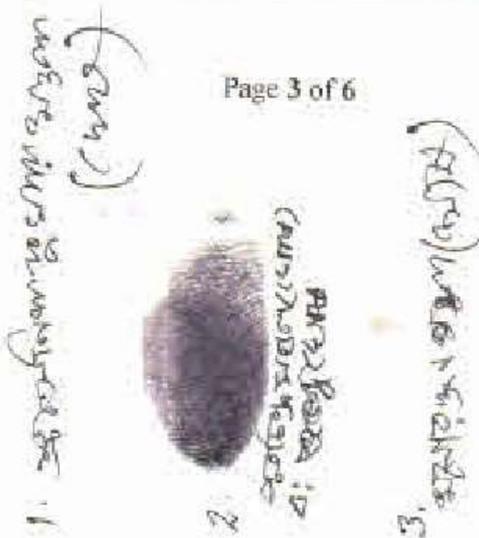
P.S-Burwan, Dist. Murshidabad, Pin-742168, West Bengal, herein after called the purchaser of the one part.

AND

1) ANIL KUMAR MONDAL (GHOSH), 2) PURNACHANDRA MONDAL (GHOSH), 3) MANARANJAN MONDAL (GHOSH), All sons of Late Gobinda Chandra Mandol, by faith Hindu, by Occupation Cultivation, Indian Citizen by birth all resident of Vill. Chhaman, P.O. Chhamna, P.S. Mayureswar, Dist. Birbhum in the State of West Bengal, PIN- 73 1218 hereinafter called as the VENDORS of the Other Part.

AND WHEREAS Gobinda Chandra Mondal (GHOSH) father of 1) Anil Kumar Mondal(Ghosh), 2) Purna Chandra Mondal(Ghosh) 3) Manaranjan Mondal(Ghosh) became the owner of described schedule property (area 0.58 acre) by virtue of the sale deed being No. 10579 for the year 1959 of Ram purhat A.D.S.R. Office which is entered in the book No. 1, volume No. 92, Page No. 245 to 246.

AND WHEREAS the vendors no. 1, Anil kumar Mondal(Ghosh), the vendor no.2, Purnochandra Mondal(Ghosh), the vendor no.3, Manaranjan Mondal(Ghosh), became the owner of described schedule property (area 0.58 acre) by virtue of legal hearer and all sons of Late Gobinda Chandra Mondal(Ghosh) inherited the schedule property in equal shares. Vendors are recorded the same land property in their name in the record of rights by the Govt. Competent authority under section 50 of W.B.L.R. Act and since they have been enjoying the same scheduled land which is free from all sorts of encumbrances.



AND WHEREAS the vendors no. 1, 2 & 3 being in peaceful possession of the said schedule property and having right, title and interest agreed to sale 1.16 acre (one hundred and sixteen decimal) of land which shown in the map annexed herewith in the said property to the purchaser at a consideration of Rs. 8,55,500/- (Rupees eight lakhs and fifty five thousand five hundred) only.

NOW THIS deed witnesses that in pursuant to the said agreement and in consideration of the sum of Rs. 8,55,500/- (Rupees eight lakhs and fifty five thousand five hundred) only paid to the vendors no. 1, 2& 3 respectively for selling their respective share in the said property sold area 1.16 acre (one acre and sixteen decimal) of land.

AND WHEREAS the purchaser with a view to establish a Kaleswar academy on the schedule property being in pressing need of the said piece of land, proposed to the vendors to purchase the said land more specifically demarcated and delineated in the scale -to -drawn map and shown by the border line with all easement, privileges and rights annexed to the said land.

AND WHEREAS the vendors after due discussions and mutual deliberation with the purchaser agreed to sell the said property in part specifically mentioned in the schedule hereunder and the said schedule property shall be at a consideration of Rs. 8,55,500/- (Rupees eight lakhs and fifty five thousand five hundred) only being the highest market price of the same which the purchaser agreed to pay the vendors.

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AND WHEREAS the said vendors has agreed to the absolute sale to the purchaser at the said price the land mention in the schedule free from all sorts of encumbrances.

AND in pursuance of the said agreement and in consideration of the said sum of Rs. 8,55,500/- (Rupees eight lakhs and fifty five thousand five hundred) only duly paid by the purchaser to the vendors by cash as per their share and the receipt whereof is being acknowledged by the vendors and the vendors do hereby grant, convey, sell, transfer, assigns and assure all their right, title, interest in the property described hereunder in the schedule with all appurtenance, privileges, easements whatsoever annexed to the said land and all the estates, right, title, interest claim and demand whatsoever 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 purchaser its successors, executors administrators, assigns absolutely and forever.

AND the vendors do hereby covenant with the purchaser, his successors, executors, administrators, representatives and assignees that not withstanding any acts deeds or things thereto 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 all power and absolute authority to sell the said property in the manner aforesaid.

AND the purchaser shall hereafter peaceably and quietly hold, possess and enjoy the said property in all manner it is capable of without any objection or demand whatsoever from the vendors or any person claiming through or under them.

And vendors they shall at the request and cost of the purchaser, its successor-in-office, executors, administrators or assigns do or execute or executed all such

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lawful acts deeds and things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof in the manner aforesaid.

IN WITNESS WHEREOF the vendors above named has hereto set and subscribed their hands on this day, month and year above mentioned.

SCHEDULE OF THE PROPERTY REFERRED TO ABOVE.

All that piece and parcel of land appertaining Mouza- **Tentuldihi**, J.L. No. **183**, Plot No. **177** (one hundred seventy seven), Khatian - 5, 156 & 209, measuring Land area **1.16** acre (one acre and sixteen decimal) out of **1.73** acre, situated under P.S. Mayureswar, Dist. Birbhum in the State of West Bengal.

The sold area more specifically shown in drawn to sketch map annexed herewith which will be treated as part and parcel of this deed.

The schedule property is butted and bounded by

- On the north side - Plot no 182&181
- On the South side - 183
- On the West side - Plot no 190
- On the East side - 114(pond)



Due to non availability stamp paper the deed is executed of Stamp Paper of Rs. 5,000/- and the balance stamp duty Rs.84726/- is deposited by bank draft vide no. ...024474.,024475..... dt. 12.03.14 of S.B.L., Suri, Birbhum.

The Signature along with ten fingers impression and photocopy is annexed herewith in separate sheet which will be treated as part and parcel of this deed.