



পশ্চিমবঙ্গ প্রজাপত্র WEST BENGAL

Deed No 3392 of 2013

85AA 678546

Fees Paid under Articles

Rs 2.00	(i)	Stamp Paper	Rs 10.00
Rs 2.00	(ii)	Adhesive Paper	Rs 10.00
Rs 12.00	(iii)	Notary Fee	Rs 10.00
Rs 10.00	(iv)		Rs 10.00



Date of Birth: 22.4.15  
 Date of Marriage: 22.4.15  
 Date of Death: 22.4.15  
 Name of Applicant: D. K. Roy  
 Serial No: 11819/3503  
 Signature: [Signature]  
 Date: 22-4-15



3393

3392



22/10/2013  
 2013/50442/13  
 97872/13  
 पश्चिम बंगाल WEST BENGAL

A 919755

A 919795



Falakata S.D.S College  
 represented by

President / Secretary  
 SHISHA MUNDA SEVA SAMITHI  
 Vill. Mukta Para, P.O. Falakata  
 Dist. Jalpaiguri, Pin-735211  
 Reg No. SILL/22674

Confidentiality: This document is confidential and its disclosure to any person without the prior written consent of the District Registrar, Jalpaiguri, may be punishable under the provisions of the Information Act, 2002.

District Registrar  
 Jalpaiguri

**DEED OF CONVEYANCE**

23 OCT 2013

Handwritten signature/initials.

Dist. L. Registration Case No. 975  
 10/3  
 Fees Paid: 250  
 210  
 90  
 Total  
 District Sub-Registrar  
 22 OCT 2013



S.L. No. 28727 Date 22.10.13

Value Rs. 5000 - 00

Issued to Sri/ Smt.

Address

The Academy of Engineering  
Management Trust  
Hoochly

T. K. ROY

STAMP VENDOR  
Licence No: 2 of 81-82  
Tender Registration Office  
Jalpaiguri



Bijin Lal, Jyoti A



1177



Farakali B.E.D College  
Represented by

Bijin Lal

President/Secretary  
BIRSHA MUNDA SEVA SAMITI  
VII, Mukti Para, P.O. Falakata  
Dist. Jalpaiguri, Pin-735211  
Reg No. S/L/22674

CO

District Sub-Registrar  
Jalpaiguri

22 OCT 2013

Debabach Lal,  
Sp. Late Santosh K. Lal,  
South Malidighi bye lane,  
P. & M. Co. Bazar.



Falkali B. E. College  
Representative of  
Bibin Lal  
President / Secretary  
DIRSHA MUNDA SEVA SAMITI  
Vill. Mukti Para, P.O. Falakata  
Dist. Jalpaiguri, Pin-735211  
Reg No. SJL/22674

## DEED OF CONVEYANCE

Market Value of Rs. 48,11,570/-

Total Area - 3 Bighas along with tin sheet construction

Mouza - Jaychandpur

P.S. - Falakata

Dist - Jalpaiguri

RS Khatian No - 88/1

LR Khatian No. 857

RS J.L. No. 93, LR J.L. No. 18

RS Plot No. 220

Panchayet Area

Classification - Sahari

Offl  
Advocate

..... Contd P-2



Salakata B.F. College  
Represented by

Brijendra Kumar  
President / Secretary  
SIRSHA MUNDA SEVA SAMITI  
Vill. Mukti Para, P.O. Falakata  
Dist. Jalpaiguri, Pin-735211  
Reg No. SJIL/22674

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## DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE IS MADE ON THIS THE 22<sup>ND</sup> DAY OF  
OCTOBER IN THE YEAR TWO THOUSAND THIRTEEN

### BETWEEN

THE ACADEMY OF ENGINEERING & MANAGEMENT TRUST, registered under  
Indian Registration Act, having its office at Kapasdanga (Old), P.O. & Dist.  
Hoogly, West Bengal, hereinafter called the "PURCHASER" (which expression  
shall mean and include unless excluded by or repugnant to the context of  
executors, administrators, legal representative and assigns) of the ONE PART.  
PAN NO. AAATT8586G. Being represented by one of the Trustee of THE  
ACADEMY OF ENGINEERING & MANAGEMENT TRUST namely SATYAM ROY  
CHOWDHURY, S/O RABINDRA NATH CHOWDHURY, resident of Kapasdanga  
(Old), P.O. & Dist. Hoogly, West Bengal as per resolution dated 10-10-2013,

*[Handwritten signature]*

..... Contd P-3



Falakata B.ED College  
represented by

President / Secretary  
BIRSHA MUNDA SEVA SAMITY  
VIII, Mukti Para, P.O. Falakata  
Dist. Jalpaiguri, Pin-735211  
Reg No. S/IL/22674

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AND

FALAKATA B.ED COLLEGE, P.O. & P.S. Falakata, Dist. Jalpaiguri, West Bengal, a project of BIRSHA MUNDA SEVA SAMITY registered under the Society Registration Act, Being represented by President of BIRSHA MUNDA SEVA SAMITY, namely BIJAN PAUL, S/O. LATE SANTOSH PAUL, resident of village Muktipara, P.O. Parangerpar, P.S. Falakata, Dist. Jalpaiguri, West Bengal, by virtue of resolution dated 19-09-2013, hereinafter called the "SELLER" (which expression shall mean and include unless excluded by or repugnant to the context of executors, administrators, legal representative and assigns) of the OTHER PART.

AND

WHEREAS BIRSHA MUNDA SEVA SAMITY, is a registered Society, and registered under West Bengal Societies Registration Act, 1961, vide Registration No. S/IL 22674 of 2004-2005, having its office at village Muktipara, P.O. Parangerpar, P.S. Falakata, Dist. Jalpaiguri, West Bengal.

AND

WHEREAS the said Society have been established for promoting unity of harmony and also promoting education for all community and also for establishment of educational institution.

..... Contd P-4



Falakata B.ED College  
represented by  
[Signature]

President / Secretary  
BIRSHA MUNDA SEVA SAMITI  
VIII. Mukti Para, P.O. Falakata  
Dist. Jalpaiguri, Pin-735211  
Reg No. SJL/22674

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AND

WHEREAS the said Society, after obtaining resolution dated 30-06-2005 unanimously amongst the members of the society, purchased a piece of land measuring 3 Bighas in the name of the Falakata B.ED College on 05-02-2005 by virtue of deed of sale bearing No. 255, the land comprised in RS Plot No. 220, RS J.L. No. 93 corresponding to LR J.L. No. 18, RS Khatian No. 88/1 corresponding to LR Khatian No. 857 of Mouza - Jaychandpur, P.S. Falakata, Dist. Jalpaiguri which is the subject matter of the present deed, the schedule of which is fully described in the schedule hereunder.

AND

WHEREAS the Seller of sale deed no. 255 dated 04-02-2005 had acquired the land by virtue of deed of sale bearing no. 1133 dated 04-06-2003 executed and registered by Smt. Rajkumari Barman & three others.

AND

WHEREAS Rajkumari Barman and two others had acquired the land by virtue of three separate sale deed vide sale deed no. 829 dated 09-04-2002, vide sale deed no. 486 dated 17-02-1998 and vide sale deed no. 484 dated 17-02-1998.

..... Contd P-5

[Signature]



Falakata B.E.D College  
Represented by

Bijan Kumar

President / Secretary  
BIRSHA MUNDA SEVA SAMITY  
Vill. Mukti Para, P.O. Falakata  
Dist. Jalpaiguri, Pin-735211  
Reg No. SNL/22674

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AND

WHEREAS one Krishna Bahadur Lala, S/O. Ambika Prasad Lala of Falakata, P.S. Falakata, Dist. Jalpaiguri was the original owner of RS Khatian No. 88/1, J.L. No. 93, RS Plot No. 220 of Mouza Jaychandpur, P.S. Falakata, Dist. Jalpaiguri, having 16 annas share.

AND

WHEREAS the Seller after purchase the aforesaid land raised a tin sheet construction in some portion of the aforesaid land.

AND

WHEREAS BIRSHA MUNDA SEVA SAMITY for development of the Society and also for other necessity, decided to transfer the schedule land, which is permissible as per sub-clause 3 of clause 5 of Rules and Regulations of the Society and have taken decision unanimously by virtue of the regulations dated 19-09-2013 in which authorized and entrusted to its President Mr. Bijan Kumar Paul to execute the sale deed and registered the same on behalf of the Society.

AND

WHEREAS the Seller i.e. BIRSHA MUNDA SEVA SAMITY in course of searching buyer made an offer to the purchaser i.e. THE ACADEMY OF ENGINEERING & MANAGEMENT TRUST to transfer the schedule land.

..... Contd P-6

H. N.  
H. N.



Falakali B. Ed College  
Representative by

T. B. Singh  
President/Secretary  
BIRSHA MUNDA SEVA SAMITI  
Vill. Mukti Para, P.O. Falakata  
Dist. Jalpaiguri, Pin-735211  
Reg No. SJL/22674

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AND

WHEREAS the purchaser after causing through searching and investigation of the right, title and interest over the said portion has agreed to purchase the same at a total consideration of Rs. 48,11,570/- (Rupees forty eight lacs eleven thousands five hundred seventy only).

AND

WHEREAS the seller being in need of money for their own development purpose have now firmly decided to sale the aforesaid Land, measuring 3 Bighas along with tin sheet construction which is fully described in Schedule hereunder of the present sale deed.

AND

WHEREAS the seller considering the consideration price of Rs. 48,11,570/- (Rupees forty eight lacs eleven thousands five hundred seventy only) accepted by the purchaser as fair reasonable and highest in the prevailing market have finally and firmly agreed to sale the said land which is fully described in Schedule hereunder of the present deed free from all encumbrances and charges whatsoever unto the purchaser and the said land is transferred in the manner as appearing hereinafter :

..... Contd P-7

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Falakata B. Ed College  
represented by  
Bijendra

President/Secretary  
BIRSHA MUNDA SEVA SAMITY  
Vill. Mukti Para, P.O. Falakata  
Dist. Jalpaiguri, Pin-735211  
Reg No. SJU/22674

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NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the aforesaid offer, acceptance and also inconsideration for sum of Rs. 48,11,570/- (Rupees forty eight lacs eleven thousands five hundred seventy only) paid by the purchaser (the receipt thereof the seller do hereby acknowledges as having received the said consideration amount and the sellers also grant, full discharges to the purchaser from the payment thereof) the seller do hereby grant, convey, assign, sale and transfer their said land measuring 3 Bighas along with tin sheet construction together with all right, title, interest, liberty, easements, privileges etc and whatsoever in any belonging to or reputed to belong their with free from all encumbrances and charges whatsoever and makeover possession thereof unto and in favour of the purchaser absolutely and forever so to be TO HAVE AND TO HOLD the same as an absolute estate by the purchaser as exclusive owner thereof, peaceably and quietly with permanent heritable and transferable right and without any claim, objection, interference or interruption from the sellers or any person or persons subject to the payment of land revenue and other taxes to the superior land lord now the Govt. of West Bengal or to such other authority as law provide from time to time in future.

Handwritten signature/initials

..... Contd P-8



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Falkland B.Ed College  
represented by

Bijay Lal.

President / Secretary  
GIRSHA MUNDA SEVA SAMITHI  
VIII, Mukti Para, P.O. Falakata  
Dist. Jalpaiguri, Pin-735211  
Reg No. - SJL/22674

AND

AND FURTHER THE VENDOR grant the PURCHASER full and free right of way and passage and with other easement rights to the said land for ingress unto and egress from the purchaser its successor in office its tenant, servants, nominees, assigns, agents and other authorized persons to go, return, pass or re-pass with or without cars, trucks and other vehicles and for that purpose the vendor also grants the purchaser the absolute right for drawing electric cable, telephone cable, gas line, water line, sewerage connection line and all other pipe lines and utility services etc over head and underground of the said recited land.

AND

The seller declare that the interest which they profess to transfer hereby subsists as on the date that of this present that their exist no previous transfer, mortgage, lease, contract for sale or otherwise by the seller in favour of any other person or party respecting the land mentioned in the scheduled below and that the property hereby transferred expressed or intended so to be suffer from no defect of title and that the recital made hereinabove are all true and in the event of any contradiction proved, the seller shall be liable to make good the loss or injury which the purchaser may suffer or sustain in consequence thereof.

..... Contd P-9



Falakata B.Ed College  
represented by

Birsha

President / Secretary  
BIRSHA MUNDA SEVA SAMITY  
VIII, Mukti Para, P.O. Falakata  
Dist. Jalpaiguri, Pin-735211  
Reg No. SML/22674

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## SCHEDULE

All that piece and parcel of revenue paid vacant Sahari land measuring 3 Bighas along with tin sheet construction rent payable to the land lord i.e. State Government of West Bengal represented by B.L. & L.R.O. Falakata, situated within Mouza - Jaychandpur, P.S. Falakata, Dist - Jalpaiguri appertaining to RS Khatian No - 88/1 corresponding to LR Khatian No. 857, RS J.L. No. 93 corresponding to LR J.L. No. 18, RS Plot No. 220, being bounded by:

North	-	Land of Narayan Barman
South	-	Birsha Munda Seva Samity
East	-	12 feet wide Kutchha Road
West	-	Land of Ranjit Barman

Within the aforesaid boundary 3 Bighas of land along with tin sheet construction is situated.

..... Contd P-10

At Falakata



Falakata B Ed College  
represented by

Bijendra

President / Secretary  
BIRSHA MUNDA SEVA SAMITHI  
VIII, Mukti Para, P.O. Falakata  
Dist. Jalpaiguri, Pin-735211  
Reg No. SJU/22874

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IN WITNESS WHEREOF, the seller put signature on this deed on the day,  
month and year first above written.

WITNESSES

1. Debabrata Pal.  
S/o Late Sandesh Kumar Pal.  
South Malidighi bye lane  
P.O. B.D. Cooch Behar.
2. Indrani Das.  
College Para  
P.O. Falakata,  
Dist. Jalpaiguri
3. Anirjit Majumdar  
Raikat para  
PO+DT- Jalpaiguri
4. Paromita Pal.  
South Malidighi bye lane.  
B+P.O. - Cooch Behar.
5. Madhumita Pal  
Mukti Para  
Falakata.

Drafted read over and explained by  
me and also typed in my Chamber.

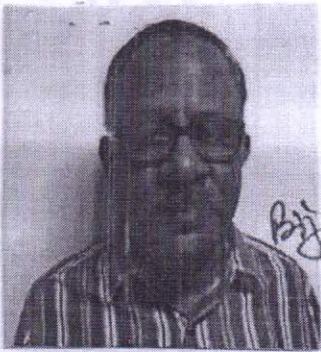
Haider Ali

Haider Ali

Advocate, Jalpaiguri.

Enrolment No. 1135/1098/99



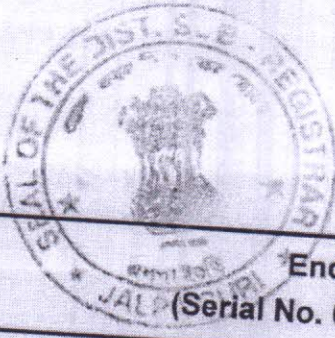


Bijm...  
...



Salya...  
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Government Of West Bengal  
Office Of the D.S.R. JALPAIGURI  
District:-Jalpaiguri

Endorsement For Deed Number : I - 03392 of 2013  
(Serial No. 03393 of 2013 and Query No. 0702L000007872 of 2013)

On 22/10/2013

**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**  
Presented for registration at 20.50 hrs on :22/10/2013, at the Private residence by Bijan Paul, Executant.

**Admission of Execution(Under Section 58,W.B.Registration Rules,1962)**  
Execution is admitted on 22/10/2013 by

1. Bijan Paul  
Falakata B, Ed College President Birsha Munda Seva Samity, Falakata, Thana:-Falakata, P.O. :-Falakata, District:-Jalpaiguri, WEST BENGAL, India, .  
By Profession : Others  
Identified By Debatosh Pal, son of Late Santosh Kr. Pal, South Malidighi Bye Lane, , Thana:-Kotwali, P.O. :-Coochbehar, District:-Coochbehar, WEST BENGAL, India, Pin :-736101, By Caste: Hindu, By Profession: Business.

( Subhas Chandra Sarkar )  
DISTRICT SUB-REGISTRAR

On 23/10/2013

**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 Draft

Rs. 53000/- is paid , by the draft number 113869, Draft Date 22/10/2013, Bank Name State Bank of India, Salbari, received on 23/10/2013

( Under Article : A(1) = 52921/- ,H = 28/- ,M(b) = 4/- ,Excess amount = 47/- on 23/10/2013 )

**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.-48,11,570/-

Certified that the required stamp duty of this document is Rs.- 288694 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 283800/- is paid , by the draft number 113870, Draft Date 22/10/2013, Bank : State Bank of India, Salbari, received on 23/10/2013

( Subhas Chandra Sarkar )  
DISTRICT SUB-REGISTRAR

23/10/2013 15:14:00





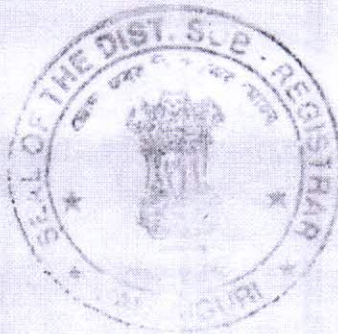
**Government Of West Bengal**  
**Office Of the D.S.R. JALPAIGURI**  
**District:-Jalpaiguri**

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**Endorsement For Deed Number : I - 03392 of 2013**  
**(Serial No. 03393 of 2013 and Query No. 0702L000007872 of 2013)**

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**( Subhas Chandra Sarkar )**  
**DISTRICT SUB-REGISTRAR**



**( Subhas Chandra Sarkar )**  
**DISTRICT SUB-REGISTRAR**



**Certificate of Registration under section 60 and Rule 69.**

Registered in Book - I  
CD Volume number 9  
Page from 1010 to 1025  
being No 03392 for the year 2013.



(Subhas Chandra Sarkar) 23-October-2013  
DISTRICT SUB-REGISTRAR  
Office of the D.S.R. JALPAIGURI  
West Bengal

*Certified to be a true copy*

**Checked By**

*Sarkar*  
22-4-15

Registered under u/s. 60  
of Act. XVI of 1908, Jalpaiguri  
22-4-15



