



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

85AA 678613

Deed NO 3387 for 2013

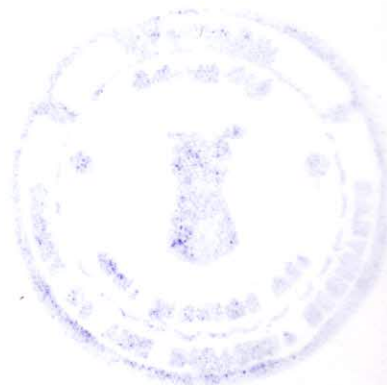
Fees Paid under Articles

F (i)	Rs 2.00
F (ii)	Rs 2.00
C (a)	Rs 120.00
C (b)	Rs 10.00
Stamp Paper	Rs 10.00
Article Paper	Rs 10.00
Court Fee	Rs 10.00
Cost of Stamp	Rs 10.00



Date of Presentation 22.4.15
 Date of Preparation 22.4.15
 Delivered on 22.4.15
 Name of Applicant L. K. Roy
 Serial No. of Copy 11321/3504

Sankar
 Joint Keeper
 22-4-15



178812

STAMP WORKS
License No. 2 of 21-22
Under Registration Ord.
Admission...

1. 1. 1917

Jeff R

W. J. King
W. J. King

Value of Stamp
10.00

2593 92.04.15

3394

T 3387



22/10/13
20-5544
7871/13

पश्चिम बंगाल WEST BENGAL

A 919796

A 919796



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

For the purpose of registration of the instrument, the Registrar has received the instrument and the same is being registered.

District Sub-Registrar

23 OCT 2013

DEED OF CONVEYANCE

H. Anwar

974
12
250
210
90

[Signature]

District Sub-Registrar

22 OCT 2013

3394

T 3387



22/10/13 प्रचिखन पश्चिम बंगाल WEST BENGAL

A 919796



Prin. Secy.
President / Secy. Secy.
BIRSHA MUNDA SEVI SAMITI
Vill. Mukti Para, P.O. Lalakata
Dist. Jalpaiguri, Pin-735211
Reg. No. SRI/22874

Copy of the document submitted to
Registration office for registration
of the document and the fee paid
thereon is hereby acknowledged.

Dist. Sub-Registrar

23 OCT 2013

DEED OF CONVEYANCE

H. Annote

Visit to the office of the District Registrar

12

256

210

90

[Signature]

District Sub-Registrar

22 OCT 2013

974

Bajin Lal
President / Secretary
GIRSHA MUNDA SEVA SAMITI
Vill. Mukti Para, P.O. Falakata
Dist. Jalpaiguri, Pin-735211
Reg No.. SJL/22674

DEED OF CONVEYANCE

Market Value of Rs. 1,88,43,000/-

Total Area - 10 Bighas along with pucca construction (G+2)

Mouza - Jaychandpur

P.S. - Falakata

Dist - Jalpaiguri

RS Khatian No - 88/1

LR Khatian No. 903

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

RS Plot No. 220

Panchayet Area

Classification - Sahari

11/11/2024
..... Contd P-2

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

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DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE IS MADE ON THIS THE 22ND 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,

..... Contd P-3

Byjan Paul
President / Secretary
BIRSHA MUNDA SEVA SAMITY
Villi, Mukti Para, P.O. Falakata
Dist. Jalpaiguri, Pin-735211
Reg No. SIL/22674

P-3

AND

BIRSHA MUNDA SEVA SAMITY, a Society, registered under West Bengal Society Registration Act, 1961, having Registration No. S/IL 22674 of 2004-2005, having its office at village Mukti Para, P.O. Parangerpar, P.S. Falakata, Dist. Jalpaiguri, West Bengal, 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. Being represented by the President of BIRSHA MUNDA SEVA SAMITY, namely BIJAN PAUL, S/O. LATE SANTOSH PAUL, resident of village Mukti Para, P.O. Parangerpar, P.S. Falakata, Dist. Jalpaiguri, West Bengal, by virtue of resolution dated 19-09-2013

AND

WHEREAS the Seller is owner and in possession of a piece of land measuring 10 Bighas along with pucca construction (G+2) which is situated over a portion of the aforesaid land, appertaining to RS Plot No. 220 comprised in RS Khatian No. 88/1 corresponding to LR Khatian No. 903, RS J.L. No. 93 corresponding to LR J.L. No. 18, 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.

..... Contd P-4

Birsha
President / Secretary
BIRSHA MUNDA SEVA SAMITY
VIII, Mukti Para, P.O. Falakata
Dist. Jalpaiguri, Pin-735211
Reg No. SJU/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 Krishna Bahadur Lala while was in possession of the aforesaid land, he by exercising his right, title and interest transferred a piece of land measuring 10 Bighas by way of sale, with valuable consideration to the seller of the present deed, by virtue of deed of sale bearing No. 1714 dated 05-08-2005 registered before Additional District Sub-Registrar, Falakata, Jalpaiguri in Book No. I, Vol No. 19, Pages from 349 to 354.

AND

WHEREAS the Seller i.e. BIRSHA MUNDA SEVA SAMITY after purchase the aforesaid land raised a pucca construction (G+2) in some portion of the aforesaid land.

..... Contd P-5

off Falakata

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

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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 resolution 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.

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. 1,88,43,000/- (Rupees one crore eighty eight lacs forty three thousands only).

Signature

..... Contd P-6

Bojir
President / Secretary
BIRSHA MUNDA SEVA SAMITY
VIII. Mukti Para, P.O. Falakata
Dist. Jajpura, Pin-755211
Reg No. SNL/22674

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AND

WHEREAS the seller being in need of money for their own development purpose have now firmly decided to sale the aforesaid Land, measuring 10 Bighas along with pucca construction (G+2) which is fully described in Schedule hereunder of the present sale deed.

AND

WHEREAS the seller considering the consideration price of Rs. 1,88,43,000/- (Rupees one crore eighty eight lacs forty three thousands 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 :

NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the aforesaid offer, acceptance and also inconsideration for sum of Rs. 1,88,43,000/- (Rupees one crore eighty eight lacs forty three thousands 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

..... Contd P-7

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

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grant, convey, assign, sale and transfer their said land measuring 10 Bighas along with pucca construction (G+2) 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.

AND

21/11/2020
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,

..... Contd P-8

By order
President / Secretary
AIRSHA MUNDA SEVA SAN
VIII. Mukti Para, P.O. Falak
Dist. Jalpaiguri, Pin-735211
Reg No. SNL/22674

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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. Purchaser shall extend the work of the existing building after immediate execution and registration of sale deed.

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.

Alk
..... Contd P-9

Bojful
President / Secretary
BIRSHA MUNDA SEVA SAMITI
Vill. Mukti Para, P.O. Falakata
Dist. Jalpaiguri, Pin-735214
Reg No. SAL/22674

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S C H E D U L E

All that piece and parcel of revenue paid vacant Sahari land measuring 10 Bighas along with pucca construction (G+2) 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. 903, RS J.L. No. 93 corresponding to LR J.L. No. 18, RS Plot No. 220, being bounded by:

- | | | |
|-------|---|--|
| North | - | Land of Falakata B.Ed College comprised in Plot No. 220. |
| South | - | Land of Shib Bahadur Lala & Others |
| East | - | 12 feet wide Kutchha Road |
| West | - | Land of Indrajit Dutta & Others |

MLC
Within the aforesaid boundary 10 Bighas of land along with pucca construction (G+2) is situated.

..... Contd P-10

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

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

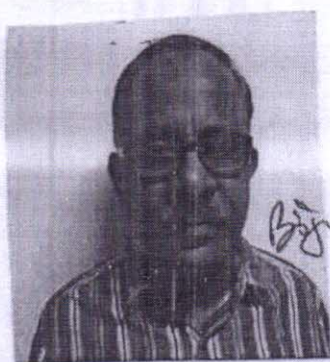
WITNESSES

1. Debatash Pal.
S/o Late Santosh Kr Pal.
South Malidighi bye lane.
Po 2 Mr. Cooch Behar.
2. K. Rajin Sar.
College Para
P.O. Falakata
Dist. - Jalpaiguri
3. Anjit Majumdar
Raikat para
Do+Dt - Jalpaiguri
4. Poromita Pal
South Malidighi bye lane.
Po+Dt - 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



Bijmbar.



Sahp. M. M. M.





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

Endorsement For Deed Number : i - 03387 of 2013

(Serial No. 03394 of 2013 and Query No. 0702L000007871 of 2013)

On 22/10/2013

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

Presented for registration at 20.55 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

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, , 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. 207400/- is paid , by the draft number 113871, Draft Date 22/10/2013, Bank Name State Bank of India, Salbari, received on 23/10/2013

(Under Article : A(1) = 207262/- ,H = 28/- ,M(b) = 4/- ,Excess amount = 106/- 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.-1,88,43,000/-

Certified that the required stamp duty of this document is Rs.- 1130580 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 1125700/- is paid , by the draft number 113868, 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 14:45:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 03387 of 2013
(Serial No. 03394 of 2013 and Query No. 0702L000007871 of 2013)

(Subhas Chandra Sarkar)
DISTRICT SUB-REGISTRAR



23/10/2013 14:45:00

(Subhas Chandra Sarkar)
DISTRICT SUB-REGISTRAR

Endorsement Page 2 of 2

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 9
Page from 975 to 990
being No 03387 for the year 2013.





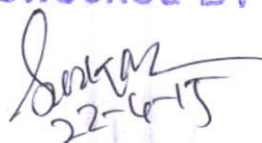
(Subhas Chandra Sarkar) 23-October-2013
DISTRICT SUB-REGISTRAR
Office of the D.S.R. JALPAIGURI
West Bengal

Certified to be a true copy



সত্যতা যাচাই করা হয়েছে
(সিএসআর) ২২-৬-১৫
22-6-15

Checked By


22-6-15

