

2786/11

2102



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

5807

A 208734

B.D No. 487688 dt 16/9/11 - Po 72001

ARJ - 2695

E - 7

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M/6

Certified that the Document is subject to Registration. The Signatures Sheet and the endorser's sheet shall be to the Registrar of Assurances - II Kolkata.

Additional Registrar of Assurances - II Kolkata

Substituted Registrar of Assurances - II Kolkata

21 OCT 2011

Meena a Raja

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made this 28th day of September, 2011 B E T W E E N SMT. MEENA RAJA, wife of Sri Kanti Kumar Raja, by religion - Hindu, by occupation - Business, by Nationality - Indian, residing at 3/3, Maroari Patti Lane, South Baluchar, Police Station - English Bazar, Post & District - Malda, hereinafter called and referred to as the "VENDOR" (which term or expression shall unless otherwise excluded by or repugnant

Contd.

Md. Saharul Islam

23 SEP 2011

NO. 3295 Value 5000/-
Date.....
Sold to.....
Address.....
Vendor.....

Md. Saharul Islam
Vill & P.O. - Gangaj
Malda

Sealdah Civil Court
(ALOKA MUKHERJEE)

Nitin Vithalani
106, K. C. Singh Road
Ganges Garden
Block GB-1
Hawrah - 2
S/O. Lt. Hargovindas Vithalani
Service.

Additional Note for
Assurance SBI Writers
23 SEP 2011

Meena
Rajja

to the subject or context be deemed to mean and include her heirs, executors, administrators, representatives and assigns) of the FIRST PART.

A N D

MALDA INSTITUTE OF EDUCATION AND TRAINING, at Village-Sonajhuri (Panchgaon), Police Station & District - Malda, represented by and acting through its chairman MD. SAHANUL ISLAM, son of Md. Amjad Ali, residing at Village & Post Office - Gangaprosad, District - Malda under the supervision of MALDA INSTITUTE OF EDUCATION AND RESEARCH (an Educational and Welfare Organisation), registered under the Indian Trust Act, having its office at West Hyderpur, Post Office and District - Malda, hereinafter called and referred to as the "PURCHASER" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its Administrators, successors-in-office and assigns) of the SECOND PART.

WHEREAS by and under a Deed of Conveyance dated 21st December, 2004 and registered with the Joint Registry Office of Malda Sadar being Deed No. 6604 for the year 2004 one Dulal Sk. of Hyderpur, Police Station - English Bazar, Post & District - Malda purchased ALL THAT the piece and parcel of Danga Land measuring a little more or less 100 (one hundred) Decimals out of the total area of 144 (one hundred forty four) Decimals in Dag No. 351, Khatian No. 375 in J.L. No. 44 within Mouza - Panchgaon, Police Station - Malda, District - Malda at or for the consideration therein.

Md. Sahamul Islam

Contd.



Official Receipt of
Assurances 11
SEP 2011

Meena Raja

AND WHEREAS by an under a Deed of Conveyance dated 26th day of May, 2005 and registered with the District Sub-Registrar at Malda being Deed No. 1760, Book No. I, Volume No. 51, Pages 79 to 84 for the year 2005 Smt. Meena Raja i.e. the present Vendor herein purchased ALL THAT piece and parcel of Danga Land measuring a little more or less 100 (one hundred) Decimals out of 144 (one hundred forty four) Decimals in Dag No. 351, Khatian No. 375 in J.L. No. 44 within Mouza - Panchgaon, Police Station and District - Malda from the said Dulal Sk. at or for the consideration therein contained.

AND WHEREAS the Vendor have acquired, seized and possessed of and/or otherwise well and sufficiently entitled and recorded her name in the LR Record in Khatian No. 449 ALL THAT the piece and parcel of Danga Land measuring a little more or less 100 (one hundred) Decimals out of 144 (one hundred forty four) Decimals in Dag No. 351, Khatian No. 375 corresponding to L.R. Khatian No. 449, in J.L. No. 44 within Mouza - Panchgaon, Police Station and District - Malda.

AND WHEREAS the Vendor have agreed to sell to the Purchaser and the Purchaser also agreed to purchase and thereby own ALL THAT the piece and parcel of Danga land measuring a little more or less 100 (one hundred) Decimals out of 144 (one hundred forty four) Decimals in Dag No. 351, Khatian No. 375 corresponding to

Contd.

Mt. Sachinul Hasan



Additional Registrar of
Assurances III Kerala
● SEP 2011

meenu Raju

L.R. Khatian No. 449, in J.L. No. 44 within Mouza - Panchgaon, Police Station and District - Malda morefully described in the Schedule herein below and more specifically shown and delineated in "RED" border line in the site plan attached hereto TOGETHER WITH drains, water courses, all lights, liberties, easements, privileges, appendages and appurtenances and all estate, right, title, interest, property, claims and demands thereto hereinafter called and referred together as the "SAID PROPERTY" and the consideration payable for the same valued at Rs. 1,00,000/- (Rupees One Lac) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in total consideration of the sum of Rs. 1,00,000/- (Rupees One Lac) only and that being the full and entire price of the said land (the receipt whereof the Vendor doth hereby admit and acknowledge as per memo of consideration hereunder written and/or the said property and from the same and every part thereof the Vendor doth hereby acquit, release and forever discharge the said Purchaser) as well as the said land hereby conveyed the Vendor doth hereby grant, transfer, convey, sell and assign to and unto the said Purchaser Vendee its heirs, executors, administrators, legal representatives, nominees, successors-in-office and assigns of ALL THAT the piece and parcel of Danga land measuring a little more or less 100 (one hundred) Decimals out of 144 (one hundred forty four) Decimals in Dag No. 351, Khatian No. 375 corresponding to L.R. Khatian No. 449 in J.L. No. 44 within

Contd.

Md. Sahamul Islam

Meena Rana

Mouza - Panchgaon, Police Station and District - Malda morefully described in the Schedule TOGETHER WITH drains, water courses, all lights, liberties, easements, privileges, appendages and appurtenances and all estate, right, title, interest, property, claims and demands thereto TOGETHER WITH all easement rights thereon and thereto OR HOWSOEVER OTHERWISE the said land and hereditaments now is or are or heretofore was or were situated or distinguished together with all paths, passages, ways, sewers, drains, walls, water, water courses, lights, rights, liberties, benefits, privileges, advantages, easements, appendages, whatsoever to the said land belonging or in anywise appertaining thereto or usually held used, enjoyed and occupied therewith or reputed to belong or to be appurtenant thereto and the reversion or reversions remainder or remainders and the rents, issues and profits thereof ALL THAT the estate, right, title, interest, claim and demand whatsoever both at law and every part thereof and all the deeds, pattahs, muniments written evidences of title whatsoever relating to the said land and every part thereof which now or are or any hereafter be in the custody, power, control and possession of the Vendor or any person or persons from whom the Vendor may procure the same without any lawful action TO HAVE AND TO HOLD the said land hereditaments so to be unto to the said Purchaser forever free from all encumbrances and the Vendor do hereby covenant with the Purchaser THAT NOTWITHSTANDING any act, things, deeds, matters, whatsoever

Contd.

Mt. Samuel Deyan

Neema Rajh

made or done or executed or knowingly suffered to the contrary the Vendor now have good right, full power, absolute authority and indefeasible title to grant, transfer, convey, sell or expressed or intended so to be unto and to the use of the said Purchaser in the manner aforesaid and deliver vacant peaceful possession thereof simultaneously with the execution of these presents AND THAT the Purchaser shall and may at all times hereafter peaceably and equitably hold possess and enjoy or occupy the said land and every part thereof on payment of rent to the Collector, Malda for the State of West Bengal on getting him or it duly mutated in the Office of the B.L. & L.R.O. concerned and receive the rents, issues and profits thereof without any lawful eviction interruption claim and demand whatsoever or any person or persons lawfully or equitably claiming from under or in trust for the Vendor or any of their respective heirs, executors, successors, administrators, predecessors in title and the free and freely and clearly and absolutely acquired exonerated discharged saved harmless and keep the Purchaser indemnified from or against all charges estate encumbrances whatsoever made or equitably claiming as aforesaid FURTHER THAT the Vendor and all person or persons having lawfully or equitably claiming any estate or in trust for the Vendor shall and will from time to time or at all times hereafter at the costs and requests of the Purchaser do and execute all such acts, deeds, things and matters whatsoever for further better and more perfectly assuring and

Contd.

Mt. Sahamul Jafar

conveying the said land to and unto the said Purchaser as shall or may be reasonably required. The Vendor further declare that the said land have not been previously sold, leased, mortgaged or gifted or vested to the State under law or acquired by the local Government or under the provisions of any other law in force and there is no charge, lien or lispendents and there is no case suit or proceeding pending case or cases before any Court of Law in respect of the said land and is in no way encumbered and is free from all sorts of encumbrances.

If any of the representations or covenants made herein before by the Vendor subsequently found to be false or incorrect or untrue whereby or by reason whereof, the Purchaser may suffer any loss or charge, damages the Vendor shall be liable to compensate loss or damages as may be sustained by the Purchaser.

If any error or omission in the recital of the Deed of Conveyance transpired at a later stage or date the Vendor at the costs and requests of the Purchaser shall do and execute or cause to be done or executed any supplementary Deed or Deeds of rectification in favour of the Purchaser.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

ALL THAT the piece and parcel of Danga land measuring a little more or less 100 (one hundred) Decimals out of 144 (one hundred forty four) Decimals ^{R.S & L.R.} in Dag No. 351, Khatian No. 375 corresponding to L.R. Khatian No. 449 in J.L. No. 44 within Mouza -

Contd.

Moh. Sabir Khan

Meenu Raju

Panchgaon, Police Station and District - Malda TOGETHERWITH drains, water-courses, all lights, liberties, easements, privileges, appendages and appurtenances and all estate, right, title, interest, property, claim and demand TOGETHERWITH all easement rights thereto being butted and bounded in the manner following:

- ON THE NORTH : By the Land of Kanti Kumar Raja & others;
- ON THE SOUTH : By the land of Babla Sarkar & Road ;
- ON THE EAST : By the land of Sanat Sahu ;
- ON THE WEST : By the land of Gulu Tudu ;

IN WITNESS WHEREOF the Vendor hereunto set and subscribe their respective hand and seal on this day, month and year first above written.

SIGNED, SEALED AND DELIVERED

at Kolkata in the presence of :-

1. Nitin Vithalani
106, K.C. Singha Rd
Ganges Garden
Block. GB-1
Howrah. 2

2. Anisur Rahaman
vill. P.O. - Beniabow,
P.S. - Sonarpur
South 24 Pgs.

Meenu Raju
Signature of the Vendor

Md. Sahannul Islam
Signature of the Purchaser

Md. Sahannul Islam
Contd.....

Meena
Rajya

MEMO OF CONSIDERATION

RECEIVED from withinnamed Purchaser within mentioned sum of Rs. 1,00,000/- (Rupees One Lac) only as total consideration as follows :-

By

Rs. 1,00,000/-

(Rupees One Lac only)

WITNESSES :-

1. Anisur Rahaman
106.K.C Singha Rd
Ganges Garden
Block.GB-1
2. Howrah-2

Anisur Rahaman
Vill. P.O. - Beniabow
P.S. - Sonapur
South 24 lgs.

Meena Rajya

Signature of the Vendor

Drafted & Prepared by :

Anisur Rahaman
(Anisur Rahaman)

Advocate

Sealdah Police Court,

Enrol No. F/648/605 of 2000

Kolkata - 700 014.

Typed & Printed by :

(Srijib Adhya)

S. Adhya
Amity Computer Centre,

Opp. Sealdah Court,

Sisir Market, Stall No. 14

Kolkata - 700 014.

Md. Sahamul Islam



Government Of West Bengal
Office Of the A.R.A.-III KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 02102 of 2011
(Serial No. 08787 of 2011)

On 28/09/2011

Payment of Fees:

Amount By Cash

Rs. 2786/-, on 28/09/2011

(Under Article : A(1) = 2695/- , E = 7/- , I = 55/- , M(a) = 25/- , M(b) = 4/- on 28/09/2011)

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.-245430/-

Certified that the required stamp duty of this document is Rs.- 12282 /- and the Stamp duty paid as Impressive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 7300/- is paid 48768816/09/2011 State Bank of India, MALDA, received on 28/09/2011

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

Presented for registration at 11.24 hrs on :28/09/2011, at the Office of the A.R.A.-III KOLKATA by Meena Raja ,Executant.

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

Execution is admitted on 28/09/2011 by

- 1 Meena Raja, wife of Kanti Kumar Raja , 3/3, Maroari Patti Lane, South Baluchar, Thana -English Bazar, District:-Malda, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Business
- 2 Md. Sahanul Islam
Chairman, Malda Instituted Of Education & Training, Vill. & P. O. - Gangaprosad, District.-Maida, WEST BENGAL, India, P.O. :- .
. By Profession : Others
Identified By Nitin Vithalani, son of Lt. Hargovind Das Vithalani, 106, K. C. Singha Road, Ganges Garden, Block G B - 1, Howrah- 2, District.-Howrah, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession: Service.

(Noor Baks Mandal)
ADDITIONAL REGISTRAR OF ASSURANCE-III

On 21/10/2011

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1B, Article number : 23,5 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act 1955, Court fee stamp paid Rs.10/-

Ashim Kumar Ghosh
ADDITIONAL REGISTRAR OF ASSURANCE-III

21/10/2011 11:24:00

Endorsement Page 1 of 2

Md. Sahanul Islam



Government Of West Bengal
Office Of the A.R.A.-III KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 02102 of 2011
(Serial No. 08787 of 2011)

Payment of Fees:


Amount By Cash

Rs. 0/-, on 21/10/2011

Payment of Fees:

Exempted (on 21/10/2011)

(Ashim Kumar Ghosh)
ADDITIONAL REGISTRAR OF ASSURANCE-III


ADDITIONAL REGISTRAR OF ASSURANCE-III

21 OCT 2011

(Ashim Kumar Ghosh)
ADDITIONAL REGISTRAR OF ASSURANCE-III

Endorsement Page 2 of 2

21/10/2011 11:24:00

Mr. Satomul Ghosh







Government of West Bengal
 Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
 Office of the A.R.A.-III KOLKATA, District- Kolkata
 Signature / LTI Sheet of Serial No. 08787 / 2011

Signature of the Presentant

| Name of the Presentant | Signature with date |
|------------------------|-------------------------------|
| Meena Raja | <i>Meena Raja</i> 28.09.11 |

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

| No. | Admission of Execution By | Status | Photo | Finger Print | Signature |
|-----|--|--------|--|--|--------------------------|
| | Meena Raja Address -3/3, Maroari Patti Lane, South Baluchar, Thana:-English Bazar, District:-Malda, WEST BENGAL, India, P.O. :- | Self |  28/09/2011 |  LTI 28/09/2011 | <i>Meena Raja</i> |
| 2 | Md. Saharul Islam Address -VIII. & P. O. - Gangaprosad, District:-Malda, WEST BENGAL, India, P.O. :- | Self |  28/09/2011 |  LTI 28/09/2011 | <i>Md. Saharul Islam</i> |

Name of Identifier of above Person(s)
 Bin Vithalani
 D6, K. C. Singha Road, Ganges Garden, Block G B - 1,
 Howrah- 2, District:-Howrah, WEST BENGAL, India,
 P.O. :-












Signature of Identifier with Date

Bin Vithalani
28/9/11

2011
 09 SEP 2011












(Noof Baks Mandal)
 ADDITIONAL REGISTRAR OF ASSURANCE-III
 Office of the A.R.A.-III KOLKATA

Md. Saharul Islam

| | | Thumb | 1st finger | middle finger | ring finger | small finger |
|---|------------|---|---|--|---|---|
|  | left hand |  |  |  |  |  |
| | right hand |  |  |  |  |  |

Name SMT. MEENA RAJA
 Signature Meena Raja

PURCHASER

| | | Thumb | 1st finger | middle finger | ring finger | small finger |
|---|------------|---|---|--|---|---|
|  | left hand |  |  |  |  |  |
| | right hand |  |  |  |  |  |

Name MD. SAHANUL ISLAM
 Signature Md. Saharul Islam

| | | Thumb | 1st finger | middle finger | ring finger | small finger |
|-------|------------|-------|------------|---------------|-------------|--------------|
| PHOTO | left hand | | | | | |
| | right hand | | | | | |

Name
 Signature

| | | Thumb | 1st finger | middle finger | ring finger | small finger |
|-------|------------|-------|------------|---------------|-------------|--------------|
| PHOTO | left hand | | | | | |
| | right hand | | | | | |

Name
 Signature

Md. Saharul Islam

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 4
Page from 6241 to 6256
being No 02102 for the year 2011.



(Ashim Kumar Ghosh) 21-10-2011
ADDITIONAL REGISTRAR OF ASSURANCE-III
Office of the A.R.A.-III KOLKATA
West Bengal

21-10-11

Md. Enamul Haq

Translated in English from Bengali

BEFORE THE NOTARY PUBLIC, MALDA



[0108044]

Dist- Malda

Kh. No. 545

P.S. Malda

Mouza- Panch

J.L.No. 44



1) Revenue - 0.00 Rupees
 2) Total area of land 100 acre(3) number of total plots

4) Details of possessor As per title. 5) Title 6) Remarks

Name Malda Institute Of Education & Training Rayat
 Father's/Husband
 Address

7) Possession of title as per title

| Plot No. | Classification | | Total area of Plot | Share in the plot as per title | Share of land as per title | |
|---------------------------|----------------|--|--------------------|--------------------------------|----------------------------|--------|
| | | | Acre | | Acre | Hector |
| 351 | Danga | Vide Order of SDO, Malda sadar Case No.6/Ex/2014 and 34/BC/OM/2013 | 144 | 100 | 1.00 | |
| Total Number of plots One | | | | | 1.00 | |

Appl fee Rs.10 Authorisation Fee :1 x Rs.10= Rs.10 Total Rs.20/-

C.C. copy- 962

Sl. No. 988 Regd. No. 0115
 Malda Institute of Education Ltd
 Identified by: [Signature]
 Solemnly Affirm

NOTARY
 Md. Mozibur Rahman
 Notary Public, Govt. of India
 Area-Dist. Malda
 Regd. No. 3210
 07 MAY 2015
 Bengali to English
 Translated by [Signature]
 Advocate, Malda

[Signature]
 ADVOCATE
 Malda Bar Association, Malda
 Sl. No. 2555 Date 07 MAY 2015

জেলা— মালদা স্থিতিমান নং— ৫৫৪ [০১৫৮০৪৪]
 মৌজা— পূর্ববাগ জে.এল. নং— ২৪ থানা— মালদা

(১) রাঙাঘ— ১১/১১ টাকা
 (২) জমির মোট পরিমাণ— ১.০০০ একর (৩) মেট্রি লাগের সংখ্যা— ১

(৪) অত্রস্বত্বের দখলকারের বিবরণ (৫) স্বত্ব (৬) মালদা

| | | | |
|--------|--------------------------------|-------------|-------|
| নাম | মালদা জেলায় অত্র মালদা জেলায় | পিতা/স্বামী | মালদা |
| ঠিকানা | মালদা জেলায়, মালদা | | |



(৭) অত্রস্বত্বের নিজ দখলীয়া জমি :

| মাগ নম্বর | জমির শ্রেণী | মন্তব্য | মাগের মোট পরিমাণ | মাগের মধ্যে অত্র স্বত্বের অংশ | মাগের মধ্যে অত্র স্বত্বের জমির অংশের পরিমাণ | |
|-----------|-------------|--|------------------|-------------------------------|---|--------|
| | | | একর | অংশ | একর | হেট্টর |
| ১৫১ | ভূস্বত্ব | ২০(২) পাইল ১১০০৬/১ Vide Order of SDO Malda Sadar Case No. ৬/EX/২০১৪ and ১৪/BC/OM/২০১৫ | ১.০০০ | ০.৬৬৬৬ | ১.০০ | |



Certified to be true Copy
 Authentication u/s 76 of Indian Evidence Act.

(Signature)
 Mr. Mozibur Rahman
 Notary Public, Govt. of India
 Area-Dist. Malda
 Regd. No. 3210
 07 MAY 2015

মাগের মোট সংখ্যা— ১ একর স্বত্ব
 Appl. Fee: Rs. 10, Authentication Fee: 1 x Rs. 10 = Rs. 10, Total: Rs. 20

Government of West Bengal
Office of the Sub Divisional Land & Land Reforms Officer
Malda Sadar, Malda

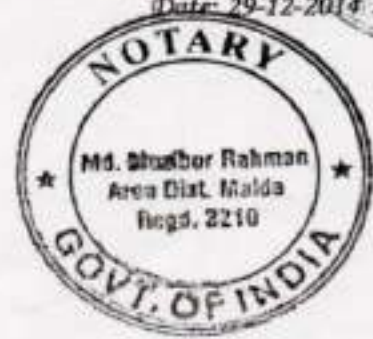


Memo No: SDLLRO(MLD)/Conv./1831

Date: 29-12-2014

From : The Sub-Divisional Land and Land Reforms Officer,
Sadar-Malda.

To : Malda Institute of
Education & Training
22/67 Mirchak Mohujantola
Dist. Malda



Sub : Conversion of classification of land under Mouza- Panchgaon,
Kh no.545, J.L. No. 44, Plot No. 351 of P.S. Malda

Ref : Conversion of land vide case no. 124/con/Sadar of 2014.

With the reference to your prayer, this is to inform that the conversion of classification of land details given below has been considered and allowed in your favour as per provision of Sec 4C(2) of WBLR Act, with effect from 29.12.2014. You may use the land for the purpose for which it was submitted i.e. for EDUCATIONAL INSTITUTE (SCHOOL). You have to pay land revenue and cesses which is to be determined as per provision of the West Bengal Land Reforms (Amendment) Act 2005 with immediate effect. Necessary order for correction of ROR is being made as per law.

Schedule of Land

District: Malda.

| Police station | Name of the Block | Mouza with J.L. No. | Khatian No. | Plot no. | Area (in acres) | Classification changed from | Classification changes to |
|----------------|-------------------|------------------------|-------------|----------|-----------------|-----------------------------|---------------------------------|
| Malda | Old Malda | Panchgaon, J.L. No. 44 | 545 | 351 | 0.90 | DANGA | EDUCATIONAL INSTITUTE (SCHOOL.) |

Collector u/s 4C of WBLR Act
And

Sub Divisional Land & Land Reforms Officer,
Malda Sadar, Malda
Sub-Divisional Land & Land
Reforms Officer, Malda

Memo No: SDLLRO (MLD)/Conv./_____

Copy forwarded to the:- Block Land & Land Reforms Officer, Old Malda
Malda for information & taking necessary action.

Collector u/s 4C of WBLR Act
And

Sub Divisional Land & Land Reforms Officer,
Malda Sadar, Malda

Md. Musabur Rahman
Notary Public, Govt. of India
Area-Dist. Malda
Regd. No-3210

0.7 MAY 2015