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389 पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL
4424/19

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Registered that the document is qualified to registration. The signature sheet and the endorsement sheet attached with this document are the part of this document.

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15 MAR 2013

THE DEED OF SALE

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2008

9/3/20

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ଆତ୍ମୀୟ, ନାମକୁ, ବୀରଭଦ୍ର

2008 ମସିହା ମାର୍ଚ୍ଚ 15 ତାରିଖ
ପଞ୍ଜିକା କରାଯାଇଛି
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Nateir Rahaman
Po Rd Sanamulla
Village P.O. Japner
P.S. Nancor
Dt. Birsam

15 MAR 2013

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[2]

স্বয়ংক্রিয়

বাজার

এজেন্ট

Query No. - 004424 / 2013

THIS DEED OF SALE

made on this 14th day of March, Two Thousand Thirteen of The Christian Era.

Purchase Value of the Land is Rupees : 1,79,000/-

Market Value of the Land is Rupees : 7,22,632/-

Property Purchased : 59 decimals of land,

Comprising Plot Nos. : R.S. & L.R. 1340 & 1348,

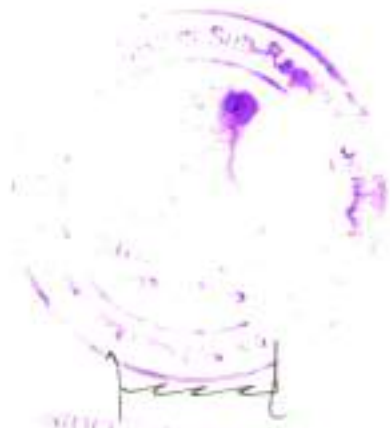
Khatian Nos. : 287 and Sabek 318/158/159, & Hal 613, 11,

within Mouza - Papuri, J.L. No. : 52,

G.P. - Charkalgram Gram Panchayet, P.S. - Nanoor,

Dist. - Birbhum, West Bengal





مکتبہ اعلیٰ اسلامیہ
کراچی

15 MAR 2013

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Handwritten signatures in blue ink, including names like 'Sekh Riyajuddin', 'Lal Mohammad', and 'Amina Khatun'.

[3]

BETWEEN

- 1. **Sekh Riyajuddin**, S/O - Late Sekh Riyat Hossain,
- 2. **Lal Mohammad**, S/O - Late Mohammad Chakai,
- 3. **Amina Khatun**, W/O - Lal Mohammad,

above all are by faith - Muslim, occupation - Cultivation, residents of Village - Papuri, P.O.- Papuri, P.S.- Nanoor, Dist.- Birbhum, PIN -731240. The above persons are citizens of India, residents of above address under Sub-Division- Bolpur, Dist.- Birbhum, W.B. hereinafter severally called and referred to as the **"VENDORS"** (which expression shall unless excluded by or repugnant to the context include all his heirs, successors, legal representatives and assigns) of the **ONE PART / FIRST PARTY;**

AND

Al-Ameen College of Education, Papuri (a unit of Al-Ameen Education Council) at Village- Papuri, P.O.- Papuri, Police Station- Nanoor, District- Birbhum, West Bengal, PIN- 731240, represented by its **present Secretary** Md. Nurul Islam Middy, son of late Md. Ommer Ali Middy, by faith- Muslim, by profession- teacher and resident of Village-Khalatpur, P.O.-Dihibhursut, Police Station- Udaynarayanpur, District- Howrah, PIN- 712408, hereinafter severally called and referred to as the **"PURCHASER"** (which term shall unless excluded by or repugnant to the context, be deemed to include the Life Members/Trustees and Board Members for the time being of these presents and their executors, administrators, legal representatives and their successors in office) of the **OTHER PART / SECOND PARTY.**

AND WHEREAS **Al-Ameen College of Education, Papuri** a unit of **Al-Ameen Education Council**, is an Educational & Charitable Trust registered under Indian Trust Act 1882, being Registration No. IV/06083/2008, having its Registered Office at Village- Khalatpur, P.O.-Dihibhursut, Police Station- Udaynarayanpur, District- Howrah, West Bengal, PIN- 712408.

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District of South Rangeland
15 MAR 2013

স্বাধীনতা

মুখ্যমন্ত্রী

শ্রী

[4]

AND WHEREAS **Al-Ameen Education Council**, an Educational, Cultural and Social Welfare Organisation established at Vill.- Khalatpur, within the District of Howrah by untiring efforts of the Social Entrepreneur Md. Nurul Islam Middy and as well as with the active help, co-operation and assistance of the local people which was subsequently whole heartedly supported and aided by all the well-meaning, educationally conscious people throughout the whole of West Bengal.

AND WHEREAS the **Al-Ameen Education Council** since its inception is engaged in the development of education among the backward minority community throughout the state of West Bengal and its Trustees have good reputation in the field of education, coaching and training and whereas they are successfully managing and running educational institutions at different parts of the state of West Bengal.

AND WHEREAS **Al-Ameen Education Council** has a programme of establishing a few Branches in different parts of West Bengal for imparting education amongst the backward community and by arranging coaching and training for both Boys and Girls leading upto a standard to take part in competitive examinations for getting admission to Medical Colleges, Engineering Colleges, IITs and for getting success in M.S.C., S.S.C., WBCS and IAS and other Allied Services Examinations etc.

AND WHEREAS considering the urgent need of the moment, the **Al-Ameen Education Council** has already opened branches in various districts of West Bengal under the name and style of 'Al-Ameen Academy' and it has been functioning smoothly and effectively having active support from all quarters in every respect.

Handwritten signature
15 MAR 2013

Subsidiary

papers - 10/10

By the Vendor

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AND WHEREAS the Board of Trustees has already adopted unanimous resolution for opening a new Branch namely **Al-Ameen College of Education, Papuri** at Village - Papuri, P.O. - Papuri, P.S. - Nannoor, Dist. - Birbhum, W.B., PIN - 731240 for the educational upliftment of the backward society and/or to provide health services to the people in general and has further decided to purchase certain land for that purpose.

AND WHEREAS the Vendor **Sekh Riyajuddin** acquired & possessed the Schedule mentioned landed property at Mouza- Papuri, Plot No. : R.S. and L.R. - 1340, Khatian No. : 287, J.L. No.- 52, Classification - Shali, Total Area - 33 decimals out of 66 decimals, by Virtue of a Sale Deed - from **Sayed Abu Ajhar**, S/O - Late Sayed Abu Majharul Islam of Village - Papuri (Present resident of Nabasta), P.S. - Nannoor, Dist. - Birbhum, registered at the office of the Joint Sub-Registrar of Labpur at Bolpur, Birbhum, dated- 20th April, 1960 and Noted in Book No.- I, Volume No.- 33, Pages- 216 to 217, Being No.- 4035 for the year of 1960.

AND WHEREAS the Vendors **Lal Mohammad** and **Amina Khatun** acquired & possessed the Schedule mentioned landed property at Mouza- Papuri, Plot No. : R.S. and L.R. - 1348, Khatian Nos. : Sabek 318/158/159 & Hal 613, 11, J.L. No.- 52, Classification - Shali, Total Area - 52 decimals out of 52 decimals, by Virtue of Sale Deed - from **1. Srimati Pratima Sundari Dey**, W/O - Sri Satya Narayan Dey & **2. Srimati Anima Rani Dey**, W/O - Abani Mohan Dey of Village & Post - Papuri, P.S. - Nannoor, Dist - Birbhum, registered at the office of the A.D.S.R. of Bolpur, Birbhum, dated- 6th May, 1991 and Noted in Book No.- I, Volume No.- 55, Pages- 281 to 283, Being No.- 4764 for the year of 1991.

AND WHEREAS the Vendors has agreed to sell, convey and transfer the above mentioned 33 + 26 = 59 decimals of land out of the total 66 + 52 = 118 decimals at the said Plot Nos. R.S. and L.R. - 1340 & 1348 of Mouza- Papuri, Dist.- Birbhum in favour of the PURCHASER, the particulars of which are given hereunder in the schedule for the consideration mentioned herein free from all encumbrances whatsoever and the PURCHASER has agreed to purchase the same.



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MAJLIS DAIRY RUMAH
SIRI BIRAHIM

15 MAR 2012

अधिकारी द्वारा

विक्रेताओं द्वारा

एक ही पंजी

[6]

NOW THESE PRESENTS WITNESSETH that in the pursuance of the agreement noted above the VENDORS doth hereby sell, convey and transfer in favour of the PURCHASER the said total $33 + 26 = 59$ decimals of land for the total (1,00,000/- + 79,000/-) consideration price of Rs.1,79,000/- (Rupees One Lakh Seventy Nine Thousand Only) and the PURCHASER has paid unto the VENDORS the said sum of money at the time of execution of the conveyance & simultaneously delivering possession of the same in favour of the PURCHASER (and the VENDORS doth hereby admit and acknowledge the same) and further acquitted and released the same in favour of the PURCHASER, having all the rights of alienation to any party or parties according to its need and requirement and further the PURCHASER shall use and utilise the same by mutating its name in the concerned office, paying rents and having proper receipts thereof and further the PURCHASER shall hold the same quietly and peaceably without any objection or hindrance from the VENDORS. The VENDORS covenants with the PURCHASER that he will render all possible help and assistance in producing all other relevant documents in connection with the same. The VENDORS further covenants with the purchaser that he has not transferred the said property or any part thereof to any person or persons and has not encumbered the same in any manner and any form. However, if it is subsequently found that the purchaser has suffered a loss due to the defect of title, in such an event the VENDORS undertakes to indentify the same and in default he is to face both the Civil and Criminal consequences thereof.





PROJET DE REVISION
ET DE REVISION

15 MAR 2012

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শুভব্রজ রায়
মসুর-হাল
বিজয় কল্যাণ

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SCHEDULE ABOVE REFERRED TO :

In the district of - Birbhum, P.S. - Nanoor, Sub-Division - Bolpur and Addl. Dist. Sub-Registry Office - Bolpur,

Within Charkalgram Gram Panchayet, Mouza- Papuri, J.L. No.- 52,

<u>Plot No.</u>	<u>Khatian No.</u>	<u>Classification</u>	<u>Area</u>
R.S. & L.R.- 1340	287	Shali	33 decimals out of 66 dec.
R.S. & L.R.- 1348	Sabek - 318/158/159, & Hal - 613, 11,	Shali	26 decimals out of 52 dec.
<u>Total - 59 decimals out of 118 dec.</u>			

Proposed Land Use :- College.

Total measuring - 59 (Fifty Nine) decimals out of 118 (One Hundred Eighteen) decimals at the said Plot Nos. : R.S. and L.R. - 1340 & 1348, of Mouza- Papuri, Dist. Birbhum.

In the North of the Plot No.1340 is Village Road and other three sides are surrounded by the Agricultural Lands hereby mentioned.

The proportionate annual rent is payable to The State of West Bengal through the B.L. & L.R.O. - Nanoor, District- Birbhum.

A sheet containing photos and finger prints of both hands duly attested by the parties concerned is annexed hereto which do form part of this Deed of Sale.



กรมส่งเสริมการค้าระหว่างประเทศ
15 MAR 2013

IN WITNESS WHEREOF the Vendors named above signed and executed this Deed of Sale in good health and sound mind on the day, month and year first above written.

WITNESSES :

1. *Handwritten in Telugu:*
వీక్షణ-కరణ విజయలక్ష్మి
గ్రామం - నాగూరు.
2వ - అక్షయం
18వ - చిరంజీవి

2. *Handwritten:*
Molur Rahaman
s/o Md. Lannullab
Villabo Papuri
P.S. Nanoor
St. Birkhum

Handwritten signature in Telugu

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Handwritten signature in Telugu

Drafted and prepared by me as per instruction of the vendors and read over and explained the contents of this deed before the vendors and purchaser in vernacular and printed in my office.

Handwritten signature of the drafter

Handwritten signature of the drafter

(Advocate)

JOY GOPAL DAS
Advocate
F 1933/1911 of 03

Handwritten registration number: F 1933(1911) 03

Signature of the Vendors

Typed by:

Handwritten signature: SM. Taslim Anif

(Sk. Taslim Arif)
53B, Elliot Road, Kol. -16.



15 MAR 2013



Md. Nurul Islam Mridha



Md. Nurul Islam Mridha



Md. Nurul Islam Mridha



Md. Nurul Islam Mridha



Md. Nurul Islam Mridha



Md. Nurul Islam Mridha

Handwritten signature
15 MAR 2018



આદિત્યા ચિંતિ



15 MAR 2013



Government Of West Bengal
Office Of the D.S.R. BIRBHUM
District:-Birbhumi

Endorsement For Deed Number : I - 02931 of 2013
(Serial No. 02853 of 2013 and Query No. L000004424 of 2013)

On 14/03/2013

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

Presented for registration at 16.35 hrs on :14/03/2013, at the Private residence by Samsul Haque , one of the Executants.

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

Execution is admitted on 14/03/2013 by

1. Sekh Riyajuddin, son of Late. Sekh Riyat Hossain , Village:Papuri, Thana:-Nanor, P.O. :-Papuri ,District:-Birbhumi, WEST BENGAL., India, , By Caste Muslim, By Profession : Cultivation
 2. Lal Mohammad, son of Late. Mohammad Chakai , Village:Papuri, Thana:-Nanor, P.O. :-Papuri ,District:-Birbhumi, WEST BENGAL, India, , By Caste Muslim, By Profession : Cultivation
 3. Amina Khatun, wife of Late. Mohammad Chakai , Village:Papuri, Thana:-Nanor, P.O. :-Papuri ,District:-Birbhumi, WEST BENGAL, India, , By Caste Muslim, By Profession : House wife
- Identified By Motiur Rahaman, son of Md. Sanaullah, Village:Papuri, Thana:-Nanor, P.O. :-Papuri ,District:-Birbhumi, WEST BENGAL, India, , By Caste: Muslim, By Profession: Others.

(Rabindranath Sarder)
DISTRICT SUB-REGISTRAR

On 15/03/2013

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 Cash

Rs. 7974.00/-, on 15/03/2013

(Under Article : A(1) = 7942/- ,H = 28/- ,M(b) = 4/- on 15/03/2013)

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.-7,22,632/-

Certified that the required stamp duty of this document is Rs.- 36132 /- and the Stamp duty paid as Impresive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty Rs. 35200/- is paid , by the Bankers cheque number 758277, Bankers Cheque Date 13/03/2013, Bank : State Bank of India, S B I Suri, received on 15/03/2013

15 MAR 2013
(Rabindranath Sarder)
DISTRICT SUB-REGISTRAR



Government Of West Bengal
Office Of the D.S.R. BIRBHUM
District:-Birbhum

Endorsement For Deed Number : I - 02931 of 2013
(Serial No. 02853 of 2013 and Query No. L000004424 of 2013)

(Rabindranath Sarder)
DISTRICT SUB-REGISTRAR



15 MAR 2013

(Rabindranath Sarder)
DISTRICT SUB-REGISTRAR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 8
Page from 3802 to 3815
being No 02931 for the year 2013.



Rabindranath Sarder

(Rabindranath Sarder) 15-March-2013
DISTRICT SUB-REGISTRAR
Office of the D.S.R. BIRBHUM
West Bengal