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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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যদিও এই চুক্তি স্বাক্ষর করা হয়েছে
 এবং এতে স্বাক্ষর করেছেন
 প্রাপ্তবয়স্ক এবং মনোবল
 প্রাপ্ত ব্যক্তিগণের উপস্থিতিতে
 এবং এতে স্বাক্ষর করেছেন
 প্রাপ্তবয়স্ক এবং মনোবল
 প্রাপ্ত ব্যক্তিগণের উপস্থিতিতে

ভালভাই ভাই

১৫ অক্টোবর ২০১৩

THE DEED OF SALE

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 ২০/৪/১৩
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Md. Mohiuddin
 S/o - Nazrul Haque
 Vill+Po - Popuri
 P.S - Nangoor
 Dist - Birbhum
 W.B - 731240



২০/৪/১৩

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[2]

पुस्तक संख्या - 1057

Query No. - 007639 / 2013

THIS DEED OF SALE

made on this 25th day of April, Two Thousand Thirteen of The Christian Era.

Purchase Value of the Land is Rupees : 1,24,000/-

Market Value of the Land is Rupees : 4,96,172/-

Property Purchased : 41 decimals of land,

Comprising Plot No. : R.S. & L.R. 1347, Khatian No. : 1933,

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

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

Dist. - Birbhum, West Bengal

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25 APR 2013

2

পরিচালক
জাতি

[3]

BETWEEN

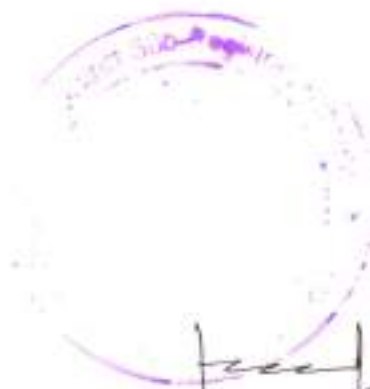
Sekh Romjan, S/O - Late Sekh Bajulal, by faith - Muslim, occupation - Cultivation, resident of Village - Papuri, P.O.- Papuri, P.S.- Nanoor, Dist.- Birbhum, PIN -731240. The above person is a citizen of India, resident of above address under Sub-Division- Bolpur, Dist.- Birbhum, W.B. hereinafter severally called and referred to as the **"VENDOR"** (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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25 APR 2013

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14/10/2014

[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.

(14/10/2014)



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NABHAT SINGH ROY
CHIEF MANAGER

25 APR 2013

24

पुस्तक संख्या

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. - Nanoor, 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 Romjan** acquired & possessed the Schedule mentioned landed property at Mouza- Papuri, Plot No. : R.S. and L.R. - 1347, Khatian No. : 1933, J.L. No.- 52, Classification - Shali, Total Area - 69 decimals, by Virtue of a Gift Deed (Hebanama) - from his Father **Sekh Bajulal**, S/O - Late Sekh Nababjan of Village - Papuri, P.S. - Nanoor, Dist - Birbhum, Dated 26th April, 2007 in presence of his Mother & Legal Guardian Asura Bibi; when he was a Minor, which was finally registered at the office of the Addl. Dist. Sub-Registrar of Nanoor, Birbhum, dated-4th Decembar, 2012 and Noted in Book No.- I, Volume No.- 10, Pages- 3042 to 3058, Being No.- 3793 for the year of 2012.

AND WHEREAS the Vendor **Sekh Romjan**; **now adult & mature enough; has reached the age when he is legally responsible for his actions**; has agreed to sell, convey and transfer the above mentioned 41 decimals of land out of the total 69 decimals at the said Plot No. R.S. and L.R. - 1347 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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25 APR 2013

बिना किसी शर्त

[6]

NOW THESE PRESENTS WITNESSETH that in the pursuance of the agreement noted above the VENDOR doth hereby sell, convey and transfer in favour of the PURCHASER the said 41 decimals of land for the consideration price of Rs. 1,24,000/- (Rupees One Lakh Twenty Four Thousand Only) and the PURCHASER has paid unto the VENDOR 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 VENDOR 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 VENDOR. The VENDOR 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 VENDOR 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 VENDOR undertakes to indemnify the same and in default he is to face both the Civil and Criminal consequences thereof.



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25 APR 2013

5

প্লট নং ১৩৪৭

171

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.- 1347	1933	Shali	41 decimals out of 69 dec.
			<u>Total - 41 decimals out of 69 dec.</u>

Proposed Land Use :- College.

Total measuring - 41 (Forty One) decimals out of 69 (Sixty Nine) decimals at the said Plot No. : R.S. and L.R. - 1347, of Mouza- Papuri, Dist. Birbhum.

Agricultural Lands are situated surrounding the land hereby mentioned.

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

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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.



25 APR 2013

IN WITNESS WHEREOF the Vendor 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. Md. Mohiuddin
S/o - Nazrul Haque
Vill+P.O. - Papuri
Dist - Birbhum
W.B. 731240

2. Jagan abedhin
S/o - Abdul Ahad (late)
Vill+P.O. - Papuri, ps. Namooch
Dist - Birbhum
W.B 731240

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

স্বাক্ষরিত

Signature of the Vendor

Joy Gopal Das,

(Advocate)

F 1933/1911 of 03.
JOY GOPAL DAS
Advocate
F 1933/1911 of 03

Typed by :

Sk. Taslim Arif

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



ಆರೋಗ್ಯ ಇಲಾಖೆ
ಕರ್ನಾಟಕ ಸರ್ಕಾರ

25 APR 2013



MD. Nurul Islam Mridha



Md. Rashedul Karim

10AM

10:21



NATIONAL HEALTH RESEARCH
COUNCIL OF INDIA



25 APR 2013

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the D.S.R. BIRBHUM, District- Birbhum
Signature / LTI Sheet of Serial No. 04300 / 2013, Deed No. (Book - 1 , 04431/2013)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Sekh Romjan Village: Papuri, Thana: -Nanoor, P.O. :-Papuri, District:-Birbhum, WEST BENGAL, India,	 25/04/2013	 LTI 25/04/2013	সেখ রোমজান 25.04.2013

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Sekh Romjan Address -Village: Papuri, Thana: -Nanoor, P.O. :-Papuri, District:-Birbhum, WEST BENGAL, India,	Self	 25/04/2013	 LTI 25/04/2013	সেখ রোমজান

Name of Identifier of above Person(s)

Md. Mohiuddin
Village: Papuri, Thana: -Nanoor, P.O. :-Papuri,
District:-Birbhum, WEST BENGAL, India,

Signature of Identifier with date

Md. Mohiuddin
25/04/2013



25 APR 2013

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(Rabindranath Sardor)
DISTRICT SUB-REGISTRAR
Office of the D.S.R. BIRBHUM



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

Endorsement For Deed Number : I - 04431 of 2013
(Serial No. 04300 of 2013 and Query No. L000007639 of 2013)

On 25/04/2013

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

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

Payment of Fees:

Amount By Cash

Rs. 5488.00/-, on 25/04/2013

(Under Article : A(1) = 5456/- ,H = 28/- ,M(b) = 4/- on 25/04/2013)

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.-4,96,172/-

Certified that the required stamp duty of this document is Rs.- 24809 /- and the Stamp duty paid is Impresive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty Rs. 23810/- is paid , by the Bankers cheque number 760164, Bankers Cheque, dated 24/04/2013, Bank : State Bank of India, S B I Suri, received on 25/04/2013

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

Presented for registration at 14.01 hrs on :25/04/2013, at the Office of the D.S.R. BIRBHUM District, Birbhum Romjan ,Executant.

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

Execution is admitted on 25/04/2013 by

1. Sekh Romjan, son of Late. Sekh Bajulal , Village:Papuri, Thana:Nanoni, P.O. : Papuri, District:-Birbhum, WEST BENGAL, India, , By Caste Muslim, By Profession: Cultivation

Identified By Md. Mohiuddin, son of Nazrul Haque, Village:Papuri, Thana:Nanoni, P.O. : Papuri, District:-Birbhum, WEST BENGAL, India, , By Caste: Muslim, By Profession: Others

(Rabiindranath Sarder)
 DISTRICT SUB-REGISTRAR



25 APR 2013

District Sub-Registrar
 BIRBHUM

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(Rabiindranath Sarder)
 DISTRICT SUB-REGISTRAR

Certificate of Registration under section 60 and Rule 69.

Registered in Book -I
CD Volume number 13
Page from 1720 to 1732
being No 04431 for the year 2013.



Rabindranath Sarder

(Rabindranath Sarder) 25-April-2013
DISTRICT SUB-REGISTRAR
Office of the D.S.R. BIRBHUM
West Bengal