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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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Permitted under the document as admitted to registration. The Signature (Print and ink) and the date of registration shall be the same as the date of registration.

Adul. District Sub-Registrar
Sonarpur, South 24 Parganas

9 OCT 2000

DEED OF SALE

THIS INDENTURE is made this the ৭th day of OCTOBER Two Thousand Nine BETWEEN SOCIETY FOR ISLAMIC EDUCATION, a Society registered under the Society Registration Act, having its Office at Chakberia Mokrapur More, P.S. Sonarpur, District South 24-Parganas, West Bengal, represented by its Secretary, hereinafter referred to as the "VENDOR" (which expression shall unless excluded by or repugnant to the context be deemed to include its successors-in-office and assigns) of the ONE PART

The Society is represented by its Secretary ABUL KASHEM MUNSHI, son of Late Munshi Abdul Mannan, by faith- Ismam, by occupation- Service, residing at Village Chakberia, P.O.- Kustiā, P.S. Sonarpur, District South 24-Parganas, West Bengal.

A N D

SISHU BIKASH COLLEGE OF EDUCATION, an Educational Institution (College) represented by its Managing Committee situated at Village- Chakberia-Mokrapur Motr, P.O. Kustiā, Via- Champahati, P.S. Sonarpur, District South 24-Parganas, hereinafter referred to as the "PURCHASER" (which expression shall unless excluded by or repugnant to the context be deemed to include its successors-in-office and assigns) of the OTHER PART.

WHEREAS ALL THAT revenue paying Sali land measuring an area of .93 (Ninety Three) decimals in R.S. Dag No. 178, R.S. Khatian No. 12, L.R. Dag No. 198, L.R. Khatian No. 528, be the same little more or less situated under Mouza- Mokrapur, J.L. No. 106, District South 24-Parganas, P.S. and Additional District Sub-Registry office at Sonarpur belonged to Abdul Jalil Gazi alias Md. Jalil Gazi of Village- Kamalpur, P.S. Baruipur, South 24-Parganas.

AND WHEREAS by two Bengali Kobabus bearing No. 2012 and 2013 dated 30th March, 1991 made between Abdul Jalil Gazi alias Md. Jalil Gazi therein described as the Kobala Dada and Society for Islamic Education herein mentioned as Kobala Grahita, the said Abdul Jalil Gazi alias Md. Jalil Gazi sold, transferred, conveyed, granted, assigned and assured unto and in favour of

স্বাক্ষরিত ও মূহুর্ত



| | বৃদ্ধাপুল | তক্তলী | সমসয়া | অন্যসিকা | কবিতা |
|------------|---------------|---------------|---------------|---------------|---------------|
| স্বাক্ষরিত | [Fingerprint] | [Fingerprint] | [Fingerprint] | [Fingerprint] | [Fingerprint] |
| মূহুর্ত | [Fingerprint] | [Fingerprint] | [Fingerprint] | [Fingerprint] | [Fingerprint] |

নাম : Abdul Kader Munsif স্বাক্ষর : Abdul Kader Munsif
General Secretary SOCIETY FOR ISLAMIC EDUCATION

নাম / প্রতীক



| | বৃদ্ধাপুল | তক্তলী | সমসয়া | অন্যসিকা | কবিতা |
|------------|---------------|---------------|---------------|---------------|---------------|
| স্বাক্ষরিত | [Fingerprint] | [Fingerprint] | [Fingerprint] | [Fingerprint] | [Fingerprint] |
| মূহুর্ত | [Fingerprint] | [Fingerprint] | [Fingerprint] | [Fingerprint] | [Fingerprint] |

নাম : _____ স্বাক্ষর : _____
Sri Sri Sikash College of Education Chakhera-Mokrampur More P. O. - KULIA, P. S. - Sonarhat Dist. - South 24 Parganas, West Bengal.

নাম / প্রতীক

| | বৃদ্ধাপুল | তক্তলী | সমসয়া | অন্যসিকা | কবিতা |
|------------|-----------|--------|--------|----------|-------|
| স্বাক্ষরিত | | | | | |
| মূহুর্ত | | | | | |

নাম : _____ স্বাক্ষর : _____

নাম / প্রতীক

| | বৃদ্ধাপুল | তক্তলী | সমসয়া | অন্যসিকা | কবিতা |
|------------|-----------|--------|--------|----------|-------|
| স্বাক্ষরিত | | | | | |
| মূহুর্ত | | | | | |

Society For Islamic Education ALL THAT revenue paying Sali land measuring an area of .93 (Ninety Three) decimals in R.S. Dag No. 178, R.S. Khatian No. 12, L.R. Dag No. 198, L.R. Khatian No. 528, be the same little more or less situated under Mouza- Mokrapur, J.L. No. 106, District South 24-Parganas, P.S. and Additional District Sub-Registry office at Sonarpur belonged to Abdul Jalil Gazi alias Md. Jalil Gazi of Village- Kamalpur, P.S. Barnipur, South 24-Parganas more fully and particularly mentioned in the Schedules written therein. The said Kobalas was registered with the Additional District Sub-Registrar at Sonarpur and entered in Book No. 1, Volume No. 21, Pages 29 to 38 and 39 to 43 for the year 1991.

AND WHEREAS the said land was mutated in favour of Society For Islamic Education and Record of Right was declared in favour of the said Society by the competent authority in L.R. Khatian No. 528.

AND WHEREAS Society For Islamic Education took a Scheme to establish a B.Ed. College namely Sishu Bikash College of Education for proper training on Teacher Education on the said Plot of Land situated at Mouza- Mokrapur, being Dag No. R.S. 178, R.S. Khatian No. 12, L.R. Dag No. 198, L.R. Khatian No. 528.

AND WHEREAS thus the Vendor herein is seized and possessed of and/or well and sufficiently entitled to ALL THAT revenue paying Sali land measuring an area of .93 (Ninety Three) decimals in R.S. Dag No. 178, R.S. Khatian No. 12, L.R. Dag No. 198, L.R. Khatian No. 528, be the same little more or less situated under Mouza- Mokrapur, Pargana- Medanmolla, J.L. No. 106,

Tonzi No. 109, District South 24-Parganas, P.S. and Additional District Sub-Registry office at Sonarpur within the limits of the Pratapnagar Gram Panchayet, District South 24-Parganas particularly described in the Schedule hereunder written.

AND WHEREAS being approached, the Vendor herein has agreed to sell and the Purchaser has agreed to purchase ALL THAT revenue paying Sali land measuring an area of .93 (Ninety Three) decimals in R.S. Dag No. 178, R.S. Khatian no. 12, L.R. Dag No. 198, L.R. Khatian No. 528 be the same little more or less situated under Monza- Mokrapur, Pargana- Medanmolla, J.L. No. 106, Tonzi No. 109, District South 24-Parganas, P.S. and Additional District Sub-Registry office at Sonarpur within the limits of the Pratapnagar Gram Panchayet, District South 24-Parganas more fully particularly mentioned in the Schedule hereunder written at and for the consideration of Rs. 1,000/- (Rupees One Thousand) only.

NOW THIS DEED OF SALE WITNESSETH that in pursuance of the said Agreement and in consideration of Rs. 1,000/- (Rupees One Thousand) only paid by the Purchaser to the Vendor before the execution of these presents (the receipt whereof the Vendor doth hereby as well as by the receipt hereunder written admits and acknowledge of and from the same and every part thereof do hereby discharge and release the Purchaser for ever and said land is hereby conveyed transferred and from every part thereof) the Vendor do hereby convey, grants, sell, transfer, assure and assign unto and in favour of the Purchaser absolutely and forever free from all encumbrances and liabilities whatsoever ALL THAT revenue

paying Sali land measuring an area of .93 (Ninety Three) decimals in R.S. Dag No. 178, R.S. Khatian No. 12, L.R. Dag No. 198, L.R. Khatian No. 528, be the same little more or less situated under Mouza- Mokrapur, Pargana- Medanmolla, J.L. No. 106, Thuzi No. 109, District South 24-Parganas, P.S. and Additional District Sub-Registry office at Sonarpur within the limits of the Pratapnagar Gram Panchayet, District 24-Parganas South which is more fully and particularly described in the Schedule hereunder written and hereinafter for the sake of brevity referred to as the said property together with all ways, paths, passages, fixtures and all fences, yards, drains, sewerage, water, water-courses and all formal and other rights liberties easements privileges appendages and appertinances whatsoever belonging or in any way appertaining to the said property or any part thereof now are or at any time heretofore was situate, held, enjoyed kept or reputed so to be appertaining thereto and all the estate, right, title, interest, use, trust, possession claims or demand whatsoever at law and in equity of the Vendor unto upon the said property and the reversion or reversions remainder or remainders and the rents and issues and profits thereof together with all deeds, monuments writings and other evidences of title which is anywise relates to the said property which now or are or shall or power of the Vendor to any person or persons from whom the Vendor may procure the same without any action or suit at law **AND TO HAVE AND TO HOLD** the said property hereby granted, conveyed, transferred, assured or expressed or intended so to be unto and to the use of the purchaser absolutely and forever and the Vendor do hereby convey to the Purchaser notwithstanding that any copy deed matter or thing by the Vendor or any of their predecessors-in-title done, executed, committed or knowingly suffered

to the contrary, The Vendor now are lawfully rightful and absolutely seized and possessed of or otherwise sufficiently entitled to the said property hereby granted transferred, conveyed and assured unto the Purchaser for perfect conveyed and assured unto the Purchaser for a perfect and indefeasible estate or in inheritance with manner or condition use, trust, encumbrances or liens whatsoever to alter defeat encumber or make void the same and that the Vendor now have good right and full power to grant, transfer, sell, convey and assure the said property hereby granted, transferred, sold, conveyed and assured unto the purchaser in the manner aforesaid and the Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said property and receive rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully and equitably claiming from under and in trust for him and that every and clear and freely and clearly and absolutely discharge save kept harmless and indemnified against all estates debts encumbrances liens or attachments whatsoever made executed or suffered by the Vendor or any person or persons having lawfully and equitably claiming any interest from under or trust for him.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT revenue paying Sali land measuring an area of .93 (Ninety Three) decimals in R.S. Dag No. 178, R.S. Khatian No. 12, L.R. Dag No. 198, L.R. Khatian No. 528, be the same little more or less situated under Monzu-Mokrapur, Pargana- Medanmolla, J.L. No. 106, Touzi No. 109, District 24-Parganas South, P.S. and Additional District Sub-Registry office at Sonarpur within the limits of the Pratappnagar Gram Panchayat, District 24-Parganas South,

annual rent payable to the Collector is Rs. 192/- which is more fully and particularly delineated and bordered with verge in the Map or Plan annexed herewith and Butted and bounded as follows :-

ON THE NORTH : R.S. Dag No. 177, L.R. Dag No. 197
and 10 ft. wide passage.

ON THE SOUTH : R.S. Dag No. 179, L.R. Dag No. 199.

ON THE EAST : R.S. Dag No. 184, L.R. Dag No. 204.

ON THE WEST : Canal.

IN WITNESS WHEREOF the Vendor hereto put and subscribe its signature and seals the day month and year written hereinabove.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF :-

1. श्री. कारागि (अध्यापक)
श्री. अशोक - अध्यापक
श्री. अशोक

2. Mahamud Hossain
Bade Boogly.

General Secretary
SOCIETY FOR ISLAMIC EDUCATION

Abul Karim Munshi
SIGNATURE OF THE VENDOR

Drafted by :-

श्री. चानु देव नरकर
Advocate

Baripada, Cuttack

Printed by :-

Pradip Baidya

(PRADIP BAIDYA)

IN RESPECT OF R.S. DAG NO.-178 CORRESPONDING
NO.-198 UNDER R.G. KHOTIAN NO.-12, L.P. KHOTIAN NO.-528
MUZA-MOKRAMPUR, J.L. NO.-106 P.S.-SONARPUR, DIST.-24 PGS(C)

REEL: _____ SCALE 2"=1" INCH=50 FT
AREA OF LAND = 33 DECIMAL
SHOWN RED BORDER



General Secretary
OFFICE FOR ISLAMIC EDUCATION
Abul Kalam Muzahid

DRAWN BY:

[Signature]
Muzahid Muzahid
P. O. Box No. 100
Sonarpur, P. S. Sonarpur,
Dist. 24 PGS(C)

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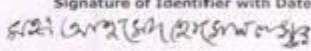
Government of West Bengal
 Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
 Office of the A. D. S. R. SONARPUR, District- South 24-Parganas
 Signature / LTI Sheet of Serial No. 10758 / 2009, Deed No. (Book - I , 10283/2009)
 Name of the Presentant


| Name of the Presentant | Signature with date |
|------------------------|-------------------------------|
| Abul Kashem Munshi | Abul Kashem Munshi 9/10/09 |

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

| Sl No. | Admission of Execution By | Status | Photo | Finger Print | Signature |
|--------|--|--------|---|--|-------------------------------|
| 1 | Abul Kashem Munshi Address -Chakberia Kustia 24pgs (s) | Self |  |  LTI | Abul Kashem Munshi 9/10/09 |

Name of Identifier of above Person(s)
 Md Ahamed Hossain Laskar
 PS-Sonarpur, Metiyari Pratagnagar, 24pgs (s)

Signature of Identifier with Date

 9/10/09


 (Anirupa Sinha)
 ADDITIONAL DISTRICT SUB-REGISTRAR
 Office of the A. D. S. R. SONARPUR

Government Of West Bengal
Office of the A. D. S. R. SONARPUR
SONARPUR
Endorsement For deed Number J-10283 of :2009
(Serial No. 10758, 2009)

On 09/10/2009

Certificate of Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962, duly stamped under schedule 1A, Article number-23.4 of Indian Stamp Act 1899, also under section 5 of West Bengal Land Reforms Act, 1955. Court fee stamp paid Rs. 10.00/-

Payment of Fees:

Fee Paid in rupees under article . A(1) = 4224/- . E = 7/- on 09/10/2009

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 384155/-
Certified that the required stamp duty of this document is Rs 19218/- and the Stamp duty paid as Impresive Rs- 5000

Deficit stamp duty

Deficit stamp duty Rs 14230/- is paid, by the draft number 211374, Draft Date 07/10/2009 Bank Name State Bank Of India, SONARPUR, received on: 09/10/2009

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 12.41 hrs on 09/10/2009 at the Office of the A. D. S. R. SONARPUR by Abul Kashem Munshi, Executant.

Admission of Execution(Under Section 58)

Execution is admitted on 09/10/2009 by
1. Abul Kashem, Munshi, Secretary, Society For Islamic Education, Chackberia, Mokrapur More, Sonarpur 24pgs
(s) profession Service
Identified By: Md Ahamed Hossain Laskar, son of Lt Golam Bari Laskar, Metiyani Pratapnagar 24pgs (x) Thana, Sonarpur,
by caste Muslim, By Profession, Business.



[Anima Sinha]
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF
SONARPUR
Govt. of West Bengal

MEMO OF CONSIDERATION

RECEIVED the sum of Rs. 1,000/- (Rupees One Thousand) only from within named Purchaser by way of consideration money as per memo below.

MEMO

Buy cash. 1,000/- Rupees one thousand only.

WITNESSES :-

1. *[Handwritten signature]*
[Handwritten signature]
[Handwritten signature]

2. Hakamud Hossein
Bade Hoagly.

General Secretary
SOCIETY FOR ISLAMIC EDUCATION

[Handwritten signature]
Abul Kashim Munnah

SIGNATURE OF THE VENDOR

MEMO OF CONSIDERATION

RECEIVED the sum of Rs. 1,000/- (Rupees One Thousand) only from within named Purchaser by way of consideration money as per memo below.

MEMO

Buy cash. - 1,000/- Rupees one thousand only.

WITNESSES :-

1. *[Handwritten signature]*
[Handwritten signature]
[Handwritten signature]

2. Hakamud Hossein
Bade Hoagly.

General Secretary
SOCIETY FOR ISLAMIC EDUCATION

[Handwritten signature]
Abul Kashim Munnah

SIGNATURE OF THE VENDOR

Building completion certificate should be obtained from the Engineer of local Authority/Panchyat and PWD Engineer / RES Engineer
Certificate issued by any other person will not be accepted

BUILDING COMPLETION CERTIFICATE

I hereby certify that I have personally inspected the land and building mentioned below and the same is based on the registered documents/data measurements and specifications found in the site:

- | 1. Date of inspection | : | 27.04.2016 | | | | | | | | | |
|--|------|--|--|------|---------|--------------|--|--------------|-------------|--|--------------|
| 2. Owner of the Land & Building with address | : | Sishu Bikash College Of Education Mokrapur, P.O.- Kustia, P.S.- Sonarpur, Dist.- South 24 Parganas, Pin - 743330, West Bengal | | | | | | | | | |
| 3. Type of Ownership of Land | : | Own | | | | | | | | | |
| 4. Location with Survey No. Street No, Ward, ,Name of Place, Corpo./ Municipi/ Panchyat | : | Mokrapur Mouza, J.L.- 106, Plot No. 198, Khatsan No.LR528; Pratapnagar GP, Sonarpur, 24 pgs(s) | | | | | | | | | |
| 5. Date of Registration of Land | : | 5 th October, 2009 | | | | | | | | | |
| 6. Registered in the office of Sub Register with Address. | : | Additional District Sub Register Office at Sonarpur, 24 Pgs(s), West Bengal | | | | | | | | | |
| 7. Building Plan approved by (Address of Corporation/ Municipality/ Panchyat) | : | Pratapnagar Gram Panchyat VIII & P.O.- Kustia, P.S.- Sonarpur, Dist.- South 24 pgs Pin - 743330, West Bengal | | | | | | | | | |
| 8. Year of Construction | : | 2014-2015 | | | | | | | | | |
| 9. Purpose for which the building is being used/ proposed to be used | : | Teacher Education Programme. | | | | | | | | | |
| 10. Details of Construction of building roofing- pl. Mention RCC/Asbestors/Tiled/any other | : | <table border="0"><thead><tr><th></th><th>Area</th><th>Roofing</th></tr></thead><tbody><tr><td>Ground Floor</td><td></td><td>316.914sq.mt</td></tr><tr><td>First Floor</td><td></td><td>316.914sq.mt</td></tr></tbody></table> | | Area | Roofing | Ground Floor | | 316.914sq.mt | First Floor | | 316.914sq.mt |
| | Area | Roofing | | | | | | | | | |
| Ground Floor | | 316.914sq.mt | | | | | | | | | |
| First Floor | | 316.914sq.mt | | | | | | | | | |
| 11. Land used certificate for educational purpose from the concerned Govt. authorities obtained details | : | Certificate issued by LR Department, Sonarpur BLIRO, 24 pgs(s) | | | | | | | | | |

Verification of the above on site, I hereby certify that the construction of the building is completed in all aspects and the building is structurally sound to be used for Educational purpose:-

G. P. S. Sarpanch

Signature with Seal

Pradhan
Pratapnagar Gram Panchayat
VII & P.O.- Kustia
P.S.- Sonarpur, Dt. 24 Pgs. (S)
Panchyat Sarpanch and Sachiv

Amit Ghatak

Signature with seal

AMIT GHATAK

ASSISTANT ENGINEER

Name of **SADAR SUBDIVISION**
Designation **South 24 Parganas Zila Parishad**
Office Address:

Abul Kasim Muntak

Secretary
Sishu Bikash College of Education
Chakberia-Mokrapur More
P.O.-Kustia, Dist.- 24 Pgs. (S)

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Form A
A Certificate of Mutation
(See Rule 63)

To Society for Islamic Education of vill - Chakbar (Haram-
pur No. 11 - Sonapur
(Name and address of the applicant) Dist. - 24 Parganas (South)

Reference 3428/02
He/She is informed that his/her name has been mutated in respect of the land described in the Schedule below :

The Schedule

1. District South 24 Parganas
2. Police Station Sonapur
3. Mouza Harampur
4. J.L. No. 106
5. Khata No. 16, 528
6. Plot No. 18, 206, 204, 199, 202, 198, 197
7. Area 5.05 Acre



[Handwritten signature]

Prescribed Authority u/s 50 of the
West Bengal Land Reforms Act, 1955