



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

G 256641

11.58

Q.No. 405352/m

Upa Samanta

Certified that the endorsement sheet and signature sheet enclosed in this document are part of the document

*Ruchi Deb Ghosh*  
1st Dist. Sd. Registrar  
Alipurduar

07 FEB 2022

## DEED OF CONVEYANCE (SALE)

THIS DEED OF CONVEYANCE (SALE) IS MADE ON THE 7<sup>TH</sup> DAY  
OF FEBRUARY, TWO THOUSAND TWENTY TWO (2022).

*Harekrishna Das*  
ADVOCATE  
ALIPURDUAR COURT  
DIST. ALIPURDUAR-736122

NON JUDICIAL STAMP

Sl. No.. 501 Dated 03-02-2022  
Name Ashwini Choudhary Educational Trust  
Of Dagapur  
Value Rs. 5000/- (Rupees five thousand)



SANDHYA SAKA GOON  
GOVT. STAMP VENDOR  
SILIGURI COURT  
LNo.-17/RM OF 28-E



*[Signature]*

Dist. Sub-Registrar  
Alipurduar

07 FEB 2022



Upal Samanta

**EXTRACT OF THE LAND AND BUILDING HEREBY SOLD:**

Land measuring 2.16 acres along with a G+2 storied  
Building standing therein having total constructed area of  
38332 Square Feet.

Mouza - Pakuritala, J.L. No. 32

P.S. - Alipurduar, Dist - Alipurduar

L.R Plot Nos. 1648 (0.12 acres), 1649 (0.22 acres),

1650 (0.68 acres), 1651 (0.88 acres),

1652 (0.22 acres) and 1653 (0.04 acres)

L.R Khatian No. 1327

Gram Panchayat- Parorpar

Recorded Classification - Sahari (converted into College)

Proposed Use- College

Assessed Market Value of Rs. 5,77,95,148/-

Sale Value of Rs. 1,15,00,000/-

**BETWEEN**

**ASHWINI CHOUDHURY EDUCATIONAL TRUST** (PAN No. AACTA5944P), a registered Trust, having its office at campus of Indian Institute of Legal Studies (IILS), P.O. Salbari, P.S. Matigara, Dist - Darjeeling, being represented by its MANAGING TRUSTEE - **SRI JOYJIT CHOUDHURY** (Aadhaar No. 7465 6305 0453 and PAN No. AESPC9855P), Son of Late Ajit Choudhury, Hindu by Religion, Indian by Nationality, Advocate by Profession, Resident of Sarat Bose Road,



*R*

~~Dist. Sub-Reg.~~  
~~Alipurduar~~

07 FEB 2022

UPOL Samanta

Secretary

Alipurdwar Court, Dist. Darjeeling

Hakimpara, Siliguri, P.O. & P.S. Siliguri, Dist - Darjeeling - 734001, hereinafter called the "**PURCHASER**" (which shall mean and include unless repugnant to the context its trustees, successors-in-office, executors, representatives and assigns) of the **ONE PART**.

**AND**

**ALIPURDUAR B. Ed TRAINING COLLEGE** under **PRANASHA** (PAN No. AABAP6518J), a Society registered under the West Bengal Societies Registration Act, 1961 (West Bengal Act XXVI of 1961) bearing Registration No. 63276 of 2009-2010, having its registered office at Beltala, Arbindanagar, Alipurduar, P.O., P.S. and District - Alipurduar, Pin - 736121, being represented by its **SECRETARY - SRI UPAL SAMANTA** (Aadhaar No. 565392444044 and PAN No. DNNPS2177H), Son of Sri Amal Samanta, Hindu by Religion, Indian by Nationality, Service by Profession, Resident of Beltala, Arbindanagar, Alipurduar, P.O., P.S. and District - Alipurduar, Pin - 736122, hereinafter called the "**VENDOR**" (which expression shall mean and include unless excluded by or repugnant to the context its Executive Committee members, successors-in-office, executors, representatives and assigns) of **OTHER PART**.

**WHEREAS** one Rakhal Chandra Sarkar, Son of Late Bipin Chandra Sarkar became the absolute owner in possession of land measuring 2.16 acres appertaining to and forming part of R.S. Plot No. 1026 corresponding to L.R. Plot No. 1648 (0.12 acres), R.S. Plot No. 1025 corresponding to L.R. Plot No. 1649 (0.22 acres), R.S. Plot No. 1042 corresponding to L.R. Plot No. 1650 (0.68 acres), R.S. Plot No. 1027 corresponding to L.R. Plot No. 1651 (0.88 acres), R.S. Plot No. 1041



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corresponding to L.R. Plot No. 1652 (0.22 acres) and R.S. Plot No. 1040 corresponding to L.R. Plot No. 1653 (0.04 acres) recorded in R.S. Khatian No. 255 corresponding to L.R. Khatian Nos. 373 and 891 situated in Mouza - Pakuritala, J.L. No. 32 within Alipurduar Police Station, District - Alipurduar (then Jalpaiguri) and the said Rakhal Chandra Sarkar was in khas, actual and physical possession of the aforesaid land having permanent, heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever.

**AND WHEREAS** the said Rakhal Chandra Sarkar sold the aforesaid land measuring 2.16 acres for valuable consideration in favour of the present Vendor by virtue of two registered Deeds of Sale being Document No. 763 for the year 2010 (area measuring 1 acres) and Document No. 884 for the year 2010 (area measuring 1.16 acres) both duly registered in the Office of the A.D.S.R at Alipurduar.

**AND WHEREAS** the Vendor by virtue of the aforesaid purchase have become the absolute owner of land measuring 2.16 acres appertaining to and forming part of L.R Plot Nos. 1648 (0.12 acres), 1649 (0.22 acres), 1650 (0.68 acres), 1651 (0.88 acres), 1652 (0.22 acres) and 1653 (0.04 acres) recorded in L.R. Khatian Nos. 373 and 891 situated in Mouza - Pakuritala, J.L. No. 32 within Alipurduar Police Station, District - Alipurduar as morefully described in the schedule herein below and have duly recorded name in favour of Alipurduar B.Ed. Training College which is a constituent College under the Vendor Society with the concerned authority and L.R. Khatian being No. 1327 have been opened in the name of Alipurduar B.Ed. Training College

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being represented by its Secretary, Sri Upal Samanta and the Vendor is in actual, physical and joint possession of the said land and have acquired permanent, heritable and transferrable right, title and interest in the said land and is enjoying and possessing the said land openly, freely and adversely.

**AND WHEREAS** the Secretary of the Vendor Society obtained the land conversion certificate from the competent land authority for conversion of the classification of the aforesaid land measuring 2.16 acres from Sahari to College with a view to construct a College Building and run a College under the name and style 'Alipurduar B.Ed. Training College' and the Vendor Society after obtaining the necessary land conversion certificate from the concerned authority has constructed a G+1 storied College Building consisting of area measuring 12704 square feet each in the Ground and First Floor upon the aforesaid land in the year 2010 having obtained necessary permission and sanctioned building plan from the competent authority dated 02.07.2010 and also obtained Building Completion Certificate from the concerned authority on 24.09.2010. The Vendor Society in the year 2015 extended the said college building to G+2 storied building by constructing second floor being area measuring 12814 square feet having obtained necessary permission and sanctioned building plan from the competent authority dated 07.08.2015 and also obtained Building Completion Certificate from the concerned authority on 02.02.2016.

**AND WHEREAS** the members of the Vendor Society over the years has found and realized that it is not possible for them to manage,



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administer and run Alipurduar B.Ed. Training College due to acute shortage of funds and further accentuated by the COVID-19 pandemic which has totally devastated and dried up the funds of the Vendor Society and due to aforesaid reason the Vendor has offered to sell the aforesaid land measuring 2.16 acres along with a G+2 storied building therein as more fully described in the schedule herein below.

**AND WHEREAS** the Vendor keeping in mind the interest of the area where the said Alipurduar B.Ed. Training College is located and also for imparting B.Ed. and D.El.Ed., Education to aspiring students of the said locality the Vendor approached the Purchaser which has enormous expertise and knowledge backed by sufficient financial capability of running such colleges imparting vocational and professional Education to take-over, run, manage and Purchase the land and building of the College of the Vendor Trust for efficient, professional functioning and fulfilling the aims, objectives for which the said College had been established.

**AND WHEREAS** the Executive Committee Members of the Vendor Society vide its resolution dated 16.06.2021 has agreed and decided to sell the land and building of the College of the Vendor Society to the Purchaser in terms of Clause 12(d) of its Regulations which is herein reproduced as follows:

**12. POWER & DUTIES OF THE EXECUTIVE COMMITTEE:**

*The Executive committee shall have powers of supervision and conduct over all the affairs of the society in particular shall discharge the following duties:*



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*(d) To sell, lease, mortgage or otherwise dispose of and deal with all or any part of the property of the society as deemed necessary or expedient for the use of the society.*

The Executive Committee Members of the Vendor Society vide its said resolution dated 16.06.2021 has also empowered the Secretary Sri Upal Samanta of the Vendor Society to execute and register the necessary Sale Deed in favour of the present Purchaser.

**AND WHEREAS** the Purchaser vide its resolution dated 18.06.2021 having discussed at length amongst its members regarding the aforesaid proposal made by the Vendor to the Purchaser and being satisfied with the right, title and interest of the Vendor over the said land and also being satisfied with all the papers and documents relating to the said land and building has agreed to purchase the land and building as fully described in the Schedule herein below and offered the sum of Rs. 1,15,00,000/- (Rupees One Crore Fifteen Lakhs) only to the Vendor, free from all encumbrances and charges whatsoever.

**AND WHEREAS** the Vendor has accepted the offer of the Purchaser as fair, reasonable and highest in view of the prevailing market rate has firmly and finally agreed to sell the said land and building as fully described in the Schedule herein below free from all encumbrances, charges, liens, lis pendences, attachments, mortgages and all or any other liabilities whatsoever for the valuable consideration of Rs. 1,15,00,000/- (Rupees One Crore Fifteen Lakhs) only.

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**NOW THIS INDENTURE OF SALE WITNESSETH** that in pursuance of the aforesaid offer and acceptance and in consideration of Rs. 1,15,00,000/- (Rupees One Crore Fifteen Lakhs) only paid by the PURCHASER to the VENDOR the receipt whereof the Vendor do hereby acknowledge and grant full discharge to the Purchaser from the payment thereof, the Vendor do hereby grant and transfer by way of sale unto the Purchaser for ever all that land along with a G+2 storied building standing therein as fully described in the Schedule herein below together with all the appurtenances belonging to or in any way appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed or known as part or member thereof or be appurtenant thereto and all the estate, right, title, interest, use, inheritance, property, possession, benefit, claim and demand whatsoever of the Vendor into, out of or upon the said land **TO HAVE AND TO HOLD** the said land hereby granted and sold or intended so to be with its and every of its rights and appurtenances unto and to the use and benefit of the Purchaser forever to be held as heritable and transferable immovable property subject to the payment of all rents, taxes, assessments, rates, dues and duties now chargeable upon the same or which may hereafter become payable in respect thereof to the Government of West Bengal or any other concerned authorities.

THE VENDOR do hereby declare that the Vendor has not previously sold, mortgaged, transferred or contracted for sale or otherwise the said land and building thereof and the said land and building suffers from no defect of title and in the event of discovery or any contrary is proved, the Vendor shall be liable to be dealt with according to law



Upad Samanta

PRANASH  
B. Prasad  
Advocate  
Alipurduar Court, Dist. Alipurduar

both Civil and Criminal as the case may be and shall also be liable to pay adequate compensation to the Purchaser.

THE VENDOR do hereby covenant with the Purchaser that if for any defect in the title of the land and property hereby sold or any part thereof or for any act done or suffered to be done by the Vendor, the Purchaser is deprived of ownership or of possession thereof the land and building hereby sold or any part thereof in future, the Vendor shall be liable to return to the Purchaser the full or proportionate part of the said price money as the case may be together with interest from the date of such deprivation or dispossession and the Vendor shall also be liable to pay adequate compensation to the Purchaser for any other loss or injury which the Purchaser may suffer therefrom AND that the Purchaser shall hereafter peaceably and quietly hold, use, occupy, possess and enjoy the aforesaid land as fully mentioned in the schedule below as his own having permanent, heritable and transferable right, title and interest therein without any hindrance, interruption, claim or demand whatsoever by or from the Vendor or any other person or persons whomsoever claiming through or under it.

**SCHEDULE OF THE LAND AND BUILDING HEREBY SOLD:**

All that piece or parcel of rayati land, recorded as Sahari converted into College for College purpose measuring 2.16 acres, appertaining to L.R Plot Nos. 1648 (0.12 acres), 1649 (0.22 acres), 1650 (0.68 acres), 1651 (0.88 acres), 1652 (0.22 acres) and 1653 (0.04 acres), recorded in L.R Khatian No. 1327, situated within Mouza- Pakuritala, J.L. No. 32, under Alipurduar Police Station in the District of Alipurduar along

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with a G+2 storied building standing upon the said land consisting of total constructed area measuring 38332 square feet out of which area measuring 12704 square feet in Ground Floor which is Cemented Floor and 12 years old with pucca roof; area measuring 12704 square feet in the First Floor which is Cemented Floor and 12 years old with pucca roof and area measuring 12814 square feet in the Second Floor which is Cemented Floor and 6 years old with tin shed roof and the land and building hereby sold falls under Parorpar Gram Panchayat and the said land is butted and bounded as follows:-

North	:	Land of Harendra Chandra Das;
South	:	15 feet non-metal Road;
East	:	15 feet non-metal Road;
West	:	Land of Upal Samanta.

Land Revenues are payable to the superior landlord i.e., the Government of West Bengal.

Separate sheets containing the fingerprints and photographs of the Parties above named are annexed herewith forming part of these presents.



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IN WITNESS WHEREOF the above named Vendor do hereunto set and subscribe their signature on these presents on the day, month and year first above written.

**WITNESSES:**

1. Sanjay Bhattacharjee  
S/o Late Amal Kumar Bhattacharjee  
Station Road, Malbazar, Ward No 06  
Jalpaiguri, Pin - 735221

2. Anil Samanta  
S/o Amal Samanta  
Arabinda Nagar

3. Sabita Samanta  
W/o Amal Samanta  
Arabinda Nagar

4. Amal Samanta.

S/o Arkhil Samanta.  
Arabinda Nagar.

Sampa Sutradhar  
S/o Nepal Sutradhar.  
Swarupa Sarikhat  
S/o Late Jagmohan Sarkar

Upal Samanta  
(SIGNATURE OF THE VENDOR)












Drafted, read over and explained  
by me and certified that the  
documents contained 1 No. of N.J.  
Stamp & 10 Nos. of Demy Papers.

Harekrishna Das  
Advocate, Alipurduar Court  
Member W.B. Bar Council, Kol  
Enrollment No. F-1277/885 of 2019

Type by me: Arup Das












**Harekrishna Das**  
ADVOCATE  
ALIPURDUAR COURT  
DIST. ALIPURDUAR-736122

**PHOTO WITH LEFT & RIGHT HAND FINGER IMPRESSION SHEET**

Signature Upal Samanta

*Secreta*

 J.S.					
					

Ashwini Choudhary Educational Trust

Signature *J.S.* Managing Trustee



জমিদারি  
পাকুরিতলা  
১৩২৭  
০৭১১০০২  
০.০০  
২.১৬  
০২  
০১

নাম  
পক্ষে সম্পাদক উপস সাহা  
পিতা  
অমল  
ঠিকানা  
আলিপুরদুয়ার, বি.এড. টেনিং কলেজের পক্ষে  
১৪(১) আইন নম্বর ১৪(১) বার প্রত্যক্ষ



তমসান আইন অনুযায়ী  
সেস বার্ষিক হইবে

১৪(১) আইন নম্বর ১৪(১) বার প্রত্যক্ষ

নাম	জমি	মূল্য	পরিমাণ	মূল্য	পরিমাণ
১৬৪৮	সহরী	০.১২	১.০০০০	০.১২	
১৬৪৯	সহরী	০.২৬	০.৮৮৬১	০.২২	
১৬৫০	সহরী	০.৬৫	০.৬০০০	০.৬১	
১৬৫১	সহরী	০.১৪	০.১০৬১	০.৬৮	
১৬৫২	সহরী	০.২৪	০.১১৬৬	০.২২	
১৬৫৩	সহরী	০.১০	০.৪০০০	০.০৪	

ATTESTED  
Revenue Officer  
B.L.R.O. ALIPURDUAR

Certified that the Mouza is finally published and finally framed u/s 5A(1) of W.B. L.R. Act 1955 read with section 28(2) of W.B.N.A.T Act 1949 w.e.f. 10/3/84  
B.L. & L.R.O. Alipurduar

Compared by  
[Signature]

Official Authorised under  
Section 76 of the Indian  
Evidence Act.



Appl. Fee-Rs 10. Authentication Fee 1 x Rs 10- Rs 10. Total-Rs 20

C Copy 1546



1/26  
 R.I. This Office Case No. 49 of S.D.L. & L.R.O./2010, dated 31-05-2010 and  
 B.L. & L.R.O., ALIPURDUAR-I, Case No. XIII/36 /Com/BLLRO (A-I)/10.

In terms of provisions of Section 4C of the W.B.L.R. Act, 1955 Conversion is  
 allowed in respect of the Land Schedule herein below for the purpose of establishment  
 Construction of Alipurdwar B.Ed. Training College as applied for by Jalpaiguri  
 Sri Upal Samanta, Secretary, Vill:- Pakuritala, P.O. Tapshikhata, Dist. Jalpaiguri

# SCHEDULE OF LAND

District Jalpaiguri		P.S. Alipurdwar		Mouza	Pakuritala/I. No. 32	
Khatian No.	Plot No.	Total area of the Plot	Classification as per R.O.R.	Classification for which conversion is allowed	Area for which conversion is allowed	Rent payable for the converted area
1	2	3	4	5	6	7
1327 (L.R.)	1648 (L.R.) 1649 (L.R.) 1650 (L.R.) 1651 (L.R.)	0.12 acre 0.26 acre 0.85 acre 0.91 acre	Sahari Sahari Sahari Sahari	College	0.12 acre 0.13 acre 0.68 acre 0.07 acre 1.00 acre	Rs 2000/- (Rupees 20.00 per decimal)



Sd/-

Competent Authority U/S. 4C of the W.B.L.R. Act, 1955  
 &  
 S.D.L. & L.R.O. Alipurdwar, Jalpaiguri

GOVERNMENT OF WEST BENGAL  
 OFFICE OF THE SUB-DIVISIONAL LAND & LAND REFORMS OFFICER  
 ALIPURDUAR, JALPAIGURI

Memo No. 456 (3)/V (A)-7/S.D.L.R.O. (A)/10

Dated 22/06/10

Copy forwarded to the

1. B.L. & L.R.O. Alipurdwar-I for information and correction of R.O.R. U/S. 50/51 of the W.B.L.R. Act
2. P.L. Paroipar C.P. for information and collection of Land Revenue & Cesses at the rate mentioned above
3. Sri Upal Samanta, Secretary, Alipurdwar B.Ed. Training College, Vill. Pakuritala, P.O. Tapshikhata, Dist. Jalpaiguri

Sd/-  
 22-6-10

Competent Authority U/S. 4C of the W.B.L.R. Act, 1955  
 &  
 S.D.L. & L.R.O. Alipurdwar, Jalpaiguri

S.D.L. & L.R.O.  
 Alipurdwar  
 22-6-10



16/03/12

**GOVERNMENT OF WEST BENGAL**  
**OFFICE OF THE DISTRICT LAND & LAND REFORMS OFFICER**  
**JALPAIGURI**

**ORDER**

Ref: This office Case No. XIII-11 of 2011 & BLLROs No. 61/BLLRO(APD-1) of 2011.

In terms of provision of Sec 4C of WBLR Act, 1955 (as amended), Conversion is hereby allowed in respect of the land as detailed in the schedule below with effect from 16/03/2012 for the purpose of establishment / construction of COLLEGE (ALIPURDUAR B. Ed. TRAINING COLLEGE) as applied by Sri Upal Samanta S/O Sri Amal Samanta Secretary of "ALIPURDUAR B. Ed. TRAINING COLLEGE", Vill. Pakuritala, PO- Tapsikhata, Dist. Jalpaiguri, West Bengal

**SCHEDULE OF LAND**

District: Jalpaiguri P/S: Alipurdwar, Mouza: Pakuritala, J.L.No. 32

KHATIAN NO.		PLOT NO.		AREA (in acres)	CLASSIFICATION OF THE PLOT AS PER L.R. KHATIAN/ R.O.R.	PRESENT CLASSIFICATION FOR WHICH CONVERSION IS ALLOWED	RENT PAYABLE
R.S.	L.R.	R.S.	L.R.				
			2	0	4	5	6
	1327		1649	0.09	SAHARI	COLLEGE	Rent applicable as per Sec. 23 of WBLR Act, 1955.
			1651	0.81	SAHARI		
			1652	0.22	SAHARI		
			1653	0.04	SAHARI		
Total :				1.16 Acres			

Competent Authority U/S 4C of WBLR Act &  
 District Land & Land Reforms Officer  
 Jalpaiguri

Memo No. 265 (4)E/D.001/11:LMS-II/DLLRO/JAL/2012

Dated 20/03/2012

Copy to

- ✓ Sri Upal Samanta S/O Sri Amal Samanta Secretary of "ALIPURDUAR B. Ed. TRAINING COLLEGE", Vill. Pakuritala, PO- Tapsikhata, Dist. Jalpaiguri, West Bengal.
2. The S.D.L & L.R.O. Alipurdwar, Jalpaiguri - for information.
3. The B.L & L.R.O. Alipurdwar-I-- for information and compliance with a request to realize the Rent.
4. The R.I. Paragpur - G.P.



Competent Authority U/S 4C of WBLR Act &  
 District Land & Land Reforms Officer  
 Jalpaiguri

Addl. District Magistrate &  
 District Land & Land Reforms Officer  
 Jalpaiguri.





Upal Samanta

Secretary  
PRANASHA  
P.O. Alipurdwar Court, Dist. Alipurdwar





ভারতীয় বিদ্যুৎ পরিচালনা

ভারত সরকার

Unique Identification Authority of India  
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1215/13174/00510

To  
উপল সামন্ত  
Upal Samanta  
BELTALA ARABINDANAGAR  
ALIPURDUAR COURT  
Alipurduar - I  
Alipurduar Court  
Alipurduar - I Jalpaiguri  
West Bengal 736122  
9832454926  
26991299  
13/07/2013  
MN269912991FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**5653 9244 4044**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India



উপল সামন্ত  
Upal Samanta  
পিতা : অমল সামন্ত  
Father : Amal Samanta  
জন্ম সাল / Year of Birth : 1981  
পুরুষ / Male



**5653 9244 4044**

আধার - সাধারণ মানুষের অধিকার

Upal Samanta

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

UPAL SAMANTA

AMAL SAMANTA

30/10/1981

Permanent Account Number

DNNPS2177H

Upal Samanta

Signature



Upal Samanta







Ref. No. : .....

Date : .....

**MINUTES OF THE MEETING OF THE PRANASHA, HELD ON 16<sup>th</sup> DAY OF JUNE, 2021 AT THE REGISTERED OFFICE OF THE SOCIETY AT BELTALA, ARABINDANAGAR, ALIPURDUAR, P.O. ALIPURDUAR COURT, P.S. & DISTRICT- ALIPURUDAR, WEST BENGAL - 736121.**

That certain issues having arisen in the management of the Alipurduar B.Ed. Training College (a constituent College under the Society PRANASHA) resulting in total failure of achieving the objects of the Society, thus, Executive Members of the PRANASHA, all present today, over the years has also found and realized that it is not possible for them to manage, administer and run the constituent College under the Society PRANASHA namely Alipurduar B.Ed. Training College due to acute shortage of funds and further accentuated by the COVID-19 pandemic which has totally devastated and dried up the funds of the College and the Society.

That the Society have now keeping in mind the interests of the area where the said Alipurduar B.Ed. Training College is located and also for imparting B.Ed. and D.El.Ed., Education to aspiring students of the said locality has approached the Ashwini Choudhury Educational Trust, a registered Trust, having its office at campus of Indian Institute of Legal Studies (IILS), P.O. & P.S. Matigara, District – Darjeeling, which has enormous expertise and knowledge backed by sufficient financial capability of running such colleges imparting vocational and professional Education to purchase the land and building of the College, take-over, run, manage and to conduct day-to-day affairs of the management of the Alipurduar B.Ed Training College in permanent manner for efficient, professional functioning and fulfilling the aims, objectives for which the said College had been established under the Society.

That in terms of Clause No. 12 of its Regulations i.e. Power and Duties of the Executive Committee under sub-clause (d), the Executive Committee have the powers to sell, lease, mortgage or otherwise dispose of and deal with all or any part of the property of the society as deemed necessary or expedient for the use of the society.

*Authenticated*

*Upal Samanta 16.06.2021*

*Secretary*  
**PRANASHA**  
P.O. Alipurduar Court, Dt. Alipurduar



Ref. No. : .....

Date : .....

It has been unanimously resolved that the Executive Members of the Society in terms of clause no. 12(d) of its Regulations has decided to enter into a Deed of Agreement with the Ashwini Choudhury Educational Trust on the 24<sup>th</sup> June, 2021 to give effect to aforesaid purpose and after execution of the Deed of Agreement, the Executive Members has agreed, decided and empowered the Secretary of the PRANASHA Society Sri Upal Samanta to execute necessary registered Deed of Conveyance/s in favour of Ashwini Choudhury Educational Trust with regard to all that Piece and parcel of Sahari (converted to college) land measuring 2.16 acres purchased vide Deed Nos. 763 and 884 of 2010 appertaining to L.R. Plot Nos. 1648 (0.12 acres), 1649 (0.22 acres), 1650 (0.68 acres), 1651 (0.88 acres), 1652 (0.22 acres) and 1653 (0.04 acres) recorded in L.R. Khatian No. 1327 in Mouza- Pakuritala, P.S. and Dist – Alipurduar together with two storied building standing thereon measuring 3561.12 sq.mtrs (38332 sq.ft), rent payable to the Landlord i.e. State Government of West Bengal.

Authenticated

Upal Samanta 16.06.2021

Secretary  
PRANASHA  
P.O. Alipurduar Court, Dist. Alipurduar





भारत सरकार



आधार

भारत सरकार  
Government of India

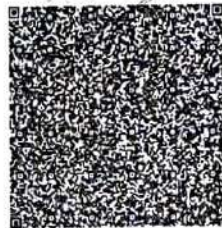
भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Enrolment No.: 0635/11239/19085

To  
Joyjit Choudhury  
C/O: Late Ajit Choudhury  
Sarat Bose Road By Lane  
Hakimpura  
Siliguri ( M. Corp)  
Darjeeling West Bengal - 734001  
9434044540

Validity: unknown

UNIQUE IDENTIFICATION  
AUTHORITY OF INDIA  
Date: 20/04/2014 12:22:34  
UTC



आपका आधार क्रमांक / Your Aadhaar No. :

7465 6305 0453

VID : 9186 2603 1132 0302

मेरा आधार, मेरी पहचान



Joyjit Choudhury  
Date of Birth/DOB: 27/10/1972  
Male/ MALE

7465 6305 0453

VID : 9186 2603 1132 0302

मेरा आधार, मेरी पहचान



Government of India



AADHAAR

## सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

## INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



Address:  
C/O: Late Ajit Choudhury, Sarat Bose Road By  
Lane, Hakimpura, Siliguri ( M. Corp),  
Darjeeling,  
West Bengal - 734001



7465 6305 0453

VID : 9186 2603 1132 0302

1047 | help@uidai.gov.in | www.uidai.gov.in



**आयकर विभाग**  
INCOME TAX DEPARTMENT

**भारत सरकार**  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

**AESPC9855P**

नाम / Name  
JOYJIT CHOUDHURY

पिता का नाम / Father's Name  
AJIT CHOUDHURY

जन्म की तारीख / Date of Birth  
27/10/1972

हस्ताक्षर / Signature

09122017

इस कार्ड के खोने/पाने पर कृपया सूचित करें/नोट करें:

आयकर पैन सेवा इकाई, एन एस डी यू  
5 वीं मंजिल, मन्त्री स्टर्लिंग,  
प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, दीप बंगला चौक के पास,  
पुणे - 411 016.

If this card is lost / someone's lost card is found,  
Please inform / return to:

Income Tax PAN Services Unit, NSDI  
5th Floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

Tel: 91-20-2721 3030, Fax: 91-20-2721 3031  
e-mail: [unit@nsdi.com](mailto:unit@nsdi.com)



# ASHWINI CHOUDHURY EDUCATIONAL TRUST

(A Trust body registered under The Indian Trusts Act, 1882)

**EXTRACT OF THE RESOLUTION TAKEN IN THE MEETING OF THE ASHWINI CHOUDHURY EDUCATIONAL TRUST, HELD ON 18<sup>th</sup> DAY OF JUNE, 2021 AT THE REGISTERED OFFICE OF THE TRUST AT THE CAMPUS OF INDIAN INSTITUTE OF LEGAL STUDIES, DAGAPUR, P.O. & P.S. MATIGARA, DISTRICT- DARJEELING, WEST BENGAL - 734010.**

The Trustees of the Board of Trust of the Ashwini Choudhury Educational Trust at its meeting under agenda no. 3 held on 18.06.2021 has duly resolved to take-over, run, manage and to conduct day-to-day affairs of the management of the Alipurduar B.Ed Training College, a constituent College under the PRANASHA, a registered Trust having registered office at Beltala, Arabindanagar, P.O. Alipurduar Court, P.S. Alipurduar, District – Alipurduar, Pin - 736121 in permanent manner for efficient, professional functioning of the College.

It has also been resolved that the Managing Trustee Sri Joyjit Choudhury is empowered to take all the necessary steps and to sign and execute the Agreement and the necessary Deed/s of Conveyance and the get it registered from PRANASHA Society in favour of Ashwini Choudhury Educational Trust with regard to all that Piece and parcel of Sahari (converted to College) land measuring 2.16 acres purchased vide Deed Nos. 763 and 884 of 2010 appertaining to L.R. Plot Nos. 1648 (0.12 acres), 1649 (0.22 acres), 1650 (0.68 acres), 1651 (0.88 acres), 1652 (0.22 acres) and 1653 (0.04 acres) recorded in L.R. Khatian No. 1327 in Mouza Pakuritala, P.S. and Dist – Alipurduar together with two storied building standing thereon measuring 3561.12 sq.mtrs (38332 sq.ft.s), rent payable to the Landlord i.e. State Government of West Bengal.

Ashwini Choudhury Educational Trust

*J. Choudhury*  
18.06.2021  
Managing Trustee

## HEAD OFFICE

Sarat Bose Road  
Hakimpara, Siliguri - 01, Darjeeling, West Bengal

## REGISTERED OFFICE

Indian Institute of Legal Studies  
Siliguri, P.O.-Salbari, Darjeeling, West Bengal - 734002, India

☎ (0353) 2960 665

✉ acedutrust@gmail.com

☎ (0353) 2960 668



 **ভারত সরকার**  
Government of India




সঞ্জয় ভট্টাচার্য  
Sanjay Bhattacharyya  
পিতা : মৃত অমল কুমার ভট্টাচার্য  
Father : Late Amal Kumar Bhattacharyya  
জন্মতারিখ / DOB : 10/01/1970  
পুরুষ / Male



**6018 4713 0769**

**আমার আধার, আমার পরিচয়**




 **ভারতীয় বিনয়িত্তি পরিচয়-প্রাধিকরণ**  
Unique Identification Authority of India

**আধার**

**ঠিকানা:**  
এস/ও: মৃত অমল কুমার  
ভট্টাচার্য, 0001, স্টেশন রোড,  
মাল, ওয়ার্ড নং 06, মাল,  
জলপাইগুড়ি, মাল, পশ্চিম বঙ্গ,  
735221

**Address:**  
S/O: Late Amal Kumar  
Bhattacharyya, 0001, Station  
Road, Mal, Ward No 06, Mal,  
Jalpaiguri, Mal, West Bengal,  
735221

**6018 4713 0769**

 1947  help@uidai.gov.in  www

1947 help@uidai.gov.in www.uidai.gov.in

Sanjay Bhattacharyya





**Govt. of West Bengal**  
**Directorate of Registration & Stamp Revenue**  
**GRIPS eChallan**

**GRN Details**

**GRN:** 192021220178323471 **Payment Mode:** Online Payment  
**GRN Date:** 07/02/2022 12:43:03 **Bank/Gateway:** State Bank of India  
**BRN :** IK0BNESQO6 **BRN Date:** 07/02/2022 12:02:34  
**Payment Status:** Successful **Payment Ref. No:** 2000405352/12/2022  
[Query No\*/Query Year]

**Depositor Details**

**Depositor's Name:** JOYJIT CHOUDHURY  
**Address:** SILIGURI  
**Mobile:** 9434044540  
**Depositor Status:** Buyer/Claimants  
**Query No:** 2000405352  
**Applicant's Name:** Mr Ajay Singhal  
**Identification No:** 2000405352/12/2022  
**Remarks:** Sale, Sale Document

**Payment Details**

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000405352/12/2022	Property Registration- Stamp duty	0030-02-103-003-02	2306805
2	2000405352/12/2022	Property Registration- Registration Fees	0030-03-104-001-16	577951
<b>Total</b>				<b>2884756</b>

**IN WORDS:** TWENTY EIGHT LAKH EIGHTY FOUR THOUSAND SEVEN HUNDRED FIFTY SIX ONLY.



Meeting NO: 54

Date : 16.06.2021

Place : Pranasha, Beltala, Alipurdwa

Time : 6.00 P.M.

#### Agenda:

1. Financial Status of society and institution
2. To sell the institution
3. To handover the institution
4. Miscellaneous

#### Name of members Present

1. Upal Samanta
2. Anil Samanta.
3. Sanyan Sarkar
4. Kalyani Talukdar
5. Sabita Samanta
6. Sampa Subudhar
7. Anil Samanta

Today's meeting begins with the Permanent President Shri Anil Samanta on the chair.

The meeting discussed the following subjects and adopted the following resolutions unanimously

1. That certain issues having arisen in the management



of the Atipurduar B.Ed. Training College (a Constituent College under the Society Pranasha) resulting in total failure of achieving the objects of the Society, thus, Executive Members of the Pranasha, all Present today, Over the years has also found and realized that it is not possible for them to manage, administer and run the Constituent College under the Society Pranasha namely Atipurduar B.Ed. Training College due to acute shortage of funds and further accentuated by the COVID-19 Pandemic which has totally devastated and dried up the funds of the college and the Society.

2. That the society have now keeping in mind the interests of the area where the said Atipurduar B.Ed. Training College is located and also for imparting B.Ed. and D.El.Ed. Education to aspiring students of the said locality has approached the Ashwini Choudhury Educational Trust, a registered Trust, having its office at Campus of Indian Institute of Legal studies (IILS), P.O. & P.S. Matigara, Dist. Darjeeling which has enormous expertise and Knowledge backed by sufficient financial Capability of running such colleges imparting vocational and Professional Education to Purchase the land and building of the college, take-over, run, manage and to conduct day to day affairs of the management of the Atipurduar B.Ed. Training College in permanent manner for efficient, Professional functioning and fulfilling the aims, objectives for which the said College had been established Under the Society.

3. That in terms of clause no 12 of its Regulations i.e Power and duties of the Executive Committee have the Powers to sell, lease, mortgage or otherwise dispose of and deal with all or any part of the Property of the Society as deemed necessary or expedient for the use



of the society.

4. It has been unanimously resolved that the Executive Members of the society in terms of clause NO. 12(d) of its Regulations has decided to enter into a Deed of Agreement with the Ashwini Choudhury Educational Trust On the 24th June, 2021 to give effect to aforesaid Purpose and after execution of the Deed of Agreement, the Executive Members has agreed, decided and empowered the Secretary of the Pranasha Society Shri Upal Samanta to execute necessary registered Deed of Conveyance/s in favour of Ashwini Choudhury Educational Trust with regard to all that piece and parcel of Sahani (converted to College) land measuring 2.16 acres Purchased vide Deed NO. 763 and 884 of 2010 appertaining to L.R. 1648 (0.12 acres), 1649 (0.22 acres), 1650 (0.68 acres), 1651 (0.88 acres), 1652 (0.22 acres) and 1653 (0.04 acres) recorded in L.R. Khata NO. 1327 in mouza - Pakuritala, P.S and Dist. Alipurdwar together with two storied building standing there on measuring 3561.12 sqmts (38332 sq. fts), rent Payable to the Landlord i.e. state Government of West Bengal.

The meeting is ended with thanks to the chair.

*Shri Samanta*

President  
**PRANASHA**  
P.O. Alipurdwar Court, Dist. Alipurdwar



## Major Information of the Deed

Deed No :	I-2003-01088/2022	Date of Registration	07/02/2022
Query No / Year	2003-2000405352/2022	Office where deed is registered	
Query Date	04/02/2022 2:48:33 PM	2003-2000405352/2022	
Applicant Name, Address & Other Details	Ajay Singhal 232 Prakash Nagar, Thana : Banarhat, District : Jalpaiguri, WEST BENGAL, PIN - 734008, Mobile No. : 8179442590, Status :Advocate		
Transaction		Additional Transaction	
[0101] Sale, Sale Document			
Set Forth value		Market Value	
Rs. 1,15,00,000/-		Rs. 5,77,95,148/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 23,11,805/- (Article:23)		Rs. 5,77,951/- (Article:A(1))	
Remarks			

### Land Details :

District: Alipurduar, P.S:- Alipurduar, Gram Panchayat: PARORPAR, Mouza: Pakuritala, JI No: 32, Pin Code : 736121

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1648 (RS :-)	LR-1327	College	College	12 Dec	2,00,000/-	4,24,138/-	Width of Approach Road: 15 Ft., ,Last Reference Deed No :2003-I -00763-2010
L2	LR-1649 (RS :-)	LR-1327	College	College	13 Dec	2,00,000/-	4,59,482/-	Width of Approach Road: 15 Ft., ,Last Reference Deed No :2003-I -00763-2010
L3	LR-1649 (RS :-)	LR-1327	College	College	9 Dec	1,50,000/-	3,18,103/-	Width of Approach Road: 15 Ft., ,Last Reference Deed No :2003-I -00884-2010
L4	LR-1650 (RS :-)	LR-1327	College	College	68 Dec	11,00,000/-	24,03,446/-	Width of Approach Road: 15 Ft., ,Last Reference Deed No :2003-I -00763-2010
L5	LR-1651 (RS :-)	LR-1327	College	College	81 Dec	13,50,000/-	28,62,929/-	Width of Approach Road: 15 Ft., ,Last Reference Deed No :2003-I -00884-2010
L6	LR-1651 (RS :-)	LR-1327	College	College	7 Dec	1,00,000/-	2,47,414/-	Width of Approach Road: 15 Ft., ,Last Reference Deed No :2003-I -00773-2010



	LR-1652 (RS :-)	LR-1327	College	College	22 Dec	3,00,000/-	7,77,586/-	Width of Approach Road: 15 Ft., ,Last Reference Deed No :2003-I -00884-2010
L8	LR-1653 (RS :-)	LR-1327	College	College	4 Dec	1,00,000/-	1,41,379/-	Width of Approach Road: 15 Ft., ,Last Reference Deed No :2003-I -00884-2010
		<b>TOTAL :</b>			<b>216Dec</b>	<b>35,00,000 /-</b>	<b>76,34,477 /-</b>	
		<b>Grand Total :</b>			<b>216Dec</b>	<b>35,00,000 /-</b>	<b>76,34,477 /-</b>	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6, L7, L8	38332 Sq Ft.	80,00,000/-	5,01,60,671/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 12704 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 12 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 12814 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 12 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 12814 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 6 Years, Roof Type: Tin Shed, Extent of Completion: Complete</p>					
	<b>Total :</b>	<b>38332 sq ft</b>	<b>80,00,000 /-</b>	<b>501,60,671 /-</b>	

#### Seller Details :



Sl No	Name,Address,Photo,Finger print and Signature
1	<b>ALIPURDUAR B ED TRAINING COLLEGE Under PRANASHA</b> BELTALA, ARABINDANAGAR, City:- Alipurduar, P.O:- ALIPURDUAR, P.S:-Alipurduar, District:-Alipurduar, West Bengal, India, PIN:- 736121 , PAN No.:: AAXxxxxx8J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

#### Buyer Details :



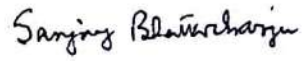
Sl No	Name,Address,Photo,Finger print and Signature
1	<b>ASHWINI CHOUDHURY EDUCATIONAL TRUST</b> INDIAN INSTITUTE OF LEGAL STUDIES, DAGAPUR, City:- Not Specified, P.O:- SALBARI, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734002 , PAN No.:: AAXxxxxx4P,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed



# Representative Details :

Name,Address,Photo,Finger print and Signature			
No	Name	Photo	Signature
1	<b>Mr UPAL SAMANTA</b> <b>(Presentant)</b> Son of Mr AMAL SAMANTA Date of Execution - 07/02/2022, , Admitted by: Self, Date of Admission: 07/02/2022, Place of Admission of Execution: Office	 Feb 7 2022 2:01PM	 LTI 07/02/2022
	BELTALA, ARABINDANAGAR, City:- Alipurduar, P.O:- ALIPURDUAR, P.S:-Alipurduar, District:- Alipurduar, West Bengal, India, PIN:- 736121, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: DNxxxxxx7H, Aadhaar No: 56xxxxxxxx4044 Status : Representative, Representative of : ALIPURDUAR B ED TRAINING COLLEGE Under PRANASHA (as SECRETARY)		
2	<b>Mr JOYJIT CHOUDHURY</b> Son of Late AJIT CHOUDHURY SARAT BOSE ROAD, HAKIMPURA, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , PAN No.:: AExxxxxx5P, Aadhaar No: 74xxxxxxxx0453 Status : Representative, Representative of : ASHWINI CHOUDHURY EDUCATIONAL TRUST (as MANAGING TRUSTEE)		

## Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr SANJAY BHATTACHARYYA</b> Son of Late ANIL KUMAR BHATTACHARYYA STATION ROAD, MAL, WARD NO. 6, City:- Not Specified, P.O:- MAL, P.S:-Mal, District:-Jalpaiguri, West Bengal, India, PIN:- 735221	 07/02/2022	 07/02/2022	 07/02/2022
Identifier Of Mr UPAL SAMANTA, Mr JOYJIT CHOUDHURY			



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
	ALIPURDUAR B ED TRAINING COLLEGE Under PRANASHA	ASHWINI CHOUDHURY EDUCATIONAL TRUST-12 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	ALIPURDUAR B ED TRAINING COLLEGE Under PRANASHA	ASHWINI CHOUDHURY EDUCATIONAL TRUST-13 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	ALIPURDUAR B ED TRAINING COLLEGE Under PRANASHA	ASHWINI CHOUDHURY EDUCATIONAL TRUST-9 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	ALIPURDUAR B ED TRAINING COLLEGE Under PRANASHA	ASHWINI CHOUDHURY EDUCATIONAL TRUST-68 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	ALIPURDUAR B ED TRAINING COLLEGE Under PRANASHA	ASHWINI CHOUDHURY EDUCATIONAL TRUST-81 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	ALIPURDUAR B ED TRAINING COLLEGE Under PRANASHA	ASHWINI CHOUDHURY EDUCATIONAL TRUST-7 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	ALIPURDUAR B ED TRAINING COLLEGE Under PRANASHA	ASHWINI CHOUDHURY EDUCATIONAL TRUST-22 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	ALIPURDUAR B ED TRAINING COLLEGE Under PRANASHA	ASHWINI CHOUDHURY EDUCATIONAL TRUST-4 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	ALIPURDUAR B ED TRAINING COLLEGE Under PRANASHA	ASHWINI CHOUDHURY EDUCATIONAL TRUST-38332.00000000 Sq Ft



## nd Details as per Land Record

istrict: Alipurduar, P.S:- Alipurduar, Gram Panchayat: PARORPAR, Mouza: Pakuritala, JI No: 32, Pin Code : 736121

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1648, LR Khatian No:- 1327		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 1649, LR Khatian No:- 1327		Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 1649, LR Khatian No:- 1327		Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 1650, LR Khatian No:- 1327		Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 1651, LR Khatian No:- 1327		Seller is not the recorded Owner as per Applicant.
L6	LR Plot No:- 1651, LR Khatian No:- 1327		Seller is not the recorded Owner as per Applicant.
L7	LR Plot No:- 1652, LR Khatian No:- 1327		Seller is not the recorded Owner as per Applicant.
L8	LR Plot No:- 1653, LR Khatian No:- 1327		Seller is not the recorded Owner as per Applicant.



07-02-2022

**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.

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

Presented for registration at 11:58 hrs on 07-02-2022, at the Office of the A.D.S.R. ALIPURDUAR by Mr UPAL SAMANTA ..

**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 5,77,95,148/-

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 ) [Representative]**

Execution is admitted on 07-02-2022 by Mr UPAL SAMANTA, SECRETARY, ALIPURDUAR B ED TRAINING COLLEGE Under PRANASHA (Society), BELTALA, ARABINDANAGAR, City:- Alipurduar, P.O:- ALIPURDUAR, P.S:- Alipurduar, District:-Alipurduar, West Bengal, India, PIN:- 736121

Indetified by Mr SANJAY BHATTACHARYYA, , , Son of Late ANIL KUMAR BHATTACHARYYA, STATION ROAD, MAL WARD NO. 6, P.O: MAL, Thana: Mal, , Jalpaiguri, WEST BENGAL, India, PIN - 735221, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 5,77,951/- ( A(1) = Rs 5,77,951/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 5,77,951/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/02/2022 12:44PM with Govt. Ref. No: 192021220178323471 on 07-02-2022, Amount Rs: 5,77,951/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BNESQ06 on 07-02-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 23,11,805/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 23,06,805/-

**Description of Stamp**

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 501, Amount: Rs.5,000/-, Date of Purchase: 03/02/2022, Vendor name: S Saha Goon

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/02/2022 12:44PM with Govt. Ref. No: 192021220178323471 on 07-02-2022, Amount Rs: 23,06,805/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BNESQ06 on 07-02-2022, Head of Account 0030-02-103-003-02

*Rinchen Dolma Sherpa*

**Rinchen Dolma Sherpa**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. ALIPURDUAR**  
**Alipurduar, West Bengal**



07-02-2022

**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.

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

Presented for registration at 11:58 hrs on 07-02-2022, at the Office of the A.D.S.R. ALIPURDUAR by Mr UPAL SAMANTA ..

**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 5,77,95,148/-

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 ) [Representative]**

Execution is admitted on 07-02-2022 by Mr UPAL SAMANTA, SECRETARY, ALIPURDUAR B ED TRAINING COLLEGE Under PRANASHA (Society), BELTALA, ARABINDANAGAR, City:- Alipurduar, P.O:- ALIPURDUAR, P.S:- Alipurduar, District:-Alipurduar, West Bengal, India, PIN:- 736121

Indetified by Mr SANJAY BHATTACHARYYA, , , Son of Late ANIL KUMAR BHATTACHARYYA, STATION ROAD, MAL WARD NO. 6, P.O: MAL, Thana: Mal, , Jalpaiguri, WEST BENGAL, India, PIN - 735221, by caste Hindu, by profession Service

**Payment of Fees**

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*Rinchen Dolma Sherpa*

**Rinchen Dolma Sherpa  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ALIPURDUAR  
Alipurduar, West Bengal**



ificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2003-2022, Page from 20508 to 20544  
being No 200301088 for the year 2022.



*Rinchen Dolma Sherpa*

Digitally signed by RINCHEN DOLMA  
SHERPA  
Date: 2022.02.07 16:02:18 +05:30  
Reason: Digital Signing of Deed.

(Rinchen Dolma Sherpa) 2022/02/07 04:02:18 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ALIPURDUAR  
West Bengal.

(This document is digitally signed.)

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