

পশ্চিমবঙ্গ পশ্চিম বঙ্গ WEST BENGAL

BEFORE THE NOTARY PUBLIC  
GOVT. OF WEST BENGAL



M 291800

### AFFIDAVIT

Before the Notary Public

I, Dr Partha Sarathi Ganguli, son of Late Jyotirmoy Ganguli, the Founder Trustee and President of Jyotirmoy Education and Welfare Foundation and authorised representative of the Trust, aged 57 years by religion Hindu by occupation Educationist resident of Kalikapur, Tematha, PS- Sonarpur, Pin- 743330, Dist- South 24 Parganas, and authorised representative of the Trust solemnly declare and state :-

1. That initially the Institute namely Jyotirmoy School of Education got approval from NCTE in the year 2012 vide letter no. ERC/7-142.6.12/NCTE/B.Ed/2012/13898 dt 31.08.2012 and then the Trust has transferred and vested the land of 70.42 decimal in the name of Jyotirmoy School of Education vide deed no: 2780 dt 08.03.2013, registered in the office of Addl Dist Sub Registrar Sonarpur, South 24 Parganas as per clause 8(7)(v) of the NCTE Regulation, 2009.
2. That in the process of introducing D.El.Ed program under the same Institution as per the NCTE Regulations, 2014, the trust further allotted and earmarked land of 17.00 decimal of Deed no: 8137 dt 05.12.2005 for the very purpose of running the mentioned program.
3. That the total transferred and earmarked land of 87.42 decimal equivalent to more or less 3537.73 sqm is sufficient to establish a composite Teacher's Education Institution as per NCTE guidelines.

That the land is exclusively meant for running the educational institution named as Jyotirmoy School of Education and the permission of competent authority to this effect has been obtained from Kalikapur No.1 Gram Panchayet vide letter no: Nil dt 16.05.2015 and a copy thereof is enclosed.

Cont...P/2

25 MAY 2015





\*2\*



5. That the land is bounded by ( site plan attached herewith):-
- |              |                        |
|--------------|------------------------|
| ON THE NORTH | : R.S. Dag No. 620     |
| ON THE SOUTH | : R.S. Dag No. 641     |
| ON THE EAST  | : R.S. Dag No. 620,641 |
| ON THE WEST  | : R.S. Dag No. 621,640 |

Signature with Seal: For Jyotirmoy Education & Welfare Foundation

*[Signature]*

Deponent : Dr. Partha Sarathi Ganguli  
Address : Tematha, Kalikapur, Dist. : South 24 Parganas  
West Bengal, Pin- 743330

Witnesses:

1. *[Signature]*

( Mr.SamarjitGanguly, Address: IRIS-2,DIL, Flat no- 3B, Dream Park Apartment, Sonarpur, Kolkata-700103)

2. *[Signature]*

( Ms.SeeulyNath, Address : Sukantanagar, Sonarpur, Kolkata- 700150)



solemnly declared and affirmed  
before me on identification at  
AM/PM under Notary Act, 1957

*[Signature]*  
M. DASMONDAL  
NOTARY  
Regd. No.- 34/200,  
Govt of West Bengal

verified by me

*[Signature]*  
Advocate

25 MAY 2015



8-3497

D-2780/13



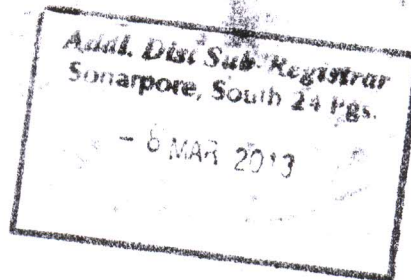
8/05/13

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL  
Certified that the document is admitted to  
legality, the Signature sheet and the  
endorsement sheets attached with this  
document

A 698220

Q.A.:- 4690/13

Adm. Dist. Sub-Registrar  
Sonarpore, South 24 Parganas



## DEED OF GIFT

THIS DEED OF GIFT made this 8th day  
of March, Two Thousand Thirteen

BETWEEN



**JYOTIRMOY EDUCATION AND WELFARE FOUNDATION**, a Educational Trust, having its registered office at "JYOTI VILLA" Natunpally, P.O. & P.S. Sonarpur, Kolkata-700 150, District-South 24-Parganas, represented by its Founder Trustee & President, **DR. PARTHA SARATHI GANGULI** son of Late Jyotirmay Ganguli, by faith-Hindu, by Nationality-Indian, by occupation-Business, residing at Jyoti Vila, Sonarpur Natun Pally, P.O. & P.S. Sonarpur, Kolkata-700 150, hereinafter called and referred to as the "**DONOR/GIVER**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors in office of the **ONE PART**.

**AND**

**JYOTIRMOY SCHOOL OF EDUCATION**, a B.Ed. College, to be Established by Jyotirmoy Education and Welfare Foundation at Jyotirmoy Knowledge Park, Village-Kalikapur, P.O. Champahati, P.S. Sonarpur, District-South 24-Parganas, Pin-743330, West Bengal, represented by Founder Trustee & President, **DR. PARTHA SARATHI GANGULI** son of Late Jyotirmay Ganguli, by faith-Hindu, by Nationality-Indian, by occupation-Business, residing at Jyoti Vila, Sonarpur Natun Pally, P.O. & P.S. Sonarpur, Kolkata-700 150, hereinafter called and referred to as the "**DONEE/RECEIVER**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors in office, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

**WHEREAS** the Donor//Giver is lawfully seized and possessed of or other wise well and sufficiently entitled to all that piece and parcel of land measuring 0.7063 Acres equivalent to more or less 2 Bighas 2 Cottahs 11 Chittaks 23 Sq. ft. (the split up of the land being :- 1 Bigha 16 Cottahs 5 Chittaks out of 192 decimals of C.S. Dag No. 587, R.S. Dag No. 641, L.R. Dag No. 666, C.S. Khatian No. 625, R.S. Khatian No. 558 + 6 Cottahs 6 Chittaks 23 Sq. ft. out of 104 decimals of C.S. Dag No. 568, R.S. Dag No. 620, L.R. Dag No. 644, C.S. Khatian No. 640, R.S. Khatian No. 572) be the same a little more or less, situate and lying at Mouza-Kalikapur, J.L. No. 95, comprising in C.S. Dag Nos. 587 & 568, R.S. Dag Nos. 641 & 620, L.R. Dag Nos. 666 & 644 appertaining to C.S. Khatian Nos. 625 & 640,



R.S.Khatian Nos.558 & 572, L.R.Khatian No.1412, under Kalikapur 1 No.Gram Panchayet, P.S.Sonarpur, District-24-Parganas fully described in the Schedule hereunder written .

**AND WHEREAS** by a conveyance executed on 5/12/2005 and completion on 8/12/2005 made between TEACHERS' WELFARE ASSOCIATION, therein described as the vendor and JYOTIRMOY EDUCATION AND WELFARE FOUNDATION, therein described as the Purchaser at and for the consideration therein mentioned the said TEACHERS' WELFARE ASSOCIATION sold, transferred and conveyed unto and in favour of JYOTIRMOY EDUCATION AND WELFARE FOUNDATION( Doner/Giver herein) all that piece and parcel of sali land measuring more or less 292 decimals ( the split up of the land being :- 192 decimals of C.S.Dag No.587, R.S.Dag No.641, C.S.Khatin No.625, R.S.Khatian No.558 + 100 decimals of C.S.Dag No.568, R.S.Dag No.620, C.S.Khatian No.640, R.S.Khatian No.572) of Kalikapur Mouza, J.L.No.95, P.S.Sonarpur, District-South 24-Parganas and the said deed of conveyance was registered at the office of Sonarpur A.D.S.R.office and recorded in Book No.I, being No.8137 for the year 2005.

**AND WHEREAS** by a conveyance executed on 30/08/2006 and completion on 05/01/2007 made between SRU UTTAM KUMAR MONDAL therein described as the vendor and JYOTIRMOY EDUCATION AND WELFARE FOUNDATION, therein described as the Purchaser at and for the consideration therein mentioned the said SRI UTTAM KUMAR MONDAL sold, transferred and conveyed unto and in favour of JYOTIRMOY EDUCATION AND WELFARE FOUNDATION( Doner/Giver herein) all that piece and parcel of sali land measuring more or less 2 Cottahs 8 Chattaks in C.S.Dag No.568, R.S.Dag No.620, C.S.Khatin No.640, R.S.Khatian No.572 of Kalikapur Mouza, J.L.No.95, P.S.Sonarpur, District-South 24-Parganas and the said deed of conveyance was registered at the office of Sonarpur A.D.S.R.office and recorded in Book No.I, being No.112 for the year 2007.

**AND WHEREAS** the said **JYOTIRMOY EDUCATION AND WELFARE FOUNDATION** (Donor/Giver herein), after purchasing the aforesaid property became



the absolute owner of the aforesaid area of land measuring 292 decimals of land as mentioned in the Schedule hereunder written and also **JYOTIRMOY EDUCATION AND WELFARE FOUNDATION** (Donor/Giver herein), got the property recorded in its name in L.R. Records of rights and paid the tax upto date.

**AND WHEREAS** thus the said **JYOTIRMOY EDUCATION AND WELFARE FOUNDATION** (Donor/Giver herein), became the absolute owner of the land measuring 292 decimals ( the split up of the land being :- 192 decimals of C.S.Dag No.587, R.S.Dag No.641, L.R.Dag No.666, C.S.Khatian No.625, R.S.Khatian No.558 +104 decimals of C.S.Dag No.568, R.S.Dag No.620, L.R.Dag No.644, C.S.Khatian No.640, R.S.Khatian No.572) be the same a little more or less, situate and lying at Mouza-Kalikapur, J.L.No.95, comprising in C.S.Dag Nos.587 & 568, R.S.Dag Nos.641 & 620, L.R.Dag Nos. 666 & 644 appertaining to C.S.Khatian Nos.625 & 640, R.S.Khatian Nos.558 & 572, L.R.Khatian No.1412, under Kalikapur 1 No.Gram Panchayet, P.S.Sonarapur, District-24-Parganas as mentioned above.

**AND WHEREAS** the said **JYOTIRMOY EDUCATION AND WELFARE FOUNDATION** (Donor/Giver herein) converted the said sali land into a land whereon a College/Educational purpose will be established by obtaining an order dated 28/4/2009, vide Memo No.55(C)/35/1740/P/09 passed by District Land and Land Reforms Officer South 24-parganas, Alipore.

**AND WHEREAS** the said **JYOTIRMOY EDUCATION AND WELFARE FOUNDATION** (Lessor therein also Donor/Giver herein) executed a deed of lease executed on 23/3/2012 and completion on 27/03/2012 in favour of **JYOTIRMOY SCHOOL OF EDUCATION** ( Lessee therein also Donee/Receiver herein) regarding the land measuring more or less 0.7063 Acres equivalent to more or less 2 Bighas 2 Cottahs 11 Chittaks 23 Sq.ft. fully described in the Schedule hereunder written for a period of 30 Years commencing from 23rd March 2012 , registered at Sonarapur A.D.S.R.office and recorded in Book No.1, C.D.Volume No.11, Pages- 3387 to 3404, being No.3956 for the year 2012.



**AND WHEREAS** the said JYOTIRMOY SCHOOL OF EDUCATION, executed a deed of surrender of Lease on 08/3/2013 in favour of JYOTIRMOY EDUCATION AND WELFARE FOUNDATION regarding the land measuring more or less 0.7063 Acres equivalent to more or less 2 Bighas 2 Cottahs 11 Chittaks 23 Sq.ft. fully described in the Schedule hereunder written registered at Sonarpur A.D.S.R. office and recorded in Book No. 7, being No. 2774 for the year 2013.

**AND WHEREAS** thus the said JYOTIRMOY EDUCATION AND WELFARE FOUNDATION (Donor/Giver herein) became the absolute owner of all that piece and parcel of land measuring 0.7063 Acres equivalent to more or less 2 Bighas 2 Cottahs 11 Chittaks 23 Sq.ft. ( the split up of the land being :- 1 Bigha 16 Cottahs 5 Chittaks out of 192 decimals of C.S.Dag No. 587, R.S.Dag No. 641, L.R.Dag No. 666, C.S.Khatian No. 625, R.S.Khatian No. 558 + 6 Cottahs 6 Chittaks 23 Sq.ft. out of 104 decimals of C.S.Dag No. 568, R.S.Dag No. 620, L.R.Dag No. 644, C.S.Khatian No. 640, R.S.Khatian No. 572) be the same a little more or less, situate and lying at Mouza-Kalikapur, J.L.No.95, comprising in C.S.Dag Nos. 587 & 568, R.S.Dag Nos. 641 & 620, L.R.Dag Nos. 666 & 644 appertaining to C.S.Khatian Nos. 625 & 640, R.S.Khatian Nos. 558 & 572, L.R.Khatian No. 1412, under Kalikapur 1 No. Gram Panchayet, P.S. Sonarpur, District-24-Parganas fully described in the Schedule hereunder written.

**AND WHEREAS** the Donee/Receiver is the sister concern of the Donor/Giver and the Donors always desire the betterment of the Donee/Receiver and the Donor/Giver, approached the Donee/Receiver to accept gift of the aforesaid all that piece and parcel of land measuring 0.7063 Acres equivalent to more or less 2 Bighas 2 Cottahs 11 Chittaks 23 Sq.ft. ( the split up of the land being :- 1 Bigha 16 Cottahs 5 Chittaks out of 192 decimals of C.S.Dag No. 587, R.S.Dag No. 641, L.R.Dag No. 666, C.S.Khatian No. 625, R.S.Khatian No. 558 + 6 Cottahs 6 Chittaks 23 Sq.ft. out of 104 decimals of C.S.Dag No. 568, R.S.Dag No. 620, L.R.Dag No. 644, C.S.Khatian No. 640, R.S.Khatian No. 572) be the same a little more or less, situate and lying at Mouza-Kalikapur, J.L.No.95, comprising in C.S.Dag Nos. 587 & 568, R.S.Dag Nos. 641 & 620, L.R.Dag Nos. 666 & 644 appertaining to C.S.Khatian Nos. 625 & 640, R.S.Khatian Nos. 558 & 572, L.R.Khatian



No.1412, under Kalikapur 1 No.Gram Panchayet, P.S.Sonarpur, District-24-Parganas in favour of the Donee/Receiver for its both interest and the said area of land more particularly mentioned hereunder schedule below and the Govt. market value of the Gifted Property at Rs.20,00,000/- (Rupees Twenty Lakhs) only,

**NOW THIS GIFT WITNESSETH** :- that in pursuance of the above consideration, the Donor/Giver, with the execution of this deed, relinquishes all claims into or upon the land measuring more or less 0.7063 Acres equivalent to more or less 2 Bighas 2 Cottahs 11 Chittaks 23 Sq.ft. of land fully described in the Schedule hereunder written or every part thereof **TO HAVE AND TO HOLD** the same hereby donated, conveyed and transferred unto the said Donee/Receiver is successors-in office interest, executors, administrators, representatives and assigns and that the Donee/Receiver accepts the Gift of the said land. **NOTWITHSTANDING** any act, deed or thing herein before done, executed or knowingly suffered to the contrary the said Donee/Receiver is now lawfully seized and possessed of the said land which is free from all sorts of encumbrances, attachments, charges whatsoever the Donor/Giver has full power and absolute authority to transfer and convey the said land which is fully described in the Schedule hereunder written and also shown in the map or plan annexed hereto by RED border togetherwith all easementary rights **TOGETHER WITH** all liberties, privilege, easements and appurtenances whatsoever to the said property belonging or in any way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto.

**AND** all the estate right, title, interest, claim and demand whatsoever of the said vendor in or to the property hereby conveyed and every part thereof **TO HAVE AND TO HOLD** the same to the Purchaser absolutely and forever. **AND** the purchaser may hereafter peaceable and quietly possess and enjoy the said property in khas or through tenant without any claim or demand whatsoever from vendor or any person claiming through or under her..

**AND** the Vendor covenant to save harmless and keep indemnified the Purchaser free from all encumbrances, charges and equities whatsoever.




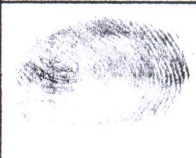









AND the Vendor further covenant that she will at the request and cost of the Purchaser do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said property and every part to the use of the Purchaser to the true intent meaning of these present as shall or may reasonably be required. .

**SCHEDULE REFERRED TO ABOVE**


**ALL THAT** 0.7063 Acres equivalent to more or less 2 Bighas 2 Cottahs 11 Chittaks 23 Sq.ft. ( the split up of the land being :- 1 Bigha 16 Cottahs 5 Chattaks out of 192 decimals of C.S.Dag No.587, R.S.Dag No.641, L.R.Dag No.666, C.S.Khatian No.625, R.S.Khatian No.558 + 6 Cottahs 6 Chittaks 23 Sq.ft. out of 104 decimals of C.S.Dag No.568, R.S.Dag No.620, L.R.Dag No.644, C.S.Khatian No.640, R.S.Khatian No.572) situate and lying at Mouza- Kalikapur, J.L. No.95, R.S. No.204, Touzi No.109, comprising in C.S.Dag Nos.587 & 568, R.S.Dag Nos.641 & 620, L.R.Dag Nos. 666 & 644 appertaining to C.S.Khatian Nos.625 & 640, R.S.Khatian Nos.558 & 572, L.R.Khatian No.1412, Pargana-Medanmolla, P.S. & A.D.S.R. office at Sonarpur, under Kalikapur-1 No. Gram Panchayet, District South 24-Parganas, together with all easementary rights and the annual proportionate rent of 0.7063 Acres as per present rate which is payable to the collectorate, South 24-Parganas, Alipore, who is to receive it on behalf of the Govt. of West Bengal.



		Thumb	1st. Finger	Middle Finger	Ring Finger	Small fin
	Left Hand					
	Right Hand					

Name ..... Parthasarathi Angul .....

Signature ..... [Signature] .....

		Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
Photo	Left Hand					
	Right Hand					

Name .....

Signature .....

		Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
Photo	Left Hand					
	Right Hand					

Name .....




Signature .....

		Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
Photo	Left Hand					
	Right Hand					

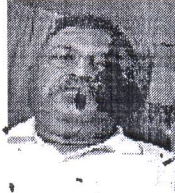


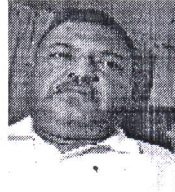




**Government of West Bengal**  
**Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue**  
**Office of the A.D.S.R. SONARPUR, District- South 24-Parganas**  
**Signature / LTI Sheet of Serial No. 03497 / 2013, Deed No. (Book - I , 02780/2013)**

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Partha Sarathi Ganguli Jyoti Villa , Nutanpally, Sonarpur East, Kolkata, Thana:-Sonarpur, P.O. :-Sonarpur ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700150	 08/03/2013	 LTI 08/03/2013	 Parthasarathiganguli

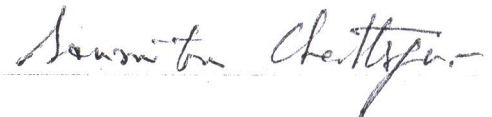
II . Signature of the person(s) admitting the Execution at Office.

SI No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Partha Sarathi Ganguli Address -Jyoti Villa , Nutanpally, Sonarpur East, Kolkata, Thana:-Sonarpur, P.O. :-Sonarpur ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700150	Self	 08/03/2013	 LTI 08/03/2013	 Parthasarathiganguli
2	Partha Sarathi Ganguli Address -Jyoti Villa , Nutanpally, Sonarpur East, Thana:-Sonarpur, P.O. :-Sonarpur ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700150	Self	 08/03/2013	 LTI 08/03/2013	 Parthasarathiganguli

Name of Identifier of above Person(s)

Soumitra Chatterjee  
 South Garia, P.O. :-South Garia ,District:-South  
 24-Parganas, WEST BENGAL, India,

Signature of Identifier with Date

  
Soumitra Chatterjee

(Biswajit Dey)

ADDITIONAL DISTRICT SUB-REGISTRAR





**Government Of West Bengal**  
**Office Of the A.D.S.R. SONARPUR**  
**District:-South 24-Parganas**

**Endorsement For Deed Number : I - 02780 of 2013**  
**(Serial No. 03497 of 2013)**

**On 08/03/2013**

**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 : 33(ii), 4 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. 45400.00/-, on 08/03/2013

( Under Article : A(1) = 45386/- ,E = 14/- on 08/03/2013 )

**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.-41,26,067/-

Certified that the required stamp duty of this document is Rs.-247584 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 49000/- is paid , by the draft number 123237, Draft Date 01/03/2013, Bank : State Bank Of India, SONARPUR, received on 08/03/2013
2. Rs. 49000/- is paid , by the draft number 123238, Draft Date 01/03/2013, Bank : State Bank Of India, SONARPUR, received on 08/03/2013
3. Rs. 49000/- is paid , by the draft number 123239, Draft Date 01/03/2013, Bank : State Bank Of India, SONARPUR, received on 08/03/2013
4. Rs. 49000/- is paid , by the draft number 123240, Draft Date 01/03/2013, Bank : State Bank Of India, SONARPUR, received on 08/03/2013
5. Rs. 46600/- is paid , by the draft number 123241, Draft Date 01/03/2013, Bank : State Bank Of India, SONARPUR, received on 08/03/2013

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

Presented for registration at 11.46 hrs on :08/03/2013, at the Office of the A.D.S.R. SONARPUR by Partha Sarathi Ganguli ,Executant.

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

Execution is admitted on 08/03/2013 by

 ( Biswajit Dey )  
**ADDITIONAL DISTRICT SUB-REGISTRAR**





**Government Of West Bengal**  
**Office Of the A.D.S.R. SONARPUR**  
**District:-South 24-Parganas**

**Endorsement For Deed Number : I - 02780 of 2013**

**(Serial No. 03497 of 2013)**

1. Partha Sarathi Ganguli  
Trustee & President, Jyotirmoy Education And Welfare Foundation, Jyotirmoy Knowldge Park,  
Kalikapur, Kolkata, Thana:-Sonarpur, P.O. :-Champahati ,District:-South 24-Parganas, WEST  
BENGAL, India, Pin :-743330.  
, By Profession : Business
2. Partha Sarathi Ganguli  
Trustee & President, Jyotirmoy School Of Education, Jyoti Villa , Nutanpally, Sonarpur East,  
Thana:-Sonarpur, P.O. :-Sonarpur ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700150.  
, By Profession : Business  
  
Identified By Soumitra Chatterjee, son of Lt Sailer Chatterjee, South Garia, P.O. :-South Garia  
, District:-South 24-Parganas, WEST BENGAL, India, By Caste: Hindu, By Profession: Service.

( Biswajit Dey )  
ADDITIONAL DISTRICT SUB-REGISTRAR




( Biswajit Dey )  
ADDITIONAL DISTRICT SUB-REGISTRAR



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 7  
Page from 4917 to 4930  
being No 02780 for the year 2013.



  
(Biswajit Dey) 11-March-2013  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A.D.S.R. SONARPUR  
West Bengal





Mr. 3500.00/-  
No. 60000/-

04BB 327729

Bd - 21000  
- 15000  
6000

Stamp of the Government of India  
under the  
Stamp Act, 1899  
No. 23  
10/-

A 27489/-

Stamp of the Government of India  
under the Stamp Act, 1899

511405  
8-12-03

THIS DEED OF CONVEYANCE made this 5<sup>th</sup> day of December

Two Thousand Five BETWEEN TEACHER'S WELFARE

ASSOCIATION, being a registered society, with registration No.

S/45336/84-85 having its registered office at 10/99, Bijoy Garh,

Kolkata- 700 092, being represented by its Secretary SRI SWAPAN

KUMAR GHOSH, son of Late Amulya Chandra Ghosh, by faith-

Hindu, by occupation- Teacher, residing at 10/99, Bijoy Garh,

Kolkata- 700 092, hereinafter called and referred to as the "VENDOR"

(which terms and expression shall unless excluded by or repugnant

Certified U/S 42 of the I.S. Act, 1899

Stamp of the Government of India

paid by Rs. 49,025.50/-

8-12-03

Section A 2003 Rs. 11000/-

100 Rupees received for the office Receipt

No. 42227-25 dated 8-12-03

D.S.R. Sonamur, & Collector U/S 42(1) of I.S. Act

Asst. Dist. Secy. Registrar

Sonamur, 24 P.S. (D) 8/11/03

Asst. Dist. Secy. Registrar

24 P.S. (D)





04BB 327730

-( 2 ) :-

to the context be deemed to mean and include its successors-in-office and administrators and assigns) of the **FIRST PART**.

**A N D**

✓ **JYOTIRMOY EDUCATION & WELFARE FOUNDATION**, having its registered office at "**JYOTI VILLA**" Nutan Pally, Sonarpur East, District South 24-Parganas, being represented by its managing Trustee ✓ **SRI PARTHA SARATHI GANGULI**, son of Late Jyotirmoy Ganguli, by faith- Hindu, by occupation- Business, residing at "**JYOTI VILLA**" Nutan Pally, Sonarpur East, P.S. & P.O. Sonarpur,





04BB 327731

-( 3 ) :-

Kolkata- 700 150, hereinafter called and referred to as the "**PURCHASER**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office and administrators and assigns) of the **SECOND PART.**

**WHEREAS** one Satish Chandra Mukhopadhyay, son of Late Umesh Chandra Mukhopadhyay and others were seized and possessed of or otherwise well and sufficiently entitled to the property in C.S. Khatian No. 625, C.S. Dag No. 587 of Kalikapur Mouza, J.L. No. 95, P.S. Sonarpur, District South 24-Parganas as





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-( 4 ) :-

per District Settlement Records of rights & enjoying every right, title and interest over the said property without interruption, claim or demand whatsoever.

**AND WHEREAS** the said Sri Satish Chandra Mukhopadhyay and other executed a deed of partition on 9/6/1953, registered at S.R. Baruipur office and recorded in Book No. I, Volume No. 54, Pages 21 to 71 being No. 4365 for the year 1953 regarding the property in C.S. Khatian No. 625, R.S. Khatian No. 558, C.S. Dag No. 587, R.S. Dag No. 641 and other property.



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-( 5 ) :-

**AND WHEREAS** after the aforesaid partition the said Sri Satish Chandra Mukhopadhyay recorded his name in Revisional Records of Right, had been paying Govt. rent thereof and enjoying every right, title and interest over the said property without interruption, claim or demand whatsoever.

**AND WHEREAS** the said Sri Satish Chandra Mukhopadhyay sold the land measuring 200 decimals in C.S. Dag No. 587, R.S. Dag No. 641, C.S. Khatian No. 625, R.S. Khatian No. 558 of Kalikapur Mouza, J.L. No. 95 to Smt. Durga Rani Devi, wife of Sachindra Nath Mukhopadhyay of



convey, letout or to gift the said land as per choice and also the Purchaser shall have the right to keep the said land in question mortgaged with any financial institution if require for the purpose of obtaining loan. AND the Vendor also declare that the land hereby sold has not been previously leased, mortgaged, sold nor in any way transferred or litigated and there is no charge, lien, lispendence or any attachment whatsoever, there is no case, suit or proceedings pending before any court of law against the said land, or court of auction sale or it has not been dedicated to any Hindu deity or has not been acquisitioned or requisitioned by CMDA or other Govt. authority for public work and/or not subject to any prior gift, sale or mortgage or any transfer. The Vendor sold the said land while having good, clear and marketable title therein and free from all encumbrances and delivered khas possession of the said land to the Purchaser. AND if the above statement or any part of it be proves false or fraudulent the Vendor and/or successor-in-office shall compensate the same with interest as per law. AND the Vendor doth hereby covenant with the Purchaser that they shall and will unless prevented by any inevitable accident from time to time and at all times hereafter upon every reasonable request and at the cost of the Purchaser produce or cause to be produced through their Attorney or Agent or at any trial hearing, commission or examination or otherwise as occasions shall require all documents of title of the said land for the purpose of showing their

title to the said land and also at the request and cost of the Purchaser deliver or cause to be delivered unto the Purchaser such attested copies or abstracts or extracts from the same as may be required AND shall and will in the meantime unless prevented as aforesaid keep the same safe unobliterated and uncanceled. AND further the Vendor and all persons and/or successors-in-office claiming from under or in trust for the Vendor shall and will from time to time or at all times hereafter at the costs and requests of the Purchaser do or execute or cause to be done and executed all such acts, deeds, things and matters whatsoever for further and more perfectly assuring the said land to the use of the Purchaser as shall or may reasonably be required.

**SCHEDULE OF THE PROPERTY REFERRED TO ABOVE**

ALL THAT piece and parcel of Sali land measuring 292 decimals being split up of 192 decimals land in R.S. Dag No. 641, C.S. Dag No. 587, R.S. Khatian No. 558, C.S. Khatian No. 625 and 100 decimals land in R.S. Dag No. 620, C.S. Dag No. 568, R.S. Khatian No. 572, C.S. Khatian No. 640, J.L. No. 95, Touzi No. 109, Mouza- Kalikapur, Pargana- Medanmolla, the total annual rent of 1460 decimals of R.S. Khatian No. 558 is Rs. 83.89/- and the annual proportionate rent of 192 decimals is Rs. 11.50/- and the total annual rent of 332 decimals of R.S. Khatian No. 572 is Rs. 17.39/- and the annual proportionate rent of 100 decimals is Rs. 5.23/-, which is payable



to the collector, South 24-Parganas, Alipore, who is to receive rent on behalf of Govt. of West Bengal. OR HOWSOEVER OTHERWISE and particularly delineated in the Map or Plan annexed hereto by RED border, the said Map or Plan is part and parcel of this Deed.

BUTTED AND BOUNDED :-

On the North : R.S. Day No - 622 & 620 (P)

On the South : Bus Road.

On the East : R.S. Day No - 642, 643 & 620 (P)

On the West : R.S. Day No - 640, 621 & 641 (P)

IN WITNESS WHEREOF the parties hereunto set, and subscribed their respective signatures on the day, month and year first above written.

WITNESSES :-

1) *Hannu Bhatia*  
*Kuldeep*  
*Sonarpur*

Teachers' Welfare Association  
*Swapan Kumar Saha*  
Secretary

2) *Asrar Mazumder*  
*Nilutpor Kulikupa*  
*P.S. Sonarpur*

SIGNATURE OF THE VENDOR

*Parthasarathi Ganguli*  
SIGNATURE OF THE PURCHASER

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the within mentioned the sum of Rs. 25,00,000/- (Rupees Twenty Five Lakh only) being the full and entire consideration money of the property described in the Schedule above in manner hereunder :-

<u>BANK</u>	<u>CHEQUE No.</u>	<u>DATE</u>	<u>AMOUNT</u>
H.D.F.C.	649781	08/08/05	Rs. 8,00,000/-
H.D.F.C.	649784	22/08/05	Rs. 6,00,000/-
H.D.F.C.	736585	08/11/05	Rs. 10,00,000/-
H.D.F.C.	649799	05/12/05	Rs. 1,00,000/-
			----- Total Rs. 25,00,000/- -----

(Rupees Twenty Five Lakh Only)

WITNESSES :-

1. *Hann Bajra*  
*Kali Kumbh*  
*Sonarapur*

2. *Anwar Hussain*  
*Villt po = Kulekashan.*  
*P.S. Sonarpur.*

Teachers' Welfare Association  
*Sudip Baidya*  
*S. Sank*  
Secretary

SIGNATURE OF THE VENDOR

Drafted by :-

*Varun Kant*  
*Adv.*

**V. K. CHAKRABORTY**  
Advocate  
Baruipur Civil Court

Printed by :-

*Pradip Baidya*  
(PRADIP BAIDYA)  
Sonarpur