

1.45
20.00
कांशान

2,25,000.00 रुपा
200 रु.

24 नव = 14 नव 14 नव

जाने 23 नव 23 नव

कुमः :- 38 रु.

23 रु. - 085

31 नव - 908

6 नव 6 नव

196000/-
2145 (23)
NO = 5200
Dist = 4800
CF = 10

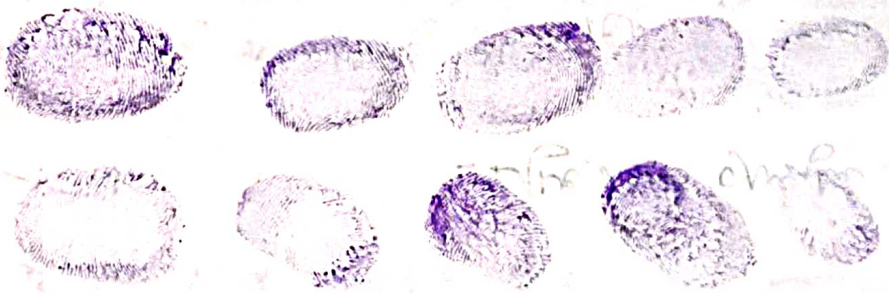
Admission under Rule-21 duly Stamped
or exempted or does not require under
the I.S. Act Under Schedule-A No-23
Fees Paid 2145.00 Fees 10.00 in cts

Addl. Dist Sub-Registrar
Falakata
21/08/07

श्रीमती कान्ता कौम



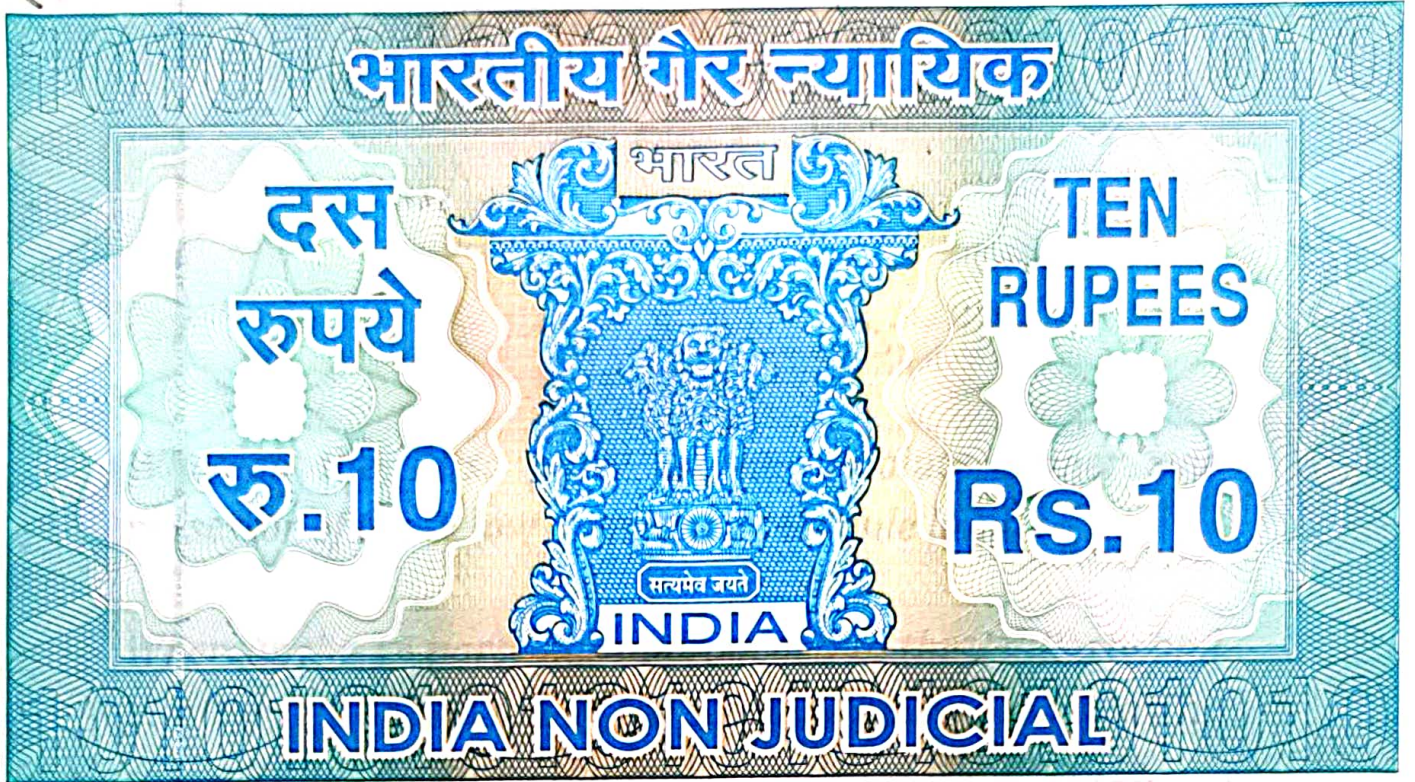
श्रीमती कान्ता कौम



Total Stamp Duty required Rs. 98000.00
Stamp Duty paid in N J Stamp Rs. 5000.00
Deficit Stamp Duty paid Rs. 48000.00
through bank draft no. 0122009212
Date. 31.8.07 State Bank of India
thus deed is duly Stamped

वसुधैव कुटुम्बकम्. सवित्रं - धर्मो रक्षति न-
शति. नाना धर्मो रक्षति नाना धर्मो रक्षति.
नाना धर्मो रक्षति नाना धर्मो रक्षति.
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नाना धर्मो रक्षति नाना धर्मो रक्षति.

Addl. Dist Sub-Registrar
Falakata 21/08/07



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

51AB 971088

Bengali To English Translation Vide Deed No. I-1488
S.L. No. 1842 before Sub-Register Falakata, dated 31.07.2007
Date of Registration :- 31.07.2007

BETWEEN

Smt. Maya Shil, W/O Sri Pradip Kumar Shil, by faith Hindu, Indian inhabitant, by occupation Cultivation, residence of- Vill Hedayat Nagar, P.O. Jateswar, P.S. Falakata, Dist Jalpaiguri now Alipurduar, Pin 735216, West Bengal, West Bengal.

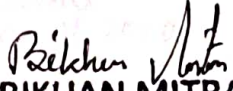
hereinafter called the 1st Party (Seller)

AND

Jateswar Morning Star Educational Society, represented by Secretary, Residence of Vill Hedayat Nagar, P.O. Jateswar, P.S. Falakata, Dist Jalpaiguri now Alipurduar, Pin 735216, West Bengal, West Bengal.

hereinafter called the 2nd Party (Purchaser)


Addl. District Sub-Registrar
Falakata


BIKHAN MITRA
ADVOCATE
ALIPURDUAR COURT
EN.No. F/402 of 2010

Contd.P/2

Whereas the First party is the absolute owner and possessor of the below mentioned schedule land.

Whereas the 1st party has approached to the 2nd Party and give her a proposal to buy the schedule below land and The 2nd Party has accepted the said proposal of the 1st party.

To avoid dispute, legal problems, the parties have entered in to this agreement on this following conditions :-

1. That the 2nd Party has purchased the schedule land giving proper value from the land owner i.e. Maya Shil.
2. That the sale value has been fixed for the Schedule below land properties Rs. 1,96,000/- (One Lakh Ninety Six Thousand) for the said scheduled land and the purchaser has purchased the said schedule land on the date of execution of this Deed.

Contd.....P-3


BIKHAN MITRA
ADVOCATE

ALIPURDUAR COURT
EN. NO. F49/402 of 2010


Addl. District Sub-Registrar
Falakata

3. That the first party sold the said property with the consent of her family members and without provocation from any corner.
4. That the second Party shall pay all the necessary Govt. Tax and other revenue to the appropriate authority and also First party have no objection for collection of necessary papers in her name and recorded holding in the name of the purchaser in respect of the said land.
5. That the First party have obtained consent from her all legal heirs and also informed the matter of sale of the schedule property in favour of the Second party prior to execution of this deed, who has assured safety and protection to the Second party at any time from the date of this agreement.
6. That the Second Party shall be at liberty to get transfer the Municipality/Panchayat papers and other Govt. assistance in her favour and in this respect neither the First Party nor her any legal heir shall have any objection at any time.
7. That the 1st Party acknowledges as having received the sum of Rs. 1,96,000/- (One Lakh Ninety Six Thousand) from the 2nd Party as total sale consideration amount in respect of the schedule property for the transfer of all the right title and interest in respect of the schedule property in favour of the

Contd.....P-4


Addl. District Sub-Registrar
Falakata


BIKHAN MITRA
ADVOCATE
ALIPURDUAR COURT
EN. No. F49/402 of 2010

purchaser and the 1st Party states that she has agreed to indemnify all the loss, injury and damage caused to the purchaser due to any defect in the right title and interest of the seller in respect of the demised property.

SCHEDULE OF PROPERTY

Dist. Jalpaiguri now Alipurduar, P.S. Falakata, Mouja Hedayatnagar, J.L. No. 72, Khatian No. 546, Plot No. RS. 754, L.R. 712, area measuring 64 Dcml.

BOUNDARY

North :- Abeya Khatun

South :- Abu Bakkar

West :- P.W.D Road

East :- Ali Miya

In presence of witnesses both the parties Sign hereunder on this the 12th Day of March 2021 at Alipurduar Court Premises.

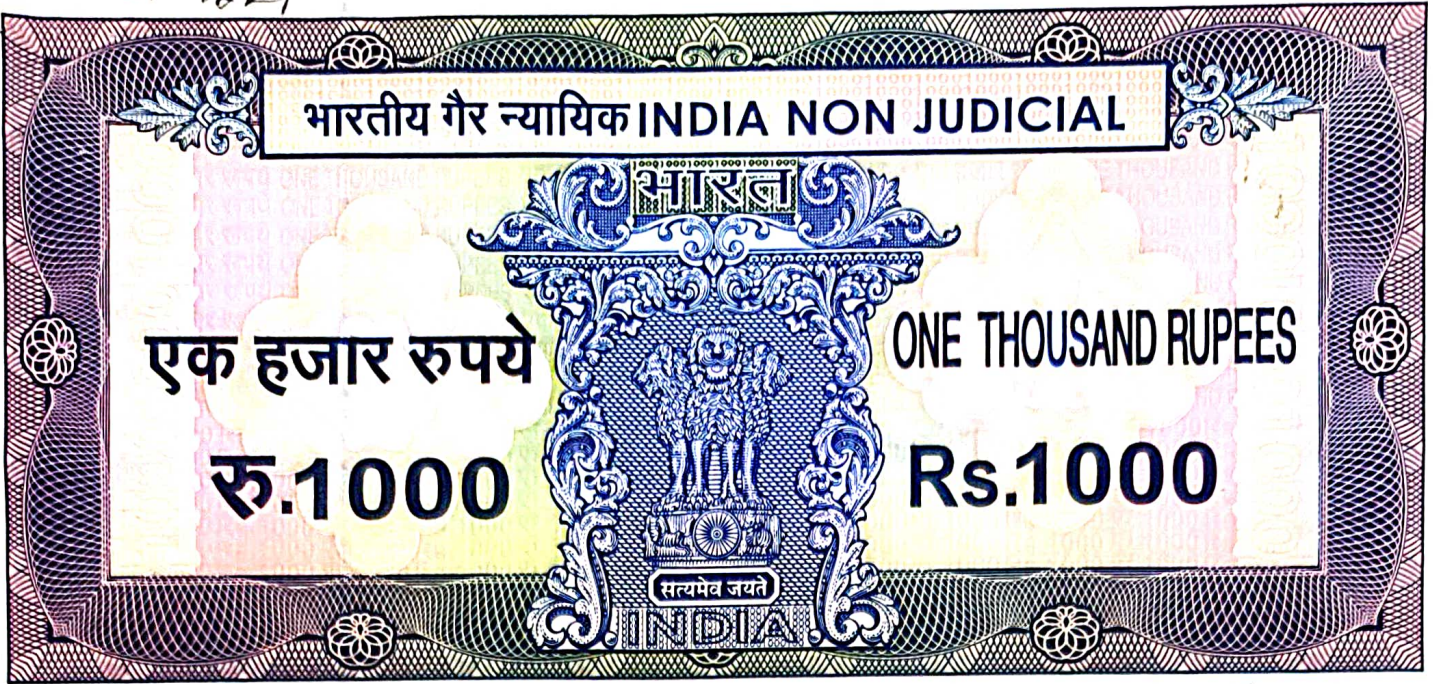
*Translated & Drafted by me
from Bengali to English
Drafted by Bikhon Mitra
Advocate, Alipurduar Court*

Bikhon Mitra
BIKHAN MITRA
ADVOCATE 12/3/2021
ALIPURDUAR COURT
EN. NO. F/49/402 of 2010

SS
Addl. District Sub-Registrar
Falakata

Sl. 1529

I 1604



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

B 982586

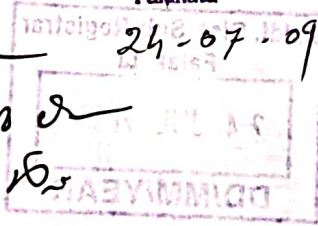
24/10/07



স্বাক্ষরিত
 ডি: অতিরিক্ত উপ-রেজিস্ট্রার
 ফালকাতা

Certified that the Document is admitted to registration. The signature sheet & Endorsement sheet attached to this document are the part of this document.

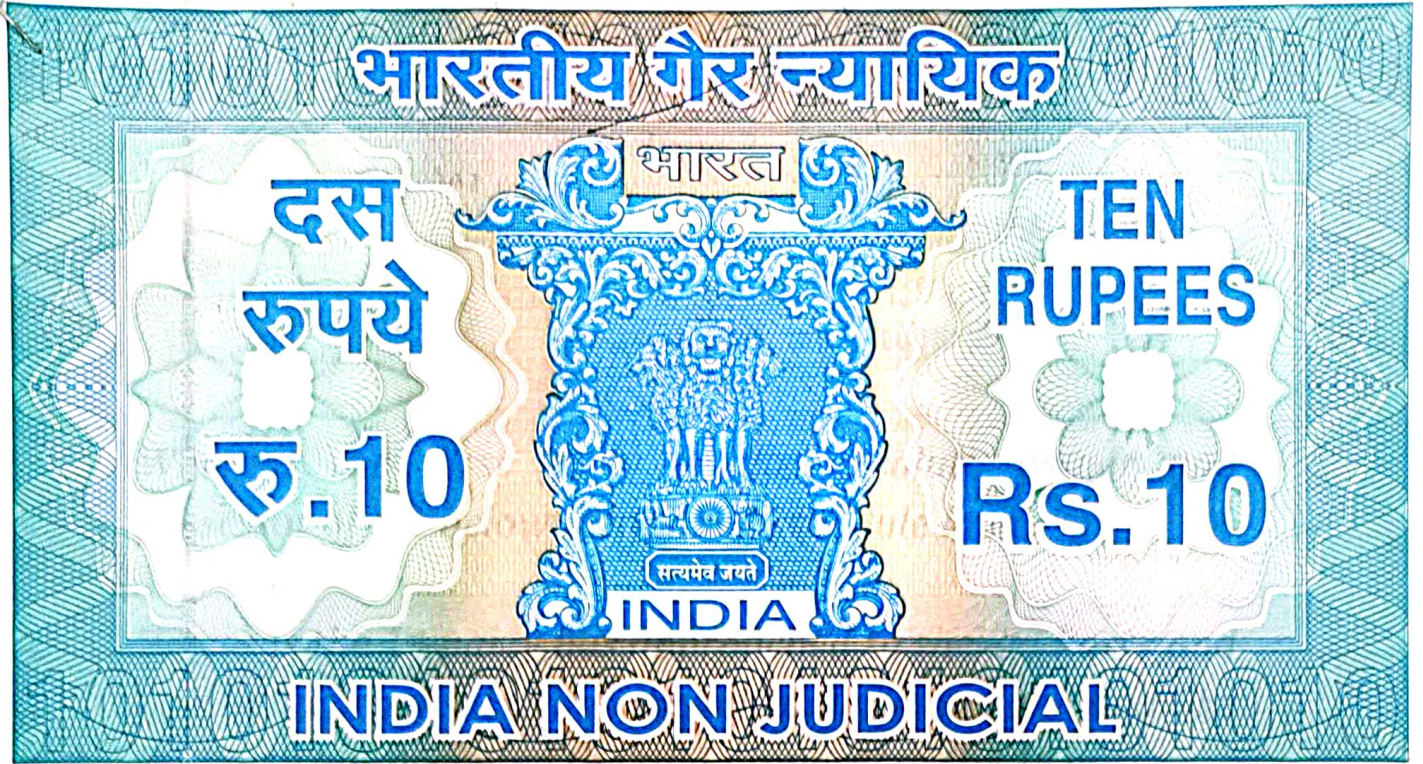
Addl. Dist. Sub-Registrar,
 Falakata



Seen for 16.5 (16.5) Decimals
 1/5 of 4.8. L.R. Act 1957
 17/10/14

নাম: ...
 টাকার - 60,000/-
 তারিখ - 20/7/09
 ...
 ...
 ...
 ...

[Handwritten signature]



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

51AB 971089

Bengali To English Translation Vide Deed No. I-1604
S.L. No. 1529 before Sub-Register Falakata, dated 24.07.2009
Date of Registration :- 24.07.2009

BETWEEN

Abeya Khatun, W/O Md. Ejaruddin Miya, by faith Muslim, Indian inhabitant, by occupation Cultivation, residence of- Vill Hedayat Nagar, P.O. Jateswar, P.S. Falakata, Dist Jalpaiguri now Alipurduar, Pin 735216, West Bengal, West Bengal.

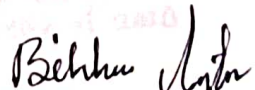
hereinafter called the 1st Party (Seller)

AND

Jateswar Morning Star Educational Society, represented by Secretary, Residence of Vill Hedayat Nagar, P.O. Jateswar, P.S. Falakata, Dist Jalpaiguri now Alipurduar, Pin 735216, West Bengal, West Bengal.

hereinafter called the 2nd Party (Purchaser)


Addl. District Sub-Registrar
Falakata


BIKHAN MITRA
ADVOCATE
ALIPURDUAR COURT
FN. No. 49/402 of 2010

Contd.P/2

Whereas the First party is the absolute owner and possessor of the below mentioned schedule land.

Whereas the 1st party has approached to the 2nd Party and give her a proposal to buy the schedule below land and The 2nd Party has accepted the said proposal of the 1st party.

To avoid dispute, legal problems, the parties have entered in to this agreement on this following conditions :-

1. That the 2nd Party has purchased the schedule land giving proper value from the land owner i.e. Abeya Khatun.
2. That the sale value has been fixed for the Schedule below land properties Rs. 30,000/- (Thirty Thousand) for the said scheduled land and the purchaser has purchased the said schedule land on the date of execution of this Deed.


BIKHAN MITRA
ADVOCATE
ALIPURDUAR COURT
EN. NO. 49/402 of 2010

Contd.....P-3


Addl. District Sub-Registrar
Falakata

3. That the first party sold the said property with the consent of her family members and without provocation from any corner.
4. That the second Party shall pay all the necessary Govt. Tax and other revenue to the appropriate authority and also First party have no objection for collection of necessary papers in her name and recorded holding in the name of the purchaser in respect of the said land.
5. That the First party have obtained consent from her all legal heirs and also informed the matter of sale of the schedule property in favour of the Second party prior to execution of this deed, who has assured safety and protection to the Second party at any time from the date of this agreement.
6. That the Second Party shall be at liberty to get transfer the Municipality/Panchayat papers and other Govt. assistance in her favour and in this respect neither the First Party nor her any legal heir shall have any objection at any time.
7. That the 1st Party acknowledges as having received the sum of Rs. 30,000/- (Thirty Thousand) from the 2nd Party as total sale consideration amount in respect of the schedule property for the transfer of all the right title and interest in respect of the schedule property in favour of the

Contd.....P-4


BIKHAN MITRA
ADVOCATE
A1101100 URT
EN. NO. F 49/402 of 2010


Addl. District Sub-Registrar
Falakata

purchaser and the 1st Party states that she has agreed to indemnify all the loss, injury and damage caused to the purchaser due to any defect in the right title and interest of the seller in respect of the demised property.

SCHEDULE OF PROPERTY

Dist. Jalpaiguri now Alipurduar, P.S. Falakata, Mouja Hedayatnagar, J.L. No. 29, Khatian No. 43/2, Plot No. RS. 753, L.R. 711, area measuring 16.5 Dcml out of 1 Acre 11 Dcml.

BOUNDARY

North :- Own land

South :- Morning Star
Educational Society

West :- Khas Land

East :- Ambiya Bewa

In presence of witnesses both the parties Sign hereunder on this the 12th Day of March 2021 at Alipurduar Court Premises.

*Translated & Drafted by me
from Bengali to English
Drafted by Bikhon Mitra
Advocate, Alipurduar Court*

Bikhon Mitra
BIKHAN MITRA
ADVOCATE 12/3/2021
ALIPURDUAR COURT
EN. No. F/49/402 of 2010

[Signature]
Addl. District Sub-Registrar
Falakata

SL- 1016/18

T 1023



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

D 428750

D 428750

৬৩৬৯২২৬/১৮
 ২/৫/১৮
 ১:৩০ P.M.



অমলস্বা দাস
 ব: ৬: ২০১৮



অমলস্বা দাস
 ব: ৬: ২০১৮

পশ্চিমবঙ্গ সরকার
 ২/৫/১৮



পশ্চিমবঙ্গ সরকার
 ২/৫/১৮


অমলস্বা দাস

Certified that the Document is admitted to registration. The signature sheet & Endorsement sheet attached to this document are the part of this document.

Addl. Dist. Sub-Registrar
 Falakata

8 MAY 2018

সাফ কবলা দলিল

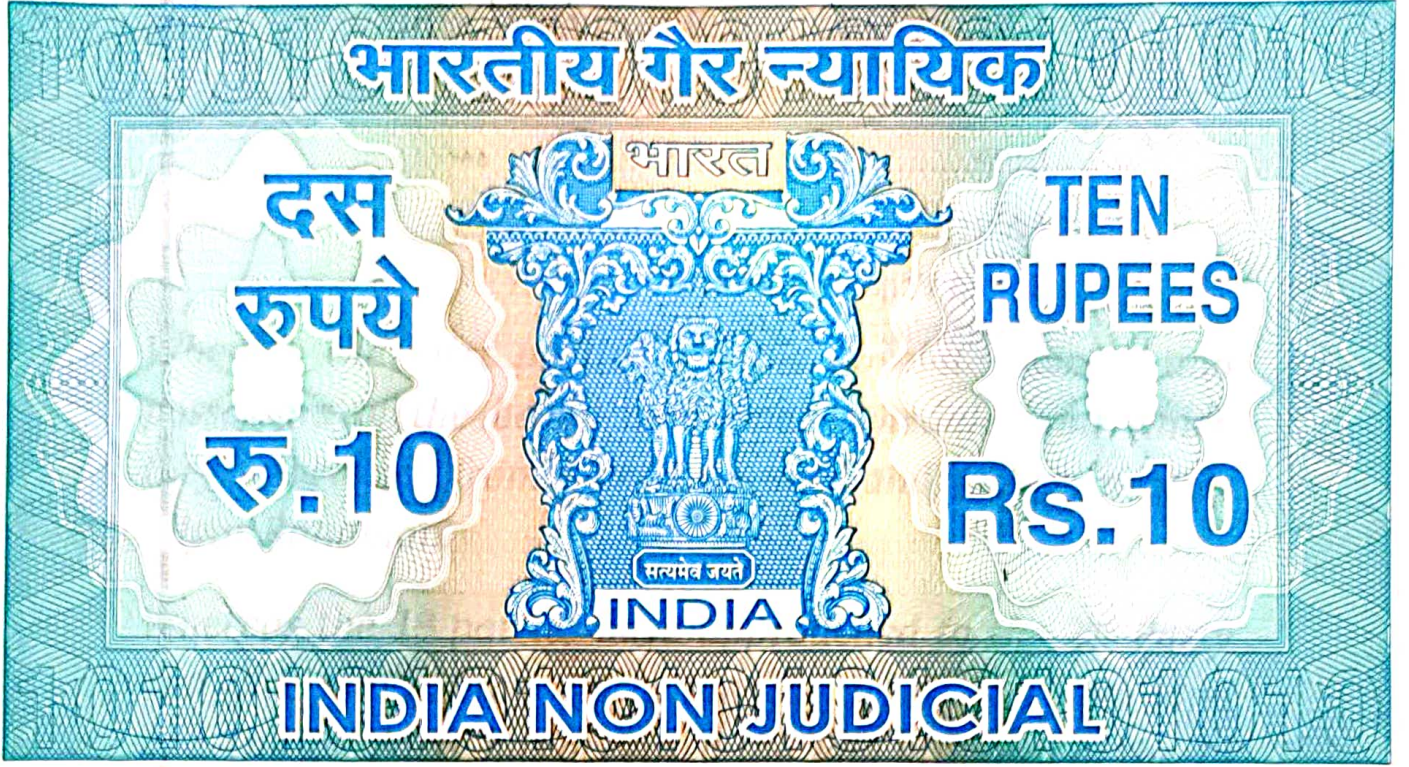
১/১৫/১৮

 ০৭/০৫/১৮

৪১০১ ১৮ ০

Visit Commission V/C No. 187

For 2018
I (i)	2,20,000
(ii)	2,00,000
PTA	0,000
Total	4,20,000

Addl. District Sub-Registrar
 Falakata
 07 MAY 2018



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

51AB 971090

Bengali To English Translation Vide Deed No. I-1023

S.L. No. 1016/18 before Sub-Register Falakata, dated 07.05.2018

Date of Registration :- 08.05.2018

BETWEEN

i) Alima Khatun, ii) Md. Sahibul Rahaman, iii) Md. Rahibul Islam, iv) Hasima Khatun, v) Rustama Khatun, vi) Asma Khatun, all are W/S/D/O Late Aliyar Rahaman, by faith Muslim, Indian inhabitant, by occupation Cultivation, No i), ii), iii) are the residence of - Vill Hedayat Nagar, P.O. Jateswar, P.S. Falakata, Dist Jalpaiguri now Alipurduar, Pin 735216, West Bengal, West Bengal, No. iv) is the residence of Dhulagaon, P.S. Falakata, Dist Alipurduar, Pin 736216, No v) is the residence of Paschim DEogaon, P.O. Deogaon, P.S. Falakata, Dist Alipurduar, Pin 735211, No vi) is the residence of Rangalibazna, P.S. Madarihat, Dist Alipurduar, Pin 735213, West Bengal

hereinafter called the 1st Parties (Sellers)

AND

Jateswar Morning Star Educational Society, represented by Secretary Sri Bikash Sarkar S/O Late Haripada Sarkar, Residence of Vill & P.O. Jateswar, P.S. Falakata, Dist Jalpaiguri now Alipurduar, Pin 735216, West Bengal, West Bengal.

hereinafter called the 2nd Party (Purchaser)


Addl. District Sub-Registrar
Falakata


BIKHAN MITRA
ADVOCATE

Contd.P/2

ALIPURDUAR COURT
EN. NO. F49/402 of 2010

Whereas the First parties are the absolute owners and possessors of the below mentioned schedule land which they inherited from her/their husband/father namely Aliyar Rahaman.

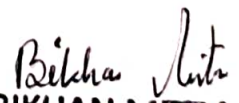
Whereas the 1st parties have approached to the 2nd Party and give him a proposal to buy the schedule below land and The 2nd Party has accepted the said proposal of the 1st parties.

To avoid dispute, legal problems, the parties have entered in to this agreement on this following conditions :-

1. That the 2nd Party has purchased the schedule land giving proper value from the land owner.
2. That the sale value has been fixed for the Schedule below land properties Rs. 6,00,000/- (Six Lakh) for the said scheduled land and the purchaser has purchased the said schedule land on the date of execution of this Deed and the Second Party has paid the amount of Rs. 1,50,000/- (One Lakh Fifty Thousand) through cash and the amount of Rs. 4,50,000/- (Four Lakh Fifty Thousand) has paid through N.E.F.T.

Contd.....P-3



Addl. District Sub-Registrar
Falakata


BIKHAN MITRA
ADVOCATE
ALIPURDUAR COURT
EN. No. F49/402 of 2010

3. That the first parties sold the said property with the consent of their family members and without provocation from any corner.
4. That the second Party shall pay all the necessary Govt. Tax and other revenue to the appropriate authority and also First party have no objection for collection of necessary papers in her name and recorded holding in the name of the purchaser in respect of the said land.
5. That the First parties have obtained consent from their all legal heirs and also informed the matter of sale of the schedule property in favour of the Second party prior to execution of this deed, who has assured safety and protection to the Second party at any time from the date of this agreement.
6. That the Second Party shall be at liberty to get transfer the Municipality/Panchayat papers and other Govt. assistance in her favour and in this respect neither the First parties nor their any legal heir shall have any objection at any time.
7. That the 1st parties acknowledges as having received the said amount from the 2nd Party as total sale consideration amount in respect of the schedule property for the transfer of all the right title and interest in respect of the schedule property in favour of the

Contd.....P-4


Addl. District Sub-Registrar
Falakata


BIKHAN MITRA
ADVOCATE
ALIPURDUAR COURT
EN. NO. F 49/402 of 2010

purchaser and the 1st parties states that she has agreed to indemnify all the loss, injury and damage caused to the purchaser due to any defect in the right title and interest of the seller in respect of the demised property.

SCHEDULE OF PROPERTY

Dist. Jalpaiguri now Alipurduar, P.S. Falakata, Mouja Hedayatnagar, J.L. No. 29, Khatian No. 350, Plot No. RS. 754, L.R. 712, area measuring 25 Dcml

BOUNDARY

North :- Abeya Khatun

South :- Abu Bakkar Siddique

West :- Jateswar Morning
Star Educational Society

East :- Jamirul Haque
& Juljalal Haque

In presence of witnesses both the parties Sign hereunder on this the 12th Day of March 2021 at Alipurduar Court Premises.

*Translated & Drafted by me
from Bengali to English
Drafted by Bikhon Mitra
Advocate, Alipurduar Court*


Addl. District Sub-Registrar
Falakata


BIKHAN MITRA
ADVOCATE 12/3/2021
ALIPURDUAR COURT
EN. NO. F49/402 of 2010

SK-1120/18

D 1126



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

D 699881

41-138499/18
23/5/18



স্বাক্ষরিত আর্কিভ ওরফে
স্বাক্ষরিত বেটুয়া

...is admitted.
...signature sheet &
...sheet attached to this
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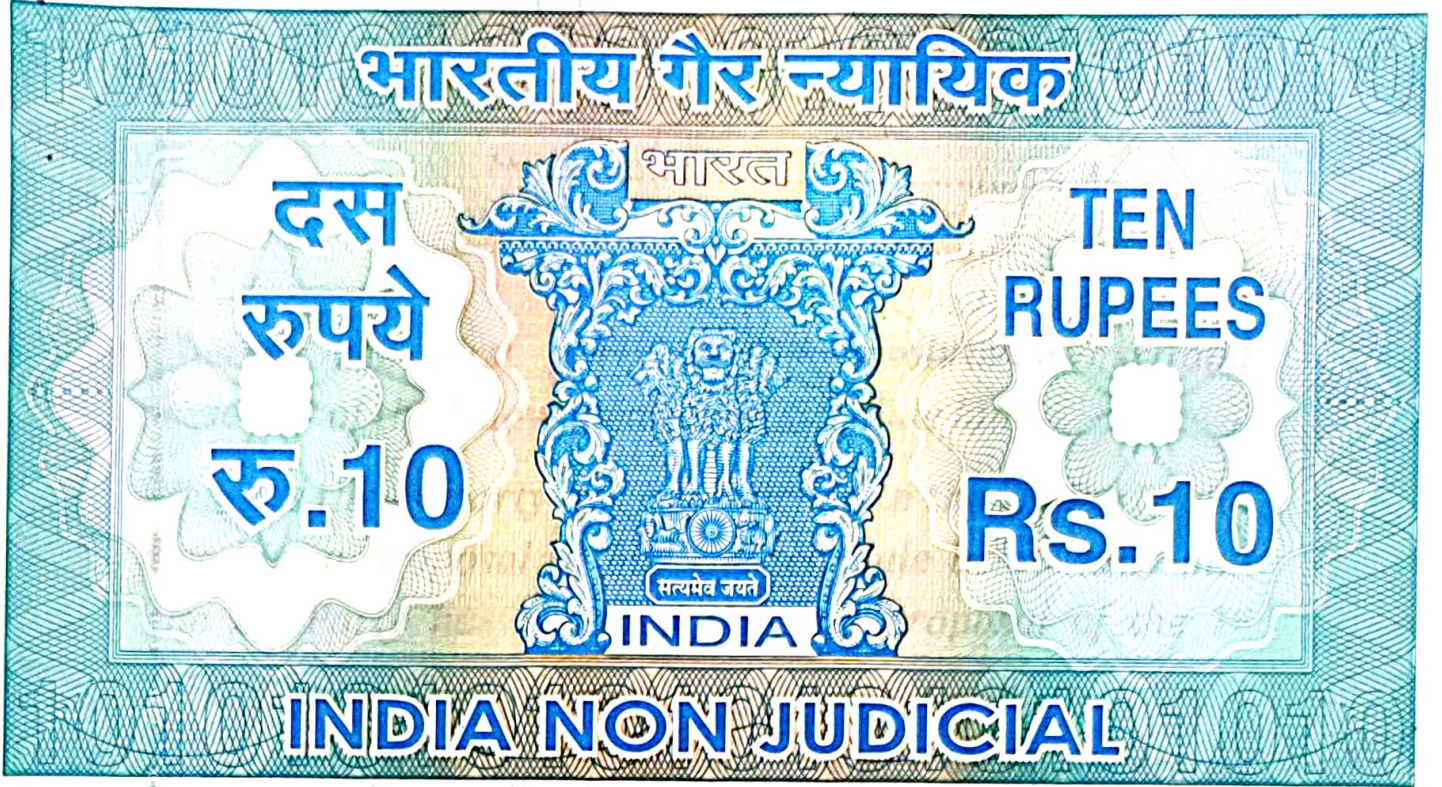
Addl. Dist. Sub-Registrar,
Falakata

23 MAY 2018

0/15 50

Handwritten signature and initials.

সাফ কবলা দলিল



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL 51AB 971091

Bengali To English Translation Vide Deed No. 1- 1126
S.L. No. 1120/18 before Sub-Register Falakata, dated 23.05.2018
Date of Registration :- 23.05.2018

BETWEEN

Ambiya Khatun@Ambiya Bewa, W/O Late Nachiruddin Miya@Mahiruddin Miya, by faith Muslim, Indian inhabitant, by occupation Cultivation, residence of- Vill Hedayat Nagar, P.O. Jateswar, P.S. Falakata, Dist Jalpaiguri now Alipurduar, Pin 735216, West Bengal, West Bengal.

hereinafter called the 1st Party (Seller)

AND

Jateswar Morning Star Educational Society, represented by Secretary Sri Bikash Sarkar, S/O Late Haripada Sarkar, by faith Hindu, by occupation Business, Residence of Vill & P.O. Jateswar, P.S. Falakata, Dist Jalpaiguri now Alipurduar, Pin 735216, West Bengal.

hereinafter called the 2nd Party (Purchaser)


Addl. District Sub-Registrar
Falakata


BIKHAN MITRA
ADVOCATE
ALIPURDUAR COURT
EN. No. F49/402 of 2010

Contd.P/2

Whereas the First party is the absolute owner and possessor of the below mentioned schedule land.

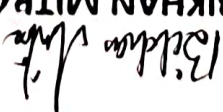
Whereas the 1st party has approached to the 2nd Party and give him a proposal to buy the schedule below land and The 2nd Party has accepted the said proposal of the 1st party.

To avoid dispute, legal problems, the parties have entered in to this agreement on this following conditions :-

1. That the 2nd Party has purchased the schedule land giving proper value from the land owner i.e. Ambiya Khatun@Ambiya Bewa.
2. That the sale value has been fixed for the Schedule below land properties Rs. 9,06,000/- (Nine Lakhs Six Thousand) for the said scheduled land and the purchaser has purchased the said schedule land on the date of execution of this Deed and the Second Party has paid the amount of Rs. 1,90,000/- (One lakh Ninety Thousand) through cash and the amount of Rs. 7,16,000/- (Seven Lakhs Sixteen Thousand) through N.E.F.T (Bank).

Contd.....P-3



Addl. District Sub-Registrar
Falakata

APURDWAR COURT
ADVOCATE
BIKHAN MITRA


EN.No. F49/402 of 2010

3. That the first party sold the said property with the consent of her family members and without provocation from any corner.
4. That the second Party shall pay all the necessary Govt. Tax and other revenue to the appropriate authority and also First party have no objection for collection of necessary papers in her name and recorded holding in the name of the purchaser in respect of the said land.
5. That the First party have obtained consent from her all legal heirs and also informed the matter of sale of the schedule property in favour of the Second party prior to execution of this deed, who has assured safety and protection to the Second party at any time from the date of this agreement.
6. That the Second Party shall be at liberty to get transfer the Municipality/Panchayat papers and other Govt. assistance in her favour and in this respect neither the First Party nor her any legal heir shall have any objection at any time.
7. That the 1st Party acknowledges as having received the sum amount from the 2nd Party as total sale consideration amount in respect of the schedule property for the transfer of all the right title and interest in respect of the schedule property in favour of the


Addl. District Sub-Registrar
Falakata


BIKHAN MITRA
ADVOCATE
ALIPURDUAR COURT
EN. NO. F49/402 of 2010

Contd.....P-4

purchaser and the 1st Party states that she has agreed to indemnify all the loss, injury and damage caused to the purchaser due to any defect in the right title and interest of the seller in respect of the demised property.

SCHEDULE OF PROPERTY

Dist. Jalpaiguri now Alipurduar, P.S. Falakata, Mouja Hedayatnagar, J.L. No. 29, Khatian No. L.R. 43/1, Plot No. RS. 753, L.R. 711, area measuring 38 Dcml out of 111 Dcml land.

BOUNDARY

North :- Own land


South :- Morning Star
Educational Society
& Jamerul Haque

West :- Morning Star
Educational Society
& Abeya Khatun

East :- Sirajul Haque

In presence of witnesses both the parties Sign hereunder on this the 12th Day of March 2021 at Alipurduar Court Premises.

*Translated & Drafted by me
from Bengali to English
Drafted by Bikhon Mitra
Advocate, Alipurduar Court*


BIKHAN MITRA
ADVOCATE 12/3/2021
ALIPURDUAR COURT
EN. NO. F 49/402 of 2010


Addl. District Sub-Registrar
Falakata

SL-2124

I-2131



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

D 701659

৯-০-১৬৪৭০৭৭/১৪
 স/ন/১৭



দ্বি-অর্জিত ২৬

৬৪৪৭১৬৫৯ ৩০০

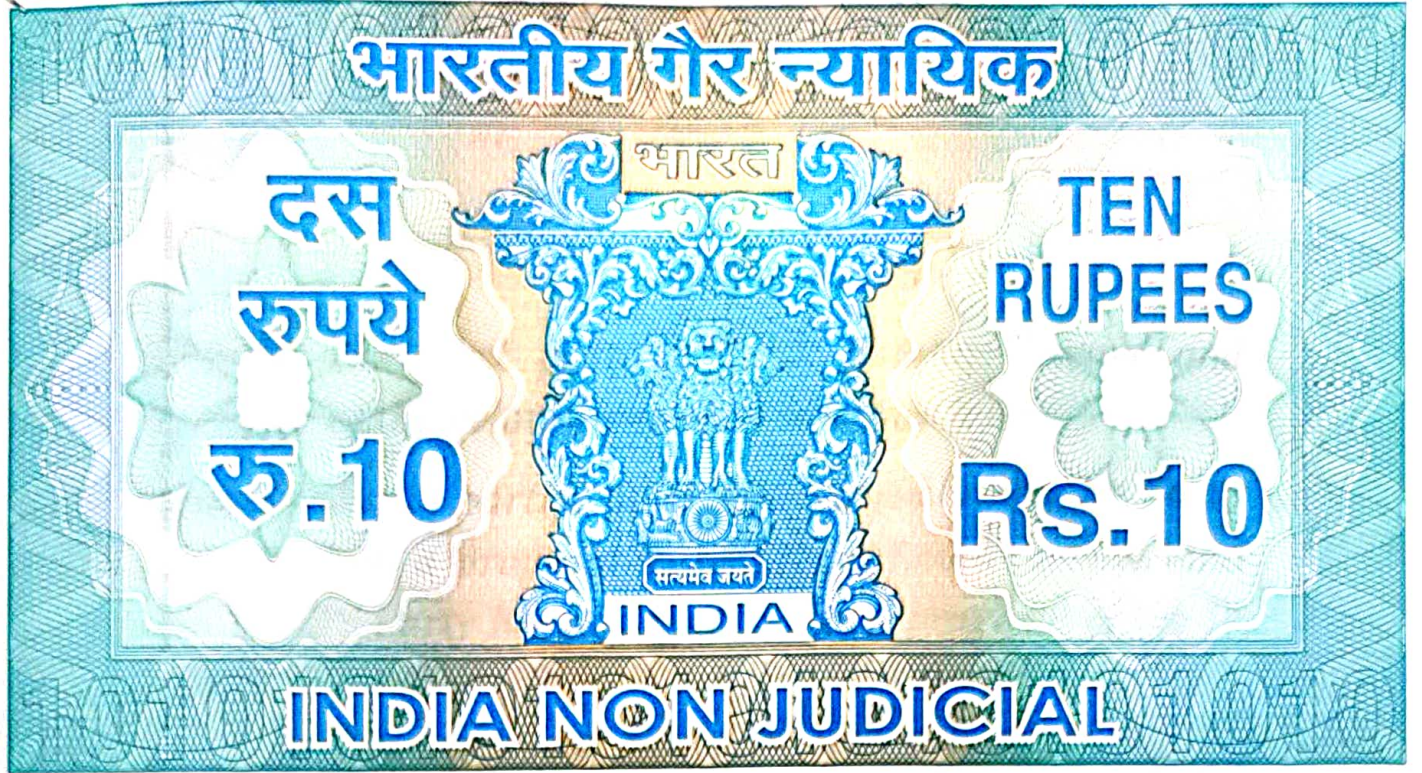
স/ন/১৭

সায়ফ কবলা দলিল

certified that the Document is admissible to registration. The signature sheet & Endorsement sheet attached to this document are the part of this document.

Add. Dist. Sub-Registrar
Falakata

05 NOV 2018



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

51AB 971092

Bengali To English Translation Vide Deed No. I-2131
S.L. No. 2124 before Sub-Register Falakata, dated 05.11.2018
Date of Registration :- 05.11.2018

BETWEEN

i) Md. Juljalam Haque, ii) Md. Jamirul Haque, both are S/O Namer Ali, by faith Muslim, Indian inhabitant, by occupation Cultivation, residence of- Vill Hedayat Nagar, P.O. Jateswar, P.S. Falakata, Dist Jalpaiguri now Alipurduar, Pin 735216, West Bengal, West Bengal.

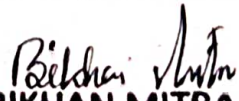
hereinafter called the 1st Parties (Sellers)

AND

Jateswar Morning Star Educational Society, represented by Secretary Sri Bikash Sarkar, S/O Late Haripada Sarkar, by faith Hindu, by occupation Business, Residence of Vill & P.O. Jateswar, P.S. Falakata, Dist Jalpaiguri now Alipurduar, Pin 735216, West Bengal.

hereinafter called the 2nd Party (Purchaser)


Addl. District Sub-Registrar
Falakata


BIKHAN MITRA
ADVOCATE
ALIPURDUAR COURT
EN. No. F49/402 of 2010

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Whereas the First parties is the absolute owner and possessor of the below mentioned schedule land.


Whereas the 1st parties have approached to the 2nd Party and give him a proposal to buy the schedule below land and The 2nd Party has accepted the said proposal of the 1st parties.

To avoid dispute, legal problems, the parties have entered in to this agreement on this following conditions :-

1. That the 2nd Party has purchased the schedule land giving proper value from the land owners.
2. That the sale value has been fixed for the Schedule below land properties Rs. 7,92,000/- (Seven Lakhs Ninety Two Thousand) for the said scheduled land and the purchaser has purchased the said schedule land on the date of execution of this Deed and the Second Party has paid the amount of Rs. 92,000/- (Ninety Two Thousand) through cash and the amount of Rs. 7,00,000/- (Seven Lakhs) through N.E.F.T.

Contd.....P-3


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ADVOCATE
ALIPURDUAR COURT
EN.No. F49/402 of 2010

3. That the first parties sold the said property with the consent of their family members and without provocation from any corner.
4. That the second Party shall pay all the necessary Govt. Tax and other revenue to the appropriate authority and also First parties have no objection for collection of necessary papers in his name and recorded holding in the name of the purchaser in respect of the said land.
5. That the First parties have obtained consent from their all legal heirs and also informed the matter of sale of the schedule property in favour of the Second party prior to execution of this deed, who has assured safety and protection to the Second party at any time from the date of this agreement.
6. That the Second Party shall be at liberty to get transfer the Municipality/Panchayat papers and other Govt. assistance in her favour and in this respect neither the First parties nor their any legal heir shall have any objection at any time.
7. That the 1st parties acknowledges as having received the sum amount from the 2nd Party as total sale consideration amount in respect of the schedule property for the transfer of all the right title and interest in respect of the schedule property in favour of the

Contd.....P-4


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purchaser and the 1st parties states that she has agreed to indemnify all the loss, injury and damage caused to the purchaser due to any defect in the right title and interest of the seller in respect of the demised property.

SCHEDULE OF PROPERTY No. 1

Dist. Alipurduar, P.S. Falakata, Mouja Hedayatnagar, J.L. No. 29, Khatian No. L.R. 3133, Plot No. RS. 754, L.R. 712, area measuring 17 Dcml.

SCHEDULE OF PROPERTY No. 2

Dist. Alipurduar, P.S. Falakata, Mouja Hedayatnagar, J.L. No. 29, Khatian No. L.R. 3134, Plot No. RS. 754, L.R. 712, area measuring 16 Dcml.

BOUNDARY

North :- Morning Star
Educational Society

South :- Abu Bakkar Siddique


West :- Morning Star
Educational Society

East :- Sirajul Haque

In presence of witnesses both the parties Sign hereunder on this the 12th Day of March 2021 at Alipurduar Court Premises.

*Translated & Drafted by me
from Bengali to English
Drafted by Bikhon Mitra
Advocate, Alipurduar Court*


Addl. District Sub-Registrar
Falakata


BIKHAN MITRA
ADVOCATE 12/3/2021
ALIPURDUAR COURT
EN. NO. F49/402 of 2010

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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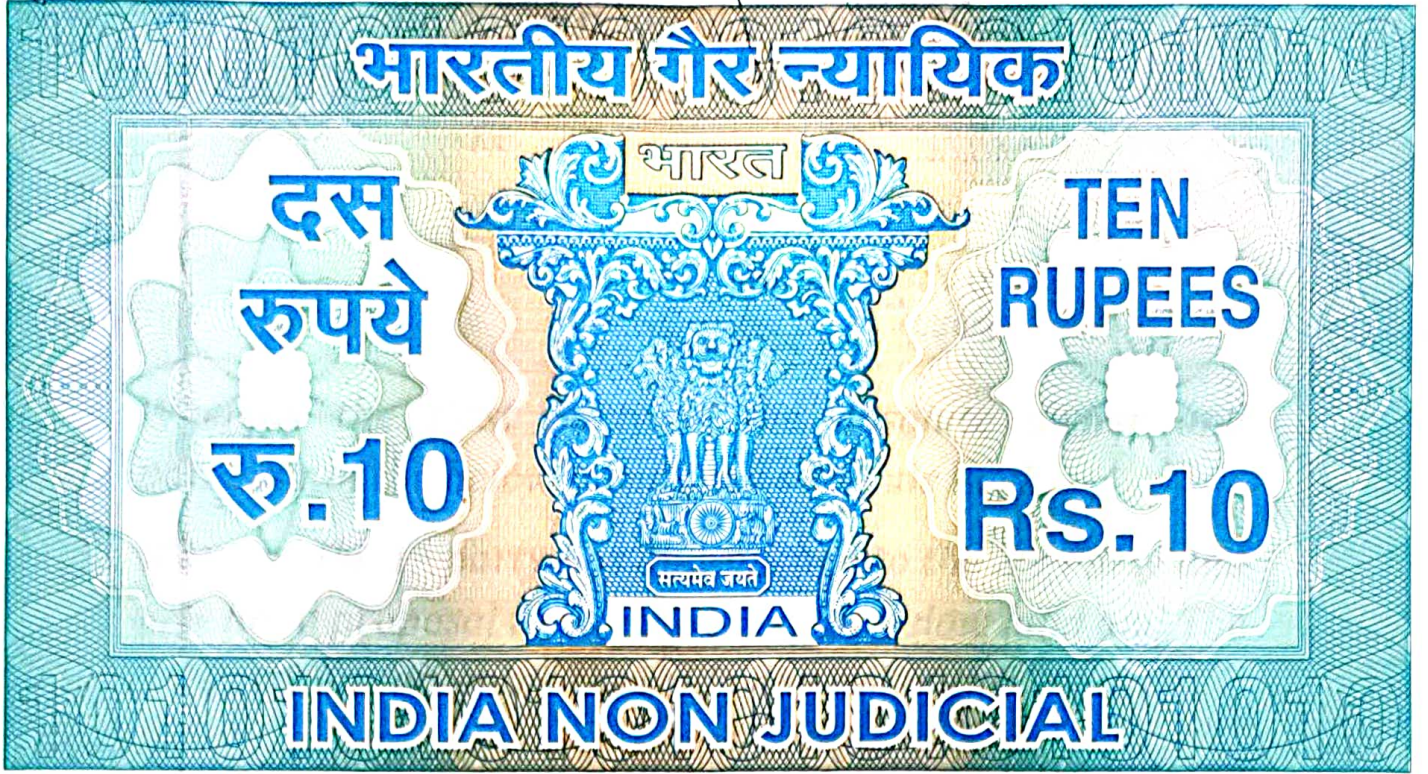
স্বাক্ষর কবলা দলিল

স্বাক্ষর
 ১৩/১২/১৮

certified that the document is admitted to registration. The signature sheet & Endorsement sheet attached to the document are the part of this document.

Add. Dist. Sub-Registrar
 Faletata

13 DEC 2018



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

51AB 971093

Bengali To English Translation Vide Deed No. I-2410
S.L. No. 2403 before Sub-Register Falakata, dated 13.12.2018
Date of Registration :- 13.12.2018

BETWEEN

Ambiya Khatun, W/O Late Nachiruddin Miya, by faith Muslim,
Indian inhabitant, by occupation Cultivation, residence of- Vill
Hedayat Nagar, P.O. Jateswar, P.S. Falakata, Dist Jalpaiguri now
Alipurduar, Pin 735216, West Bengal, West Bengal.


hereinafter called the 1st Party (Seller)

AND

Jateswar Morning Star Educational Society, represented by
Secretary Sri Bikash Sarkar, S/O Late Haripada Sarkar, by faith
Hindu, by occupation Business, Residence of Vill & P.O.
Jateswar, P.S. Falakata, Dist Jalpaiguri now Alipurduar; Pin
735216, West Bengal.

hereinafter called the 2nd Party (Purchaser)


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BIKHAN MITRA
ADVOCATE
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EN. No. F49/402 of 2010

Contd.P/2

Whereas the First party is the absolute owner and possessor of the below mentioned schedule land.

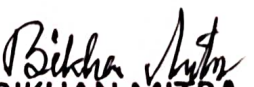
Whereas the 1st party has approached to the 2nd Party and give her a proposal to buy the schedule below land and The 2nd Party has accepted the said proposal of the 1st party.

To avoid dispute, legal problems, the parties have entered in to this agreement on this following conditions :-

1. That the 2nd Party has purchased the schedule land giving proper value from the land owner i.e. Abeya Khatun.
2. That the sale value has been fixed for the Schedule below land properties Rs. 6,00,000/- (Six Lakhs) for the said scheduled land and the purchaser has purchased the said schedule land on the date of execution of this Deed and the Second Party has paid the amount of Rs. 1,00,000/- (One lakh) through cash and the amount of Rs. 5,00,000/- (Five Lakhs) through N.E.F.T (Bank).

Contd.....P-3


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ADVOCATE
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EN: NO. F 49/402 of 2010

3. That the first party sold the said property with the consent of her family members and without provocation from any corner.
4. That the second Party shall pay all the necessary Govt. Tax and other revenue to the appropriate authority and also First party have no objection for collection of necessary papers in her name and recorded holding in the name of the purchaser in respect of the said land.
5. That the First party have obtained consent from her all legal heirs and also informed the matter of sale of the schedule property in favour of the Second party prior to execution of this deed, who has assured safety and protection to the Second party at any time from the date of this agreement.
6. That the Second Party shall be at liberty to get transfer the Municipality/Panchayat papers and other Govt. assistance in her favour and in this respect neither the First Party nor her any legal heir shall have any objection at any time.
7. That the 1st Party acknowledges as having received the sum amount from the 2nd Party as total sale consideration amount in respect of the schedule property for the transfer of all the right title and interest in respect of the schedule property in favour of the

Contd.....P-4


Addl. District Sub-Registrar
Falakata


BIKHAN MITRA
ADVOCATE
ALIPURDUAR COURT
EN. NO. F 49/402 of 2010

purchaser and the 1st Party states that she has agreed to indemnify all the loss, injury and damage caused to the purchaser due to any defect in the right title and interest of the seller in respect of the demised property.

SCHEDULE OF PROPERTY

Dist. Alipurduar, P.S. Falakata, Mouja Hedayatnagar, J.L. No. 29, Khatian No. L.R. 3152, Plot No. RS. 753, L.R. 711, area measuring 25 Dcml out of 33 Dcml land.

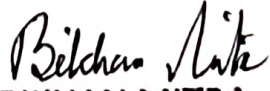
BOUNDARY

North :- Jamerul Haque & Juljalam Haque
South :- Jateswar Morning Star Educational Society
West :- Land Owner
East :- Sirajul Islam

In presence of witnesses both the parties Sign hereunder on this the 12th Day of March 2021 at Alipurduar Court Premises.

*Translated & Drafted by me,
from Bengali to English
Drafted by Bikhon Mitra
Advocate, Alipurduar Court*


Addl. District Sub-Registrar
Falakata


BIKHAN MITRA
ADVOCATE 12/3/2021
ALIPURDUAR COURT
EN. NO. F 49/402 of 2010