

असम ASSAM

161717

Admission Under Act. XVI of 1908
 correctly stamped (or exempted from
 stamp duty) under the Indian stamp
 Act, 1899 (Act. II of 1899)
 Schedule No.....
 Fees Paid.....

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23 A 7680 0m/10/80

Senior Sub-Registrar

Handwritten signature
15/9/21
बिज्ञाय

DEED OF SALE

THIS DEED OF SALE is made on this 15th day of September, 2021;

BETWEEN

SRI ABDUL SALIM, aged about 73 years, son of Late Badaruddin Ahmed (father) and Late Isha Khatoun (mother), PAN CARD NO: EMCP57193C, by faith Islam, by profession Retired person, resident of South Amolapatty, P.O., P.S. and District Dibrugarh, PIN 786001, Assam, herein after called the **VENDOR** (which expression unless repugnant to the context shall mean and include his heirs, executors, administrators, assigns etc.) of the **ONE PART;**



A N D

Contd.... P/2.



2021 9-688 1-9-2021
Amount to Chrl/Smti.. Dibrugarh College (Dibrugarh)
Amount Rs..... 5000/-
Dibrugarh Treasurer

Abdul Salim



L.T.I
4097

Presented for Registration at 3:00 A.M.P.M
On 15/09/2021 at the Sr. Sub-Registrar Office
By Sri Abdul Salim
Son of Lt. Badaruddin Ahmed
of Vill South Amalpaty
P.S. Amalpaty Dist. Dibrugarh

Senior Sub-Registrar
Dibrugarh
15/09/21
18/09/21

Abdul Salim



L.T.I
4098

Commission issued to Sub-Registrar.

Jitu Buraogchain

Principal অধ্যক্ষ
Dibru College ডিব্রু মহাবিদ্যালয়
Dist. Dibrugarh জিলা - ডিব্রুগড়
Pin - 786003 পিন - ৭৮৬০০৩

Execution is admitted by.

- (1) Sri Abdul Salim
- (2) Dr. Jitu Buraogchain

Who is identified by:
Sr. Ranjit Kakoty
Son of Lt. B.N. Kakoty
of Vill Gandhi Nagar
P.S. Dibrugarh Dist. Dibrugarh

Senior Sub-Registrar
Dibrugarh
15/09/21
18/09/21



L.T.I
4099

Ranjit Kakoty

भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

असम ASSAM

161716

Abdul Salam

- 2 -

DIBRU COLLEGE, an educational Institution, situated at Dibrugarh, P.O., P.S. and District Dibrugarh, Assam, acting and represented by its Principal Dr. JITU BURAGOAIN, aged about 58 years, son of Late Hareswar Buragohain (father) and Late Lilawati Buragohain (mother) PAN CARD NO. ACOPB8809N, by religion Hindu, resident of near Dibru College, Dibrugarh, P.O., P.S. and District Dibrugarh, PIN 786001, Assam, herein after called the PURCHASER (which expression unless repugnant to the context shall mean and include its successor-in-office,), of the OTHER PART.

WHEREAS, the VENDOR is the absolute owner and in possession of a plot of "FARING" Class land measuring 0 (Zero) Bigha 1 (One) Katha 10 (Ten) Hesses, covered by Dag No. 130, of P.P. No. 10, situated at Village Niz Mancotta Gaon, under Mancotta Khanikar Mouza, Dibrugarh Pachim Revenue Circle, District Dibrugarh, Assam, more fully described in the Schedule hereto below, being in peaceful possession thereof and the said plot of land is free from all encumbrances whatsoever.

Contd... P/3.





LSM 9 688 1-9-2021
Issued to Chrl/Smt. Dibam College (Jitu Buzagon)
Amount Rs. 5000/-
Dibrugarh Treasury

Stamp Asst.
Dibrugarh Treasury





असम ASSAM

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Abdul Jabbar

- 3 -

AND WHEREAS the aforesaid VENDOR agreed to sell the aforesaid plot of "FARING" Class land measuring 0 (Zero) Bigha 1 (One) Katha 10 (Ten) Lessas, covered by Dag No. 130, of P.P. No. 10, situated at Village Niz Mancotta Gaon, under Mancotta Khanikar Mouza, Dibrugarh Pachim Revenue Circle, District Dibrugarh, Assam, more fully described in the Schedule hereto below, and the PURCHASER above named have agreed to purchase the aforesaid land for a valuable consideration of Rs. 4,50,000.00 (Rupees Four Lakhs Fifty Thousand) only, which agreed sum the PURCHASER has paid to the VENDOR in full, the receipt of which sum of Rs. 4,50,000.00 (Rupees Four Lakhs Fifty Thousand) only, the VENDOR doth hereby admits and acknowledges.

AND WHEREAS the VENDOR applied for necessary permission for the aforesaid property described in the Schedule herein below from the competent authority and finally obtained requisite permission from the authority of the Deputy Commissioner, Dibrugarh vide Letter No. NOC/17/9718/2021-7127,

Contd... P/4.



..... 2021 9-688 19/09/2021
Issued to Shri/Sm/.....
Address.....
Amount Rs..... 500/-
DIBRUGARH Treasury.

[Handwritten signature]
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B 00201

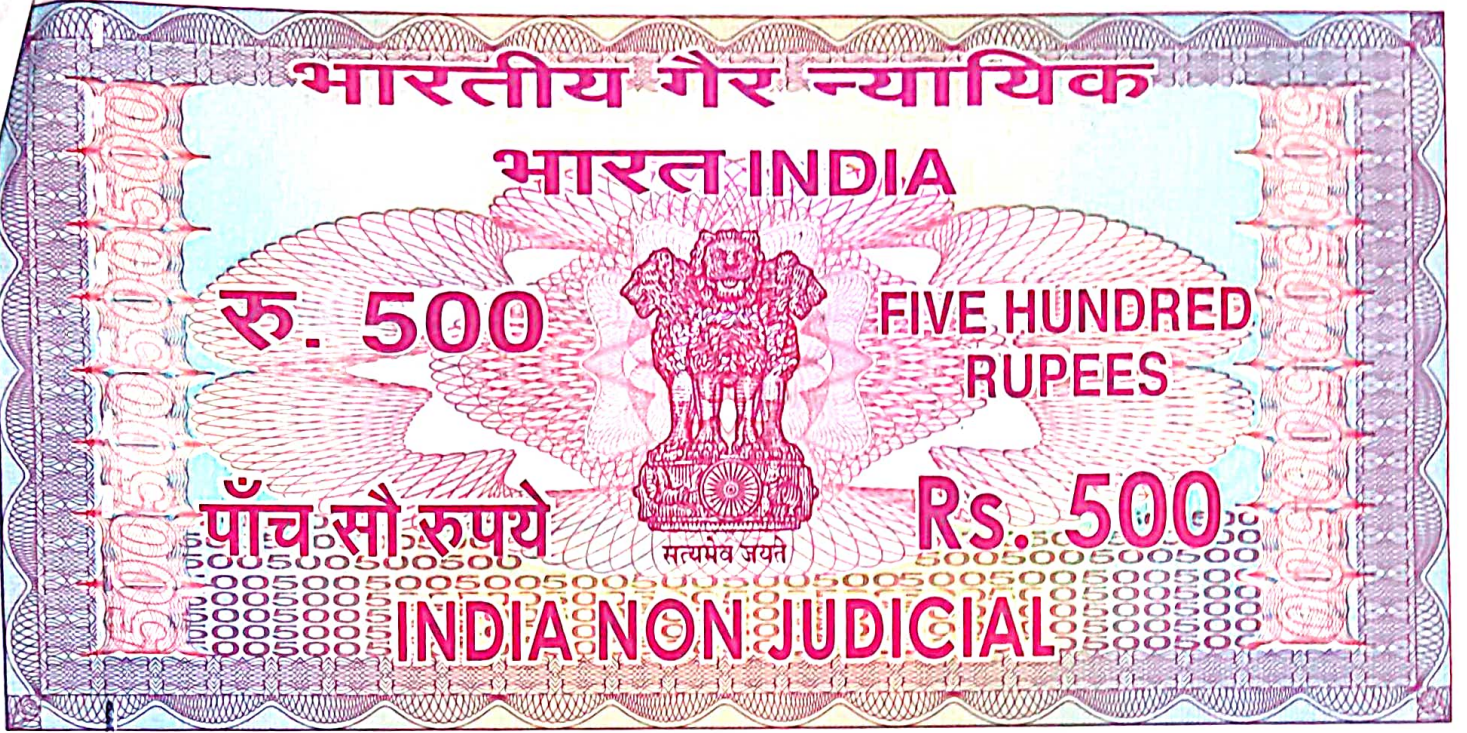
DIBRUGARH

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AND WHEREAS the...
part of PART III...
located at Village...
Microfilm...
Office, District Dibrugarh...
and the PURCHASER...
agreed to sell the...
Lakh 500/- (Five Hundred)...
only which...
Vendor...
acknowledges



AND WHEREAS the VENDOR...
described in the...
and...
Dibrugarh...
DIBRUGARH



असम ASSAM

B 039296

Abdul Sabir

- 4 -

dated 18/08/2021, and also obtained permission from the Office of the Dibrugarh Development Authority, Dibrugarh, vide Memo No DDA/TECH/LSP/1344/2020/788, dated 11/02/2020 and later on extended/ renewed upto 30/12/2021.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :

In pursuance of the said agreement and in consideration of the said sum of Rs. 4,50,000.00 (Rupees Four Lakhs Fifty Thousand) only, paid by the PURCHASER by Two Nos. of Cheques to the VENDOR, in the following manner :

- (i) Cheque No. 465004
dated 15/09/2021
drawn on Punjab National Bank,
Chowkidinghee Branch, Dibrugarh.

Rs. 4,50,000.00

Rs. 4,50,000.00

Contd.... P/5.



..... 2021 1st SEP 2021 Dibrugarh
Issued to Shri/Smt. D. K. Das: College (Dibrugarh) B. Sc.
Address
Amount Rs. 2000/-
From Dibrugarh Treasury.

Stamp *[Signature]*
Dibrugarh Treasury



..... dated 18/9/21
.....
.....

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.....
.....

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.....
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Abdul Sabir

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(Rupees Four Lakhs Fifty Thousand) only,

(the receipt of which sum the Vendor as absolute lawful owner and recorded pattadar does hereby admits and acknowledges) the VENDOR does hereby SELL, CONVEY, ASSIGN, TRANSFER AND DELIVER KHAS AND VACANT POSSESSION UNTO AND TO THE USE OF THE PURCHASER the said plot of "FARING" Class land measuring 0 (Zero) Bigha 1 (One) Katha 10 (Ten) Lessas, covered by Dag No. 130, of P.P. No. 10, situated at Village Niz Mancotta Gaon, under Mancotta Khanikar Mouza, Dibrugarh Pachim Revenue Circle, District Dibrugarh, Assam, which is more fully described in the Schedule herein below, together with all ways, paths, passages, drains, lights, rights, liberties, privileges, easements, structures, appendages and appurtenances whatsoever to the said landed property or any part thereof or anywise appertaining or usually held, occupied or enjoyed therewith AND all the estate, right, title, interest, possession, claims and demands whatsoever of the VENDOR into and upon the said landed property and every parts thereof WITH FULL POWER AND AUTHORITY TO THE PURCHASER to appear before all

Contd.... P/6.



201 9-688 1-9-201
Issued to Shri/Omti... Dibruy College (Old) Dibrugarh...
Address
Amount Rs 500/-
from Dibrugarh Treasury.

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[Handwritten text]

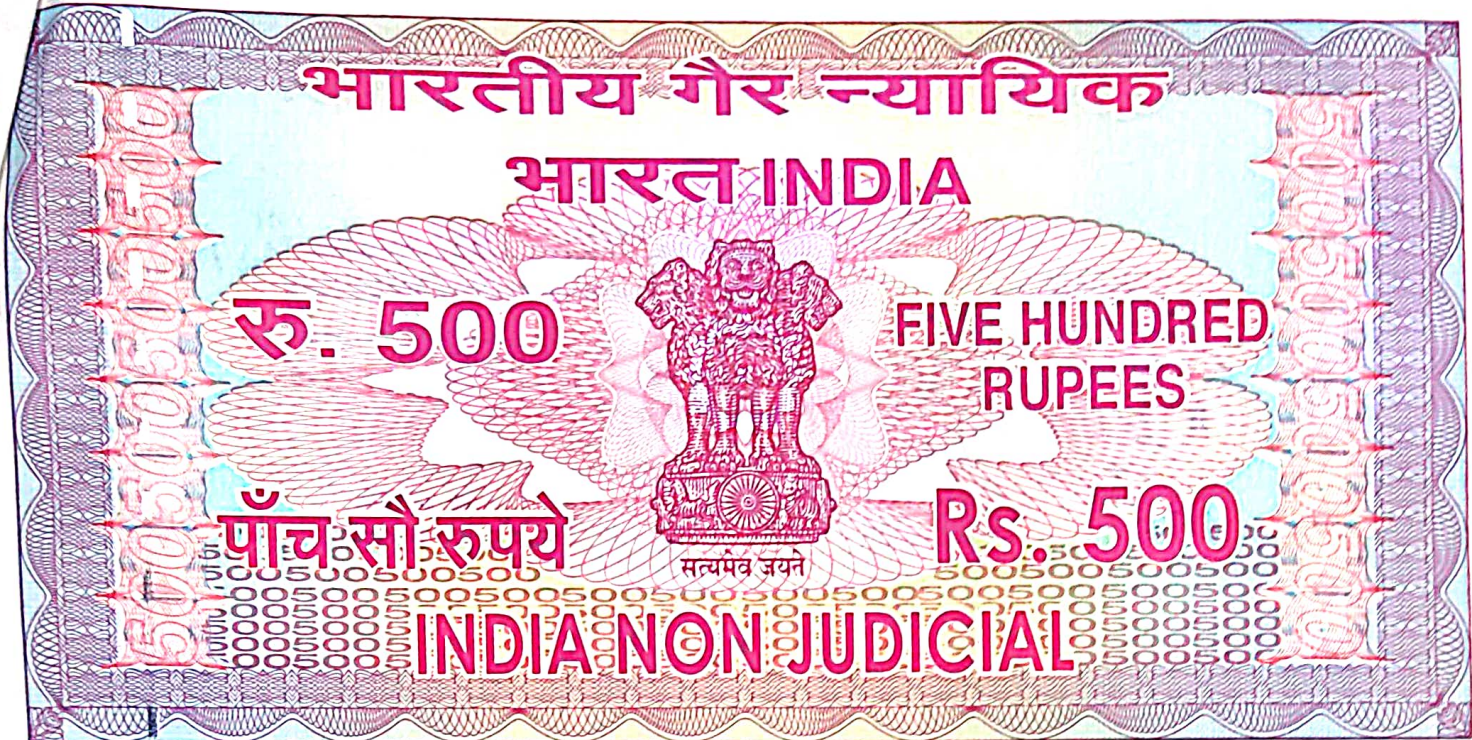
B 012222

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MARCA 1000

only (broadly)
the receipt of which
outstanding dues being
SELF CONVEYANCE
POSSESSION UNIT
PARTICULARS
issued by G.O. No. 1801/1-9-201
the good order of the
State Deficit Office
their duties together with all other
localities, including
We however, do not intend
apportioning of assets
the full power and authority to the
FULL POWER AND AUTHORITY TO THE PURCHASER





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Abdul Jalim

- 6 -

Commissioners, Deputy Commissioners, Collectors or other proper officers and persons to apply for and obtain mutation in its name in the local Collectorate and elsewhere in the name of the PURCHASER in respect of the said landed property or for portion of the said landed property described in the schedule herein below and for that purpose and by all lawful means and ways to take all necessary steps and to do all acts and to sign and execute all necessary applications, petitions, deeds and other writings TO HAVE AND TO HOLD THE SAME UNTO AND TO THE USE OF THE PURCHASER as absolute owners thereof for its use and occupation in the manner they deems fit and proper advantageous to them absolutely forever as from the date of these presents subject to payment of land revenue, local rates and taxes in respect of the plot of land described in the schedule below hereby conveyed as from the date of these presents, free from all encumbrances whatsoever.

1. That VENDOR hereby covenant with the PURCHASER as follows:-

Contd.... P/7.



2021 95682: 1595-2021
Issued to Shri/Smt. Dilip Chakrabarti (Dibrugarh)
Address
Amount Rs. 5000
From Dibrugarh Treasury.

[Signature]
Dibrugarh

B 023224

31st ASSAM

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Commissioner, Deputy
and persons to apply
Collectors and officers
and landed property
should be held below
to take all necessary steps
necessary as the title deeds
HOLD THE SAME UNTO AND TO THE USE OF THE PURCHASER
absolute owners thereof for its use and occupation in the proper
and other advantages to them absolutely forever as from the date of these
presenta subject to payment of land revenue, local rates and taxes in respect of
the plot of land described in the schedule below and from the date of these
date of these presents, free from all encumbrances whatsoever.



That VENDOR hereby certifies that the PURCHASER is follows:

18/9/21



असम ASSAM

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Abdul Salim

- 7 -

- a) The VENDOR has good right and title to SELL, CONVEY, ASSIGN, TRANSFER AND CONFIRM DELIVERY OF POSSESSION of the said plot of land and the PURCHASER shall and may at all times hereafter HOLD, POSSESS, USE AND ENJOY the same peacefully and quietly without any eviction, lawful or equitable interruption, claim disturbances or demand whatsoever by the VENDOR or any person or persons claiming through under or in trust for the VENDOR.
- b) The VENDOR shall and will from time to time and at all reasonable times hereafter at the request and cost of the PURCHASER to do and execute or cause to be done and executed all such further and other ACTS AND THINGS whatsoever for further and more effectually or satisfactorily assuring the said plot of land described in the schedule below and every part thereof UNTO AND TO THE USE OF THE PURCHASER in the manner aforesaid as shall reasonably be required.

Contd.... P/8.



Account No. 1071 9-688 189-201
Account to Shri/Smt. Deban College (Dibr. Dibrugarh)
Address Plung
Account No. 500V
Dibrugarh Treasury.

[Signature]
[Stamp]

1071 9-688 189-201

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1071 9-688 189-201



a) The VENDOR shall transfer all the rights and interests in the plot of land and building thereon to the transferee and shall hold possession of the same without any encumbrance or claim whatsoever by the vendor or through him or in trust for the vendor.

b) The VENDOR shall and will be liable to the transferee for all the liabilities hereof at the time of the transfer and shall be bound to discharge the same or cause to be done and discharged by him or by his agents or assigns. The transferee shall be bound to discharge the same or cause to be done and discharged by him or by his agents or assigns. The transferee shall be bound to discharge the same or cause to be done and discharged by him or by his agents or assigns.

1071 9-688 189-201



असम ASSAM

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Abdul Salim

- 8 -

- c) The whole interest and title of the VENDOR in respect of the aforesaid plot of land described in the schedule below, hereby transferred has been up to date of this DEED subsisting and the VENDOR have been having the power to sell the same without the consent or concurrence of anybody else.
- d) The plot of land described in the schedule below hereby sold is free from all encumbrances whatsoever and the VENDOR have done no acts or pledged or mortgaged or charged the same up to date of this DEED whereby the said VENDOR is debarred from transferring the same to the PURCHASER.
- e) The VENDOR hereby undertakes and agrees to indemnify the PURCHASER in respect of any arrear regarding any fee, taxes, rates and revenue of the plot of land hereby purported to be conveyed, assessed or levied up to date of this DEED by the Government or any other local body.

Contd.... P/9.



Account No. 2021 90 689 1-9-2021
Issued to Shri/Stri... Debbar College (Dibrugarh)
Address
Amount Rs. 500/-
From Dibrugarh Treasury.

[Signature]
TREASURY OFFICER

8 039393

81000000

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2021 90



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Abdul Salim

- 9 -

- f) The VENDOR hereby also undertakes and agrees to indemnify the PURCHASER in respect of any loss sustained or suffered by the PURCHASER due to any defect in the right and title of the VENDOR in respect of the aforesaid plot of land described in the schedule below which is hereby sold for aforesaid valuable consideration.

SCHEDULED OF THE LAND REFERRED TO ABOVE:

A plot of "FARING" Class land measuring 0 (Zero) Bigha 1 (One) Katha 10 (Ten) Lessas, covered by Dag No. 130, of P.P. No. 10, situated at Village Niz Mancotta Gaon, under Mancotta Khanikar Mouza, Dibrugarh Pachim Revenue Circle, District Dibrugarh, Assam, together with all yards, courts areas, pathways, passages, easements, appurtenances, structures, installations and the said land is butted and bounded as follows:

ON THE NORTH : Dag No. 130 (Pt.),

ON THE SOUTH : Proposed Road,

ON THE EAST : Road,

ON THE WEST : Dag No. 130 (Pt.)

Contd.... P/10.



2021 9-888 1-9 2021
Issued to Shri/Smt. Dibran College Dibrugarh
Address
Account No.
Dibrugarh Treasury.

Stamp Area
Dibrugarh Treasury

B 032221

Handwritten signature

MASAM

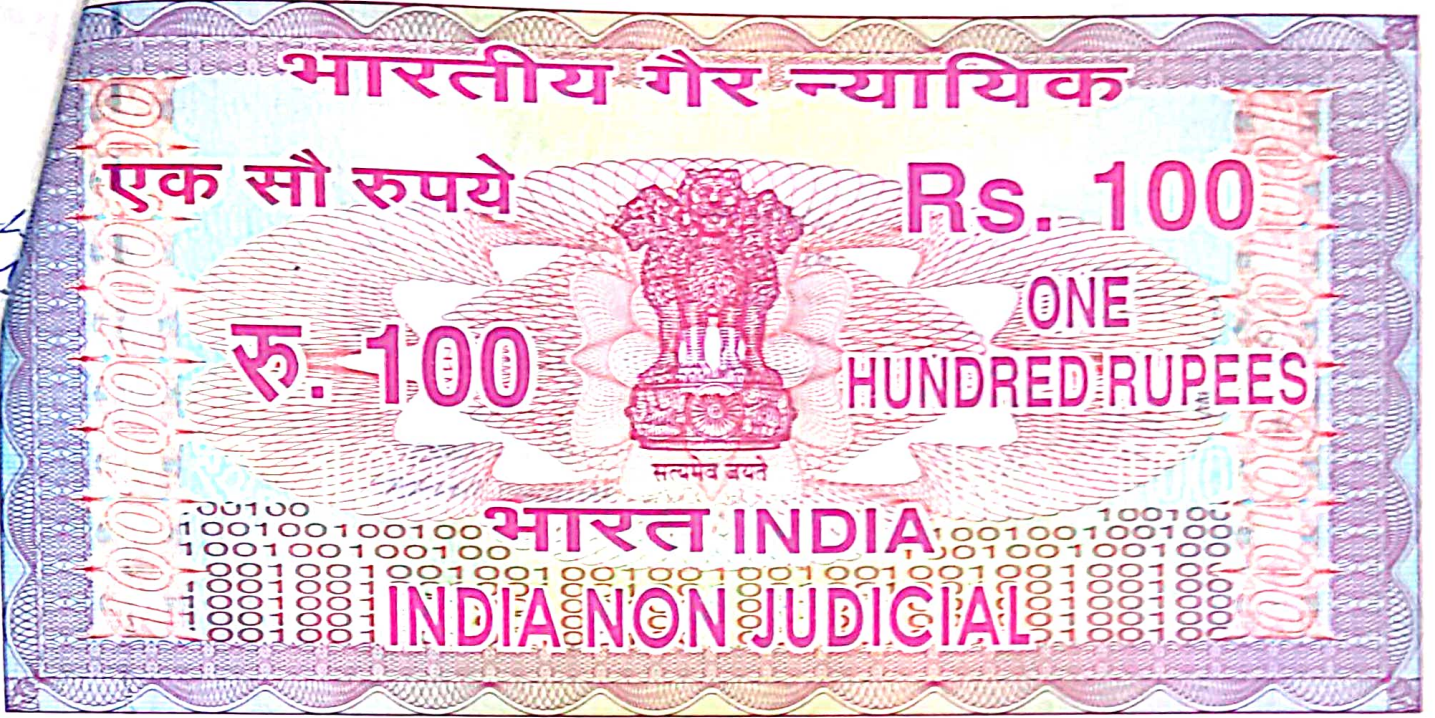
THE VENDOR hereby certifies that the above is a true and correct copy of the original as submitted to the PURCHASER and that the PURCHASER has accepted the same. The PURCHASER shall be responsible for the validity of the information furnished in the schedule below which is hereby certified.



SCHEDULE TO ABOVE

A list of 'TRAINING' ...
Kerala to ...
Along the ...
Participate ...
costs ...
national ...

ON THE NORTH ...
ON THE SOUTH ...
ON THE EAST ...
ON THE WEST ...



असम ASSAM

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IN WITNESS WHEREOF the VENDOR and the PURCHASERS have put and subscribed their hands on the day, month and year first above written in presence of witnesses.

WITNESSES :

1. Ronjit Jekety
S/O Lt. B.N. Kaky
Grandinagar -
Dibrugarh.
2. Gurindra Borah -
C/O Moti Ram Borah
vill - Ghumtal, P.O. - Hasi Bonda
v.in - Tengakhai, Dist - Dibrugarh
Pin - 786103

Abdul Hakim
Signature of the VENDOR.

Jitu Borah
Signature of the PURCHASER.

Drafted by :

(Sri Dilip Dey)
Advocate.



Principal অসম
Dibru College ডিব্ৰু মহাবিদ্যালয়
Dist. Dibrugarh জিলা - ডিব্ৰুগড়
Pin - 786003 পিন - ৭৮৬০০৩



2021 9-688 1-4702
Issued to Dina College (Dina Baryochan)
Principal
Address
Account No. 1087
Date of deposit



Handwritten signature and date
18/9

Registration Completed
27.8.2021

Handwritten signature
Senior Secy - Registrar
Dibrugarh
21/9/2021

Principal Dina College for registration
Dina Baryochan (Dina) - 786003
Dina Baryochan (Dina) - 786003

To,

The Circle Officer
Dibrugarh West Revenue Circle
Dibrugarh (Assam)



Sub: Prayer for providing Land Holding certificate/ Trace map of Land

Sir,

With due respect I here to state you that I am a resident of the below noted address and citizen of India by birth.

That sir, I am an absolute owner and occupier of the plot of land mentioned more full herein the schedule below.

That sir, I am in need of a land Holding certificate/Trace Map of Land for Land electricity connection and land permission regarding gift and business purpose.

That Sir, I have furnished all my detail herein below.

That Sir, I am liable to be punished as per section of law if any detail found false.

PARTICULARS AND SCHEDULE:

APPLICANT NAME: Abdul Selim

FATHER'S NAME: Abdus Salam Ahmed

VILLAGE: M/3 Manaktha Gaon

MOUZA: Mouza Manaktha Gaon

RPNO: 10

DAGO: 130

Principal
Dibru College
Dist: Dibrugarh
Pin: 786001

CIRCLE OFFICER
DIBRUGARH WEST REVENUE CIRCLE
DIBRUGARH

LAND MEASURING: 6 BIGHA 1 KATHA 10 LESSAS

Abdul Selim
YOURS FAITHFULLY

GOVT. OF ASSAM
OFFICE OF THE CIRCLE OFFICER ::: DIBRUGARH WEST REVENUE CIRCLE
DIBRUGARH.



No. DRDW.2/01-02/3189


Dated Dibrugarh the 11 July 2019

To Whom It May Concern

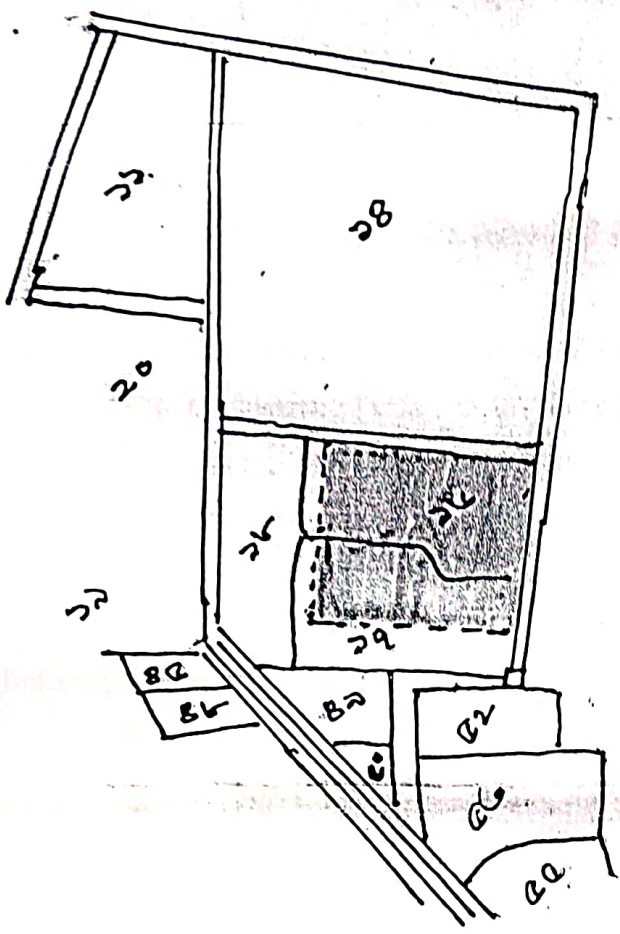
This is to certify that a plot of Govt. land measuring 07B-0K-00Ls covered by Dag No. 16 & 17 bearing Patta NO. 2 T.P. situated at Niz Mancotta Gaon under Mancotta Khanikar mouza has been mutated in the name of **Jalan Nagar Estate South Limited**.

The aforesaid land under the possession of **Dibru College** with their own **Building** and have been running academic session since '1963.

The certificate is issued on the basis of Lot Mandal report on 09/07/2019 valid for **RUSA grant** purpose only.


Circle Officer,
Dibrugarh West Revenue Circle
DIBRUGARH.

১৯৮২ সাল
 গাউন: - নিউমার নং
 মোড়: - মানসৈয়ম
 ডিবি: - ডিবি
 মোড়: - ১৬" ২০"



নিউমার নং: ১৯৮২
 মোড়: - ১৬" ২০"
 ডিবি: - ১৬" ২০"
 মোড়: - ১৬" ২০"

[Handwritten signatures and initials]

CIRCLE OFFICER
 DIBRUGARH WEST REVENUE
 DIBRUGARH.