

SL./Instrument No. 1322-A
Date. 30/9/14

English Translation of the Mutation order

Petition No. 106/2013-2014 dated 19-9-2014 in respect of Mutation order passed by Asst. Settlement Officer, Sri K. C Pegu, A.C.S., Chandrapur.

Petitioner : Sri Balendra Mohan Chakravarty.

ORDER

The applicant is present. Notice is duly served. No objection is received from any quarter.

Seen the receipt (Sales and purchase) of the D.C. Kamrup (Metro) dated 10-8-2013, regarding Sale/purchase permission of No. 4/2012/21121. Seen the registered Deed No. 1931/2013.

As per report of the Lat Mandal it tallies with the Dag No. and Patta No. The land applies for mutation in the name of the applicant is free from Tribal Belt and outside the agglomeration area of the Land Ceiling Act and within 50 bighas ceiling free land. The petitioner seeking for mutation of the land in his name is covered by pucca wall in all sides and under his possession.

Therefore as per petition submitted by the applicant in village Govali under Mouza Mayang a plot of land measuring 3 Bighas under Dag No. 229, K.P. Patta No. 3 is being mutated in place of Smti Sabitri Saikia, the name of Director Sri Balendra Mohan Chakravarty S/o late Chandra Mohan Chakravarty is being mutated for and on behalf of ABHIRUCHI INSTITUTE OF PHYSICAL EDUCATION.

Sd/- K.C. Pegu.

Chandrapur



This is the true and correct translation of the original document from Assamese into English language.

NOTARY GOVT. OF ASSAM
Kamrup (Metro) Guwahati
Regd. No-KAM-14

Compared by
Nagenchitra Nath Sarmah
Advocate

SL./Instrument No. 1324A
Date 30/9/13

English Translation of the Mutation order

Petition No. 105/2013-2014 dated 19-9-2014 in respect of Mutation order passed by Asst. Settlement Officer, Sri K. C Pegu, A.C.S., Chandrapur.

Petitioner : Sri Balendra Mohan Chakravarty.

ORDER

The applicant is present. Notice is duly served. No objection is received from any quarter.

Seen the receipt (Sales and purchase) of the D.C. Kamrup (Metro) dated 13-8-2013, KRM (M) regarding Sale/purchase permission of No. 4/2012/21123. Seen the registered Deed No. 7435/2013.

As per report of the Lat Mandal it tallies with the Dag No. and Patta No. The land applies for mutation in the name of the applicant is free from Tribal Belt and outside the agglomeration area of the Land Ceiling Act and within 50 bighas ceiling free land. The petitioner seeking for mutation of the land in his name is covered by pucca wall in all sides and under his possession.

Therefore as per petition submitted by the applicant in village Govali under Mouza Mayang a plot of land measuring 2 B. 4 Katha 18 Lechas under Dag No. 225, Patta No. 1 and 1 B. 3 K. 3 Lechas under Dag No. 226 and Patta No. 1 totaling 4 B. 3 Katha 1 Lecha is being mutated in place of the pattadar Sri Uttam Kumar Saikia, the name of Director, Sri Balendra Mohan Chakravarty S/o late Chandra Mohan Chakravarty is being mutated for and on behalf of ABHIRUCHI INSTITUTE OF PHYSICAL EDUCATION.



Sd/- K.C. Pegu.

Chandrapur

This is the true and correct translation of the original document from Assamese into English language

Saligram Chetri
NOTARY GOVT. OF ASSAM
Kamrup (Metro) Guwahati
Regd. No-KAM-14

Compared by
J. Phelie
Sankar Nath Saikia
Debate

Sl./Instrument No. 13507
Date 20/9/14

English Translation of the Mutation order passed by Asst. Settlement Officer, Sri K. C. Pegu, A.C.S., Chandrapur, dated 19-9-2013 in respect of Mutation case No. 185/2013-14.

Petitioner : Sri Balendra Mohan Chakravarty.

ORDER

The applicant is present. Notice is duly served. No objection is received from any quarter.

Seen the receipt (Sales and purchase) of the D.C. Kamrup (Metro) dated 13-8-2013, KRM(M) regarding Sale/purchase permission of No. 4/2012/2122 no. Seen the registered Deed No. 1932/14.

As per report of the Lat Mandal it tallies with the Dag No. and Patta No. The land applies for mutation in the name of the applicant is free from Tribal Belt and outside the agglomeration area of the Land Ceiling Act and within 50 bighas ceiling free land. The petitioner seeking for mutation of the land in his name is covered by pucca wall in all sides and under his possession.

The petitioner seeking for mutation of the land in his name is covered by pucca wall in all side and in his khas possession.

Therefore as per petition submitted by the applicant in village Govali under Mouza Mayang a plot of land measuring 4 Bighas 3 Katha 10 lechas under Dag No. 229, K.P.Patta No. 3 is being mutated in the name of Director Sri Balendra Mohan Chakravarty S/o late Chandra Mohan Chakravarty by way of sale in place of pattadar Smti Sabitri Saikia on behalf of ABHIRUCHI INSTITUTE OF PHYSICAL EDUCATION.

Sd/- K.C. Pegu.
Chandrapur



This is the true and correct
translation of the original
document from Assamese
into English language

30/9/14
Saligram Chettri
NOTARY GOVT. OF ASSAM
Kamrup (Metro)
Witnessed by
Smt. Sabitri Saikia
(Smt. Sabitri Saikia)

Sl./Instrument No.....
Date..... 20/9/14

English Translation of the Mutation order

Petition No. 186/2013-2014 dated 19-9-2014 in respect of Mutation order passed by Asst. Settlement Officer, Sri K. C Pegu, A.C.S., Chandrapur.

Petitioner : Sri Balendra Mohan Chakravarty.

ORDER

The applicant is present. Notice is duly served. No objection is duly served. No objection is received from any quarter.

Seen the receipt (Sales and purchase) of the D.C. Kamrup (Metro) dated 13-8-2013, regarding Sale/purchase permission of No. 4/2012/21124. Seen the registered Deed No. 1931/2013.


As per report of the Lat Mandal it tallies with the Dag No. and Patta No. The land applies for mutation in the name of the applicant is free from Tribal Belt and outside the agglomeration area of the Land Ceiling Act and within 50 bighas ceiling free land. The petitioner seeking for mutation of the land in his name is covered by pucca wall in all sides and under his possession.

Therefore as per petition submitted by the applicant in village Govali under Mouza Mayang a plot of land measuring 2 (Two) bighas under Dag No. 225, Patta No. 1 is being mutated along with the pattadar Sri Uttam Saikia, the name of Director Sri Balendra Mohan Chakravarty S/o late Chandra Mohan Chakravarty is being mutated for and on behalf of ABHIRUCHI INSTITUTE OF PHYSICAL EDUCATION.

Sd/- K.C. Pegu.

Chandrapur

This is the true and correct
translation of the original
document from Assamese
into English language


Sanjib Chetri
NOTARY GOVT. OF ASSAM
Kamrup (Metro) Guwahati
Reed. No-KAM-14

Compared by
[Signature]
(Sanjib Chetri Sahis)





प्रतिलिपि के लिए आवेदन की तारीख Date of application for the copy.	स्टाम्प और फोलियो की अपेक्षित संख्या सूचित करने की निश्चित तारीख Date fixed for notifying the requisite number of stamps and folios.	अपेक्षित स्टाम्प और फोलियो देने की तारीख Date of delivery of the requisite stamps and folios.	तारीख, जबकि देने के लिए प्रतिलिपि तैयार थी Date on which the copy was ready for delivery.	आवेदक को प्रतिलिपि देने की तारीख Date of making over the copy to the applicant.
२०/११/२०१८				२५/११/२०१८

दा:ना: - २८२/२०१६-१८ दलब नारायणी हाथकट दिग्ग महकणी
बन्दूकी आर्थिकीब - २०/११/२०१८ २१ं ठाठिपठ प्रकमब-
प्राप्तिक नकल ।

२०/११/२०१८ प्रकम



आवेदनकर्ता २०/११/२०१८ २१ं ठाठिपठ दिग्ग महकणी
बन्दूकी आर्थिकीब - २०/११/२०१८ २१ं ठाठिपठ प्रकमब-
प्राप्तिक नकल ।
आवेदनकर्ता २०/११/२०१८ २१ं ठाठिपठ दिग्ग महकणी
बन्दूकी आर्थिकीब - २०/११/२०१८ २१ं ठाठिपठ प्रकमब-
प्राप्तिक नकल ।
आवेदनकर्ता २०/११/२०१८ २१ं ठाठिपठ दिग्ग महकणी
बन्दूकी आर्थिकीब - २०/११/२०१८ २१ं ठाठिपठ प्रकमब-
प्राप्तिक नकल ।

आवेदनकर्ता २०/११/२०१८ २१ं ठाठिपठ दिग्ग महकणी
बन्दूकी आर्थिकीब - २०/११/२०१८ २१ं ठाठिपठ प्रकमब-
प्राप्तिक नकल ।
आवेदनकर्ता २०/११/२०१८ २१ं ठाठिपठ दिग्ग महकणी
बन्दूकी आर्थिकीब - २०/११/२०१८ २१ं ठाठिपठ प्रकमब-
प्राप्तिक नकल ।

प्राप्तिक - के, दि, प्रकम - २५/११/१८
महकणी बन्दूकी आर्थिकीब
प्रकमब - २५/११/१८

प्रतिलिपि करक
२५/११/२०१८
महकणी बन्दूकी आर्थिकीब
प्रकमब

प्रतिलिपि करक
२५/११/२०१८
महकणी बन्दूकी आर्थिकीब
प्रकमब

महकणी बन्दूकी आर्थिकीब
प्रकमब

10562

KRM (M/4/2012/2123)

7435-13/08/2013



असम ASSAM

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98005.00

Admissible under Act XVI of 1908 Correctly
 Stamped (or exempted from stamp duty)
 under the Indian Stamp Act, 1899 (Act II of
 1899) (Assam Amendment) Act 2004 Schedule
 No. 1

23 Fees Paid

23.08.2013

Sr. Sub-Registrar (A)
 Kamrup Metro., Guwahati

DEED OF SALE

THIS DEED OF SALE is made on this 23rd day of August, 2013 at Guwahati.

-BY-

SRI UTTAM SAIKIA, Son of Sri Purneswar Saikia, by Religion - Hindu, by occupation- Business, resident of Kajali Chaki, P.S.- Pragjyotishpur, under Mouza- Mayang, in the District of Kamrup (Metro), Assam, hereinafter called the **SELLER/ VENDOR** (which expression unless repugnant to the context to be deemed to include his heirs, successors, executor, assign and legal representatives) of the **ONE PART**;

-IN FAVOUR OF-

ABHIRUCHI INSTITUTE OF PHYSICAL EDUCATION (AIPE), represented by its Director- **Sri Balendra Mohan Chakravarty**, S/o- Late Chandra Nath Chakravarty, resident of M.C. Road, Chenikuthi, Guwahati- 781003, in the district of Kamrup (Metro), Assam, hereinafter called the **PURCHASER/ VENDEE** (which expression unless repugnant to the context to be deemed to include its heirs, successors, executor, assign and legal representatives) of the **OTHER PART**;

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Uttam Saikia



असम ASSAM

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[2]

WHEREAS, the above named Vendor is the absolute owner and in possession of a plot of land measuring 61.68 Are (i.e. 04 (Four) Bighas 03 (Three) Kathas 01 (One) Lecha] covered by Dag No.- 225 & 226 of K.P. Patta No.- 01 & 01 of revenue Village - Gubhali, under Mouza - Mayang, Revenue Circle- Chandrapur, in the district of Kamrup (Metro), Assam, fully described in the Schedule below.

AND WHEREAS, the above named purchaser have approached the Vendor to transfer by way of absolute sale the aforesaid plot of land measuring 61.68 Are (i.e. 04 (Four) Bighas 03 (Three) Kathas 01 (One) Lecha] for a consideration of Rs.11,52,500/- (Rupees Eleven Lakh Fifty Two Thousand Five Hundred) only and the said Vendor to cope with some domestic necessities have decided to transfer the schedule property to the above named purchaser for a consideration of the same.

NOW THIS INDENTURE OF SALE WITNESSETH AS FOLLOWS:-

- (1) That, in pursuance of the agreement as stated herein below in consideration of Rs.11,52,500/- (Rupees Eleven Lakh Fifty Two Thousand Five Hundred) only being paid by the Purchaser to the above named Vendor, the receipt whereof has been duly admitted, confirmed and acknowledged by the Vendor in fully and final satisfaction of the total consideration amount and in token thereof the Vendor do hereby

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असम ASSAM

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[3]

grant, sell, assign, release, transfer and assure unto the said purchaser forever the said schedule property with hereditaments, more particularly described in the schedule appended herein below. And all the estate, right, title, interest, use, inheritance together with all liberties, privileges, easement, appearances, whatsoever of the said Vendor in or to the said schedule property and every part thereof hereby conveyed **TO HAVE AND TO HOLD ALL** and singular the schedule property hereby conveyed unto the use and benefit of the said Purchaser forever as a absolute owner.

- (2) That, the Vendor have delivered *Khas* and vacant possession of the schedule property fully described in the schedule below to the purchaser and the purchaser have taken and accepted the possession of the schedule property.
- (3) a) That, the Vendor is the absolute owner of the schedule property and is entitled to convey the same unto the purchaser.
- b) That, no right of easement of any kind is available to any other person in respect of use and enjoyment of the schedule property hereby conveyed to the Purchaser.

Contd.... P/4

Uttam Sainia



असम ASSAM

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[4]

- c) That, the schedule property is free from all encumbrances, charges, liens and all rates and taxes, due in respect of the same have been paid upto date and in the event of any encumbrances or as aforesaid found to be due in respect of the schedule property, the same shall be payable by the Vendor.
- d) That, the Purchaser shall has quiet and peaceful enjoyment of the schedule property free from interference and disturbance either by Vendor or her successors-in-interest, representatives or assign or any person or persons claiming through him.
- e) That, the purchasers shall be entitled to mutate his/its name in the revenue records along with the seller by virtue of present Sale Deed and the Seller shall render all necessary help for the mutation in the name of the Purchaser in the records of right.
- (4) That, the Vendor hereby agreed to deliver to the Purchaser all deeds, evidence and writing now in his possession and custody relating to the title of the Vendor to the schedule property hereby conveyed.
- (5) That, the Vendor and all persons claiming under his do hereby further agree with the Purchaser at all times hereafter and upon any reasonable request to do and execute or cause to be done and executed all such lawful acts, deeds and things whatsoever.

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Uttam Sainia



असम ASSAM

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- (6) That, in case the Purchaser shall be deprived of the right, title, interest and possession of the schedule or any part thereof due to any defect in the right, title, interest and/or possession of the Vendor or due to any act of the Vendor or his heirs, assignees, successors - in - interest or by any person claiming title thereto, in that case the Vendor will be bound to compensate the purchaser for such loss of damage arising there from and shall be liable to indemnify and compensate all such losses to the Purchaser.
- (7) That, the Vendor have obtained the necessary Sale Permissions from the Deputy Commissioner, Kamrup (Metro) vide Memo No. KRM(M).4/2012/21123, dated - Guwahati. 13.08.2013.

::: SCHEDULE OF THE LAND :::

A plot of land measuring 61.68 Are (i.e. 04 (Four) Bighas 03 (Three) Kathas 01 (One) Lecha] covered by Dag No.- 225 & 226 of K.P. Patta No.- 01 & 01 of revenue Village - Gubhali, under Mouza - Mayang, Revenue Circle- Chandrapur, in the district of Kamrup (Metro), Assam, and bounded by as follows :

North	:	P.W.D. Road.
South	:	Govt. Land.
East	:	Land of Baikuntha Das & Sabitri Saikia.
West	:	Govt. Land.

Contd.... P/6

Uttam Saikia



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[6]

IN WITNESS WHEREOF, the above named Vendor and the Purchaser do hereby put their signatures on this DEED OF SALE in sound mind and health with full knowledge without any coercion in presence of the following witnesses on the day, month and the year first above written.

WITNESSES:

(1) *উত্তম সাইকিয়া* *Uttam Saikia*
মিঃ সন্তোষ নাথ
স্বাক্ষর - কল্যাণ চক্রবর্তী
জিলা - কামৰূপ
তারিখ - ১৫/০৫/২০১৮
 (Signature of the Seller/
 Vendor)

Balendra Mohan Chakravarty

(Signature of the Purchaser/
 Vendee)

(2) *অমিতাভ কল্যাণ চক্রবর্তী*
মিঃ সন্তোষ নাথ
স্বাক্ষর - কল্যাণ চক্রবর্তী
জিলা - কামৰূপ
তারিখ - ১৫/০৫/২০১৮
অমিতাভ কল্যাণ চক্রবর্তী

2608

1931



असम ASSAM

KRM(M) 4/20/21 124 240 = 13/8/2013

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 10
 30.00
 15.00
 10,000.00

Admissible under Act XVI of 1908
 Stamped for exempted from stamp duty
 under the Indian Stamp Act, 1899 (as amended
 1899) (Assam Amendment) Act 2004 Schedule
 Fees Paid
 No.

Deputy Registrar
 Kamrup Metro, Guwahati

DEED OF SALE

This **DEED OF SALE** is made on this the 26th day of February, 2014 at Guwahati.

- BY -

SRI UTTAM SAIKIA, son of Sri Purneswar Saikia, by religion - Hindu, by occupation - Business, resident of Kajali Chaki, P.S. - Pragjyotishpur, under Mouza Mayang, in the District of Kamrup (Metro), Assam, hereinafter called the **SELLER** (which expression shall, unless repugnant to the context, be deemed to include his heirs, executors, successor, administrators and assigns) of the **FIRST PART**.

- IN FAVOUR OF -

ABHIRUCHI INSTITUTE OF PHYSICAL EDUCATION (AIPE), Guwahati represented by its Director of **SRI BALENDRA MOHAN CHAKRAVARTY**, son of Late Chandra Nath Chakravarty, resident of M.C. Road, Chenikuthi, Guwahati-781003, in the District of Kamrup (Metro), Assam, hereinafter called the **PURCHASER** (which expression shall, unless repugnant to the context, be deemed to include his heirs, executors, successor, administrators and assigns) of the **SECOND PART**.

Contd.....P/2

Sri Uttam Saikia,

Sl. No. 1126
 Name B. M. Chakrabarty
 Challan No. 02/11407
 21 FEB 2014



Presented for Registration of.....AM(or PM)
 on the 26/02 day of 2014 in the Guwahati at
 Sub-Register office (for disbursement) of
 (Claimants) Uttam Saikia
Accountant (Kamrup)
Kamrup Treasury, Guwahati
 Deputy Registrar
 Kamrup Metro, Guwahati

✓ sri Uttam Saikia

Identified by Sukumar Sutradhar
 Son of H. Surendra Sutradhar
 Village Chandrapur
 P.S. Pragati Shpur
 Profession Kamrup
Uttam Saikia
who is
 Deputy Registrar
 Kamrup Metro, Guwahati

✓ sri Uttam Saikia,

✓ Balendra Mohan Chakravarty

Sukumar Sutradhar
 S.O F.L. Surendra Sutradhar
 Chandrapur Pragati Shpur
 P/S. Pragati Shpur
 Kamrup



असम ASSAM

A 922318

[2]

WHEREAS, the SELLER is the absolute owner and possessor of plot of land measuring 2 Bighas (26.76 Are) covered by Dag No. 225(New) of K.P. Patta No. 1(New) situated at revenue village Guha, under Mouza - Mayang, under Circle Chandrapur, in the district of Kamrup (Metro), Assam, which is more particularly described in schedule below; and

AND WHEREAS, the SELLER abovenamed is agree with the PURCHASER for sale of the said plot of land as fully described in the schedule below for a fair and reasonable consideration price of Rs. 5,00,000/- (Rupees Five Lakhs) only has been paid by the PURCHASER, the receipt which the SELLER duly acknowledge.

AND WHEREAS, the PURCHASER has also paid the aforesaid total consideration price amounting of Rs. 5,00,000/- (Rupees Five Lakhs) only to the SELLER and thereby the SELLER also admit and declare that entire consideration money respect of sale the schedule plot of land stand fully paid by the PURCHASER for all intents and purpose and thereby nothing remaining payable by the PURCHASER to the SELLER.

Contd.....P/3

Sri Uttam Sarma



असम ASSAM

A 922317

[3]

AND WHEREAS, the SELLER has obtain necessary permission/ no objection certificate for sale of the schedule plot of land in favour of PURCHASER from concern authorities of **Deputy Commissioner Kamrup Metropolitan District, Guwahati**, vide No. KRM (M).4/2012/21124, dated Guwahati. 13/08/2013.

AND WHEREAS, the SELLER today has delivered the vacant possession of the schedule plot of land to the PURCHASER and has put the PURCHASER in absolute possession of the schedule land.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

1. That the schedule plot of land has been sold by the SELLER in favour of the SECOND PARTY/PURCHASER at a total consideration price of **Rs. 5,00,000/- (Rupees Five Lakhs)** paid by the PURCHASER to the SELLER, the receipt of which the SELLER hereby acknowledges and the said SELLER as absolute and beneficial owner do hereby convey the said PURCHASER free from all encumbrances all the land (fully described in the said hereto) with all tress, hedges, clitehes ways, liberties, privileges, assessments and oppustence and all the estates, right, title interest chain and demand whatsoever of the SELLER in or to the PURCHASER his heirs, successor, transferees, assigns etc. absolute and forever.

Contd.....P/4



असम ASSAM

A 922316

[4]

2. That the SELLER has delivered the vacant possession of the schedule plot of land to the PURCHASER by putting the PURCHASER in possession of the schedule plot of land.
3. That the SELLER states and declare that the schedule plot of land is free from all sorts of encumbrances and that the schedule plot of land is not the subject matter of any pervious Deed, Memorandum, hypothecation, Charge, Lein, Guarantee, bail Bond, Security, Litigation Proceeding etc. and in case of any defect in SELLER title is detected concerning the schedule property then the SELLER shall have to compensate the PURCHASER proportionately and adequately and/or by refunding the entire money received by the SELLER from the PURCHASER in connection with the all instant deal. It also stated by the SELLER that in case any third party claim or dispute arises in respect of the schedule plot of land/or any part/parcel/partitions of the schedule plot of land. Then the SELLER shall refund the whole amount of the consideration price of deprivation is form the entire plot of lands and in case the deprivation in respect of a part/parcel/partition of the absolute plot of land then the SELLER shall refund the proportionate value of the deprived land. However in all such case the SELLER also undertakes to receipt and settle all such third party claims and disputes.

Contd.....P/5

Sri Atam Saini



असम ASSAM

A 922315

[5]

4. That the PURCHASER shall have to hold and enjoy all hereditary and transferable, rights, title and interest in respect of schedule plot of land and the SELLER have no further claim, rights, title or interest in respect of the same.
5. That from today the PURCHASER is entitled to mutate his name in place of the SELLER in the records of the land and revenue department and other authority concerned by don't of this DEED OF SALE. Executed by the SELLER in favor of the PURCHASER before the office of the Sub-Registrar Kamrup at Guwahati.
6. That the SELLER declare, states, undertakes and premises that they will ever ready to execute such further deed or documents as may be required by the PURCHASER in further in order to perfect the right title or interest of the PURCHASER in respect of the schedule plot of land.
7. That the PURCHASER shall hereafter peacefully possesses, hold, use and enjoy the all property and his own property without any hindrance interruption claim or demand by the SELLER and or any person under his whomsoever.
8. That the SELLER hereby acknowledge to have receipt the entire consideration an amount of **Rs. 5,00,000/- (Rupees Five Lakhs)** as value/consideration of the said land from the PURCHASER.

Contd.....P/6

Sri Utam Saha



असम ASSAM

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[6]

SCHEDULE OF THE LAND

A plot of land measuring 2 Bighas (26.76 Are) covered by Dag No. 225(New) of K.P. Patta No. 1(New) situated at revenue village Gu ^hali, under Mouza - Mayang, under Circle Chandrapur, in the district of Kamrup (Metro), Assam and which is bounded by:-

ON THE NORTH	:	Nirupama Hazarika.
ON THE SOUTH	:	Sabitri Saikia.
ON THE EAST	:	Sabitri Saikia.
ON THE WEST	:	ABHIRUCHI INSTITUTE OF PHYSICAL EDUCATION (AIPE), Guwahati

Contd.....P/7

Savitri Saikia



असम ASSAM

A 987208

[7]

IN WITNESS WHEREOF, the SELLER abovenamed executes this Deed of Sale and put her signature on this Deed of Sale at Guwahati on the day month and year first mentioned above in presence of the witness and the PURCHASER also puts his signature on this indenture of sale in taken of expenditure of the contents of this indenture of sale I presence of witness.

Witnesses:-

Sri Umor Sutar Dhar

1. S.O. F. L. Sutar Dhar Sutar Dhar

Chamrampur W.T. Tinkari

Sri Uttam Sankha

Signature of SELLER

2. Shri Pradip Ruitangli Balendra Mohan Chakravarty

- Kat - Nabin Ruitangli

Signature of PURCHASER

- Vill - Guvadi

P.S - Chamrampur

- Rangpur (M)

10568 KRM(M) 4./2012/21121

7431 13/08/2013



असम ASSAM

197018

A-63,750 '00

Admission under Act XVI of 1908 Correctly
Stamp (or exempted from stamp duty)
under the Indian Stamp Act, 1899 (Act II of
1899) (Assam Amendment) Act 2004 Schedule
No. 1

23

23.08.2013
Sr. Sub-Registrar
Kamrup Metro., Guwahati

DEED OF SALE

THIS DEED OF SALE is made on this 23rd day of August, 2013 at
Guwahati.

-BY-

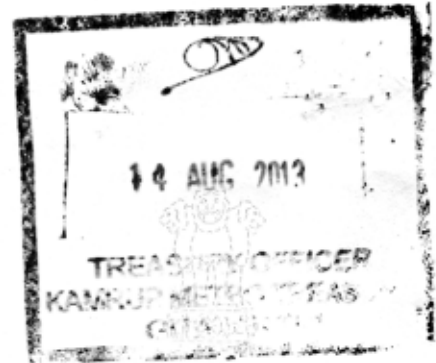
SMT. SABITRI SAIKIA, Wife of Sri Purneswar Saikia, by Religion -
Hindu, by occupation- Housewife, resident of Kajali Chaki, P.S.- Pragiyotishpur,
under Mouza- Mayang, in the District of Kamrup (Metro), Assam, hereinafter
called the **SELLER/ VENDOR** (which expression unless repugnant to the context
to be deemed to include her heirs, successors, executor, assign and legal
representatives) of the **ONE PART**;

-IN FAVOUR OF-

ABHIRUCHI INSTITUTE OF PHYSICAL EDUCATION (AIPE),
represented by its Director- Sri Balendra Mohan Chakravarty, S/o- Late Chandra
Nath Chakravarty, resident of M.C. Road, Chenikuthi, Guwahati- 781003, in the
district of Kamrup (Metro), Assam, hereinafter called the **PURCHASER/
VENDEE** (which expression unless repugnant to the context to be deemed to
include its heirs, successors, executor, assign and legal representatives) of the
OTHER PART;

Contd.... P/2

सिद्धि साहू



984
Sl. No.
Name
Address
Date & Sign.
Sri NARAYAN BAISHYA
Stamp Vendor
Memo No. KARAP 15/4/79/2/
Mentioned at 418-21
Kamrup, Guwahati.

Presented for Registration of
on the 23rd August 2013
Sub-Registrar (or) (Claimants)
U. 23.08.2013

Sr. Sub-Registrar (A)
Kamrup Metro, Guwahati

স্বীকৃতি প্রদান করা হয়েছে

17 AUG 2013

Execution is admitted by
Smti Sabitri Saikia

and

Sri Balendra Mohan Chakrabarti
Seller and purchaser respectively

Identified by Sri Birman ch. Das
Son of Adv. L. L. L.
Village, Guwahati.
P.S. Kamrup.
Profession.

U. 23.08.2013
Sr. Sub-Registrar (A)
Kamrup Metro, Guwahati

U. 23.08.2013

স্বীকৃতি প্রদান করা হয়েছে

বালেন্দ্র মোহন চক্রবর্তী
Balendra Mohan Chakrabarti

Identified by me
Sri Birman ch. Das
A/C Guwahati



असम ASSAM

099995

[2]

WHEREAS, the above named Vendor is the absolute owner and in possession of a plot of land measuring 03 (Three) Bighas covered by Dag No.- 229 of K.P. Patta No.- 3 of revenue Village - Gubhali, under Mouza - Mayang, Revenue Circle- Chandrapur, in the district of Kamrup (Metro), Assam, fully described in the Schedule below.

AND WHEREAS, the above named purchaser have approached the Vendor to transfer by way of absolute sale the aforesaid plot of land measuring 03 (Three) Bighas for a consideration of Rs.7,50,000/- (Rupees Seven Lakh Fifty Thousand) only and the said Vendor to cope with some domestic necessities have decided to transfer the schedule property to the above named purchaser for a consideration of the same.

NOW THIS INDENTURE OF SALE WITNESSETH AS FOLLOWS:-

- (1) That, in pursuance of the agreement as stated herein below in consideration of Rs.7,50,000/- (Rupees Seven Lakh Fifty Thousand) only being paid by the Purchaser to the above named Vendor, the receipt whereof has been duly admitted, confirmed and acknowledged by the Vendor in fully and final satisfaction of the total consideration amount and in token thereof the Vendor do hereby grant, sell, assign, release, transfer and assure unto the said purchaser forever the said schedule property with hereditaments, more particularly described in the schedule appended herein below. And all the estate, right, title, interest, use,

Contd.... P/3

सावित्री अश्वकपा



असम ASSAM

099955

[3]

inheritance together with all liberties, privileges, easement, appearances, whatsoever of the said Vendor in or to the said schedule property and every part thereof hereby conveyed **TO HAVE AND TO HOLD ALL** and singular the schedule property hereby conveyed unto the use and benefit of the said Purchaser forever as a absolute owner.

- (2) That, the Vendor have delivered *Khas* and vacant possession of the schedule property fully described in the schedule below to the purchaser and the purchaser have taken and accepted the possession of the schedule property.
- (3) a) That, the Vendor is the absolute owner of the schedule property and is entitled to convey the same unto the purchaser.
- b) That, no right of easement of any kind is available to any other person in respect of use and enjoyment of the schedule property hereby conveyed to the Purchaser.
- c) That, the schedule property is free from all encumbrances, charges, liens and all rates and taxes, due in respect of the same have been paid upto date and in the event of any encumbrances or as aforesaid found to be due in respect of the schedule property, the same shall be payable by the Vendor.

Contd.... P/4

असम राज्य माफ़े विवर



असम ASSAM

099944

[4]

- d) That, the Purchaser shall has quiet and peaceful enjoyment of the schedule property free from interference and disturbance either by Vendor or her successors-in-interest, representatives or assign or any person or persons claiming through her.
- e) That, the purchasers shall be entitled to mutate his/its name in the revenue records along with the seller by virtue of present Sale Deed and the Seller shall render all necessary help for the mutation in the name of the Purchaser in the records of right.
- (4) That, the Vendor hereby agreed to deliver to the Purchaser all deeds, evidence and writing now in her possession and custody relating to the title of the Vendor to the schedule property hereby conveyed.
- (5) That, the Vendor and all persons claiming under her do hereby further agree with the Purchaser at all times hereafter and upon any reasonable request to do and execute or cause to be done and executed all such lawful acts, deeds and things whatsoever.

Contd.... P/5

सोडा बिने नरुसुदा



असम ASSAM

A 850532

[5]

- (6) That, in case the Purchaser shall be deprived of the right, title, interest and possession of the schedule or any part thereof due to any defect in the right, title, interest and/or possession of the Vendor or due to any act of the Vendor or her heirs, assignees, successors - in - interest or by any person claiming title thereto, in that case the Vendor will be bound to compensate the purchaser for such loss of damage arising there from and shall be liable to indemnify and compensate all such losses to the Purchaser.
- (7) That, the Vendor have obtained the necessary Sale Permissions from the Deputy Commissioner, Kamrup (Metro) vide Memo No. KRM(M).4/2012/21121, dated - Guwahati. 13.08.2013.

आ.आ.वि. अ.अ.अ.अ.अ.

Contd.... P/6



असम ASSAM

A 850531

[6]

::: SCHEDULE OF THE LAND :::

A plot of land measuring 03 (Three) Bighas covered by Dag No.- 229 of K.P. Patta No.- 3 of revenue Village - Gubhali, under Mouza - Mayang, Revenue Circle- Chandrapur, in the district of Kamrup (Metro), Assam, and bounded by as follows :

North	:	Sanyashi.
South	:	Govt. Land.
East	:	Land of Nirupama Hazarika.
West	:	Land of Uttam Saikia.

Contd.... P/7

असम गैर न्यायिक



असम ASSAM

109328

[7]

IN WITNESS WHEREOF, the above named Vendor and the Purchaser do hereby put their signatures on this DEED OF SALE in sound mind and health with full knowledge without any coercion in presence of the following witnesses on the day, month and the year first above written.

WITNESSES:

(1) श्री सुप्रसन्न मंडल
श्री सुप्रसन्न मंडल
पति - सुप्रसन्न मंडल
माता - सुप्रसन्न मंडल
पत्नी - सुप्रसन्न मंडल

श्री सुप्रसन्न मंडल
(Signature of the Seller/
Vendor)

Balendra Mohan Chakravarty
(Signature of the Purchaser/
Vendee)

(2) श्री सुप्रसन्न मंडल
श्री सुप्रसन्न मंडल
पति - सुप्रसन्न मंडल
माता - सुप्रसन्न मंडल
पत्नी - सुप्रसन्न मंडल

2614

1932



1-93

KRM(M) 11/2012 21/22/23 = 13/8/2013 AA 173657

⑩ K = 30.00
A = 15.00
A = 23500.00

Admissible under Act XVI of 1908 Correctly
Stamped (or exempted from stamp duty)
under the Indian Stamp Act, 1899 (Act II of
1899) (Assam Amendment) Act 2004 Schedule
No.

Deputy Registrar
Kamrup Metro, Guwahati

DEED OF SALE

This **DEED OF SALE** is made on this the 26th day of February, 2014 at Guwahati.

- BY -

SMT. SABITRI SAIKIA, wife of Sri Purneswar Saikia, by religion - Hindu, by occupation - Housewife, resident of Kajali Chaki, P.S. - Pragjyotishpur, under Mouza Mayang, in the District of Kamrup (Metro), Assam, hereinafter called the **SELLER** (which expression shall, unless repugnant to the context, be deemed to include his heirs, executors, successor, administrators and assigns) of the FIRST PART.

Contd.....P/2

SL. NO - 813
 SHEET OF
 VALUED
 SOLD TO

2/11/13
 03 MAY 2013
 Treasury Officer
 Nalbari

Date 26/2/14
 Presented for Registration of Nalbari Treasury
 on the 26 day of 2014 in the Guwahati
 Sub-Registrar office (or elsewhere) by Accountant
 (Claimants)

Deputy Registrar
 Kamrup Metro., Guwahati

LTI of



স্বাঃ অফিসী নলবাৰী

সঃ অঃ অফিসী নলবাৰী

Identified by Sukumar Sutradhar
 Son of Lt. Surendra Sutradhar
 Village Chamrapur
 P.S. Pragjyotishpur
 Profession Kamrup

LTI of



স্বাঃ অফিসী নলবাৰী
 সঃ অঃ অফিসী নলবাৰী

Balendra Mohan Chakravarty

Deputy Registrar
 Kamrup Metro., Guwahati

Sukumar Sutradhar
 S.O. 2. Surendra Sutradhar
 Chamrapur Pura Tinn
 P.S. Pragjyotishpur



01AA 173656

[2]

- IN FAVOUR OF -

ABHIRUCHI INSTITUTE PF PHYSICAL EDUCATION (AIPE),
Guwahati represented by its Director of **SRI BALENDRA MOHAN CHAKRAVARTY**, son of Late Chandra Nath Chakravarty, resident of M.C. Road, Chenikuthi, Guwahati-781003, in the District of Kamrup (Metro), Assam, hereinafter called the **PURCHASER** (which expression shall, unless repugnant to the context, be deemed to include his heirs, executors, successor, administrators and assigns) of the **SECOND PART**.

WHEREAS, the **SELLER** is the absolute owner and possessor of plot of land measuring **4 Bighas 3 Kathas 10 Lechas (63.02 Are)** covered by **Dag No. 229(New)** of **K.P. Patta No. 3(New)** situated at revenue village **Gubhali**, under Mouza - **Mayang**, under Circle **Chandrapur**, in the District of Kamrup (Metro), Assam, which is more particularly described in schedule below; and

Contd.....P/3



01AA 173655

[3]

AND WHEREAS, the SELLER abovenamed is agree with the PURCHASER for sale of the said plot of land as fully described in the schedule below for a fair and reasonable consideration price of **Rs. 11,75,000/- (Rupees Eleven Lakhs Seventy Five Thousand) only** has been paid by the PURCHASER, the receipt which the SELLER duly acknowledge.

AND WHEREAS, the PURCHASER has also paid the aforesaid total consideration price amounting of **Rs. 11,75,000/- (Rupees Eleven Lakhs Seventy Five Thousand) only** to the SELLER and thereby the SELLER also admit and declare that entire consideration money respect of sale the schedule plot of land stand fully paid by the PURCHASER for all intents and purpose and thereby nothing remaining payable by the PURCHASER to the SELLER.

Contd.....P/4



असम ASSAM

A 922313

[4]

AND WHEREAS, the SELLER has obtain necessary permission/ no objection certificate for sale of the schedule plot of land in favour of PURCHASER from concern authorities of Deputy Commissioner Kamrup Metropolitan District, Guwahati, vide No. KRM (M).4/2012/21122, dated Guwahati. 13/08/2013.

AND WHEREAS, the SELLER today has delivered the vacant possession of the schedule plot of land to the PURCHASER and has put the PURCHASER in absolute possession of the schedule land.

Contd.....P/5



असम ASSAM

A 922314

[5]

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

1. That the schedule plot of land has been sold by the SELLER in favour of the SECOND PARTY/PURCHASER at a total consideration price of **Rs. 11,75,000/- (Rupees Eleven Lakhs Seventy Five Thousand) only** paid by the PURCHASER to the SELLER, the receipt of which the SELLER hereby acknowledges and the said SELLER as absolute and beneficial owner do hereby convey the said PURCHASER free from all encumbrances all the land (fully described in the said hereto) with all tress, hedges, clitehes ways, liberties, privileges, assessments and oppustence and all the estates, right, title interest chain and demand whatsoever of the SELLER in or to the PURCHASER his heirs, successor, transferees, assigns etc. absolute and forever.

Contd.....P/6



असम ASSAM

A 899057

[6]

That the SELLER has delivered the vacant possession of the schedule plot of land to the PURCHASER by putting the PURCHASER in possession of the schedule plot of land.

That the SELLER states and declare that the schedule plot of land is free from all sorts of encumbrances and that the schedule plot of land is not the subject matter of any pervious Deed, Memorandum, hypothecation, Charge, Lein, Guarantee, bail Bond, Security, Litigation Proceeding etc. and in case of any defect in SELLER title is detected concerning the schedule property then the SELLER shall have to compensate the PURCHASER proportionately and adequately and/or by refunding the entire money received by the SELLER from the PURCHASER in connection with the all instant deal. It also stated by the SELLER that in case any third party claim or dispute arises in respect of the schedule plot of land/or any part/parcel/partitions of the schedule plot of land. Then the SELLER shall refund the whole amount of the consideration price of deprivation is form the entire plot of lands and in case the deprivation in respect of a part/parcel/partition of the absolute plot of land then the SELLER shall refund the proportionate value of the deprived land. However in all such case the SELLER also undertakes to receipt and settle all such third party claims and disputes.

Contd.....P/7



असम ASSAM

A 899058

[7]

4. That the PURCHASER shall have to hold and enjoy all hereditary and transferable, rights, title and interest in respect of schedule plot of land and the SELLER have no further claim, rights, title or interest in respect of the same.
5. That from today the PURCHASER is entitled to mutate his name in place of the SELLER in the records of the land and revenue department and other authority concerned by don't of this DEED OF SALE. Executed by the SELLER in favor of the PURCHASER before the office of the Sub-Registrar Kamrup at Guwahati.
6. That the SELLER declare, states, undertakes and premises that they will ever ready to execute such further deed or documents as may be required by the PURCHASER in further in order to perfect the right title or interest of the PURCHASER in respect of the schedule plot of land.

Contd.....P/8

2.11.07



नो. १०५१०५८
२१.११.०७



असम ASSAM

A 899059

[8]

7. That the PURCHASER shall hereafter peacefully possesses, hold, use and enjoy the all property and his own property without any hindrance interruption claim or demand by the SELLER and or any person under his whomsoever.
8. That the SELLER hereby acknowledge to have receipt the entire consideration an amount of Rs. 11,75,000/- (Rupees Eleven Lakhs Seventy Five Thousand) only as value/consideration of the said land from the PURCHASER.

Contd.....P/9



असम ASSAM

A 251701

[9]

SCHEDULE OF THE LAND

A plot of land measuring 4 Bighas 3 Kathas 10 Lechas (63.02 Are) covered by Dag No. 229(New) of K.P. Patta No. 3(New) situated at revenue village Gubhali, under Mouza - Mayang, under Circle Chandrapur, in the district of Kamrup (Metro), Assam and which is bounded by:-

Contd.....P/10





असम ASSAM

B 779208

[11]

IN WITNESS WHEREOF, the SELLER abovenamed executes this Deed of Sale and put her signature on this Deed of Sale at Guwahati on the day month and year first mentioned above in presence of the witness and the PURCHASER also puts his signature on this indenture of sale in taken of expenditure of the contents of this indenture of sale I presence of witness.

Witnesses:-

1. Sukumar Sutartha 
S.O. L. Soudra Sutartha Signature of SELLER
Chandrapur. Tine. Assam
2. Uttam Saikia 
S.O. - Purneswar Saikia. Signature of PURCHASER
Chandrapur Kajal Choki



GOVERNMENT OF ASSAM
OFFICE OF THE SENIOR SUB-REGISTRAR
Kamrup Metro

No. KRN/NEC/ 1995/2015

Date. 02-Apr-2015

Name of the applicant. ABHIRUCHI INSTITUTE OF PHYSICAL EDUCATION

S/O,D/O,W/O : REP BY-BALENDRA MOHAN CHAKRAVORTY

Certified that the properties indicated below have been searched in this office records from 1999-04-02
to 2015-04-02

MOUZA	VILLAGE	PATTA NO	DAAG NO	AREA
Mayang	Gubhali	01	225/226	06 B 03 K 01 L

Result: The property is free from all encumbrances.

Reference No: DEED NO-1931/2014& DEED NO-7435/2013

Searched by : NITUL CH DAS

Nitul Ch Das
21/4/15

[Signature]
Countersigned
Sub-Registrar, Kamrup Metro
Sub-Registrar (A)
Guwahati



GOVERNMENT OF ASSAM
OFFICE OF THE SENIOR SUB-REGISTRAR
Kamrup Metro

No. KRN/NEC/ 1994/2015

Date 02-Apr-2015

Name of the applicant ABHIRUCHI INSTITUTE OF PHYSICAL EDUCATION

S/O,D/O,W/O : REP BY-BALENDRA MOHAN CHAKRAVORTY

Certified that the properties indicated below have been searched in this office records from 1999-04-02
to 2015-04-02

MOUZA	VILLAGE	PATTA NO	DAAG NO	AREA
Mayang	Gubhali	03	229	07 B 03 K 10 L

Result. The property is free from all encumbrances.

Reference No: DEED NO-7431/2013& DEED NO-1932/2014

Searched by : NITUL CH DAS

NCD
21/4/15

[Signature]
Countersigned
Sub-Registrar, Kamrup Metro
NCD
21/4/15
Kamrup (Metro) Guwahati