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জেলা- দার্জিলিং খতিয়ান নং- ১২৩৫২ [ ০৪০১০৭১ ]  
মৌজা- বড়মোহন সিং জে.এল.নং- ৫৭১ থানা- মাটিগাড়া



(১) নীজ রেন্ট- ৬১৯৫.০০ টাকা  
(২) জমির পরিমান(এ)- ১.৭৭০০ (৩) মোট দাগের সংখ্যা- ১



	(৪) অত্রস্থলের দখলকারের বিবরণ	(৫) স্বত্ব	(৬) মন্তব্য
স্বত্বের নাম-	পশ্চিম বঙ্গ পক্ষে ডেপুটি কমিশনার নীজ মূল্য দঃ	লেসী	vide order no 3310-G (M)/1L-151/03 dated 05/11/2004 and lease deed bearing no. 3671 dated 17/12/2004
লেসীর নাম-	শিলিগুড়ি বি এড কলেজ প্রিন্সিপ্যাল		লিজের মেয়াদ 01/01/1989 ইহতে 31/12/2018 পর্যন্ত
ঠিকানা-	বড়মোহন সিং জোত পো. কদম ভালা, শিবমন্দির জেলা দার্জিলিং		

(৭) অত্রস্থলের নিজ দখলীয়া জমি

দাগ নং	জমির প্রেমী	মন্তব্য	দাগের মোট পরিমান(এ)	দাগের মধ্যে অত্রস্থলের অংশ	দাগের মধ্যে অত্রস্থলের জমির অংশের পরিমান একর হেক্টর
৭৮৫	ডাঃপুরাতন পতিত/কলেজ		২.০২০০	০.৮৭৫৮	১.৭৭০০
মোট দাগের সংখ্যা- এক মাত্র					১.৭৭

Attested

Principal  
Siliguri B. Ed. College

Attested

Principal  
Siliguri B. Ed. College



Certified to be a true copy

Revenue Officer

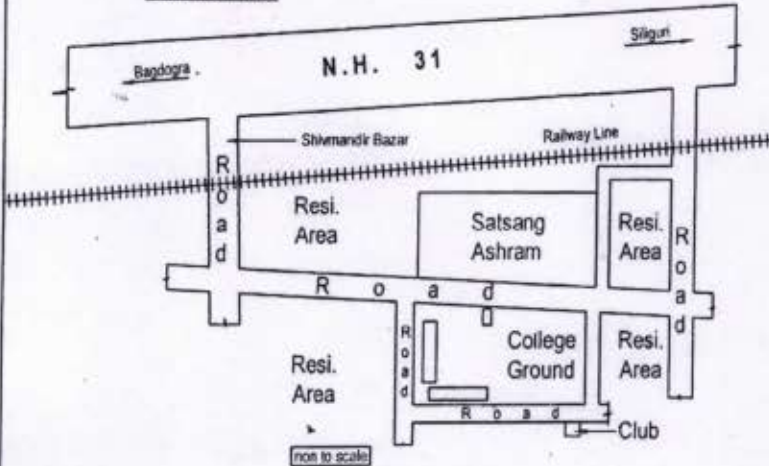
BL&LRO Office, Matigera at Shibmandi  
Authorised under Section 76 of the  
Indian Evidence Act 1875

(2)

**Site Plan Showing the Physical Possession of Land under  
SILIGURI B.ED. COLLEGE**  
at Shivmandir, P.O. Kadamtala, Dist. Darjeeling



Location Plan :

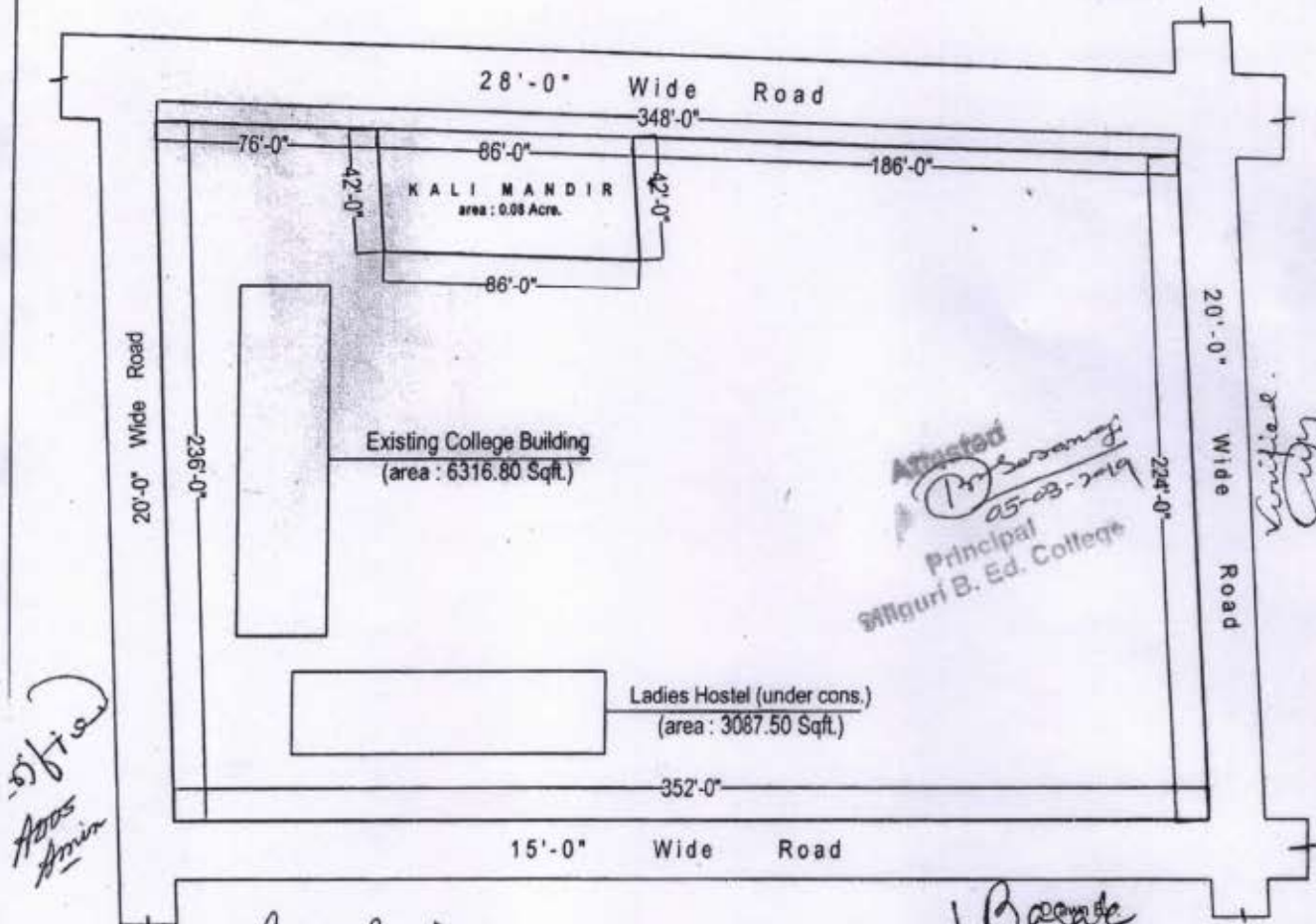


Part trace Govt. survey map of mouza -  
BAROMOCHAN SINGH, SHEET NO. 2,  
SCALE - 16" = 1 mile

Schedule of Land :

Mouza	: Baromohan singh
J.L. No.	: 71
Sheet No.	: 2
Plot No.	: 785 (new), 616 (old)
Part	
Area	: 5.35 Bigha or 1.77
Acre.	
P.S.	: Matigara
Dist.	: Darjeeling

Shwon by red border : ☐



*Handwritten note:* 5/1/20  
Aas  
Amin

*Handwritten signature:* Basak

Site Plan

*Handwritten signature:* Ujjal Basak

Block Land & Land Revenue Office  
Matigara Block



③

GOVERNMENT OF WEST BENGAL  
OFFICE OF THE BLOCK LAND & LAND REFORMS OFFICER  
MATIGARA AT SHIVMANDIR  
P.O.: KADAMTALA, P.S. MATIGARA ✓

Memo. No: 776 /BLLRO-MTG/15

Date: 10.07.2015

To  
The Teacher in Charge  
Siliguri B.Ed. College  
Baromohan Singh Jote  
P.O. Kadamtala (Shibmandir  
Darjeeling

Sub: Non encumbrance certificate.

In response to your application no. 38C/122/15 date: 30.06.2015 this is to inform you that, as per the available documents and subsequent enquiry held by the R.I., Atharakahi-I, it appears that 1.77 acre of land in plot no. 785 recorded in Khatian No. 1 of Mouza: Baromohan Singh is free from encumbrances and under possession of Siliguri B.Ed. college since 1989-1990, by virtue of a Lease Deed no. I3671 of 2004.

*10/7/15*  
Block Land & Land Reforms Officer  
Matigara at Shivmandir, Matigara Block

Attested  
*Pr. Sengupta*  
03-10-2015  
Principal  
Siliguri B. Ed. College

Attested  
*Pr. Sengupta*  
25-03-2017  
Principal  
Siliguri B. Ed. College

(4)

## MATIGARA PANCHAYAT SAMITY

P.O. KADAMTALA, DIST. DARJEELING

Memo No. 118/MPS

Date. 09.03.09

To  
The Principal  
Siliguri, B.Ed. College.  
Shivmandir, Siliguri  
Darjeeling.

### Sub : Completion Certificate of Work

Ref : To your work order No- SBC/36/2008 Dated 26.02.08  
and SBC/167 (A) 2 kg dated 17.09.08

Sir,

With reference to your above mentioned work order, certified that the work of Construction of the column, beam, roof slab, stair Room from the rightside of the stair passage of Siliguri B.Ed. College at Shivmandir had duly been completed on 03.01.2009. The details of work done are stated below.

Construction of R.C.C Roof  
Over Second Floor of  
Siliguri B.Ed. College  
along with stair Hall and  
Stari etc.

$32.10m \times 10.50m = 337.10m^3$   
OR 3627.20 cu.ft.  
with 35 nos supporting  
Column and beam etc.

Total billed amount of Rs. 5,46, 446.48 the work  
M.B. No. - 5/08-09 (Page No. 1 to 18)  
The Constructed portation marke with red colour  
in the drawing sheet enclosed herewith.

Attested  
*[Signature]*  
25-03-2019  
Principal  
Siliguri B. Ed. College

*[Signature]*  
09/03/09  
Sub-Asst. Engineer (R.D.)  
Matigara Development Block.

Memo No - 18/01/(2)/MPS

Date : 09-03-2009

Copy forwarded for information to

- 1) The Sabhapati Matigara Panchyat Samity
- 2) The Executive Office Matigara Panchayat Samity.

Sub-Asst. Engineer (R.D.)  
Matigara Development Block



(5)

**OFFICE OF THE MATIGARA PANCHAYAT SAMITI  
P.O.KADAMTALA:: DIST-DARJEELING**

Memo. No 142/MPS

Dated 20.05.2003.

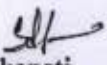
To  
The Principal Secretary,  
Government of West Bengal,  
Department of Higher Education,  
Writers' Building  
Kolkata-700 001.

**Sub: - Possession of Siliguri B.Ed.College.**

Sir,

Siliguri B.Ed.College situated over Plot No.R.S 616(P) on 1.77 Acres (L.R.Plot No.785 in Mouza- Baromohan Singh, J.L.No. 71, P.S.Matigara, District-Darjeeling which is a Government Vested Land.The Panchayat Samiti has no objection if the said plot of land be transferred to the present occupied Siliguri B.Ed.College (Education Department). The land is not yet transferred to any other Department.

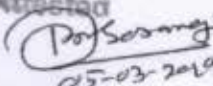
Yours faithfully,


  
Sabhapati  
Matigara Panchayat Samiti  
P.O.Kadamtala,(Darjeeling)

Memo. No142/1(1)/MPS

Dated.20.5.2003.

✓ Copy forwarded to the Principal, Siliguri B. Ed.College, Atharakhai,  
P.O.Kadamtala, Dist-Darjeeling for information.

Attested  
  
05-03-2019  
Principal  
Siliguri B. Ed. College

  
Sabhapati  
Matigara Panchayat Samiti  
P.O.Kadamtala,(Darjeeling)

(6)

Government of West Bengal  
Higher Education Department  
C.S. Branch  
Bikash Bhavan, Salt Lake, Kolkata - 700 091.

No. 441-Edn(CS)  
11-1/03

Dated, Kolkata, The 24th June, 2003.

From : Shri K.K. Chakraborty,  
Deputy Secretary to the Government of West Bengal.  
To : The Deputy Secretary, Land & Land Reforms Department,  
West Bengal, Writers' Buildings, Kolkata - 700 001.  
Sub : Transfer of 2.08 acres of land under Mouza Baramohan  
Singh Jote, J.L. No. 71, Plot No. 616 (New Plot No.  
785-Part) in favour of Siliguri B. Ed. College, Darjeeling

Sir,

I am directed to forward herewith the copies of the letter Nos. 547/LR dated 22.05.1989 and 80/C dated 13.03.2003 from the District Magistrate, Darjeeling, on the subject mentioned above and to request you kindly to take necessary steps so that the land in question may be transferred in favour of the Siliguri B. Ed. College, Darjeeling free of cost.

Yours faithfully,

Encl : As stated.

Sd/- K.K. Chakraborty  
Deputy Secretary

No. 441/1(2)-Edn(C.S.)

Dated, Kolkata, The 24th June, 2003.

Copy forwarded for information to :-

- 1) The District Magistrate, Darjeeling, with reference to his letter No. 80/C dated 13.03.2003.
- ✓ 2) The Teacher-in-Charge, Siliguri B. Ed. College (Near North-Bengal University), Baramohan Singh Jote, P.O. : Kadamtala, Dist. : Darjeeling, Pin-734 433.

Attested

*Pradyumn*  
05-03-2019

Principal  
Siliguri B. Ed. College

*Ka*  
Deputy Secretary



(7)

GOVERNMENT OF WEST BENGAL  
OFFICE OF THE ~~XXXX~~ SUB-DIVISIONAL LAND & LAND REFORMS OFFICER  
SILIGURI

Memo No. EM 20/4 /SDLLRO-Slg/III-XVII/2004

Date: 6/12/04

TO  
The Principal,  
SILIGURI B.E.D. COLLEGE,  
Near North Bengal University,  
Baramohan Singh Jote,  
PO: Kadamtal, Dist: Darjeeling  
Pin- 734433

Sub:- Long Term Settlement of An area of  
1.77 acres of land at Mouza-Baramohsingi  
under PS- Matigara with Siliguri B.Ed.  
College, for the purpose of running  
the College [PLOT NO.-785(p)LR]

Ref:- L& LRDeptt. Order no.3310-GE(M)/IL-  
151/03 dated Kolkata the 5th Nov.  
November, 2003.

This is to inform that sanction has been accorded by the  
Deputy Secretary to the Government of West Bengal Land & Land Reform  
Deptt. for the Long Term Settlement of the subject land to Siliguri  
B.Ed. College for a period of 30(thirty) years w.e.f. 1.1.89 at a  
nominal Selami of Re. 1/- and Annual Rent @ 9/- per acres for the  
period from the date of effect upto end of 1407BS @ 2% per dec. for  
the period from the 1st day of Baisakh 1408BS. to the end of Aswin  
1410 BS and @ 35% per decimal since the 1st day of Kartick, 1410B.S.  
Accordingly you are requested to arrange for deposit the following  
amount prior to exention of the Lease Deed for 30 years in this  
regard.

1) Selami	-	Rs.	1.00
2) Annual Rent			
1397-1407	-	Rs. 176/-	
1408	-	Rs. 354/-	
1409	-	Rs. 354/-	
1410	-	Rs. 3275/-	
1411	-	Rs. 6195/-	Rs. 10354.00

Interest Rs. 410-00

Rs. 10,765-00

(Rupees Ten Thousand Seven hundred Sixty five only)

Attested  
*(Signature)*

Principal  
25-03-2019

Siliguri B. Ed. College

Yours Sincerely,

*(Signature)*  
Sub-divisional



8



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

V 794769



BEFORE THE NOTARY PUBLIC AT SILIGURI  
AFFIDAVIT

**BUILDING COMPLETION CERTIFICATE**

SUPRIYA MONDAL, S/O Ardhendu Sekhar Mondal, Hindu by religion  
Engineer by occupation, District Engineer, Siliguri Mahakuma Parisad, Dist-  
Darjeeling, West Bengal, do hereby certify that the Institution namely  
SILIGURI B. Ed. COLLEGE, Situated at Vill- Baramohan Singh Jote, P.O-  
Kadamtala (Sibmandir), City- Siliguri, Dist- Darjeeling, West Bengal- 734011  
have personally inspected the land and building mentioned in the statement  
below and the same is based on the registered documents, data  
measurements and specifications found in the site.

Attested  
*[Signature]*  
25-03-2019  
Principal  
Siliguri B. Ed. College

Solemnly Affirmed & Declared  
before me in identification  
26.3.2019  
ABIJET SEN  
Notary (Govt. Of India)

Attested  
*[Signature]*  
25-03-2019  
Principal  
Siliguri B. Ed. College



*Siliguri B. Ed. College*  
 District Engineer  
 Siliguri Mahakuma Parishad  
 Dist- Darjeeling

1.	Name of the Society	SILIGURI B. ED COLLEGE
2.	The Society i.e. management of the institution is having the PAN/TAN No.	PAN No- AAALS3208G
3.	Name of the Institution	SILIGURI B. Ed. COLLEGE, situated at Baramohan Singh Jote P.O- Kadamtala, (Sibmandir), Dist- Darjeeling, Pin- 734011
4.	<p>A certificate from the competent authority to the effect that the society sponsoring the instruction has transferred and vest the title of the land and building in the name of the institution as per clause 8.4 (iii) of the NCTE Regulations, 2014</p> <p>Note:- Clause 8.4 (iii) of the NCTE Regulation, 2014 provides that "the society sponsoring the institution shall be required to transfer and vest the title of the land &amp; building in the name of the institution within a period from six months from the date of issue of formal recognition order under sub- regulation (16) of Regulation 7. However, in case, the society fails to do so due to local Laws or rules or bye-laws, it shall intimate in writing with documentary evidence of its inability to do so." A Certificate from the competent authority to the effect that the society sponsoring the instruction has transferred and vest the title of the land and building in the name of the institution as per clause 8.4 (4) of the NCTE Regulations, 2014.</p>	<p>A copy of the certificate is required to be enclosed by all recognized institutions within a period of six months from the date of issue of formal recognition order under sub-regulation (16) of Regulation 7 of the NCTE Regulation, 2014.</p> <p>Copy Enclosed: Yes</p> <p>Proposed Institution,</p>
5.	Location with Khata/ Khasra/ Street No. / Ward No., Name of the Place, Corporation/ Municipality/ Panchayat.	<p>Mouza- Baramohan Singh Jote, Plot No- R.S. 616, L.R. 785 (P), J.L. No- 71, P.S- Matigara, Dist- Darjeeling.</p> <p>Additional District Sub- Registrar- ADSR Siliguri- II, Dist- Darjeeling, West Bengal.</p>



Attested

*Principal*  
 05-04-2019

Principal  
 Siliguri B. Ed. College

Solemnly Affirmed & Declared  
 before me on identification

*26.4.2019*

Attested  
*Principal*  
 04-09-2019  
 Principal  
 Siliguri B. Ed. College

*Subin*  
District Engineer  
Siliguri Mahakuma Parashad  
Dist - Darjeeling

6.	Date of the Registration of Land	16 <sup>th</sup> of December 2004
7.	Registered in the office of Sub-Registrar with address	Additional District Sub- Registrar-ADSR Siliguri- II, Dist- Darjeeling, West Bengal.
8.	The location of the land of the institution is in a single plot or different plot.	Mouza- Baramohan Singh Jote, Plot No- R.S. 616, L.R. 785 (P), J.L. No- 71, P.S- Matigara, Dist- Darjeeling
9.	If the location of the land of the institution is not in a single plot the distance of different plots is mentioned.	Single Plot
10.	Type of ownership of land	LEASE ( Long term settlement , Govt. of West Bengal) copy -1 enclosed.
11.	Building plan approved by (Address of Corporation/ Municipality/ Panchayat/ any other Govt. Agency)	Siliguri Jalpaiguri Development Authority, Siliguri, Dist. Darjeeling , West Bengal vide Registration No - 80/Atha & vide order No - 04/SHV/SDA dated 27/04/2005 of SDA
12.	Year of completion of construction of the building	2015
13.	Purpose for which the building is being used/ proposed to be used	Existing of B Ed. Course and proposed M Ed. Course.
14.	Electricity Connection No-	Sibmandir W.B.S.E.D.C.L Consumer id- 412004484 & 412055933 ( copy-2 Enclosed)
	Telephone Connection No-	Consumer No- 0353-2581566, 03532580198 ( copy-3 enclosed)
	Water Connection No-	It's own pump
15.	Total land area of the Institution	1.77 Acres
	Total land area of the Institution	
	Total built up area of the Institution	(a) Existing college building = 1751.571 sq mts (18,846.904 sq ft) (b) Existing ladies hostel = 571.19 sq. mts. (6146.0 sq ft)
16.	Total land area earmarked for particular teacher training programme along with name of the course	Existing B.Ed course 1.77 acres & proposed M Ed Course.
17.	Details of construction of building	Area Roofing



Attested  
*[Signature]*  
Principal  
Siliguri B. Ed. College

Attested  
*[Signature]*  
Principal



*Supriya Mondal*  
 District Engineer  
 Siliguri Mahakuma Parishad  
 Dist. - Darjeeling

	(Roofing- pl. mention RCC/ Asbestos/ Tiled/ Any other pl. Specify) (the column to be filled up in case the building of the institution is of more than one floor)	Ground Floor	6313.376 Sq. Ft	6313.376 sq.ft
		First Floor	6266.764 sq.ft	6266.764 sq.ft
		Second Floor	6266.764 sq.ft	6454.766 sq.ft
		Hostel Ground Floor	3073 Sq.ft	3073 Sq.ft
		Hostel Ground Floor	3073 Sq.ft	3165.19 sq.ft
		Total	24,992.904 sq.ft.	25,273.096 sq.ft.
18.	Details of Land use certificate for Educational purposes from the concerned Govt. authorities/ any other Govt. local body details thereof.	Date of issue of Certificate: 1 No- memo- 1920/SDL & LRO- Slg/1, Dt 05/12/2012 District Land and Land reforms officer, Darjeeling (copy enclosed) -5		



On verification of the above on site, I hereby certify that:-

- The Land and building of the institution is exclusively meant for running teacher training programme. The institution campus, building, furniture etc. is barrier free. There is no temporary structure, asbestos/ tin sheet sheds available in the building. Safe guard fire hazard has been provided in all parts of the building.
- The building of the institution is constructed keeping in view of the provisions and bye- laws of the building construction as per Bureau of Indian Standards and the same is safe and secure to run the teachers training Course.
- The construction of the building is completed in all respects and the building is structurally sound to be used for Educational purposes and having the load bearing capacity as per as the latest Indian Standards.

Attested

*Prasanna*  
 05-03-2016

Principal

Siliguri B. Ed. College

Signature with seal

*S. Mondal*  
 26.02.2016  
 District Engineer  
 Siliguri Mahakuma Parishad

Attested

*Prasanna*  
 05-03-2016  
 Principal

Siliguri B. Ed. College

*[Signature]*  
District Engineer  
Siliguri Mahakuma Parishad  
Dist. - Darjeeling

Name of the Approved/ authorized Engineer/ Architect	<i>[Signature]</i> 26/02/2016 Sub-Engineer Siliguri Mahakuma Parishad
Designation	Sub-Assistant Engineer
Office Address	Siliguri Mahakuma Parishad, Huzen Mukherjee Road, Siliguri - 01. Sub-Assistant Engineer Siliguri Mahakuma Parishad SILIGURI

Name of the Approved/ authorized Engineer/ Architect	
Designation	
Office Address	



Certified by the competent govt. authority/ local govt. body

Signature with seal

Name of the competent authority	DR BIBHUTI BHUSAN SARANGI
Designation	PRINCIPAL
Office Address	SILIGURI B. ED COLLEGE.

Attested  
*[Signature]*  
05-03-2019  
Principal

Siliguri B. Ed. College

Attested  
*[Signature]*  
05-03-2019  
Principal  
Siliguri B. Ed. College

Countersigned by the authorized representative of the management of the Institution.

Solemnly Affirmed & Subscribed  
before me on identification

*Bibhuti Bhushan Sarangi*





Name of the authorized representative of the society running the teacher training programme.	DR. BIBHUTI BAUSAN SARANGI
Designation	PRINCIPAL
Name of the Society	SILIGURI B.Ed College
Office Address	

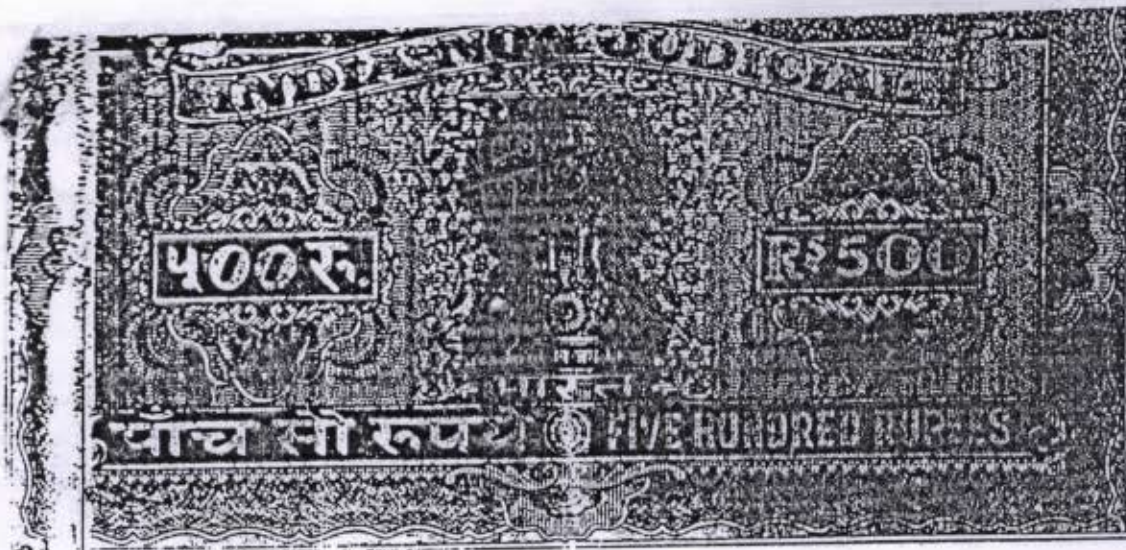
Solemnly Affirmed & Declared  
before me on Identification

ABJEET SEN  
Notary (Govt. of India)  
Siliguri, Darjeeling

*Siliguri*  
Principal

Attested  
*Principal*  
Principal  
Siliguri B. Ed. College

Attested  
*Principal*  
Principal  
25-03-2019  
Siliguri B. Ed. College



Premab Krishna Chandra  
Principal  
Siliguri B. Ed. College

3 के  
A-3171-  
18, 585/5  
10, 765/5  
29, 350/-  
13/12/09  
84-1150/-  
18, 585/5

1150/-  
18/01/08  
29/12/04  
29/12/04

Stampable under Rule 21 duty Stamp  
For exempt from ad. does not require  
Stamp duty under the line as Stamp  
Act 1499, Schedule 1A

A-3171-  
35

Advt. No. 100-20000  
Op. H. of Bangalore, Bangalore

!!! DEED OF LEASE !!!

Attested  
*[Signature]*  
03-10-2018  
Principal  
Siliguri B. Ed. College

contd...2.



*[Signature]*  
District Land and Land Reforms  
Siliguri, West Bengal

of West Bengal

*[Signature]*  
District Land and Land Reforms

Attested  
*[Signature]*  
05-03-2018  
Principal  
contd. 5 Siliguri B. Ed. College





Page No.2.

Pranab Krishna Chanda  
Principal  
Siliguri B-Ed. College

THIS INDENTURE OF LEASE made this the 16th day  
of December 2004



contd...3.

District Land and Land Reforms  
Office, Darjeeling

West Bengal

District Land and Land Reforms  
Office, Darjeeling

Attested:  
*Pr. Sarangi*  
03-10-2018  
Principal  
Siliguri B. Ed. College

Attested:  
*Pr. Sarangi*  
03-10-2018  
Principal  
Siliguri B. Ed. College

contd...5.



Page No.3.

Pranab Krishna Chanda  
Principal  
Siliguri B-Ed. College

\*\*\*\*\* BETWEEN \*\*\*\*\*

*(Handwritten signature)*



contd...4.

*(Handwritten signature)*  
District Land and Revenue Officer  
Siliguri

Attested  
*(Handwritten signature)*

05-03-2019  
Principal

Siliguri B. Ed. College

of West Bengal

contd...5.

Attested  
*(Handwritten signature)*



Page No.4:

Pranab Krishna Chandra  
Principal  
Siliguri B.Ed. College

THE GOVERNOR OF THE STATE OF WEST BENGAL,  
hereinafter called the "LESSOR" ( which  
expression shall unless excluded by or repugnant  
to the context be deemed to include his successors  
in office and assigns) of the ONE PART.

|| A N D ||

SILIGURI B.ED.COLLEGE, a Govt. Registered Educational  
Institution, situated at Baramohan Singh Jote,  
Shivmandir, P.O.Kadamtala, P.S.Matigara, District-  
Darjeeling, represented by its Principal - SRI  
PRANAB KRISHNA CHANDA, Son of Late Bishnupada  
Chanda of Collegepara, P.O.Kadamtala, P.S.Matigara,  
Dist. Darjeeling, hereinafter called the "LESSEE"  
which term unless excluded by or repugnant to the  
context be deemed to include its successors in  
office and assigns) of the OTHER PART.

WHEREAS the Lessee has applied for permission to  
occupy for the purpose of running a College namely  
Siliguri B.Ed.College, the land, hereinafter  
mentioned and described in Part-I of the Schedule  
hereunder written.

|| A N D ||

Attested  
*Pr. Sarany*  
03-10-2018  
Principal  
Siliguri B. Ed. College

WHEREAS such application has received and approval  
of the Land and Land Reforms Department,  
of West Bengal.

Attested  
*Pr. Sarany*  
05-03-2019  
Principal  
Siliguri B. Ed. College

contd. 5.

Parab Kishor  
Principal  
Siliguri B. Ed

Page No.5.

NOW THIS INDENTURE WITNESSETH that in consideration of the payment of the Lessor by the Lessee of the sum of Re.1/- (Rupee One) only on or before the execution of these presents and of the rent hereby reserved and fully mentioned in part II of the Schedule hereunder written and on the covenants and conditions contained in Part-II of the said schedule hereunder written on the part of the Lessee to be paid, observed and performed, the Lessor doth hereby demise unto the Lessee ALL THAT piece or parcel of land more particularly delineated in the map/plan hereunto annexed and described in Part-I of the schedule hereunder written TO HOLD the same unto the Lessee for the period of thirty years from the First day of January, 1989 yielding and paying therefor the rent at the time and in the manner specified in Part II of the said Schedule hereunder written.

IN WITNESS WHEREOF the parties to these presents have hereunto set and subscribed their respective hands and seals the day, month and year first above written.

Signed, sealed and delivered by :

Shri Pasha Inam Chowdhury, W.B.C.S.

(name and designation)  
for and on behalf of the  
Governor of the State of  
West Bengal in presence of:

Attested  
*Pr. Sengupta*  
03-10-2014  
Principal  
Siliguri B. Ed. College

Attested  
*Pr. Sengupta*  
05-03-2014  
District Land and Land Reforms  
Officer, Darjeeling  
Signature with seal)  
contd...6.  
Principal  
Siliguri B. Ed. College

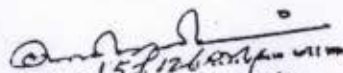


1. 

Divisional Land &  
Land Reforms Officer,  
SILIGURI.

(Signature & address of witness)

2.

  
157/126 K.P. Vill. No.  
Muguna in Shibmoodi  
Dt. DAKSHININ

(Signature & address of witness)

Signed, sealed and delivered by :  
Shri Pranamab Krishna Chanda  
Principal, Siliguri B.Ed. College  
(name and designation)  
For and on behalf of the Lessee  
in presence of :



1. Nela Milra  
Senior Lecturer  
Siliguri B.Ed. College

(Signature & address of witness)

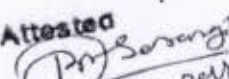
2. Arindam Baharjee  
Head Clerk  
Siliguri B.Ed. College


(Signature & address of witness)

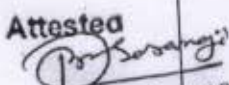


Pranamab Krishna Chanda  
Signature (with seal)  
Principal  
Siliguri B.Ed. College

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Attested  
  
Principal  
02-10-2018  
Siliguri B. Ed. College

  
District Land and Land Reforms  
Officer

Attested  
  
Principal  
05-03-2019  
Siliguri B. Ed. College

Page No.7.

The Schedule above referred to

PART-I.

Particulars of the Holding.

1. Plot No. : 785(New), 616(old)-part.
2. Area of Plot : 5.35-Bigha or 1.77-acre.
3. Name of Mouza : Baramohan Singh.
4. J.L.No. : 71.
5. Name of Thana : Matigara,
6. Sub-Registration District : A.D.S.R., Bagdogra.
7. District : Darjeeling.

Boundaries of the Plot.

North:- 28'-0" Wide Road and in the middle portion,  
One Kali Mandir is situated area 0.08-acre.

East :- 20'-0" Wide Road.

South:- 15'-0" Wide Road.

West :- 17'-0" Wide-Road.

PART-II.

1. The Lessee shall carry out the terms embodied in this Lease and will continue to be bound thereby.
2. The Lessee shall pay the rent @ Rs.9/- per acre from the date of effect of lease to the end of 1407 B.S., @ Rs.2/- per decimal for the period from 1st day of Baisakh, 1408 B.S. to the end of Aswin 1410 B.S. and @ Rs.35/- per decimal since 1st day of Kartick 1410 B.S. only of the leasehold holding in the District Land & Land Reforms Office of Darjeeling

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05-03-2019

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Principal  
03-10-2018

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Page No.8.

in equal half-yearly instalments as hereunder stated.

Instalment of rent

Rs. P.

First Instalment Rs.3097.50 on or before 30th Aswin.  
Second Instalment Rs.3097.50 on or before 30th Chaitra.

3. In default of payment of any instalment of rent within any Bengali year in which the rent falls due the Lessee shall be bound to pay in addition to the arrear of the rent interest at the rate of 6½ percent per annum on the amount of the rent in arrear from the end of the said Bengali year till the day of payment and the arrear with interest payable thereon shall be realisable as a public demand under the Bengali Public Demands Recovery Act.

4. The Lessee shall be liable to pay rent from time to time at such rate as may be fixed in accordance with the provision of relevant Act as applicable for the time being in force.

5. Should the Lessee duly and faithfully observe and fulfil the terms, conditions and covenants on the part of the Lessee herein contained, the Lessee shall on the expiration of the aforesaid period of thirty years be entitled to have a renewal of the lease for a like period of thirty years and thereafter to successive like period upon the same terms and conditions.

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Sillguri B. Ed. College

Attested

Principal  
Sillguri B. Ed. College

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6. If the Lessee dies/winds up before the expiration of the period of this lease or assigns the leasehold interests in the land described in Part-I of the Schedule hereunder written, the heirs, executors, administrators, representatives or assignees of the lease shall duly get its name registered in the District Land & L.R. Office within three calendar months after obtaining possession of the holding and will possess and use the land and be bound by all times covenants and conditions herein contained.
7. The Lessee shall not in any way diminish the value of or injure or make any permanent alterations in the said demised land without the previous written consent of the District L & L.R. Officer and shall not sell or dispose of any earth, clay, gravel, sand or stone from the demised land as stated in clause-15 of these presents nor excavate the same except so far as may be necessary for the execution of the works for which the land has been leased out. In the event of its making any ditch or excavation, which causes injury to the property without the consent of the D.L. & L.R.O., the D.L. & L.R.O. shall cause a notice to be served upon the Lessee asking him/it to fill in the ditch or excavation. Within one month from the date of receipt of such notice the Lessee shall comply with the instruction and report compliance to the D.L. & L.R.O.

contd...10.

Attested

*Prasanna*  
25-03-2019

Principal

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Attested

*Prasanna*  
03-10-2018

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Ranab Krishna C  
Principal  
Siliguri B.Ed. College

8. The Lessee shall keep the land free from jungle and all sorts of nuisance. On it's failure to do so, after due notice to the Lessee the District L & L.R. Officer may cause the same to be removed and the expenses incurred for such removal shall be recovered from the Lessee as arrears of rent.
9. The Lessee shall pay and discharge all existing and future rates, taxes and assessment, duties, impositions, outgoings and burdens whatever assessed charged or imposed upon the demised premises or upon the owner or occupier thereof in respect thereof or payable by either in respect thereof.
10. The Lessee shall preserve intact the boundaries of the holding and will keep them well demarcated according to the requisition from time to time as may be made by the D.L. L.R.O. and shall point them out when required by the Lessor or the D.L.L.R.O. to do so to any Officer duly authorised by him in writing to inspect them. Should any boundary mark be missing the Lessee shall report the fact to the D.L.L.R.O. On receipt of the report the D.L. & L.R.O. shall arrange relocation of the positions of missing marks. Marks shall be restored by the Lessee immediately after relocation of the positions at his own expenses.

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*Pr. Serangi*

05-03-2019

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District Land and Land Reforms

Attested

*Pr. Serangi*

03-10-2018

Principal

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... and being document no- I-3671 for the year 2004.

I. 3671

Certified Copy of Document no. 3671.  
Book no. 9 for 2004.  
Stamp of Rs. 500/- + 100/- + 50/-  
= 650/-  
Sheet no. 3.

Attested  
*Pr. Sarangi*  
05-03-2019  
Principal  
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Attested  
*Pr. Sarangi*  
03-10-2018  
Principal  
Siliguri B. Ed. College





Pranab Krishna  
Principal  
Siliguri B.Ed. C

Page No.11.

11. The Lessee shall not be entitled to convert the demised land or any part thereof into a place of religious worship without the previous consent of the Lessor obtained in writing or use of allow the demised premises or any part thereof to be used as place for cremation or burial.
- 12(a) The Lessee shall not use nor permit any other person to use the demised land or any part thereof for a purpose other than that for which it is leased or in a manner which renders it.
- 12(b) If at any point of time, it is found that the lease-hold land is being used for commercial purpose, then Salami and rent shall be reassessed and charged by the Government and the Lessee shall be liable to pay such re-assessed Salami and rent.
13. If the demised land or any part thereof shall, at any time, be required by the Government for a Public purpose, the Lessee shall give up the same on demand without any claim to compensation in respect of the said demised land. If the land is required permanently, the lease shall forthwith be determined and the Lessee shall be entitled to such prayer and reasonable compensation for buildings and improvements effected by it as shall

contd...12.

Attested  
Principal  
25-03-2019  
Siliguri B. Ed. College

District Land and Land Reform

Attested  
Principal  
23-10-2018

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Siliguri I

be decided by D.L.L.R.O. If a part of the land is required, whether permanently or temporarily or if the whole land is required temporarily, the lease shall not be determined, but in the former case, the Lessee shall be entitled to proportionate reduction of rent and in the later case to a total remission of rent, and to such compensation in either cases shall be decided by the D.L.L.R.O. which shall be final.

14. The Lessee shall not sub-let part or whole of the demised land.
15. The Lessor reserves to himself the right to all minerals on the lands together with such rights of way and other reasonable facilities as may be requisite for working, gathering and carrying away such minerals.
16. The Lessee shall, before building any pucca house, privy or latrine or industry or making any additions thereto or alterations therein, get the plan thereof approved by the appropriate agency such as Municipality, Development Authority, Gram Panchayat, Pollution Control Board etc. A breach of this conditions will render the Lessee liable for ejectment.

contd...13.

Attested

*Pr. Sarangi*  
05-03-2019

Principal

Siliguri B. Ed. College

*le*  
District Land and Land Reform  
Office - Darjeeling

Attested

*Pr. Sarangi*  
03-10-2018

Principal

Siliguri B. Ed. College



Ranab Krishna Ch  
Principal  
Siliguri B-Ed. College

Page No.14.

leased, the lease shall be determined /terminated  
by the Lessor on giving Lessee an opportunity of  
being heard.

Drafted as per performa supplied  
to be and readover to the parties  
and typed in my office.

Chinmy Saha  
Advocate, Siliguri.

Enrolment No. F-1186/97/1/92

Attested

*Pr. Sengupta*

Principal

Siliguri B. Ed. College

Attested

*Pr. Sengupta*

05-03-2019












Principal

Siliguri B. Ed. College

Copy of Document Prepared By

District Land and Land Reforms  
Officer, Darjeeling

TRUE COPY

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 Left Hand						
	Right Hand					

Pranab Krishna Chanda

Pranab Krishna Chanda  
Signature with date

PHOTO. Full Signature of the person	Left Hand					
	Right Hand					

CLAMANT-SHEET

Signature with date

PHOTO. Full Signature of the person	Left Hand					
	Right Hand					

Signature with date

PHOTO. Full Signature of the person	Left Hand					
	Right Hand					

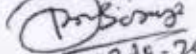
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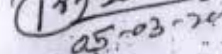
Signature of R. O.

Signature with date

Attested

Attested

  
Principal

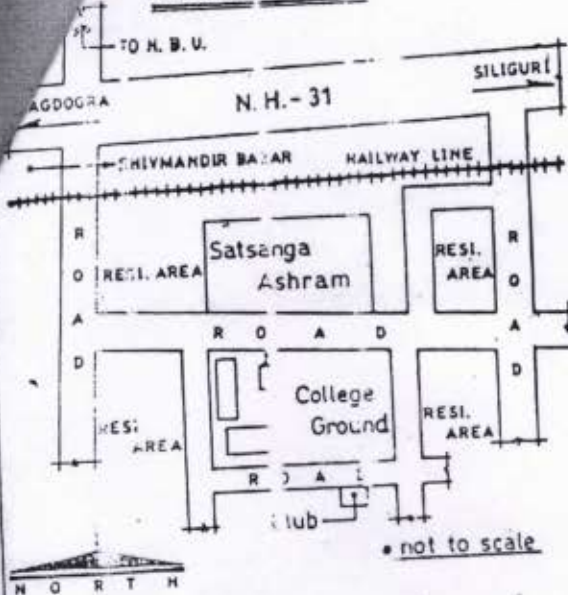
  
Principal

Siliguri S. Ed. College

Siliguri S. Ed. College



# Location Plan



# Mouza Map



Part trace Govt. survey map of mouza -  
BAROMOHAN SINGH, SHEET NO. 2

Scale: 1" = 1/4 mile

# Schedule of Land

Mouza - BAROMOHAN SINGH

J.L. No. - 71

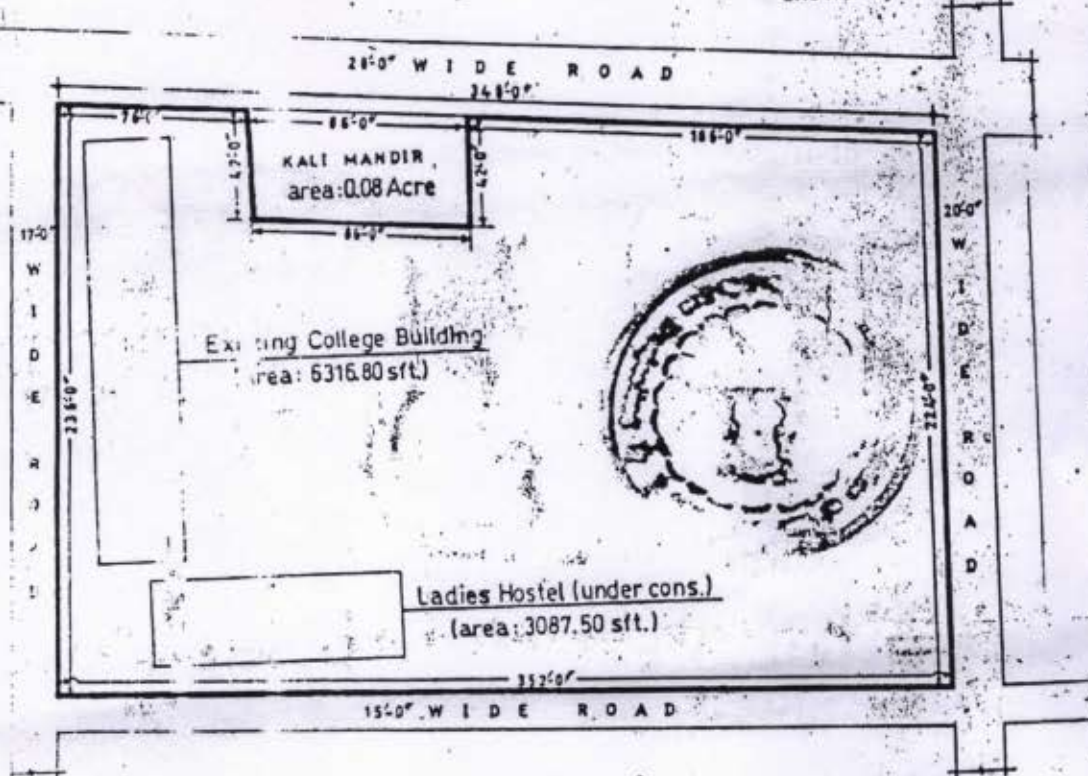
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Plot No. - 785 (new), 516 (old) Part

P.S. - MATIGARA

District - DARJEELING

## Land area: 5.35 Bigha or 1.77 Acre  
shown by red border



DEALT. BY:-

*Nilanjan Goswami*  
Nilanjan Goswami  
Head, Under S.J.D.A. & M.E.  
L.B.S.N. C/182  
Mukhopadhyay, Siliguri.

**SITE PLAN**  
Scale: 1" = 100'

*Sampad Sinha*  
Sampad Sinha  
College Para, Shivmandir  
DISTT. DARJEELING

Attested

*Prasanna*  
03-10-2011  
Principal