

3039

Sl. No. 48: 2849 500 Rs.



Stamp duty under Act XV. of 1900, is  
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 Indian Stamp Act 1899 (Act II of 1900) as  
 amended by the Assam Stamp (Amendment) Act  
 19... No 33

Office of the Principal  
 Rangapara College

No..... Date.....

General Manager,  
 Borelli Tea Company Estates

Jt. Secretary  
 Rangapara College.

A 67.50  
 R 2.25

15/7/77

GIFT DEED

33  
 A 67.50  
 2.25  
 69.75

THIS DEED OF GIFT is made this 15<sup>th</sup> day of July 1977,

BETWEEN Mr. Ronald Purves Teifer, son of Mr. Robert ~~Teifer~~ Lindsay Teifer, ~~Teifer~~ General Manager, Phuibari Tea Estate, aged 49 years, by religion Christian, profession Company service, acting on behalf and under authority of the Borelli Tea Company Limited, Phuibari Division, P.O. Balipara, District Darrang (hereinafter called the DONOR) of the one part; AND Sri Lokeswar Gogoi, son of Sri Lokheswar Gogoi, and Sri Mahendra Nath Sarmah, son of Late Chenaram Sarmah, Joint Secretaries of the Adhoc Governing Body, the Rangapara College, aged 55 years and 53 years respectively, by caste Hindu, profession Social service, residents of Rangapara Town, District Darrang (hereinafter called the DONEES) of the other part.

Contd....2

No. 1777. Nanjaberal Stamp No. 56000 (500+30+30) issued  
 m/s. Baretta - Len G. the. Mollhai. Per. ...  
 P.O. - Bolipau - dist. ...

Bary  
 13/7/77

11:00 AM  
 July 13, 77  
 Ronald Purnes Zelfer

Form, 2/Am.

R P TELFER

13/7/77

Exe me ai aditer  
 Ronald Purnes  
 Zelfer 510 Robin  
 Lindsay, of  
 General manager

by name  
 by profession  
 who before identified  
 by name  
 by profession  
 by name  
 by profession

D. N. Goswami  
 Advocate  
 Tezom

Borellie Zia  
 Com P. Ltd  
 Phubbai T.E.  
 P. Rajapare  
 L. P. Samp

R P TELFER

L. Gogoi  
 M. Bamba

2. L. Gogoi
3. M. Sarna  
 Gauri, Secretary  
 Rangapara College  
 Gouerni  
 body.

of name  
 of the

Sup-memo

me L.T. J. Zie  
 exts. are  
 exts.  
 15/7/77





Office of the Principal  
Rangapara College

No. .... Date .....

(2)

General Manager,  
Borelli Company Estates

Jt. Secretary  
Rangapara College.

WHEREAS the Donees as per the resolution dated 30.11.74 of the Adhoc Governing Body of the Rangapara College, have, on behalf and under authority of the said Governing Body, requested the Borelli Tea Company Limited for gift of a plot of land for constructing the buildings of the said College thereon;

AND WHEREAS the said Borelli Tea Company Limited have agreed to transfer the plots of land scheduled herein below, by way of Gift, free from all monetary considerations for the purpose above mentioned;

AND WHEREAS for the purpose of Registration of this Gift Deed the approximate value of the plots of land gifted is fixed at Rs. 16,000.00 (Rupees Sixteen thousand) only;

AND WHEREAS the Donor, in pursuance of the aforesaid decision of the said Company, has since obtained all the necessary clearance both from the Reserve Bank of India, Central Office, Exchange Control Department, Bombay, and the Principals Messrs. Macneill & Magor Limited, Calcutta, and also the requisite

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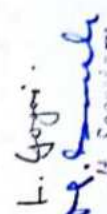






Office of the Principal  
Rangapara College  
No. .... Date .....

  
General Manager,  
Sorelli Company Estates

  
H. Secretary  
Rangapara College.

(3)

permission for the purpose from the Deputy Commissioner, Darrang;

NOW THIS DEED OF GIFT WITNESSES that in pursuance of the said intention and for the purpose abovementioned, the said DONOR out of his own will, without fraud, coercion or undue influence from any body whomsoever and in full possession of his senses does hereby give, convey, grant, transfer and confirm unto the said DONEES all that lands and hereditaments scheduled herein below and all other appurtenances thereto, TO HAVE AND HOLD the said lands and hereditaments thereof hereby gifted unto and to the use of the said DONEES forever and absolutely for the purpose - abovementioned.

AND THAT THE SAID DONEES shall and may, on behalf and under authority of the Governing Body of the Rangapara College, from time to time and at all times hereafter peaceably and quietly enter upon, have, hold, occupy, possess and enjoy the property hereby gifted, receive and take rents, issues

Contd....4

Sl. No 42.

Office of the Principal  
Rangapara College  
No. .... Date .....

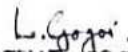
(4)


and profits thereof and every part thereof without any let or hinderance whatsoever from or by the said DONOR or by any person claiming under him or the Company abovementioned on behalf and under authority of which he is presently acting in this DEED OF GIFT.

IN WITNESS HEREOF the said DONOR has hereunto set and subscribed his signature and delivered in presence of the witnesses as present, this 15<sup>th</sup> day of July 1977.

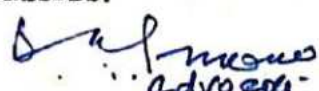
THE DONEES also, on behalf and under authority of the Adhoc Governing Body of the Rangapara College, P.O. Rangapara, District Darrang, do hereby accept the said Gift and a token thereof set and subscribe hereunto their signatures in presence of the witnesses present, this 15<sup>th</sup> day of July 1977.

  
(RONALD PURVES TELFER)  
GEORGE MANGAER,  
Borelli Company Estates

  
(LOKESWAR GOGOI)

  
(MAHENDRA NATH SARMAH)  
DONEES.  
Jt. Secretary  
Rangapara College.

WITNESSES:

-   
Advoca
- Ghanshyam Patra

Contd...5



(5)

SCHEDULE OF THE  
PROPERTY

A Plot of land measuring 95 B 4 K 6 L covered by Part of F.S. Grant No.25/6, and another plot measuring 26 B 0 K 17 L covered by Dag No.7 of part of P.K.P. No.4 of Village Hindugaon, Mouza Balipara, in all measuring 122 B 0 K 3 L which in one compact block is bounded as follows:-

North: P.W.D. Road from Rangapara to Balipara and N.F. Railway line.


South: No.1 Section of Amaribari Division and Garden Road.

East: Old line and Section No.1 of Amaribari Division.

West: Army Land.

\*\*\*\*\*

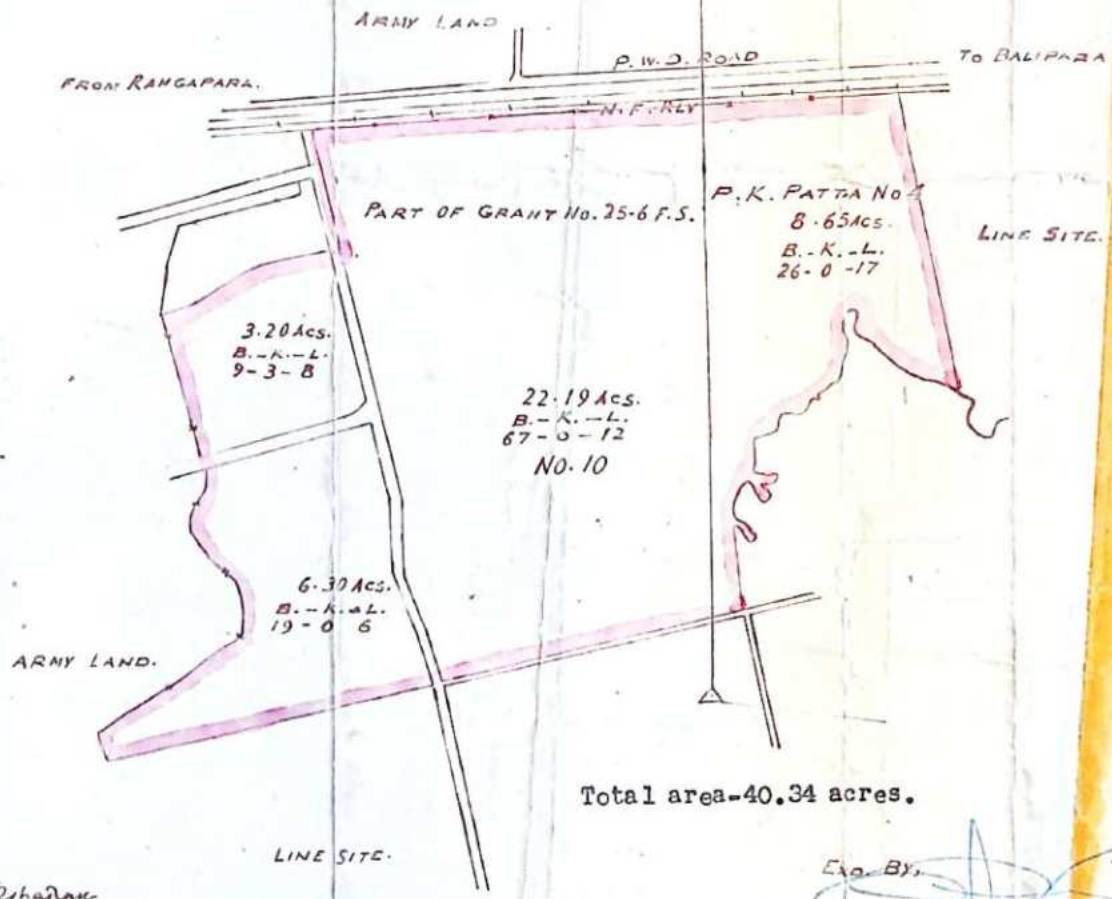
L. Gogoi  
H. Secretary  
Rangapara College.  
15/7/77

  
General Manager,  
Borelli Company Estates

Part of the Plan  
No. 35  
Date 25/11/1971

PHULBARI T. E.  
MAP OF PROPOSED SITE FOR RANGAPARA COLLEGE  
SCALE 16" INCHES TO A MILE

AREA 40.34 ACS OR.  
B.-K.-L.  
122 0-3



Total area-40.34 acres.

DRAFTSMAN. Kethadane

Exp. By. [Signature]  
Government Approved Surveyors  
AITKEN BROTHERS  
SHIBPUR, ASSAM.

Sl. No 28.

OFFICE OF THE DEPUTY COMMISSIONER : DARRANG : TEZPUR.  
Office of the Principal  
College  
No. VI-16/75/ 14620 /R. Dt. 5/7/ 1975.  
No. ....

To : The Joint Secretary Rangapara College Committee,  
P.O. Rangapara


Sub : Land for the Rangapara College.

Ref : Your letter dated 2.7.75.

Sir,

With reference to your letter cited above, I am to inform you that permission for transferring the land measuring 122B-oK-3L belonging to Phulbari T.E. has already been given vide this office order under Memo No. VI-16/75/13755-759 R dt. 26.6.75. A copy of which enclosed herewith.

Yours faithfully,

  
Principal Revenue Assistant  
to Deputy Commissioner, Darrang,  
Tezpur.

13755-759  
5/7/75

2777



(COPY)

SL No 27

Office of the Principal  
Rangapara College

Office of the Deputy Commissioner : DARRANG : TEZPUR.  
No. .... Date .....

See letters dt. nil and 29.5.75 from the Manager, Phulbari Tea Estate, The Berelli Tea Company Ltd.

\*\*\*\*\*

O R D E R :

The manager Phulbari Tea Estate has applied for permission to transfer 122 bighas and 3 lessas land for establishment of "Rangapara College."

Permission is hereby accorded to transfer the land scheduled below by the Manager, Phulbari T.E., Berelle Tea Co. Ltd. to the Governing body of the Rangapara College on condition that this transfer will not in any way affect any proceedings under the Assam Fixation of Ceiling on Land Holding Act 1956 and provided also that this transfer conforms to Rule 43 of Assam Land Revenue Manual.

Schedule :-

	b.	k.	l.
1) Part of F.S. grant No. 25/6 :-	95	4	6
2) Part of P.K.P. No. 4, dar No. 7 Village <del>NDG</del> Hindugam of Balipara mouza :=	26	0	17
Total	122	0	3

(One hundred twenty two bighas and three lessas) only.

Sd/- K. Bora,

Deputy Commissioner, Darrang,  
Tezpur.

Memo No. VI-16/75/13755-759/R. dt. 26/6/75.

Copy forwarded for information and necessary action to :-

1. The Manager, Phulbari T.E. P.O. Balipara.
2. Settlement Officer, Darrang, Tezpur.
3. The Asstt. Settlement Officer, Sadar.
4. The Sub-deputy Collector, Sadar.
5. Order Book.

Forwarded BY :-

Sd/-

E. A. C, Tezpur.

Sd/- K. Bora,

Deputy Commissioner, Darrang,  
Tezpur.

\*\*\*\*\*







**Translated Copy of Land Record of Rights**

**Jamabandi (Record of Rights) for Surveyed Village**

**Application No. RPTA/ROR/2024/2321395 Dated: 30/04/2024**

District: Sonitpur (Assam)		Subdivision: Tezpur				Circle: Chariduar		Mouza: Balipara		
Lot Number: 2		Village/Town: No.2 Amari Tea Garden				Patta Type: Kheraj Myadi				
		Land in each Dag								
Patta No.		Name of Pattadar, Father's Name/ Husband's Name and Address	No	Area (Bigha-Katha/Lessa)	Class		Area (Hectre-Are-Centiar)	Revenue	Local Tax	Remarks
Old	New				Agriculture	Non-Agriculture				
1	2	3	4	5	6		7	8	9	10
	1	Rangapara College, Amaribari, Sonitpur, Assam-784505	153	1-1-0.0000	Agri	-----	0-16-6.4257	18.00	4.50	<p><b>a)</b> The land measuring 120 Bigha 3 Katha and 10 Lessa of FS25/6 Grant of No. 2 Amaribari Tea Estate under Chariduar Revenue Circle, District- Sonitpur, Assam has been recorded in the name of Rangapara College vide the order No. 3 special myadi patta dated 30-07-2004.</p> <p>The above-mentioned recorded land has been included and recorded in the new patta no. 1 of No. 2 Amaribari Tea Estate under Balipara Mouza, Chariduar Revenue Circle of Sonitpur district of Assam.</p> <p><b>b)</b> The land measuring 15 Bigha 1 Katha 9 Lessa covered by myadi patta no. 1, dag no. 214 of No. 2 Amaribari Tea Estate under Balipara Mouza, Chariduar Revenue Circle has been transferred and recorded in the name of Director of Employment and Enforcement Training Assam for the construction of Industrial Training Institute (ITI) Balipara vide order no. SRS-43/2016/2306 dated 30-12-2016 of District Commissioner and the official letter of Revenue Circle officer, Chariduar, Sonitpur, Assam dated 05-01-2017</p>
			154	1-1-13.0000	Agri.	-----	0-17-80.4552	19.95	4.99	
			155	1-3-8.0000	Agri.	-----	0-22-48.9960	25.20	6.30	
			156	29-4-10.0000	-----	Tea Garden	4-0-26.7738	897.00	224.25	
			157	1-1-0.0000	Wetland	-----	0-16-6.4257	18.00	4.50	
			159	1-1-5.0000	Agri.	-----	0-16-73.3601	18.75	4.69	
			160	3-1-13.0000	Agri.	-----	0-44-57.8313	49.95	12.49	
			161	0-4-5.0000	Agri.	-----	0-11-37.8849	15.00	3.75	
			162	1-1-11.0000	Agri.	-----	0-17-53.6814	19.65	4.91	
			163	2-0-7.0000	Agri.	-----	0-27-71.0843	31.05	7.76	
			165	1-3-2.0000	Agri.	-----	0-21-68.6747	24.30	6.08	
			166	7-0-5.0000	-----	Tea Garden	0-94-37.7510	211.50	52.88	
			167	2-4-0.0000	Agri.	-----	0-37-48.3266	42.00	10.50	
			168	17-4-10.0000	-----	Residential Land	2-39-62.5167	1790.00	447.50	
			283	18-0-6.0000	-----	Tea Garden	2-41-76.7068	541.80	135.45	
			284	0-2-5.0000	Agri.	-----	0-6-2.4096	15.00	3.75	
			285	7-2-1.0000	-----	Tea Garden	0-99-19.6787	222.30	55.58	
			317	2-2-10.0000	-----	Residential Land	0-33-46.7202	250.00	62.50	
			318	3-2-10.0000	-----	Tea Garden	0-46-85.4083	105.00	26.25	

Total Agriculture Land - 19 B. 0K. 9L (6.30 Acres)  
 Total Non Agriculture - 86 B. 1K. 12L (28.55 Acres)  
**Total Land: 105 Bigha 02 Katha 01 Lessa (34.85 Acres)**

*Translated by me  
 Rose Bhawal  
 Advocate.*

**AUTHENTICATED**

**KARABI BORA KAKATI  
 NOTARY, SNT-4**

Sonitpur

*Raja Kalie  
 Principal  
 Rangapara College*







GOVT. OF ASSAM  
OFFICE OF THE CIRCLE OFFICER :::::::::: :::::::::: CHARIDUAR REVENUE CIRCLE

No. CDR-39/PT-II/2023-24/459(1)

Dtd. 30/04/2024

**LAND HOLDING CERTIFICATE**

This is to certify that land measuring 105 Bigha 02 Katha 01 Lessa under Dag Nos. 153,154, 155,156, 157,159,160 ,161,162,163,165,166,167,168, 283, 284, 285,317 & 318 and Patta No. 01 of Village- 2 No Amarabari T.E, under Balipara Mouza is found to be recorded in the name of **Rangapara College.**



  
Circle Officer  
Chariduar Rev Circle  
Circle Officer  
Chariduar Rev. Circle  


  
District Commissioner  
Sonitpur, Tezpur







सत्यमेव जयते

INDIA NON JUDICIAL

Government of Assam

₹100

e-Stamp

Certificate No. : IN-AS12591542289537W  
 Certificate Issued Date : 12-Sep-2024 05:05 PM  
 Account Reference : NONACC (SV)/ as17006104/ TEZPUR/ AS-ST  
 Unique Doc. Reference : SUBIN-ASAS1700610412407110603425W  
 Purchased by : DR RANJIT KALITA  
 Description of Document : Article 4 Affidavit  
 Property Description : N A  
 Consideration Price (Rs.) : 0  
 (Zero)  
 First Party : DR RANJIT KALITA  
 Second Party : N A  
 Stamp Duty Paid By : DR RANJIT KALITA  
 Stamp Duty Amount(Rs.) : 100  
 (One Hundred only)

100210021002100

*Ranjit Kalita*  
Dr. Ranjit Kalita  
Principal  
Rangapara College



₹100

Please write or type below this line

IN-AS12591542289537W



*Ranjit Kalita*  
12/9/24  
NOTARY  
Govt of Assam  
Sonitpur, Tezpur  
Regd No-SNT-9

QE 0016953868

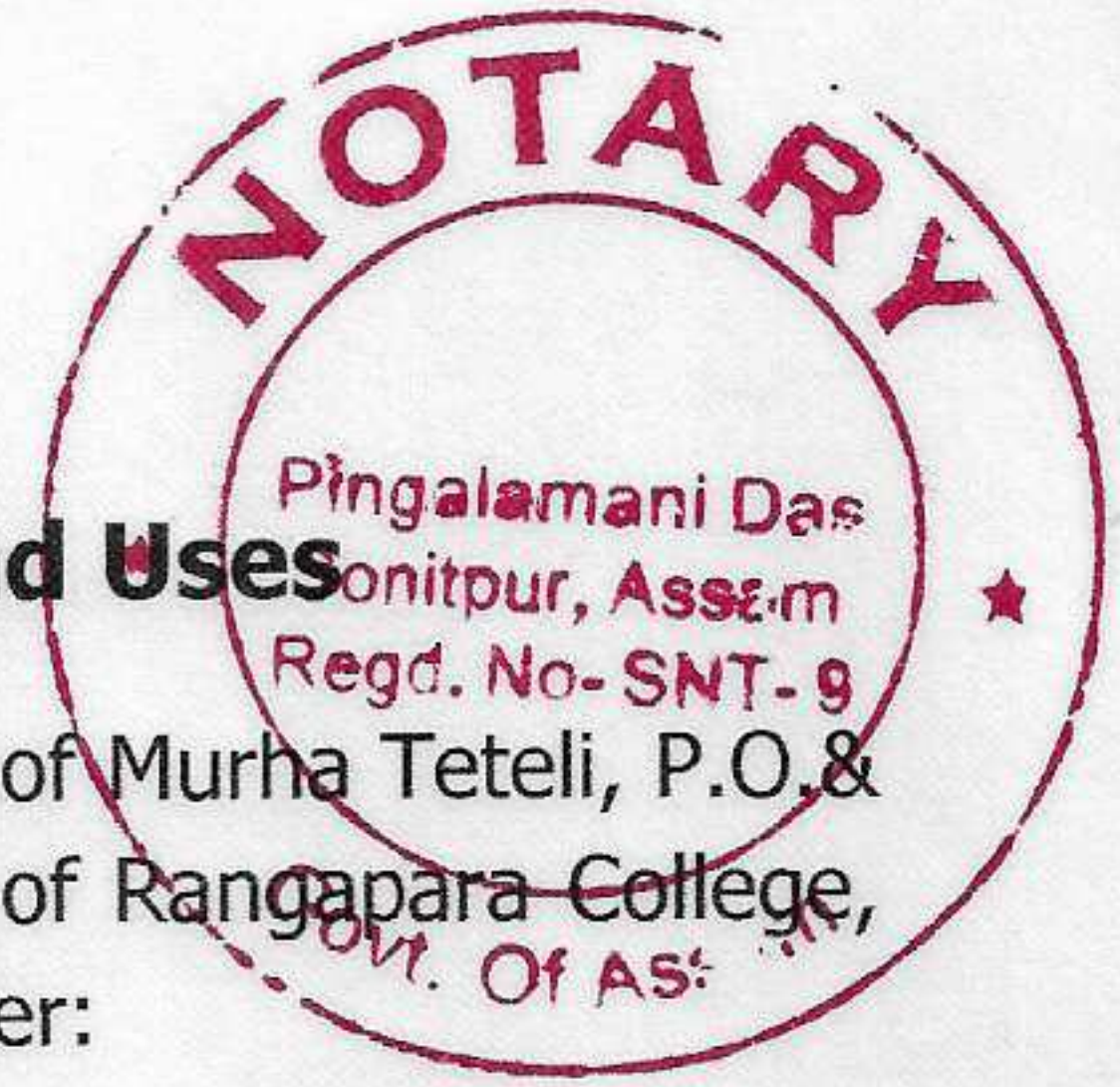
Statutory Alert:

1. The authenticity of the Stamp certificate should be verified at "www.shrestamp.com" or using e-Stamp Mobile App of Stock Holding  
Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.  
2. The responsibility of checking the veracity is on the users of the certificate.



## AFFIDAVIT

### **Declaration on Land Classification and Uses**



I, **Dr. Ranjan Kalita**, S/O- Mr. Binod Ch Kalita an inhabitant of Murha Teteli, P.O. & P.S. Tezpur, Sonitpur, Assam-784001 in capacity of Principal of Rangapara College, Sonitpur, Assam-784505 do solemnly affirm and stated as under:

1. That the land measuring 105 Bigha, 2 Katha, 1 Lessa (34.85 Acres) under Patta No. 1, Dag Nos.153, 154, 155, 156, 157, 159, 160, 161, 162, 163, 165, 166, 167, 168, 283, 284, 285, 317 and 318 of No. 2 Amaribari Tea Estate, Balipara Mouza under Chariduar Revenue Circle of Sonitpur District, Assam has been recorded in the name of Rangapara College, Amaribari, Sonitpur, Assam.
2. That the land measuring 19 Bigha, 0 Katha, 9 Lessa (6.30 Acres) of the above-mentioned recorded land of the college has been classified as Agricultural Land and 86 Bigha, 1 Katha, 12 Lessa (28.55 Acres) has been classified as Non-Agricultural Land.
3. That all the physical structures of the college including playground, stadium, internal road etc. have been built in the assigned Non-Agricultural Land.
4. That the agricultural land of the college is used for plantation under the Department of Botany of the college and the wetland under agriculture class has been used by the Department of Zoology of the college for the purpose of Biodiversity preservation and fishery.
5. That both agricultural and non-agricultural land of the college is in a same campus and the whole land has been used for the Academic purposes only.
6. That this affidavit shall be used in support of my above declaration and shall also be produced before the authority concern and shall use for all official and practical purpose as and when required.

And I swear and sign this affidavit on this the **12<sup>th</sup> day of September, 2024** at Tezpur.

Identified by me  
Rose Bhawali  
Advocate, Tezpur

Sworn and sign before me by the deponent being identified **R. Bharali**, Advocate, Tezpur.

*Ranjan Kalita*  
(Dr. Ranjan Kalita)  
Principal  
Rangapara College

*12/9/24*  
NOTARY  
Govt of Assam  
Sonitpur, Tezpur  
Regd No- SNT-9  
NOTARY::TEZPUR



অসম চৰকাৰ



GOVERNMENT OF ASSAM

## GOVERNMENT OF ASSAM

Date : **10/05/2024**

Name of the applicant **RANGAPARA COLLEGE,**

S/O, D/O, W/O : **RANGAPARA COLLEGE,**

Certified that the properties indicated below have been searched in this office records from **01/01/1993** to **10/05/2024** and found the following result.

CIRCLE	VILLAGE	PATTA NO.	DAG NO.	AREA
Chariduar	2NANG AMARI BARI BAGICHA	1,1	153,154,155,156,157, 159,160,161,162,163, 165,166,167,168,283, 284,285,317,318	44-02-06,61-01-09

Result : **No Transaction Found**

Reference No. : **RTPS-NEC/2024/8666998**

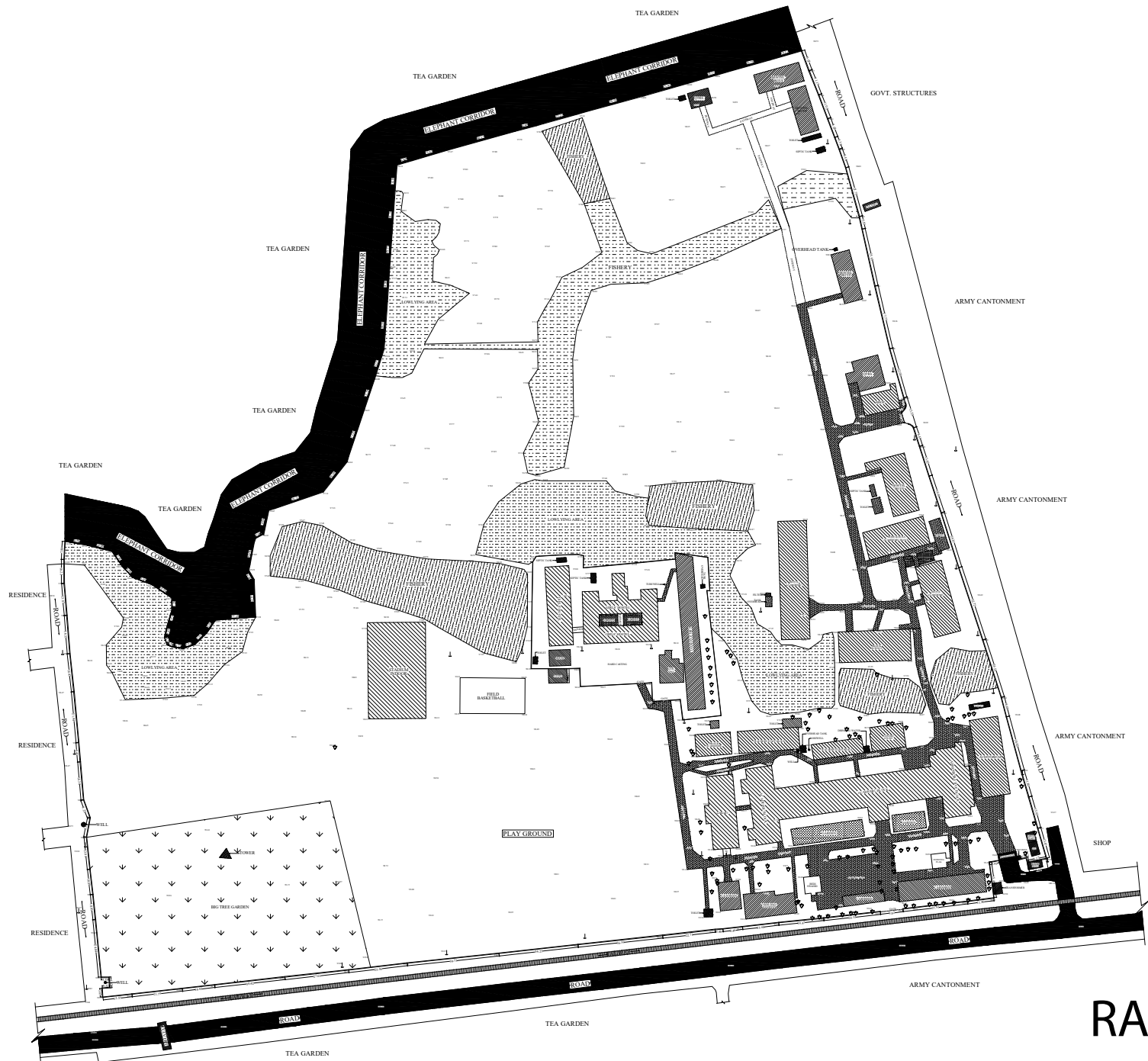
Searched by : **Anju Devi**

RTPS Ref. No. : **RTPS-NEC/2024/8666998**



1

*This is a system generated certificate and hence does not require any physical signature.*



PROJECT	PROPOSED MASTER PLAN OF RANGAPARA COLLEGE		
CLIENT	THE PRINCIPAL / SECRETARY, RANGAPARA COLLEGE		
TITLE	SITE PLAN, RANGAPARA, SONITPUR, ASSAM.		
DRAWN BY -	TANGENT, BELTOLA GUWAHATI-28.		
Dwg. No.	RPC/21/11	Date	22-06-2021
SCALE	SCALE - 1:1		
ALL DIMENSION ARE IN METRE			

LEGEND:-			
BOUNDARY LINE		ROAD	
ELECTRIC POLE		FISHERY	
TREES		LOWLYING AREA	
BLACK TOP ROAD		ELEPHANT CORRIDOR	
PAVERS BLOCK			

LAND AREA	= 109353.3235 SQM.
	= 1176641.7610 SQFT.
	= 81.08 3.0K 11.12L
	= 27.15 ACRE



**RANJAN KALITA** Digitally signed by RANJAN KALITA  
 Date: 2024.05.30 14:12:22 +05'30'