

4.1.2

1690 Amit Kumar, To. Asstt, Sdm office Hiranagar



BZ 543036

THIS GIFT DEED is executed at Hiranagar on this 26th day of October, 2007 by and between :-

CHOWDHARY LAL SINGH S/o Late Sh. Saran Singh R/o Ward No. 02, Kathua (hereinafter called the party of the 1st part i.e DONOR)

IN FAVOUR OF

R. B. EDUCATIONAL TRUST KATHUA Through Chairperson namely MISS KAMIYA ANDOTRA D/o Chowdhary Lal Singh R/o Ward No. 02, Kathua (hereinafter called the party of the 2nd part i.e DONEE), which includes and bound her heirs, successors and connected persons.

WHEREAS the Donor is the absolute and exclusive owner in possession of land measuring 12 Kanals 02 Marlas comprised in Khasra No. 1067 Min, Khewat No. 1/1, situated at Village Chan Rorian, Tehsil Hiranagar, District Kathua, as is evident from the Revenue record i.e Khasra Girdawari, Jamabandi and more specifically in TATIMA SHAJRA, all prepared by Patwari Halqa attested by Naib Tehsildar and countersigned by Tehsildar Settlement Hiranagar.

WHEREAS the abovesaid total land measuring 12 Kanal 2 Marla is out of the Municipal Limit Hiranagar.

WHEREAS the donor is desirous of gifting the said property to the donee to carry out the noble work of running a trust to help the poor, deserving and meritorious students by providing them the scholarships, loans, books and other needs, out of his free will, consent and without any outside pressure, coercion undue influence misrepresentation or fraud and in full possession of his senses

Photo Copy Attested
Notary Jammu [J&K]
17-11-2024

S.No. 396
Title
Gift deed dt. 26-10-2007 attached with Register n. at Page no. 131
Ch. Lal Singh vs R.B Educational Trust Kathua, in the
Register Hiranagar.

Kamiya
Singh
Andotra

Sumat



and without any monetary consideration of the land mentioned above valuing Rs. 5000/- and the possession of the land has been handed over to the donee by the donor alongwith all external, internal, legal and easementary rights of the land and the donee has accepted the gift and has taken over the possession of the gifted land on spot.

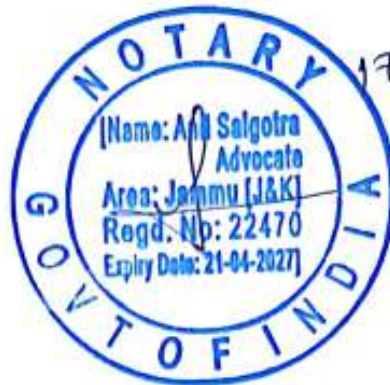
NOW THIS DEED OF GIFT WITNESSETH AS UNDER :-

1. That the Donor has gifted the aforesaid land to the Donee out of love and affection without any duress; coercion or consideration, fraud, undue influence etc.
2. That the Donor, with the execution of this deed transferred all his rights over the land stated supra and the donee has become the owner in possession of the same entitled to all the ownerships rights including easementary rights whatsoever being enjoyed by the donor prior to the execution of Gift Deed.
3. That the donee has accepted the gift of the land and has taken over the possession of the abovesaid land on spot with the execution of this deed, the Donee has become the absolute owner of the said land and the Donee has every right to use, sell or mortgage the said land in any manner.
4. That the donee shall hereafter peacefully and quietly hold, possess and enjoy the said land without any claim or demand whatsoever from the donor or any person claiming through or under him.

Photo Copy Attested

Notary Jammu [J&K]

17-11-2024



17-11-2024

5. That the land is not hit by Agrarian Reforms Act, 1976 and Land Alienation Act, 1995. The donee being a permanent resident of the J&K State is competent and entitle to take the gift.

IN WITNESSES WHEREOF the executants have put their signature in the presence of the following witnesses :-

WITNESSES

1. *Sunil Singh*
Sunil Singh
S/o Sh. Multan Singh
R/o Rakh Hoshari, Kathua

2. *Asheesh Singh Kotwal*
Asheesh Singh Kotwal
S/o D.K. KOTWAL
R/o Sudan Nagar,
Miran Sahib, Jammu

EXECUTANT

Chowdhary Lal Singh
CHOWDHARY LAL SINGH
(DONOR)

Kamiya Singh Andotra
R. B. EDUCATIONAL TRUST
KATHUA Through Chairperson
namely MISS KAMIYA ANDOTRA
(DONEE)

DRAWN AND DRAFTED BY
Asheesh Singh Kotwal
(ASHEESH SINGH KOTWAL)
Advocate

Sunil Singh
Photo Copy Attested
Anil Salgotra
Notary, Jammu (J&K)
17-11-2024

835-46/mch.
08-02-2021

02-03-2021
05-03-2021

Rakesh Sharma SDM Hiranagar.
fee exempted.
For record.
mohd. Aslam

Ahy



17-11-2024

S. no 396
Page no 131
Stamp duty 3/100
Reg. fee Rs. 5/-
Gift Deed

Office of Sub-Registration
Baramulla

This deed of Gift is presented today at 11:00 AM on Friday 17-11-2024 before me for registration at Sub-Reg. Ch. Lal Singh S/o Late Sreen Singh R/o 12 No. 2 Khatua importance of donor chairman R. B. Educational Trust Khatua through chairman Miss Khatua Singh And who is PIR of the state and acquires Gift. Since Gift is to the trust charitable relating to education, therefore tax to Abandonment is not attacheded under Provision (ii) (b) of sub-section 2 of Section (5) of the Abandonment of Land Act. Donor admits execution and corrected the deed and is identified by Advocate Animesh Singh Khatua. Reg. fee of Rs. 5/- charged vide G.R. No. 555222. Deed admitted to registration and be delivered back to P today only at 11:00 P.M.

Sub-Registration
S/o

Sub-Registration
S/o

Photo Copy Attested
Notary, Jammu (J&K)
17-11-2024

Av 6

GOVERNMENT OF JAMMU & KASHMIR
OFFICE OF THE TEHSILDAR MARHEEN

Non Encumbrance Certificate

As reported by Patwari Halqa Muthi Hardoo and recommended by Naib Tehsildar Chhan Rorian vide No. : NTCR/2025-25/344 dated 16-11-2024 that the land comprising in Khasra Number 1736 measuring 12 Kanal 02 Marla . Moreover Khasra number 1736 was carved out of Khasra number 1067 min of village Chhan Rorian prior to Bandobast (Settlement) as a Chack was included in village Muthi Hardoo as per ROR. The type of soil as per ROR is Nehri. The said land is free from all encumbrances and is in undisputed possession of RB College of Education. Hence the certificate is issued.

No.: 08/M/492

Date: 16/11/2024

Ashiq
Tehsildar
Marheen

Copy of Khassa Girdwari of Village Kramdi Khurd Teh. Machhuan Distt. Kathua

No. of Khassa name of Land	Name of Owner with full description	Name of Cultivator with full description	Area of Land		Kind of Soil	Khass of Rabi Crop	Actual mutation of Cultivator
			K.	M.			
56 1	Shariat Bhusham S/o Krishan Dass Brahmin of Kathua Domes 63.4 Kanal Anil Mangotra Ajay Mangotra Sons. Mst. Chander Kanta equal share 1/4 - Mst. Chander Krammi Mst. Verna Dasi daughters. Ayudhya Devi ind. of DRS Raj. equal share 3/4 as 197-11 Brahmin Sardarya S/o Dargah Tel. Samba. S/o Marda Tel. Basoli 64.7 Kanal	Anil Mangotra Ajay Mangotra equal share Co-shares / Vendors. R. B. Education Trust Kramdi Khurd Hira Nagar through Mst. Kanta Andotra S/o Ch. Lal Singh S/o ward 2 Trusti Vendor.	5	4	Un-irrigated Kool.	Un-irrigated -gated Kool 5	



57 2	- do -	Mst. Ayudhya Devi Co-shares owner Vendor. Ch. Lal Singh Rajput S/o ward. 2 Kathua. 1st. Vendor as donee R. B. Education Trust Kathua through Mst. Krammi Andotra S/o Ch. Lal Singh S/o ward 2 Kathua donee. As mortgage to JK Bank Branch Kathua amounting to Rs. 655.04 Lacs Rupees.	31	18	Old fallow	Old fallow. 32	
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Note:- As per your order
Letter received from JK Bank
No. JK/KB/KTH/434/2023/1230
dated 25-01-23 land measuring
79-1 Kanal / enhance loan
from R. B. Education Trust
through Mst. Krammi Andotra
S/o Ch. Lal Singh Rajput S/o
ward. 2 Kathua mortgage to
Bank. Now has been cleared
dated. 26-01-23. sd. in English

Translation
from Urdu to
English
attested

NOTARY
Prem Singh Andotra
Advocate
IN & Throughout
District Court, Kathua

Note:- True Copy as per original record
Submitted that the Copy is prepared & enclosed with
report. dt. 27-01-23
Sd. Stamp
P. H. Mulla

Copy of Jamabandi Four yearly Khariyat 2018 of village Kathua Tehsil Mashaen District Kathua. Rabi 2019.

No. Khast	No. Khata	Name of land with name of owner	Name of owner with full description	Name of cultivator with full description	Kh. No. of land	Area with Kh. No.	Right of land	Mutation No. Khast	Remarks	
2	14/9	- Khast Shushan S/o Katham Dass Brahmin 10 Kathua Damer 63-4 Khaml Anil Mangotra Ajay Mangotra Sant. Mat. Chander Kanta equal share 1/4 - Mat. Chander Karamni - Veema Dewi daughter Ajayya Devi wd. of Des Raj equal share 3/4 of 127-11 Khaml Brahmin Sushalya S/o Jagad Tel Sampa Vinod Kumar S/o Tara Chand Brahmin Daga S/o Masha Tel Anshu 64-7 Khaml.	Mat. Ajayya Dev. G. Shara 2 Owner/Vendor Ch. Lal Singh S/o Saram Singh Rajput S/o M. M. 2 Kathua 1st. Vendor as Damer. R. B. Education Trust Kathua through Karamni Andotra Ch. Lal Singh owned 2 Kathua Damer. 3/4 of 127-11 Khaml. Brahmin Sushalya S/o Jagad Tel Sampa Vinod Kumar S/o Tara Chand Brahmin Daga S/o Masha Tel Anshu 64-7 Khaml.	57 31-18 old fallow	9 13	Salaband. Gift seed.	Note: - vide letter received from Jk Bank Ltd. Branch Kathua no. JKB/KTH/ASB/12186 dated 24-07-12/AS per order Tehsil no. nil dated 25-7-12 not Khast 2 min 4 min 17 min 18 min 20 min 24 27 2-10 2-5 1-4 9 min 6-7 33 nos. land measuring 10-19 8 79 Khaml enhance loan Rs. 405-04 Lacs Total 655-04 rupees from R.B. Education trust most jagats bank with out possession. (Note) As per your order/letter received from Jk Bank no. JKB/KTH/ASB/2013-1230 dated 25-01-23 land measuring 79-1 Khaml enhance loan from R.B. Education Trust through Mat. Karamni Andotra Ch. Lal Singh Rajput S/o ward 2 Kathua mortgaged to Bank. Now has been cleared dt. 26-01-23 sh. in English.			
		Anil Mangotra Ajay Mangotra equal share Co. Shaver/Vendor. R.B. Education Trust Karamni Khast through Mat. Kanta Andotra S/o Ch. Lal Singh Rajput S/o ward 2 Kathua Trustee Vendor.	56 1 5-4. an. mi. - 1 ghat Kool	16	Sale seed.	Note: - True Copy as per original record. Submitted that the Copy is prepared & enclosed with report dated 27-01-23. Self Signed P. H. M. ...				

Translation from
Urdu to English
attested

18
min
18

Pran Singh
NOTARY
Pran Singh Andotra
Advocate
IN & Throughout
District Court, Kathua

28/01/2023

Note: - True Copy as per original record.
Submitted that the Copy is prepared & enclosed with report dated 27-01-23.
Self Signed
P. H. M. ...



Translation from Urdu to English
attested

18
Min
18

NOTARY 28/01/2023
Prem Singh Andotra
Advocate
In & Throughout
District Court, Kathua

Copy of Jamabandi four yearly Kharif 2019 of village Ratni
Muthi Kando Tehsil Masheen District Kathua 2020

No. Khach	No. Khat	Name of tenant with name of land & other	Name of owner with full description	Name of cultivator with full description	Kh. No. of area of field	Area with kind	Rate by Govt. with kind	Mutation No. & Date	Remarks
336 330	993 1132	- R.B. Education Trust Kathua through Chairman Mst. Kanoria Andotra D/o Ch. Lal Singh Rajput 870 ward 2 Kathua.	Self Cultivation	1736	12-2	rehsi	R.S. 5-52 Mal Swai 4-84 68		

Note: - True Copy as per original.

Sir,

Submitted that the copy is prepared and enclosed with report dated 27/01/2023

Self Stamp

P. H. Muthi Kando



Translation from
 Urdhi English
 attested,

Prem Singh
 NOTARY 28/01/2023
 Prem Singh Andotra
 Advocate
 P.H. & Throughout
 District Court, Kathua

Copy of Khassa Girdhwari of village Muthi Mandol Tehsil Kathua
Distt. Kathua.

No. of Khassa name of Land	Name of owner with full description	Name of cultivator with full description	Area of Land		Kind of Soil	Khass Rabi Crops.	Actual muthi of Cultiv
			K.	M.			
1736	R. B. Education Trust through Chairman Mst. Kasamia Andotra D/o Ch. Lal Singh Rajput of ward 2 Kathua.	Self Cultivation	12	2	Neelri	Vacant 12 =	
Note: - True Copy as per original. Sir, Submitted that the Copy is prepared & enclosed with report dated 27/01/23 Self Stamp. Patron P. H. Muthi Mandol.							
<i>Prem Singh</i> NOTARY Prem Singh Andotra Advocate IN & Throughout District Court, Kathua 28/01/2023							



FORMAT OF CERTIFICATE OF LAND TO BE SUBMITTED BY THE INSTITUTIONS IN JAMMU AND KASHMIR AND LADAKH

CERTIFICATE OF LAND

Certified that RB Educational Trust has proposed RB College of Education at Plot 12 Kanal 2 Marla Khasra number 1736 Khata number 993 measuring 6120.87 square metres situated at village Muthi Hardoo Tehsil Marheen District Kathua . The detail of the land / building owned by the proposed Trust / Institution is as under :-

Plot/khata/Khasra number	Area of Plot	Date of Registration of Land	Registered vide Sr./ Book no.	Registered in office of Sub Registrar and address	Title of land is vested in the name of(as per revenue record)	Mode of possession of land (Sale Deed/Gift Deed/Lease etc.)
1736	12 kanal 02 marla	26.10.2007	Sr. No.396 Page No. 131	Sub Registrar Hiranagar	RB Educational Trust	Gift Deed

It is certified that the above land is free from encumbrances and there is no lien on the above land.

It is certified that the above piece of land is adjacent to each other. All that piece and parcel of land measuring 12 Kanal 2 Marla in Village Muthi Hardoo Khasra number 1736 and bounded as follows :

North : Open Land

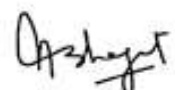
East : Building of D.P.S. School

West: Open Land

South: Open Land

No.: 08/M/490

Dated: 16/11/2024


 TEHSILDAR MARHEEN
 (Seal & Signature)
 TEHSILDAR
 MARHEEN

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GOVERNMENT OF JAMMU & KASHMIR
OFFICE OF THE TEHSILDAR MARHEEN

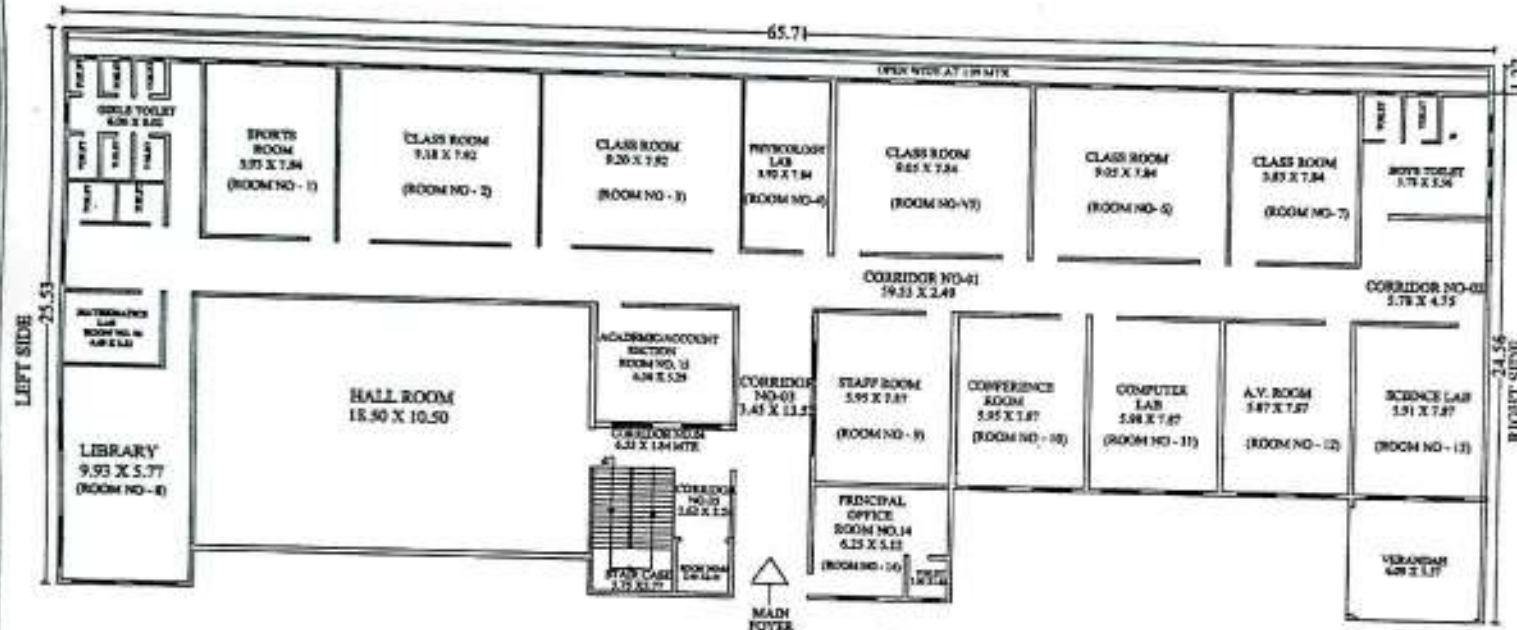
TO WHOM IT MAY CONCERN

As reported by Patwari Halqa Muthi Hardoo and recommended by Naib Tehsildar Chhan Rorian vide No. : NTCR/2025-25/344 dated 16-11-2024 that the land comprising in Khasra Number 1736 measuring 12 Kanal 02 Marla . Moreover Khasra number 1736 was carved out of Khasra number 1067 min of village Chhan Rorian prior to Bandobast (Settlement) as a Chack was included in village Muthi Hardoo as per ROR. The type of soil as per ROR is Nehri. The infrastructure of RB College of Education is raised therein for the educational purpose. Hence the certificate is issued.

No.: 08/M/491

Date: 16/11/2024

Opshant
Tehsildar
TEHSILDAR
Marheen



Existing Ground Floor

LEGENDS :-

(a) ROOM NO. 1 IS SPORTS ROOM	AREA = 46.49 Sqm.
(b) ROOM NO. 2, 3, 5, 6, 7 IS CLASS ROOM S	AREA = 299.46 Sqm.
(c) ROOM NO. 4 IS PHYSIOLOGY LAB	AREA = 30.73 Sqm.
(d) ROOM NO. 8 IS FOR LIBRARY	AREA = 57.29 Sqm.
(e) ROOM NO. 9 IS FOR STAFF ROOM	AREA = 49.18 Sqm.
(f) ROOM NO. 10 IS CONFERENCE HALL	AREA = 46.82 Sqm.
(g) ROOM NO. 11 IS FOR COMPUTER LAB	AREA = 47.06 Sqm.
(h) ROOM NO. 12 A.V. ROOM	AREA = 46.19 Sqm.
(i) ROOM NO. 13 IS FOR SCIENCE LAB	AREA = 49.51 Sqm.
(j) ROOM NO. 14 IS PRINCIPAL OFFICE	AREA = 32.00 Sqm.
(k) ROOM NO. 15 IS ACADEMIC/ ACCOUNTS SECTION	AREA = 33.64 Sqm.
(l) ROOM NO. 16 IS FOR MATHEMATICS LAB	AREA = 14.12 Sqm.
(m) HALL ROOM	AREA = 194.25 Sqm.
(n) GIRLS, BOYS & SINGLE TOILETS TOTAL	AREA = 84.00 Sqm.
(o) TOTAL CORRIDORS AREA 1 TO 5 NO.	AREA = 242.85 Sqm.
(p) TOTAL STAIR CASE COVERED	AREA = 21.63 Sqm.
TOTAL CARPET AREA = 1295.30 Sqm	

BRIEF SPECIFICATION

SUPER STRUCTURE :- First class brick work in 1:5 cement mortar.
SLAB :- R.C.C slab as/str. design.
JOINERY :- First class deodar wood for door & window fitted with necessary shutter.
PLASTER :- Cement Plaster in 1:5 both inside & out side.
FLOORING :- Marble & Terrazo flooring.
ELECTRIFICATION :- Concealed conduit fittings with provision of MCB's wiring with ISI fixtures.

PROJECT :-
 DRAWING SHOWING EXISTING BUILDING OF R.B. COLLEGE OF EDUCATION MANAGED BY R.B. EDUCATIONAL TRUST SITUATED AT (VILLAGE KARANDI KIRTI) RAJNAGRI KATHIUA

COURSE NAME:- R.E.D

DATE/NO. :- 17/06

AREA - CHART

TOTAL PLOT AREA	= 6118.39 SQM.
G.F. COVERED AREA	= 1400.00 SQM.
G.F. CARPET AREA	= 1315.30 SQM.
OPEN AREA	= 4718.39 SQM.

DRG. TYPE :-
 SUBMISSION DRG.
 SCALE = N.T.S



OWNER SIGN :-

CONSULTANTS :-

En. B. N. Chahal
 (B-Tech Civil Engg.)
 Structure Engineer & Surveyor
 Regd. No. MC-42014-1505

DRAWN BY :- DR. DEEPTI KUMAR (ARCHITECT, CIVIL ENGINEER)

NIRMAAN
 ARCHITECT/BUILDING PLANNER
 ESTIMATOR, SURVEYOR & DESIGNER
 (APP. BY M.C.KATHIUA)
 MOB. NO. :- 981807009 / 9797719009



This Panchayat has no objection
regarding the college building in
Panchayat Harda Muthi bearing khasra
No. 1236 in the condition that the
applicant is not liable to violate any
guideline in practice.

Sonam
Pvt Seet
1

C/S

Meeraj Phane
Block Development Officer
CAD Block Bamohi





GOVERNMENT OF JAMMU AND KASHMIR
OFFICE OF THE EXECUTIVE ENGINEER,
PWD(R&B) DIVISION KATHUA
E-mail:- xenpwddivisionkathua@gmail.com



Pen-12
Ans-10

TO WHOM IT MAY CONCERN

No. 4676/G
Date 13-11-2024

As reported by the Assistant Executive Engineer PWD (R&B) Sub Division Barnoti, the building of R.B College of Education, Rajbagh (Kathua) is expected to remain safe for the financial year 2024-25 untill & unless something extra ordinary happens (natural calamity type) and subjected to periodical repairs as & when required.


Executive Engineer
PWD(R&B) Division
Kathua

Copy to the:-

1. Assistant Executive Engineer PWD (R&B) Sub Division Barnoti for information.
2. Divisional Cashier for information. This is as per fee of Rs. 2000/- received vide Gr. No. 036691 dtd. 09.11.2024.
2. Principal R.B College of Education, Rajbagh (Kathua) for information.

**Office of the Director Fire & Emergency Services, J&K
Jammu/Srinagar**

**The Chairperson
R.B College of Education
At Village Krandi, Near DPS Rajbagh
Kathua**

No: DFES-FP/9/2022-04(CC-7079422) *2254*

Dated: *18.11.2024*

Sub: Provisional Fire Safety Certificate.

Ref: Your online application submission dated: 13.11.2024 (FI026-7583292).

The inspection of above said college was got carried out by the inspecting officer of this department. During inspection it was found that the management has installed only First Aid Fire Extinguishers in their college premises at present. Besides this, one underground water storage tank of 15 KL capacity is also available within the college premises. The site is about 20 Km away from Fire and Emergency Station Kathua and is approachable for fire appliances in case of any emergency. Since the college is already functioning, as such, the management can proceed ahead for operation provisionally subject to adopt the following fire safety measures/guidelines in letter and spirit forthwith:-

1. 01 No. of CO₂ Type fire extinguisher of 4.5 Kg capacity should be provided near main electric switch board panel in addition to already existing fire extinguisher.
2. Hose Reel Hoses as per BIS specifications connected with the terrace water tank of 5000 Ltrs. capacity should be provided in the college building. The Hose Reel Hose should be kept at such a place where from every nook and corner of each floor of college are covered easily at the time of any emergency. A Fire Pump of 450 LPM capacity should be installed near terrace water storage tank with dual electric supply for feeding the Hose Reel Hoses.
3. All exits/entrances should be kept open and free from any obstruction for easy and safe evacuation of inmates during any emergency.
4. First Aid Firefighting system installed in the college building should be checked periodically. Staff and management should be fully trained in handling / operating of firefighting system installed in the college building. The management shall intimate this office in writing after each quarter that the firefighting equipment installed in the college are functioning.
5. All class rooms and examination halls having seating capacity for more than 45 students need to be provided with two exits.
6. All electric installations existing in the building should be concealed conduit type.
7. If the basement area existing in the building exceeded 200 m² then sprinkler should be installed strictly as per NBC norms.
8. The corridor of the building shall not be used for any kind of storage.
9. No Hazardous material should be kept inside of the college premises (especially LPG cylinder, Petrol and Diesel etc.). Any deviation found in this regard, this provisional clearance will be treated automatically withdrawn/cancelled.
10. The management of the college shall be wholly and solely responsible for keeping the firefighting system in working condition 24x7 and safe evacuation of its students during any mishap.
11. At present college is double storey with basement. As such no addition / alteration should be made by the management in the existing structure without prior information from this department. Any deviation found in this regard, this provisional clearance will be treated automatically withdrawn/ cancelled.
12. The department can make a surprise visit to your college at any time. During the visit, if the firefighting system (i.e. existing as well as proposed) found defunct and deviation, this provisional clearance issued shall be treated automatically withdrawn/cancelled.
13. This provisional clearance shall be subject to outcome of any dispute/investigation/ enquiry/trial if any, pending before any Court of Law/investigation agency. This provisional clearance shall not confirm any title upon the person/company in whose favour it is issued. Further, the status with regard to land shall be the responsibility of the concerned registering authority.
14. The instant clearance is strictly for adoption of fire safety measures/guidelines of the occupancy only and not for authentication of any other claim.
15. The Provisional Fire Safety Certificate is issued in respect of the college with validity of one year for adoption of all Fire Safety Measures/ Guidelines mentioned above. The Final Fire Safety Certificate will be issued subject to fulfillment of all the Fire Safety Measures/ Guidelines in letter and spirit. However, before granting permission/ recognition/extension or renewal thereof, the authority concerned shall satisfy himself in terms of conditions laid down in SRO-123 of 2010 and SRO-292 of 2018, issued by Education Department with regard to physical facilities and also ensure the fire safety measures/ guidelines given to the proprietor by this department are fully complied with.


Director *18/11/2024*
Fire & Emergency Services, J&K
At Jammu/Srinagar