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NON JUDICIAL

₹ 345200

₹ 345200

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GOVERNMENT OF KERALA

e-Stamp Serial No. : ES00018185979251192E
Govt. Reference No.(GRN) : KL011979463202122M
Department Reference No : 620T529795801
Payment Date & Time : 28/09/2021, 10:49 AM
Value of e-Stamp : Rs 3,45,200/- (Rupees Three Lakh Forty Five Thousand Two Hundred Only)
Name of Stamp Purchaser : Farook B Ed College
Mini Road Parappur,Kerala,Malappuram



Please write or type below this line.

1

Settlement Deed

(Presentant / Settler)

M.Abdul Kareem,

President **Farook Educational Society**



(Settlee)

T.MOIDEEN KUTTY

Manager, **FAROOK B.ED COLLEGE**



This deed of Settlement is executed on this 28th day of September 2021 between **Farook Educational Society** (Pan:AAAAF2407K) a society Registered under Societies

M.Abdul Kareem

President **Farook Educational Society**

The authenticity of this e-stamp can be verified at "<https://keralaregistration.gov.in/pearlpublic>"

ഈ മുദ്രപത്രം "<https://keralaregistration.gov.in/pearlpublic>" എന്ന വിലാസത്തിൽ പരിശോധിക്കാവുന്നതാണ്.

Document No. 2670 / 1 / 2021

Presented in the office of the Sub Registrar
of Kottakkal. Affixed with
photos and thumb impression of the
presentments and claimants according to
Section 32(A) on the 28th day of
September 2021 at 3:10 PM and
paid a fee of Rs. Eighty six thousand four hundred and thirty

only through e-payment by.

Manjakandan

M. Abdul Karim

28th day of September 2021

USMAN AVULAN
SUB REGISTRAR

EXECUTION ADMITTED BY

Manjakandan

M. Abdul Karim

S/o Muhammed Kutty Haji pensioner
cherukunnu

President Farook Educational Society
For Farook Educational Society

Identified by

1. Moideem Kodakkattil s/o. Mohamed Manager
Farook Educational Society, Parappur

2. Nambimadethil Ishagun s/o Kunhi Mohammed
Farmer Edarikkode

28th day of September 2021

USMAN AVULAN
SUB REGISTRAR

Registered as Document No. 2670 / 1 / 2021
of Book 1 Volume 339 On
pages from 91 to 101 contains
8 sheets on the 28th day of
September 2021 Sub Registrar

28th day of September



USMAN AVULAN
SUB REGISTRAR

Registration Act 1860 (Reg No.404/1989 registered before District Registrar Malappuram) having its office at Parappur P.O, Pin:676503, Parappur Village, Tirurangadi Taluk, Malappuram District (hereinafter called as the settler) herein by represented through its present President Mr.**M.Abdul Kareem**,S/o.Muhammed Kutty Haji, aged 75 years, Pensioner, Manjak andan (Aadhar No. 863016031342) Puthur Amsom Desom,Cherukunnu Othukkungal (po), Pin 676528 othukkungal Village, Tirurangadi Taluk, Malappuram District herein after called the **Settler** of the ONE PART

FAROOK B.Ed COLLEGE, a B.Ed College affiliated with University of Calicut situated at Mini Road, Parappur P. O, Parappur Amsom Desom Tirurangadi Taluk, Malappuram District (hereinafter called as the SETTLEE) hereby represented through its manager Mr. **T.MOIDEEN KUTTY**,S/o Kunhahamed (Aadhar No.5989 51 14 6269),aged 63 years, Pensioner, Parappur P.O. parappur Amsom and Desom ,Kottakkal 676503, Parappur Village, Tirurangadi Taluk, Malappuram District (hereinafter referred to as the **Settlee**) of the OTHER PART

Whereas, the **Settler** herein, is the sole and absolute owner of the landed properties having an extent of 51.59 Ares under Sy No.296/4-3 and 296/4-4 situated in Parappur village mere fully mentioned and described in the schedule hereunder, having acquired the property by registered sale deed No.2676 of 1995 of Book I Volume 681 pages 295 to 300 at Sub Registry Office Kottakkal and has paid land tax in respect of the properties up to date as per Thandapper No.5961 and the Donor got full power, freedom and right to alienate the same.

Whereas the **settler** as per the resolution No 2/2020 of Farook Educational Society committee meeting held on 23/12/2020 it has decided to transfer the above property in favour of Farook B.Ed College ,the **settlee** with all ownership and possession for

M.Abdul Kareem
President **Farook Educational Society**

Document No. 2670 / 21 Book I
Document No. 8 Sheet 2 Sheet



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conducting B Ed College in the schedule premise. It is further resolved by the committee for executing, signing and registering **settlement deed** in favour of Farook B.Ed College, The committee of **SETTLER** authorized its present president Mr. M. Abdul Kareem.

Whereas the **SETTLER** here by **settle** the below schedule property here in after referred as schedule property in favour of the **SETTLEE** for the sole purpose of conducting B.Ed College without receiving any consideration and only for educational purposes. As Farook Education Society is highly interested to conduct B Ed program, the land mentioned below is allotted to the Farook B Ed college.

Now the deed witness as follows:-

Whereas the **SETTLER** desires to grand the said land and premises more fully described in the schedule written hereunder and herein after referred as schedule property to the **Settlee** as settlement in without **any consideration** and **SETTLER** is desirous of disposing of the said property in the manner hereinafter appearing.

NOW THIS DEED WITNESSES AS FOLLOWS

1. **SETTLER**, without any monitory consideration and in consideration only for the purpose to run the **FAROOK B.Ed COLLEGE** the **Settler** bears to the **Settlee** hereby does grant and transfer by way of **Settlement** the schedule property together with all the things permanently attached there to or standing thereon and all the liberties, privileges, easements and advantages appurtenant thereto and all the estates, rights, title, interest, use, inheritance, possession, benefits, claims and demand whatsoever the **Settler** TO HAVE AND TO HOLD the same unto the use of the **Settlee** absolutely but subject to the payment of all taxes, rates, assessments, dues and duties now and here after chargeable thereon to the Government or local authorities.

2.The **Settlee** accepts the said transfer and has this day received the physical possession of the said property

M.Abdul Kareem
President **Farook Educational Society**

3. That the **Settler** now has in himself, absolute right, full power, and absolute authority to grant the said schedules property hereby granted as settlement in the manner aforesaid.

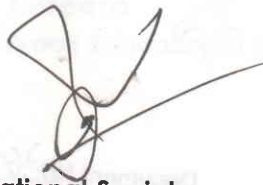
4. The **Settlee** may at all time herein after peacefully and quietly enter upon, take possession of the schedules property and enjoy the said schedules property as he deem fit. Without any interruption, claim or demand whatsoever from or by the **Settler** or his heirs, executors, administrators and assigns or any person or persons lawfully claiming or to claim by from under or in trust for the **Settler**.

5. And further that the **Settler** and all persons having or lawfully claiming any estate or interest whatsoever to the said schedule property and premises or any part, thereof from under or in trust for the **Settler** or his heirs, executors, administrators and assigns or any of them shall and will from time to time and at all times hereafter at the request and cost of the **Settlee** do and execute or cause to be done and executed all such further and other acts, deeds, things, conveyances and assurances in law whatsoever for better and more perfectly assuring the said schedules property and every part thereof unto and to the use of the **Settlee** in the manner aforesaid as by the **Settlee** his heirs, executors, administrators and assigns or in law shall be reasonably required.

6. The **Settlee** shall be entitled to have the name transferred in all the public records, in the records and registered of Land Revenue, village office, Corporation / Panchayat / Municipality and all the other local authorities concerned in respect of the scheduled mentioned property and to obtain confirmation in the name of the **settlee**.

M. Abdul Kareem

President **Farook Educational Society**



1. The first part of the report is a general statement of the purpose of the study and the scope of the work. It is followed by a brief review of the literature on the subject. The second part of the report is a description of the methods used in the study. This includes a description of the subjects, the materials, and the procedures. The third part of the report is a presentation of the results of the study. This includes a description of the data and a discussion of the findings. The fourth part of the report is a conclusion and a list of references.

Document No. 2670/2021 Book 1
8 Sheet 4 Sheet



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7.The **Settler** do not own or possess any landed property over and above the limit prescribed by the Kerala Land Reforms Act & Land Ceiling Act, that the landed property hereby conveyed was never treated as excess land under the said Act, that the schedule property is no included in vested forest, forest land , ecologically and environmentally fragile land,, Govt. land and lands of schedules case and scheduled tribe persons and that there is no manner of court proceedings or court attachment involved in the schedule property.

8. It is also declared that no person with any of the disabilities mentioned under the National Trust Act has any legal right over the property being transacted and by this transaction the rights of such individuals are not being deprived nor infringed upon.

The fair value of the property in Sy No296/4, Village parappur 72000 per Are The property **hereby transferring to the settlee by this settlement deed** is having a Total market value of 4315000 /-(Rupees Fourty Three Lakh fifteen Thousand only). (Land Rs-3715000/-Building Rs-600000/-) The deed of **Settlement** is drawn on stamp paper worth Rs-**345200** /-

According to the valuation certificate issued by the authorized Engineer Fazlur Rehman, Cheruthodi House, Chemmankadavu, Kodur PO, Licence A Register No. **E-2050/08/17888/KKD/391/2020/EA** the value of the Schedule building is estimated at Rs-600000/-


M.Abdul Kareem
President **Farook Educational Society**

SCHEDULE

1.	Serial Number	1
2.	District	Malappuram
3.	Sub District	Kottakkal
4.	Taluk	Tirurangadi
5.	Village	Parappur
6.	Desom	Parappur
7.	Panchayath	Parappur
8.	Block Number	Nil
9.	Re.Survey Number	Nil
10.	Re.Survey Sub Division Number	Nil
11.	Old Survey Number and Sub No.	296/4-3 296/4-4
12.	Extent	16.49 Are, 35.10 Are (Total Areas 51.59 Ares)
13.	Thandapper Number of Vendor	5961
14.	Thandapper Number of Purchaser	Nil
15.	Tenure DESCRIPTION	WET

An area of 51.59 Ares of land at Parappur Village Tirurangadi Taluk, Malappuram District which was obtained by the Settler by virtue of Deed No.2676/1995 of Sub Registry Office, Kottakkal with Building No 14/52A

M.Abdul Kareem
President **Farook Educational Society**

SCHEDULE

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Document No. 2670/2021 Book I
8 Sheet 6 Sheet

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BOUNDARIES:

- East : Property of Alangadan Kunhahammed Haji and Property of Farook Society
- North : Property of Pttalathil Ravi, Pulikkalakath Imbichi and Property of Farook Society
- West : Property of Thengakoottugal Kunhalan, Hydress, Kunhimoideen kutty and Property of Farook Society
- South : Property of Farook Society

IN WITNESS WHEREOF the parties hereto have affixed their signature to this DEED on the day and year first above written.

Witnesses:

1. Moideen Kolakkattil
Son of Muhammed
Parappur PO, 676503
Kottakkal

M.Abdul Kareem
President **Farook Educational Society**

2..Tharayil Abdul Jaleel
S/o.Ali, Pariyamanna,
Pazamalloor Post

Prepared, Typed & Manuscript portion written by: **Mujeeb Rahman T**
LNO MDA 282 MSA 982 S/o.Ali, Tharayil House, Ummathoor Pazamalloor Post,
676506 Note of corrections : Nil

M.Abdul Kareem
President **Farook Educational Society**

Document No. 2670/2021 Book I
8 Sheet 7



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Form 1B

(See Rule 3 (1A))

I. Landed Property						
1	Classification in use		Educational Institution			
2	Description of improvements in the property		NIL			
3	Value of Transferred from each Sy. No. in the opinion of executant					
	No	Sy. No	Sub Div. No.	Extent	Value	
	1	296	4-3	16.49 Acre	1187500	
	2	296	4-4	35.10 Acre	2527500	
						Total
						3715000
4.	Value / Fair Value of the land transferred					
	3715000/-					
II. Building						
1	Door No.		14/52A			
2	Building Tax, Receipt No., Date and name of Local Body					
	1200, Darapur Pakhal, RAN-120060500027 dtd 22-03-21					
3	Year of construction		2009			
4	Built up Area		4000 Sqft			
Floor Type				RCC Roof		
Floor	Thatched roof	Tinned roof	A.C.C roof	Tiled roof	R.C.C roof	Value (Less Depreciation)
1	2	3	4	5	6	7
Ground Floor					YES	600000/-
5	Area of separate outhouse, car shed, cattle shed, bath room etc. if any, and type of construction					YES
6	Compound wall, if any					YES
7	Well, if any, or Water connection, if any or both.					WELL
Electrical Installation						
8	(a) No. of points					150
	(b) No. of fans					25
	(c) No. of Motor pump sets					2
9	The executant's estimate of the value of the Building					600000
10	The executant's estimate of the value of the Land and Building					4315000
11	The amount of consideration set forth in the instrument					4315000

Place: Darapur
Date: 28-9-2021

M. Abdul Kareem
President- Farook Educational Society

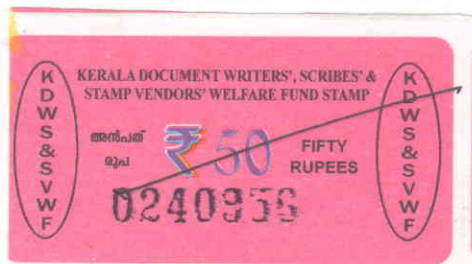
Typed and written by, / License No.

Mojeeb Rehman

Corrections: NIL

LABMSA 982

M. Abdul Kareem
President- Farook Educational Society



Settlement

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Document No. 2670/2021 Book I
 8 Sheet 8 Sheet

