



# Annexure 3

Certified copy of Gift deed dt. 14-3-2018 attached register (A). P.No. 156, S.No. 156. Titled Surjeet Singh o/c Surja education trust, in the Sub-Registration Kathua.

**GIFT DEED**  
(DONATION FOR EDUCATIONAL PURPOSE)

*Sd/-*  
Sub Registrar  
Kathua

THIS DEED OF GIFT (DONATION FOR EDUCATIONAL PURPOSE) has been executed on 07th day of March 2018 at Kathua by **Sh Surjeet Singh S/o Late Sh Vidhya Sagar Singh R/o Ward No.10, Kathua**, hereinafter called as **DONOR**, the party on the first part, which expression, unless repugnant to the context, shall mean and include his heirs, assigns, executors, successors-in-interest etc.

*Sd/-*  
Sub Registrar  
Kathua

*Sd/-*  
Sub Registrar  
Kathua

WHEREAS the DONOR is the exclusive owner in possession of a building and plot of underneath and adjoining measuring **10 Kanal** comprising of **Khasra No.835/777, Khatta No.553/267, Khewat No.75** situated at Village **Logate** Tehsil Kathua (outside the limits of Municipal Council Kathua, hereinafter referred to as "**property**") as is more precisely described in the Tatima Shajira prepared by Patwari Circle and duly Counter-signed/attested by the Naib-Tehsildar Circle. The title of the DONOR is further supported by revenue entries, Copy of Jamabandi 1964 Rabi-1964 Kharief and Copy of Khasra Girdawari Kharief 2017 prepared by Patwari Circle and counter-signed by Tehsildar Kathua, attached herewith.

AND WHEREAS the DONOR is interested in the welfare of DONEE-Educational Trust and wish to donate the above mentioned property for the charitable functions having reach to the general masses irrespective of class, caste or creed and ultimately after understanding the objectives of one such Trust functioning in the State of J&K with the name **SURYA EDUCATIONAL**

Certified to be True Copy  
*Sd/-*  
Special Mobile Magistrate  
(under 13th Finance Commission)  
Kathua  
Authorised U/S 76 of the  
Evidence Act



S. No. 158 Page No. 158 Reg. Fee 5/- Stamp Duty 3,04390/-

Before the Sub-Registrar - Kathua.

Present: Preet Simran K. Grover.

This 'Gift Deed' has been presented before me by Donor in favour and presence of Donee, mentioned in the said deed, today the 14th day of March 2018 at 11:05 am in my office for registration.

Parties admit the content, correctness and execution thereof. Parties have been identified by Mr. Kirly Bhanu-shan Advocate - Kathua.

As per P.R.C. donee is a state subject. As such document is admitted to registration. Registration fee of Rs 5/- is received vide G.R.-20/09/10/45 dated 14-3-2018. Stamp duty of worth Rs 3,04390/- is annexed herewith. Major to take charge of amount of Rs. The document be returned to party after its due completion of. Sd=

Sub-Registrar.

Donor  
Sd= English  
T, I

Donee  
Sd= English  
T, I

Identified  
Sd= English

Registered has on in Book No. Cell  
in Page No. 158 Registration Fee  
Rs. 5/- deposited under 09/10/45  
Dated 14-3-2018

Sd=  
Munsiff  
Sub Registrar  
Kathua

Certified to be True Copy

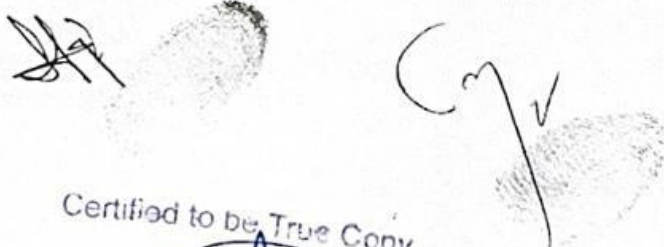
Sub-Registrar  
Special Mobile Magistrate  
(under 13th Finance Commission)  
Kathua

Authorised U/S 76 of the  
Evidence Act



**TRUST** (hereinafter referred to as '*the Trust*') through its Chairman **Sh Pankaj Dogra** S/o Dr Joginder Nath R/o Ward No.2, Kathua, has decided to donate his aforesaid *property* in favour of the aforesaid Trust by way of a gift (donation) without any consideration of either kind or cash for *charitable & educational* purpose.

THE DONORS wish to make gift/donation of their aforementioned pieces of land measuring 10 Kanal along with all constructions existing in spot as mentioned in details in the map-plan attached, in favour of the Educational Trust namely, **SURYA EDUCATIONAL TRUST** through its Chairman **Sh Pankaj Dogra** S/o Dr Joginder Nath R/o Ward No.2, Kathua (hereinafter called as **DONEE**) voluntarily out of his sweet-wishes, desire and free will as aforesaid. The DONOR as such gift away all his rights, occupancy, ownership as well as possessory and easementary one over the above said property to DONEE. The DONOR has handed over the possession of the said *property* to the DONEE on spot strictly according to the Tatima Shajira annexed herewith. The DONEE through its Chairman has also accepted the gift/donation, who has been specifically authorized to represent the Trust vide Resolution dated 04-03-2018 (attached herewith) and as such the Trust has accepted the Gift/donation of the aforesaid properties in terms of Clause 5 (i) of the Instrument of Reconstitution of Trust dated 02-04-2011 registered with Sub-Registrar Kathua on the same day and thus has become the exclusive owner of the same having absolute marketable interest in the same. The DONEE-Trust may use the property in any manner it likes and the DONOR or his other respective heirs have been left with no interest whatsoever in the same. The DONEE is represented through a permanent resident of the State and possesses Permanent Resident Certificate, photocopy of which is also attached. The

  
Certified to be True Copy  
Sub Judge  
Special Mobile Magistrate  
(under 13th Finance Commission)  
Kathua  
Authorised U/S 76 of the  
Evidence Act

Copy No. 776

Date of filing 20-2-23

Date of Charges 21-2-23

Date of Preparation 21-2-23

Date of Issue 21-2-23

Name of applicant Adv. Souman Gupta

Copying fee 1000/-

No. register of Stamp Vender

JKET2100B2329 N176

Purpose For Record

Name of Copyist Anupam Singh

Drawn by Sh. J. C.

Compared by Sh. J. C.



market value of the said entire land is ₹.33,30,000/- (Rupees Thirty-Three Lakhs Thirty Thousands only) and the market value of the constructions is ₹. 27,57,662/- (Rupees Twenty-Seven Lakhs Fifty-Seven Thousands Six Hundred and Sixty-Two only) and thus the total value of the property under gift comes to ₹.60,87,662/- (Rupees Sixty Lakhs Eighty-Seven Thousands Six Hundred and Sixty-Two only) and the stamp-duty is also affixed on such value. IN TOKEN OF ACCEPTANCE of the terms mentioned above the DONOR has signed this DEED of GIFT (Donation for Educational Purpose) on the day and date mentioned above while in full senses and without any pressure from outside, in the presence of two witnesses.

#### WITNESSES

1. Sh Lakhbir Singh  
S/o Sh Bhajan Singh  
R/o Badala Tehsil Kathua
2. Sh Varinder Kumar  
S/o Late Sh Gopal Dass  
R/o Khokhyal Tehsil Kathua.

#### DONOR

Sh Surjeet Singh  
S/o Late Sh Vidhya Sagar Singh  
R/o Ward No.10, Kathua

#### DONEE

I accept the gift on behalf of the Trust

#### SURYA EDUCATIONAL TRUST

Through Chairman:

Sh Pankaj Dogra S/o Dr Joginder Nath  
R/o Ward No. 2, Kathua

The document has been drafted at the instance of the parties, who have put their sign in my presence after understanding its contents.

Drafted by: - Balwinder Singh (Advocate), KATHUA  
At S. No.550 Reg.No.02 Dated 07-03-2018.

Certified to be True Copy  
Special Mobile Magistrate  
(under 13th Finance Commission)  
Kathua  
Authorised U/S 76 of the  
Evidence Act

# Annexure 4

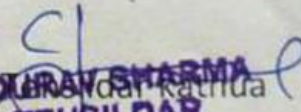
## GOVERNMENT OF JAMMU & KASHMIR OFFICE OF THE TEHSILDHAR KATHUA

### Non Encumbrance certificate

As reported by Patwari halqa logate and recommended by Naib Tehsildar circle 3&4 Kathua Vide no 154/MN /6 dated 25/08/2020 that the land comprising in kharsa no:-835/777 measuring 10 kanal 10 marla i.e 4 kanal 10 marla college gair mumkin building & 6 Kanal play ground banjar jadidi situated at village logate ,tehsil & district Kathua and as per ROR stands in the name of surya educational trust the said land is non agricultural land and is free from all encumbances and is in undisputed possession of surya collage of Education .

Hence the certificate is issued.

No: K/02/2022/167/mji  
Dated:- 26-08-2022

C/   
GOURAV SHARMA  
TEHSILDAR  
KATHUA



# Annexure 5



**SURYA COLLEGE OF EDUCATION**

Kathua, Jammu & Kashmir – 184104

Affiliated to University of Jammu

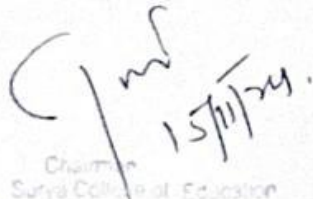
Mob. 9419602982 e-mail: [suryacollegekth@gmail.com](mailto:suryacollegekth@gmail.com)

Reference No. SCOE/2024/172

Date 15/ 11/2024

## CERTIFICATE

It is certified and for the information of concerned that Sale Deed is in English Language & Mutation which was in Urdu is properly translated in English for your kind perusal.

  
Chairman  
Surya College of Education  
Kathua-Jammu

## Copy of Register mutation of village Logate Taraf or Patti No. had basat 88 Tehsil &amp; District Kathua

1	2	3	4	5	6	7	8	9	10	11	12	13	14		
Copy or register mutation or village Logate /atari or Patni No. nad basat do tensil & District Revenue															
Entry of Jamabandi previous year of file Bandobasti its for modified.															
S.No.	No. of Khata previous Jamabandi	Name of owner with full description	Name of Cultivator with full description	No. Name of land /Quality		Case or fee	No. of khata previous Jamabandi	Name of owner with full description	Name of Cultivator with full description	No. Name of land /Quality		Case or fee	Quality- date mutation with	Fee deposit as per rule	Report Patwari/ Girdawar
Entry of Jamabandi of year 1964/1964															
1314 Vide mutation	Khewat Min 75 779 781 860 1310	Ranjit Singh S/o Balwant Singh Rajput R/o Kathua	Ranjit Singh previous Surjeet Singh S/o Vidya Sagar Singh Rajput R/o W. No.10 Kathua Vendee Self Cultivation vendee 10 Kanal of leaser Surya Educational Trust through Neelam Jamwal leasee 10 Marla	Min 835 777	K.M 6.00 4.10 10.10	Banger Jaded Un- irriga- ted College School Ground	Ranjit Singh vide 3 Portion Continue	Surjeet Singh Vendee only Surya Educational Trust through Pankaj Dogra S/o Dr. Joginder Nath Brahmin R/o Ward 2 Kathua Chairman Trust an a suballa	Min 835 777	K.M 6.00 4.10 10.10	Banger Jaded Un- irriga- ted College School Ground	Gift deed Executed in the court of Sub Registrar Kathua written on 7-3-2018 and Executed on 14-3-18 for Consideration amount of Rs.60,87662/-	Sir, Submitted that the detail report entry has been made on Page Sarkar dated 16/3/2018 Sol in English P. K. Logate		
Camp held at Logate Dt. 16/3/2018. During the Camp vide Page Sarkar .Thereby ordered the rights of Owner as per Gift deed Executed in the Court of Sub. Registrar Kathua written on 7/3/2018 & executed on 14/3/2018 land comprising Khastara No. 835 / 777 land measuring 10 Kanal vide khewat 75 Khata 553 situated at village Logate from Surjeet Singh S/o Vidya Sagar Singh Rajput R/o W. No.10 Kathua only in favour of Surya Educational Trust through Chairman Sh. Pankaj Dogra S/o Jaginder Nath R/o W.No. 2, Kathua masuballa for Education has been sanctioned & Compliance. Sd N.Teh															
NOTARY within territorial jurisdiction of Dist. Kathua															





# Annexure 6

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


### CERTIFICATE OF LAND

Certified that SURYA EDUCATIONAL TRUST has proposed SURYA COLLEGE OF EDUCATION at Plot 10 Kanal / Khasra No. 835/777 / Khata No. 553/267 admeasuring 5070.23 sqr.mtr. Situated at Village Logate Tehsil & Distt. Kathua. The details of the land / building owned by the proposed Trust / Institution is as under :-

Plot / Khata/ Khasra No.	Area of Plot	Date of Registration of Land	Registered Vide Sr. / Book No.	Registered in the office of (Sub-Registrar and Address)	Title of land is vested in the name of (as per revenue records)	Mode of Possession of land (Sale Deed/ Gift Deed/ Lease etc)
835/777	10 Kanal	14 March 2018	Book No. [ALF] Page No. 156	Sub Registrar Kathua	Surya Educational Trust	Gift Deed

1. It is certified that the above land is free from encumbrances and there is no lien on the above land.
2. It is certified that all the above pieces of land are adjacent to each other. All that piece and parcel of land measuring 10 Kanal situated in Logate Plot No. \_\_\_\_ Survey No. \_\_\_\_ Khasra No. 835/777, at Logate and Bounded as follows:

North: Open Land  
East: Play Field  
West: Open Land  
South: Road

  
Dr. Vikram Kumar (JKAS)  
Tehsil Kathua

(Signature & Seal)

No. - K/09/2022-23/658  
Dt. 03-02-2023

# Annexure 7



सत्यमेव जयते

INDIA NON JUDICIAL

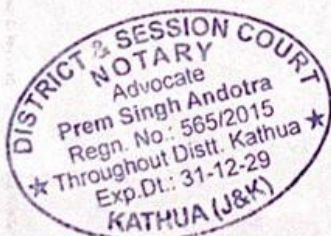
Government of Jammu and Kashmir

e-Stamp

Certificate No. : IN-JK26138788635590W  
Certificate Issued Date : 13-Nov-2024 04:18 PM  
Account Reference : NEWIMPACC (SV)/ jk12527904/ KATHUA/ JK-KT  
Unique Doc. Reference : SUBIN-JKJK1252790440200989159779W  
Purchased by : PANKAJ DOGRA CHAIRMAN OF SURYA EDUCATIONAL TRUST  
Description of Document : Article 4 Affidavit  
Property Description : AFFIDAVIT  
Consideration Price (Rs.) : 0  
(Zero)  
First Party : PANKAJ DOGRA CHAIRMAN OF SURYA EDUCATIONAL TRUST  
Second Party : NCTE OR NFC  
Stamp Duty Paid By : PANKAJ DOGRA CHAIRMAN OF SURYA EDUCATIONAL TRUST  
Stamp Duty Amount(Rs.) : 100  
(One Hundred only)



Please write or type below this line



Affidavit

Attached

C/m

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

14/11/2024





### AFFIDAVIT

1. Pankaj Dogra Son of Sh. Joginder Nath and Smt. Santosh Kumari Chairman of Surya College of Education (Kathua) aged about 55 years, resident of ward no. 2, Kathua, and I am the authorize Signatory of the application made to the Regional Committee of the national Council for teacher Education i.e. i.e. NRC seeking grant of recognition/permission for conducting courses in Teacher Education titled B.Ed with intake/additional intake of 100

2. That Surya College of Education (Kathua) is in possession of land as per the following description:-

2.1 Total Area of land 5070.23 sqr.Mtrs

2.2 Address

Plot No:

Khasra No: 835/777

Village/Town/City:

Logate District: Kathua

Bounded by:-

North: Play Field

South: Road

East: Open land

West: Open land

Registered in the office of :

Sub Registrar (Kathua) on 14-03-2018

3. That the land is in the name of Surya Educational Trust
4. That the land is free from all encumbrances
5. That the land is exclusively meant for running the educational institution and the permission of the competent Authority to this effect has been obtained from office of Tehsildar Kathua vide letter no. K/OQ/2020-21/166/Misc dated: 20-08-2020, no. K/OQ/2022-23/658/Misc dated: 03-02-2023 and a copy thereof is enclosed
6. That the said premises shall not be used for running any educational Activity/institution, other than the teacher education Programme for which recognition is being sought.
7. The Copy of the affidavit shall be displayed on the website of the Institution for general public.
8. I do hereby swear that my declarations under Para's(1) to (6) are true and correct and that it conceals nothing and that no part of this is false. In case the contents of Affidavit are found to be incorrect or false, I shall be liable for action under the relevant provision of the Indian Penal Code

Signature

Name of the Applicant : Pankaj Dogra

Address: Ward no. 02, Kathua

E- Mail address: [Pankaj9419150939@gmail.com](mailto:Pankaj9419150939@gmail.com)

Place: Kathua

Date:

Solemnly Affirmed

Hence Attested

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

74/11/2024



# Annexure 8

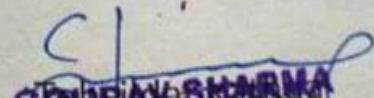
## GOVERNMENT OF JAMMU & KASHMIR OFFICE OF THE TEHSILDHAR KATHUA

### TO WHOM IT MAY CONCERN

As reported by Patwari halqa logate and recommended by Naib Tehsildar circle 3&4 Kathua Vide no 155/MN /6 dated 25/08/2020 that the land comprising in kharsa no:-835/777 measuring 4 kanal 10 marla college gair mumkin building & 6 Kanal play ground banjar jadidi situated at village logate ,tehsil & district Kathua and as per ROR stands in the name of surya educational trust the said land is non agricultural land and the infrastructure of surya collage of Education is raised their in for the educational Purpose .

Hence the certificate is issued.

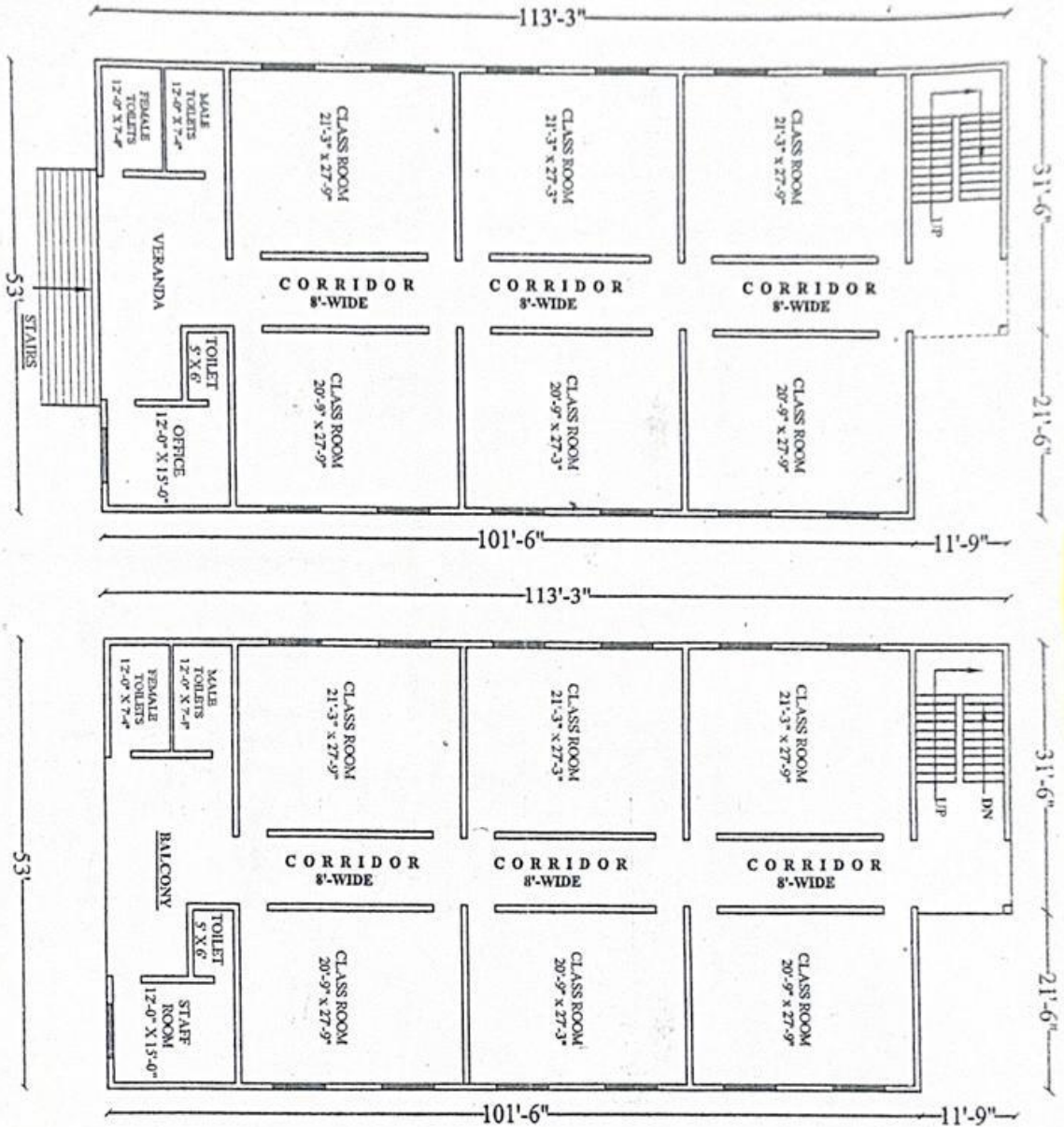
No: K/02/2020-21/166/musc  
Dated:- 20-08-2020

  
GOURAV SHARMA  
TEHSILDAR  
KATHUA



# Annexure 9

## BUILDING PLAN : BLOCK "B"



*Rajinder Singh*  
Rajinder Singh  
Chairman  
Block Dev. Council  
Kathua

### Brief Specifications

- FOUNDATION IN L.S.S. CONCRETE WITH W.P.
- BOULDER
- 1/2" THICK D.P.C. IN 1:4 M.C.
- FIRST CLASS BRICK MASONRY IN B.P.S.
- STRUCTURE IN 1:6 CEMENT SAND MORTAR
- FIRST CLASS DEODAR WOOD USED FOR ALL DOORS, WINDOWS, FRAMES AND SHUTTERS
- CONCRETE CORCELED WIRING AS PER SERVICES DETAIL
- ALL BEAMS, LINTELS AND COLUMNS ARE IN R.C.C. AS PER STRUCTURAL DETAIL
- 1/2" THICK PLASTER ON BOTH INSIDE AND OUTSIDE WALLS IN 1:3 M.C.
- 5" THICK R.C.C. SLAB AS PER STRUCTURAL DETAIL IN 1:2:4 M.C.
- 1/2" THICK MARBLE MOSAIC FLOORING
- TWO COATS OF PAINTING AND WHITE WASHING TO BE APPLIED ON BOTH INSIDE AND OUTSIDE

### PROJECT:-

DRAWING SHOWING THE EXISTING (G+1) PLAN FOR BUILDING BELONGS TO (SURYA EDUCATIONAL TRUST) FOR SURYA COLLEGE OF EDUCATION SITUATED AT LOGATE MOUTH COMPRISING KH. NO. 835/777 OUTSIDE M.C. LIMITS TTH. & DISTT. KATHUA

### AREA CHART

TOTAL PLOT AREA = 18 KANALS  
OR SAY (6079.23 SQ. MTR.)

### AREA OF BLOCK "B"

G.F. COVERED AREA = 5750.00 SFT.  
F.F. COVERED AREA = 5750.00 SFT.

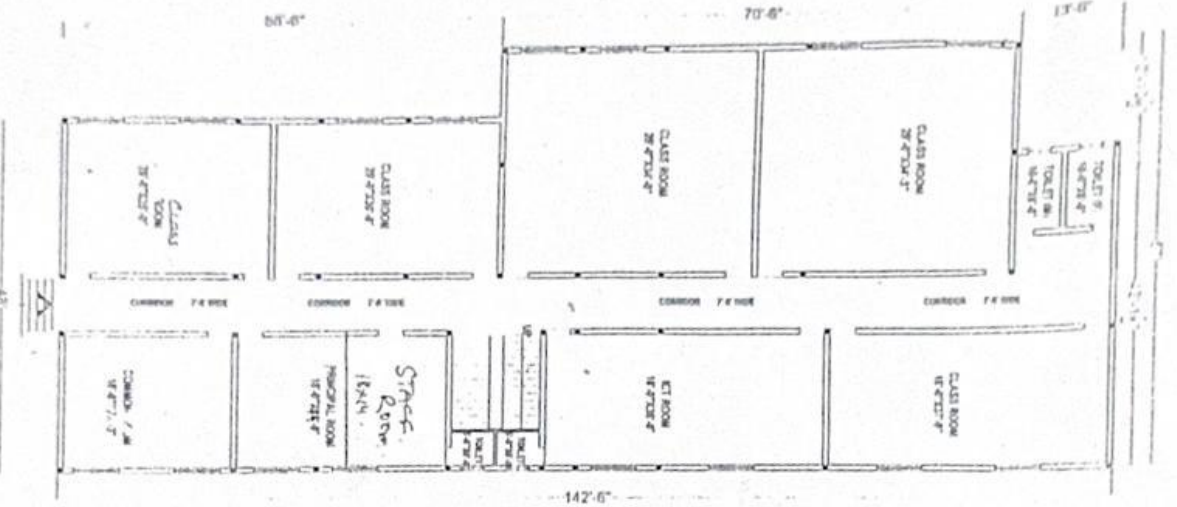
G.F. → 534.192 Sq.Mts  
F.F. → 534.192 Sq.Mts  
Covered Area

### OWNER SIGN :-

*Er. Bunty Kohall*  
Er. Bunty Kohall  
(B-Tech Civil Engg.)  
Structure Engineer & Surveyor  
Regd. No. MC/K2014/1806

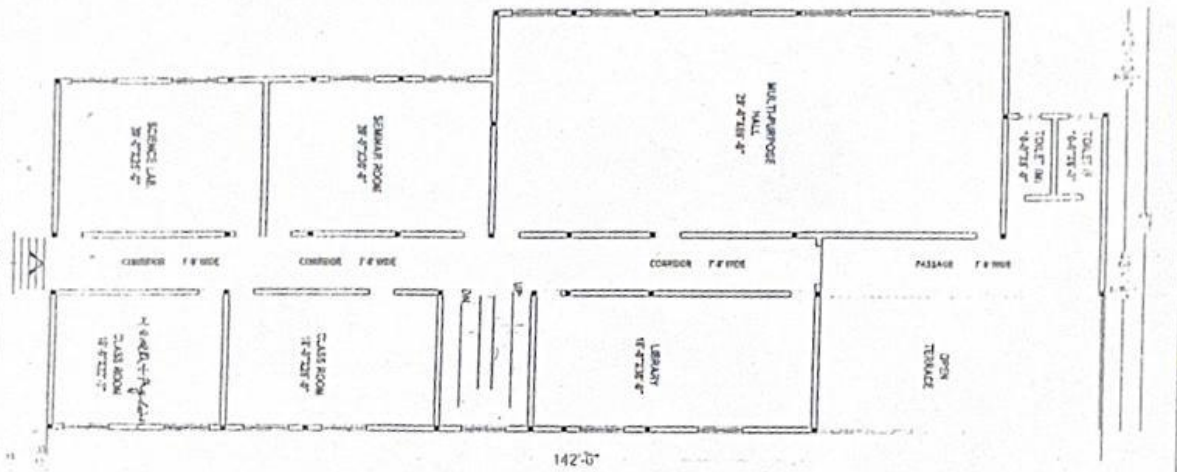
# BUILDING PLAN :- BLOCK A

(24)



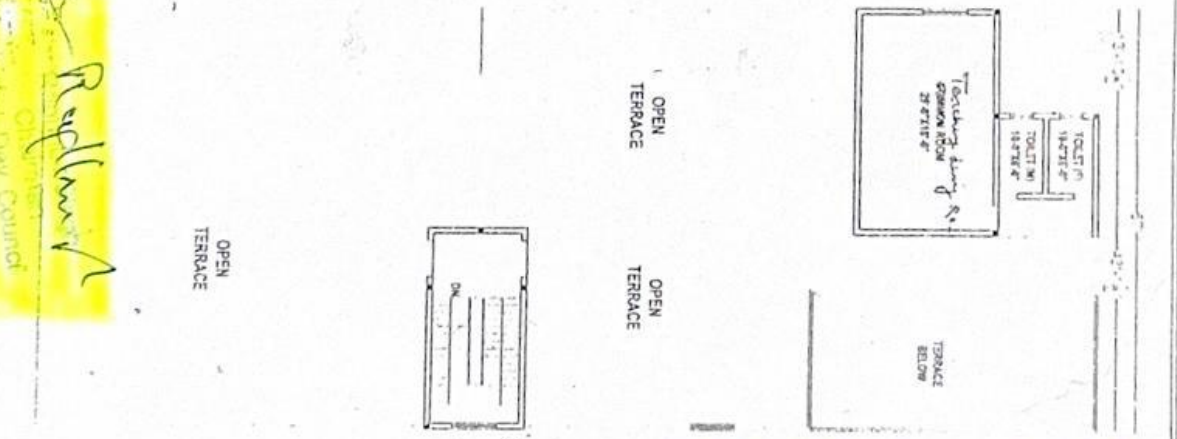
GROUND FLOOR PLAN

(Covered Area : 589.11 Sq.mt.)



FIRST FLOOR PLAN

(Covered Area : 621.95 Sq.mt.)



SECOND FLOOR PLAN

(Covered Area : 110.32 Sq.mt.)

*Redman*

Block, Day Council  
Kathua

Project  
Existing Building of  
"Surya Educational Trust" for  
Surya College of Education  
at Village Logate Morh  
Teh & Dist. Kathua, J&K (UT),  
Survey / Khastia No - 835/777  
Khastia No - 553  
Khewat No - 75

Dwg. No. -  
FLOOR PLANS

Dated -  
AUG - 2019

Drawn By -  
MANJIT

Scale -  
SURYA COLLEGE

*Er. Bunt Kohall*  
Er. Bunt Kohall  
(B-Tech Civil Engg.)  
Structure Engineer & Surveyor  
Regd. No. MC-N/2014/1806



## (2.6)



# Annexure 11



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



No - 3964-66/4  
DT- 10-10-2024

## TO WHOM IT MAY CONCERN

As reported by the Assistant Executive Engineer PWD (R&B) Sub Division Kathua, the building of Surya Educational Trust, Kathua for running Educational Institute 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 Kathua. This is as per his report submitted vide letter No.SDK/2024-25/787 dated 10.10.2024.
2. Divisional Cashier for information. This is as per fee of Rs. 2000/- received vide Gr. No. 036613 dtd. 05.10.2024.
3. Chairman Surya Educational Trust, Kathua for information.



Office of the Joint Director Fire & Emergency Services  
Jammu Range, Jammu

The Chairman  
Surya College of Education  
Logate Morh, Kathua

No: JDJF&ES/FP/372/

Dated: 28.08.2020

Sub: Fire Safety Certificate.

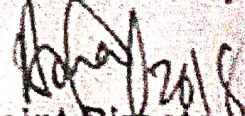
Ref: Your Letter dated: 19.08.2020

Sir,

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 04 Nos. of First Aid Fire Extinguishers in their building premises. Besides, one underground water storage tank of 10 KL capacity is available in the college premises. The site is about 08 Km away from Fire & 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 subject to strictly adopt the following fire safety measures in letter and spirit forthwith:-

1. All exits/entrances should be kept open and free from any obstruction for easy and safe evacuation of inmates during any emergency.
2. 01 No. Clean Agent Type Fire Extinguisher of 02 Kg capacity should be provided in computer lab in addition to already existing fire extinguishers.
3. First Aid Fire fighting system installed in building should be checked periodically. Staff and students should be fully trained in handling/operating of fire fighting system installed in the building. The management shall intimate the office of Assistant Director, Fire & Emergency Services Command Samba - Kathua after each quarter that the fire fighting equipments installed in the building are functioning.
4. All class rooms and examination halls having seating capacity for more than 45 students need to be provided with two exits.
5. The corridor of the building shall not be used for any kind of storage.
6. No Hazardous material should be kept inside college premises (especially LPG cylinder, Petrol and Diesel etc.). Any deviation found in this regard, this clearance will be treated withdrawn/cancelled.
7. One window of each class room should be without iron grill so that it can be used for safe evacuation of inmates during any mishap.
8. The management shall be wholly and solely responsible for keeping the fire fighting system in working condition 24x7 and safe evacuation of its students during any mishap.
9. At present building is double storied. As such, no addition / alteration should be made by the management in the existing structure without prior permission from this department. Any deviation found in this regard, this clearance will be treated withdrawn/cancelled.
10. Telephone numbers of nearest Fire & Emergency Stations should be displayed.
11. The validity of this clearance shall remain enforce for one year and same needs to be renewed after checking of fire fighting system installed in the building.

Yours Sincerely



Joint Director

Fire & Emergency Services  
Jammu Range, Jammu