

SLNO-5609

I-5652



408/2011
 7/2011-59

5,000/-
 7,16,407
 7,21,407/-

5
 5(4)
 1,20,23,110/-
 E-7L

पश्चिम बंगाल WEST BENGAL

A 066145

certified that this document is admitted to registration. The signature sheet and the endorsement sheets attached herewith are the parts of this document.

Add. Dist. Sub-Registrar,
 Kharagpur,
 Dist. Paschim Medinipur.

17 AUG 2011

AGREEMENT OF SALE

Dist -Paschim Medinipur,
 P.S. -Kharagpur,
 Mouza - Ruisanda, J.L.No - 211,
 R.S.Khatian No. - 121 & 207,
 L.R. Khatian No. 271/1,
 R.S. & L.R. Plot No. - 30 & 29,
 Area :- 75.38 Dec. of Jal Land.
 Value Rs.1,20,23,110=00
 Advance : 20,00,000=00

ना: पश्चिम बंगाल
 ना: भारत का हिस्सा
 ना: भारत का हिस्सा
 उक्त पश्चिम बंगाल
 व: कानून और न्याय

AGREEMENT OF SALE

THIS INDENTURE made on this the 17th.
 day of August Two Thousand Eleven A.D.

पश्चिम बंगाल



BETWEEN

DHANVIJAY REAITORS PVT. LTD. a company incorporated under the companies Act, 1956 having its Registered Office at 90, Bangur Avenue, Block A, Kolkata, 700055, represent by its Director **SRI BAIJ NATH MITTAL S/O LATE SUWA LAL MITTAL**, by caste - Hindu, by Occupation - Business, by Citizen - Indian, residing at - 90, Bangur Avenue, Block A, Kolkata, 700055, hereinafter called the **FIRST PARTY**, Purchaser Which Expression shall unless repugnant to the context of this Agreement of sale shall deem to include his respective successor/successors-in-interest , assigns, administrators and executors.

Handwritten text in Bengali script, including a signature and several lines of text, possibly a witness or official note.





১৬/০৮

১৬/০৮/১৯৮৯

১. ফিরোজা বিবি
২. মোমেনা কাহতুন



AND

1) **FIROJA BIBI** W/O **LATE SYED SAHADAT ALI** 2) **MOMENA KAHTUN** W/O **SK. ZAKIR HUSSAIN** 3) **MINOR SYED FARID ALI** 4) **MINOR SABANA KHATUN** both S/O, D/O **LATE SYED SAHADAT ALI** on behalf of said minor represent by their natural Guardian mother **FIROJA BIBI W/O LATE SYED SAHADAT ALI** all by caste - Muslim, by citizen Indian, by occupation House hold work residing at Panchberia, Bamniara, Ward No.-5, P.S. Kharagpur, Dist-Paschim Medinipur, on behalf of said minor duly appoint said their mother Firoja Bibi by the Hon. Court of Dist. Judges Paschim Medinipur vide J. Mise Case No. 16/08 in the year 2008 ,as their sole gurardian, hereinafter called the **SECOND PARTY**, Seller which term shall include their heirs, assigns, executors etc. unless repugnant to the subject or Context.

১. ফিরোজা বিবি
২. মোমেনা কাহতুন
৩. মিনর স্যেদ ফারিদ আলি
৪. মিনর সাবানা খাতুন



WHEREAS one Nagendra Nath Sen S/o Late Shiv Chandra Sen became sole and absolute owner of 76 Dec. of land in plot No. 30, 19 Dec. of land in Plot No. 29 & 07 Dec. of land in Plot No. 28 total 102 Dec. of land under R.S. Khatian No. - 121, 107 & 233, within Mouza - Ruisanda, J.L. No. - 211, P.S.- Kharagpur, Dist.-Paschim Medinipur together with more other landed property by the virtue of "GHA" schidule of the regd. partition Deed vide deed no. 3546 dated 07/12/46 of Midnapore Sub Regd. office. And after getting said property Nagendra Nath Sen Recorded his name in the R.S.R.O.R. record and enjoyed the said property after paying the annual rent to the B.L.& L.R.O. Circle No.1, on behalf of Govt. of West Bengal.

AND WHEREAS Husband of vendor No. 1 and father of Vendors No. 2 to 4 Syed Sahadat Ali S/o Late Syed Golam Rasul having purchased said 76 Dec. of land in plot No. 30, 19 Dec. of land in Plot No. 29 & 07 Dec. of land in Plot No. 28 total 102 Dec. of land under R.S. Khatian No. - 121, 107 & 233, within Mouza - Ruisanda, J.L. No. - 211, P.S.- Kharagpur, Dist.-Paschim Medinipur from said Nagendra Nath Sen by a regd. sale deed vide no. 119 dated 18/01/1984 at Kharagpur Sub Regd. office after such purchase he recorded the said property in the Hal L.R. Settlement in his name under L.R. Khatian No. 271/1 and while he was in possession he died leaving behind him leaving behind him two wife, First widow wife Firoja Bibi, second wife Tayera Bibi, two daughter Miss Momena Khatun and Minor Sabana Khatun and only son minor Syed Farid Ali as his only legal heirs and successors And said instant vendors and one others have inherited the said property as per muslim succession Act. and said instant vendors and one others become sole and absolute owner of 102 Dec. of land as like,

১৯৮৪ সালের ১৮/০১/৮৪

সি. সাহাদত আলি
 স্যেদ সাহাদত আলি স/ও লেট স্যেদ গলাম রাসুল
 স্যেদ সাহাদত আলি স/ও লেট স্যেদ গলাম রাসুল
 স্যেদ সাহাদত আলি স/ও লেট স্যেদ গলাম রাসুল



২-

said instant vendor No. 1 become sole and absolute owner of 06.38 Dec. of land as per Muslim Ferayes out of it she sold out and transferred 02.22 Dec. of land and she also purchased 01.52 Dec. of land in R.S. Plot No.29, under Khatian No. 207, with in Mouza: Ruisanda, J.L. No. 211 from Green Vally Properties(India) Pvt. Ltd. ,176, Jamunalal Bazar Street Kolkata represented by it's Director Anant Kumar Malu by a Regd. sale Deed vide No. 1445 dt. 24/02/2010 at A.D.S.R. Office and after such purchase she is owner in possession of 05.68 Dec. of land.

said instant vendor No. 2 become sole and absolute owner of 22.31 Dec. of land as per Muslim Ferayes out of it she sold out and transferred 07.78 Dec. of land now she is owner in possession of 14.53 Dec. of land.

said instant vendor No.3 become sole and absolute owner of 44.63 Dec. of land as per Muslim Ferayes out of it he sold out and transferred 06.77 Dec. of land now she is owner in possession of 37.86 Dec. of land.

said instant vendor No.4 become sole and absolute owner of 22.31 Dec. of land as per Muslim Ferayes out of it she sold out and transferred 05 Dec. of land now she is owner in possession of 17.31 Dec. of land.

said second wife Tayera Bibi become sole and absolute owner of 06.37 Dec. of land as per Muslim Ferayes and she sold out and transferred said 06.37 Dec. of land

instant vendor No. 2

AND WHEREAS all the aforesaid vendors are jointly owner of 60.04 Dec. of land in said Plot No. 30 and 15.34 Dec. of land in said Plot No. 29 total area 75.38 Dec. of land and they enjoy the said property with full right title and interest and are in possession of the same jointly as per their respective share.

Handwritten notes in Bengali script on the right margin, including a circular stamp. The text includes names like 'শ্রী: কামিনী দেবী' and 'শ্রী: অক্ষয় কুমার'.

AND WHEREAS the instant vendors (Second Party) are in need of money to solve some domestic affairs they on behalf of minors their natural Guardian mother duly appointed by Hon. Courts Dist. Judges vide J.Mise Case No. 16/08 of 2008 proposed and declared to sell the aforesaid land measuring 75.38 Dec. of land in R.S. & L.R. Plot 30 & 29, under R.S.Khatian No. 121, 207 & 233, L.R. Khatian No.271/1, within Mouza - Ruisanda, J.L.No.-211, P.S.-Kharagpur, Dist. Paschim Medinipur as fully described in the schedule below for a consideration of Rs.1,20,23,110=00 (Rupees one Crore Twenty Lakhs Twenty Three Thousand one Hundred Ten) only which is deemed to be the highest market value thereof AND WHEREAS the first party / purchaser have agreed to purchase the aforesaid property for a consideration of Rs.1,20,23,110=00 (Rupees one Crore Twenty Lakhs Twenty Three Thousand one Hundred Ten) only and WHEREAS the vendors having accepted the said offer of the purchaser.

AND WHEREAS the first party paid an advance of Rs.20,00,000=00 (Rupees Twenty Lakhs only) to the second party which has been accepted and acknowledged by the vendors in presence of the following witnesses and made this agreement.

The second party will execute the aforesaid property to the first party or his nominated person (S) by one or more then one deed as described fully in the schedule below within 90 (Ninety) days from the date of this agreement and the First Party will pay the balance

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Handwritten text in Odia script, likely a signature or name.



consideration money Rs.1,00,23,110=00 (Rupees one Crore Twenty Three Thousand one Hundred Ten) only to the Second Party with in said stipulated time at the time of final registration of the said property.

If purchasers / first party fails or neglects to paid the afore said amount with in said stipulated time and the second party will get right to sale the said property to any interested purchaser and the said sale agreement will be deemed as cancelled.

That any error in the description of the said property, it subsequently discovered will be corrected in the Deed of conveyance to be executed by the vendors in favour of the purchaser. And the Schedule property are free from all encumbrances.

That in the event of their (Vendors) delay or denial in execution of the sale Deed after paying the aforesaid amount the first party shall be able to get the sale registered through Court or otherwise and the second party shall be liable for all costs thereof. The land is free form all encumbrances.

THAT the vendor/second party declares that the land is free from all encumbrances and not been attached by order of any court of person & lien. The scheduled land is neither celing surplus declared by the Govt. nor distributed to any one . And not sold or mortgage to any Bank or any Institution or Taken Loan against this property and it is not attached by any private concern and the vendor farther declare that there is no Bargadar or Bhagchasi in the said property and no dispute about legal heirs or respective share of the said property, If so proved the vendor liable to give demurrage to the vendee and clear the aforesaid property.

In witness whereof the vendors of this agreement have signed this deed the day, month and year fixed above written.

ମନୋମୋହନ ସିଂହ

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ମନୋମୋହନ ସିଂହ
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ମନୋମୋହନ ସିଂହ



Rs. 5,00,000=00(Rupees Five Lakhs only)paid by Draft
 vide Draft No. 503215 dt. 12/08/2011 of State Bank of
 India Bank, Bangur Avenue(Bangur Township) Branch to
 Sabana Khatun,

This deed prepared by Sri Durga Das Ghosh, Deed writer,
 having licence No. 1367, under A.D.S.R.O. Kharagpur .

[Handwritten Signature]

Signature of the deed writer

Witnesses :-

ଅକ୍ଷୟ କୁମାର ହସାନ
 ମିତ୍ରା ଅକ୍ଷୟ କୁମାର ହସାନ
 ଚାନ୍ଦିକା ଦେବୀ ହସାନ
 ସ୍ତ୍ରୀ ସତ୍ୟଜିତା
 ଡାକ୍ତରୀ କୋମଳିନୀ
 ସତ୍ୟଜିତା
 ଚନ୍ଦ୍ରାଣୀ
 ଚେନ୍ଦ୍ରାଣୀ

Typed by :-

Chinmoy Kr. Bera
 Chinmoy Kr. Bera
 Inda, Kharagpur.

ନା: ଅକ୍ଷୟ କୁମାର ହସାନ
 ନା: ଅକ୍ଷୟ କୁମାର ହସାନ
 ନା: ଚାନ୍ଦିକା ଦେବୀ ହସାନ
 ନା: ସତ୍ୟଜିତା
 ନା: ଡାକ୍ତରୀ କୋମଳିନୀ

Note : This deed contains 9 pages including stamp paper and
 consists of witnesses in page no. 2 Sellerr's photo and in
 page no 3 Purchaser's photo are affixed and in extra page
 finger prints or both the parties are affixed.

Page No.-9

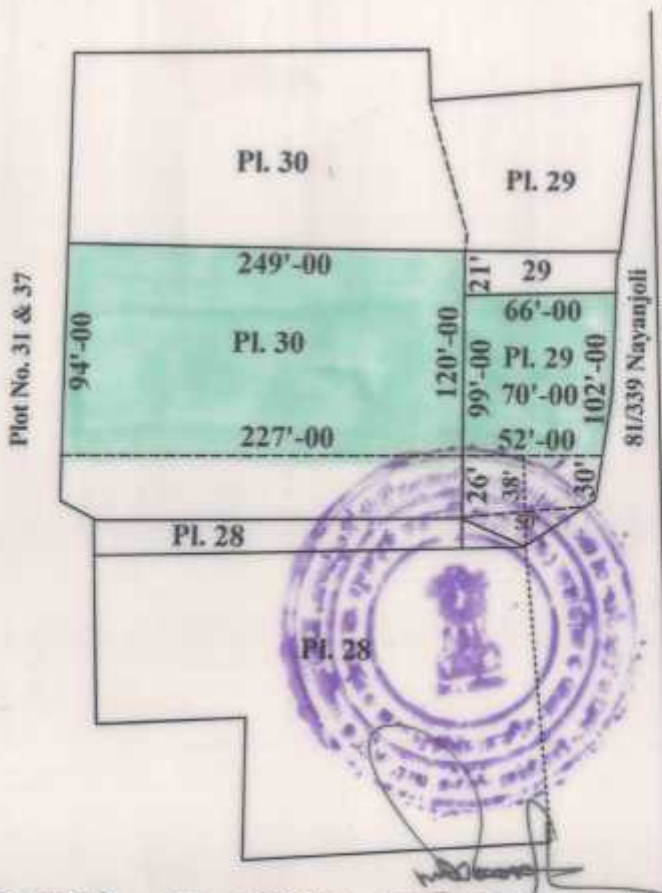
ନାମାଲିଖିତ

ନା: ଅକ୍ଷୟ କୁମାର ହସାନ
 ନା: ଅକ୍ଷୟ କୁମାର ହସାନ
 ନା: ଚାନ୍ଦିକା ଦେବୀ ହସାନ
 ନା: ସତ୍ୟଜିତା
 ନା: ଡାକ୍ତରୀ କୋମଳିନୀ
 ନା: ଚନ୍ଦ୍ରାଣୀ





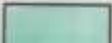
Dist -Paschim Medinipur, P.S. -Kharagpur, Mouza - Ruisanda, J.L.No - 211,
 R.S. & L.R. Plot No. - 30 Area: 60.04 Dec.
 R.S. & L.R. Plot No. 29 Area : 15.34 Dec.
 Total Area :- 75.38 Dec. of Jal Land.



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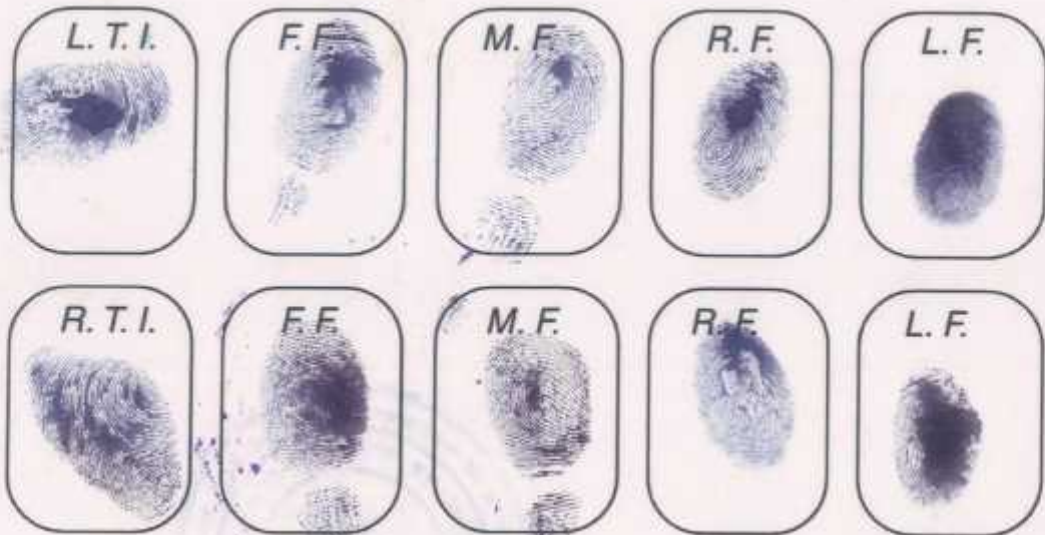
VENDOR :: 1) FIROJA BIBI W/O LATE SYED SAHADAT ALI 2) MOMENA KAHTUN W/O SK. ZAKIR HUSSAIN 3) MINOR SYED FARID ALI 4) MINOR SABANA KHATUN both S/O, D/O LATE SYED SAHADAT ALI on behalf of said minor represent by their natural Guardian mother **FIROJA BIBI W/O LATE SYED SAHADAT ALI** all of Panchberia, Bamniara, Ward No.-5, P.S. Kharagpur, Dist- Paschim Medinipur,

VENDEE :: DHANVIJAY REAITORS PVT. LTD. a company incorporated under the companies Act, 1956 having its Registered Office at 90, Bangur Avenue, Block A, Kolkata, 700055, represent by it's Director **SRI BALJ NATH MITTAL S/O LATE SUWA LAL MITTAL,**

,sold land shown in  wash

Handwritten text: **DRAWN BY** [Signature] **SURVEYOR**

FINGER PRINTS OF THE VENDEE



J. M. ...

SIGNATURE

THE FINGER PRINT UNIT
1700 JVA 51

L.T.I. of Seller : F M R L



R.T.I. of Seller : F M R L



Signature of Seller

L.T.I. of Seller : F M R L



R.T.I. of Seller : F M R L



Signature of Seller

L.T.I. of Purchaser : F M R L

R.T.I. of Purchaser : F M R L

Signature of Purchaser

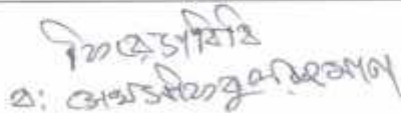
Handwritten notes in Devanagari script, including 'मि: अज्ञान' and 'मि: अज्ञान'.

Handwritten note in Devanagari script: 'मि: अज्ञान'.



Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A. D. S. R. KHARAGPUR, District- Paschim Midnapore
Signature / LTI Sheet of Serial No. 05609 / 2011, Deed No. (Book - I , 05652/2011)

I . Signature of the Presentant

Name of the Presentant	Signature with date
Firoja Bibi	 17.8.11

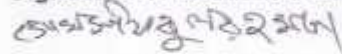
II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Firoja Bibi Address -Panchberia, Bamniara , Ward No - 5, KHARAGPORE, Thana:-Kharagpur Town, District:-Paschim Midnapore, WEST BENGAL, India, P.O. :-Kharagpur	Self and as Guardian		 LTI	 17.8.11
2	Momena Khatun Address -Panchberia, Bamniara , Ward No - 5, KHARAGPORE, Thana:-Kharagpur Town, District:-Paschim Midnapore, WEST BENGAL, India, P.O. :-Kharagpur	Self		 LTI	 17.8.11

Name of Identifier of above Person(s)

Safibul Rahaman
Panchberia, KHARAGPORE, Thana:-Kharagpur Town,
District:-Paschim Midnapore, WEST BENGAL, India,
P.O. :-Inda

Signature of Identifier with Date


17.8.11



Government Of West Bengal
Office Of the A. D. S. R. KHARAGPUR
District:-Paschim Midnapore

Endorsement For Deed Number : I - 05652 of 2011
(Serial No. 05609 of 2011)

On

Payment of Fees:

On 17/08/2011

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 4,5(d) of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 21/-, on 17/08/2011

(Under Article : ,E = 21/- on 17/08/2011)

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-12023110/-

Certified that the required stamp duty of this document is Rs.- 721407 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 716407/- is paid, by the draft number 503252, Draft Date 16/08/2011, Bank Name State Bank of India, Bangur Avenue, received on 17/08/2011


Presentation(Under Section 52 & Rule 22A(3),46(1),W.B. Registration Rules,1962)

Presented for registration at 13.59 hrs on :17/08/2011, at the Office of the A. D. S. R. KHARAGPUR by Firoja Bibi , one of the Executants.

Admission of Execution(Under Section 58,W.B.Registration Rules,1962)

Execution is admitted on 17/08/2011 by

1. Firoja Bibi, wife of Late Syed Sahadat Ali , Panchberia, Bamniara , Ward No - 5, KHARAGPORE, Thana:-Kharagpur Town, District:-Paschim Midnapore, WEST BENGAL, India, P.O. :-Kharagpur , By Caste Muslim, By Profession : House wife
2. Momena Khatun, wife of Sk Zakir Hussain , Panchberia, Bamniara , Ward No - 5, KHARAGPORE, Thana:-Kharagpur Town, District:-Paschim Midnapore, WEST BENGAL, India, P.O. :-Kharagpur , By Caste Muslim, By Profession : House wife


(Anindya Sundar Pradhan)
A. D. S. R. KHARAGPUR

17/08/2011 15:05:00

EndorsementPage 1 of 2

17 AUG 2011

Addl. Dist. Sub-Registrar
Kharagpur
Dist. -Paschim Medinipur.



Government Of West Bengal
Office Of the A. D. S. R. KHARAGPUR
District:-Paschim Midnapore

Endorsement For Deed Number : I - 05652 of 2011
(Serial No. 05609 of 2011)

Identified By Sk Safibul Rahaman, son of Sk Fajlul Haque, Panchberia, KHARAGPORE, Thana:-Kharagpur Town, District:-Paschim Midnapore, WEST BENGAL, India, P.O. :-Inda , By Caste: Muslim, By Profession: Business.

Executed by guardian

Execution is admitted by

1. Firoja Bibi, wife of Late Syed Sahadat Ali , Panchberia, Bamniara , Ward No - 5, KHARAGPORE, Thana:-Kharagpur Town, District:-Paschim Midnapore, WEST BENGAL, India, P.O. :-Kharagpur By Caste Muslim By Profession: House wife,as the guardian of minor 1.Syed Farid Ali 2.Sabana Khatun

Identified By Sk Safibul Rahaman, son of Sk Fajlul Haque, Panchberia, KHARAGPORE, Thana:-Kharagpur Town, District:-Paschim Midnapore, WEST BENGAL, India, P.O. :-Inda , By Caste: Muslim, By Profession: Business.

(Anindya Sundar Pradhan)
A. D. S. R. KHARAGPUR

সিদ্ধান্তমতঃ
স্বাক্ষরিতঃ
স্বাক্ষরিতঃ



(Anindya Sundar Pradhan)
A. D. S. R. KHARAGPUR

17 AUG 2011

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 16
Page from 1646 to 1662
being No 05652 for the year 2011.



(Anindya Sundar Pradhan) 17-August-2011
A. D. S. R. KHARAGPUR
Office of the A. D. S. R. KHARAGPUR
West Bengal



17 AUG 2011



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Addl. Dist. Sub-Registrar
Kharagpur
Dist. - Paschim Medinipur.

17 AUG 2011