

# भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

24AB 954673

1.14.5 Jano 2010

Fees Paid Under

F (f) - Rs. \_\_\_\_\_  
F (H) - Rs. \_\_\_\_\_ 2'00  
G (H) - Rs. \_\_\_\_\_ 2'00  
G (R) - Rs. \_\_\_\_\_  
Value of Stamp - Rs. \_\_\_\_\_ 97'00  
Court Fee - Rs. \_\_\_\_\_ 16'00  
Cost of Filing - Rs. \_\_\_\_\_ 10'00  
Cost of Xerox - Rs. \_\_\_\_\_  
Total Rs. : \_\_\_\_\_ 129'00  
Copy attached signed Seals

And Debited in the

Appearance of J. Maity

As per Order No. \_\_\_\_\_ 2593

Dt. 29.8.18

Additional District  
Sub-Registrar, Khurda

29.8.2018



ক্রমিক নং ১৭০১৭ নং ১/৩ টাকান  
তারিখ ১৯/৮/২০১৮ জেলা পশ্চিম মেদিনীপুর  
ক্রেতা শ্রী ড. মাহিউদ্দিন  
সংগ্রহ  
পাঃ গ্রন্থিখানা - খড়গপুর  
এক রক্ষা  
স্বাক্ষরিত শ্রী

শ্রীদেবব্রত ভট্ট  
খড়গপুর, এ, ডি, এস, আর, অফিস



SL. NO. → 01322

I-1445,



23/02/2010  
T.P. 706 = 311

5.000  
+ 5.650  
10.650

5  
23

2,12,788 ✓

A - 2.330 ✓

E - 7 ✓

P. Lohia

पश्चिम बंगाल WEST BENGAL

626244

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

*[Signature]*  
Additional District Sub-Registrar  
Kharagpur, Paschim Medinipur.

24 FEB 2010

GREEN VALLEY PROPERTIES (I) PVT LTD  
Anant Kumar Haldy  
DIRECTOR

**DEED OF SALE**

Dist - Paschim Medinipur,  
P.S. - Kharagpur,  
Mouza - Ruisanda J.L.No - 211  
R.S.Khatian - 207,  
L.R.Khatian No. - 271/1,  
R.S. Plot No. - 29,  
Area :- 01.52 Dec. of Patit Land  
Value Rs. 2,12,788=00

**DEED OF SALE**

THIS INDENTURE made on this the 23rd. day of February Two Thousand Ten, A.D.

**FEES PAID**

I (I) - Rs. - 250  
I (II) - Rs. - 50  
P. T. A. - Rs. - 15  
Total Rs. - 315  
Paid on 23-2-10.  
A.D.S.A. Kharagpur  
24-2-10.



29/2/10  
59/2/10  
विशेष विज्ञापन  
आ. वि. 2/10  
आ. वि. 2/10  
आ. वि. 2/10

म. प्र. 2/10

आ. वि. 2/10

Case no. 138-10

Anant Kumal Kaler



GREEN VALLEY PROPERTIES (I) PVT LTD  
Anant Kumal Kaler  
DIRECTOR



263  
V.C.T.9

  
Additional District Sub-Registrar  
Bharanasi, 1st Paschim Madhya Pradesh

23 FEB 2010

Suleis Kishor,  
S/o. Late Mahesh Ora Nath Kishor,  
India; Bhopal.  
Business.



Anant Kumar Malu

GREEN VALLY PROPERTIES (I) PVT LTD  
Anant Kumar Malu  
DIRECTOR

BETWEEN

GREEN VALLY PROPERTIES (INDIA) PVT. LTD. 176  
Jamanlal Bazaz Street Kolkata represented by Director Sri  
Anant Kumar Malu. S/o Late Askaran Malu by caste Hindu,  
by occupation Business, by citizen Indian, of Malancha Road,  
P.O. & P.S. Kharagpur, Dist. Paschim Medinipur, hereinafter  
called the **VENDOR OF THE ONE PART**, Which Expression  
unless repugnant to the context shall include his respective  
heirs, assigns, administrators and executor.



Firoza Bibi by the Perm  
of Subir Biswas.

GREEN VALLY PROPERTIES LLP LTD  
Anant-Kumal Mahy  
DIRECTOR

AND

**SMT. FIROJA BIBI W/O LATE SYED SAHADAT**  
**ALI** by caste - Muslime, by occupation : House hold wark,  
by citizen Indian, residing at Panchberia, Bamniara Ward.  
No. 5, P.O. & P.S.- Kharagpur, Dist- Paschim Medinipur  
hereinafter called the **VENDEE OF THE OTHER PART,**  
Which Expression unless repugnant to the context shall  
include her respective heirs, assigns, administrators and  
executor.

This indenture is in respect of 01.52Dec. of Patit Land for a consideration of Rs. 2,12,788=00 (Rupees Two Lakh Twelve Thousand Seven Hundred Eighty Eight) only.

WHEREAS instant vendor having purchased 04 Dec. of Land in Plot No.- 29, under R.S.Khatian No.-207, Under L.R.Khatian No.- 271/1, with in Mouza Ruisanda, J.L.No.- 211, P.S. Kharagpur, Dist. Paschim Medinipur, from said instant vendee and Miss Momena Khatoon D/O Late Syed Sahadat Ali by a Regd. sale Deed vide No. 1459 dt. 21/02/2008 , Executed on 08/05/2007 at Kharagpur A.D.S.R.Office.

AND one Syed Sahadat Ali alias Syed Sahadat Hossan s/o Late syed Golam Rasul having purchased 102 Dec. of land in Plot No.-30, 29 & 28 under R.S.Khatian No.-121,207& 233 Under L.R.Khatian No.- 271/1, with in Mouza Ruisanda, J.L.No.- 211, P.S. Kharagpur, Dist. Paschim Medinipur ,from Nagendra Nath Sen by a Regd. sale Deed vide No. 119 dated 18/01/1984 at Kharagpur Sub Regd. office after such purchase while he was in possession he died leaving behind him two widow wife Frist 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 they have inherited the said property and became sole and absolute owner of the said property as per Muslim Session Act and said Second wife Tayera Bibi became sole and absolute owner of 06.37 Dec. of land out of said 102 Dec. of land and while she was in possession she sold out and transferred 01.18 Dec. of land out of 19 Dec. in Plot No. 29, 04.76 Dec. of land out of 76 Dec. in Plot No.

Page No.-4

GREEN VALLEY PROPERTIES (I) PUT LTD  
Anant Kumar Haldy  
DIRECTOR



30, and 0.43 Dec. of land out of 07 Dec. in Plot No. 28 total 06.37 Dec. of land to previous vendor Saheb Ali by a Regd. sale Deed vide No. - 2912 dated 30/07/2007 executed on 17/07/2007 at Kharagpur A.D.S.R. Office and after such purchased said previous vendor Saheb Ali while was in possession he sold out and transferred 01.18 Dec. of land out of 19 Dec. in Plot No. 29, 04.76 Dec. of land out of 76 Dec. in Plot No. 30, and 0.43 Dec. of land out of 07 Dec. in Plot No. 28 total 06.37 Dec. of land out of 102 Dec. of land to instant vendor by a Regd. sale Deed vide No. 3586 dt. 13/09/2007 executed on 10/08/2007 at Kharagpur A.D.S.R. Office and after such purchase said instant vendor total purchase 05.18 Dec. of land in Plot No.- 29, under R.S.Khatian No.-207, Under L.R.Khatian No.- 271/1, with in Mouza Ruisanda, J.L.No.- 211, by aforesaid two sale deed and after such purchase he enjoys the said Property with full right title and interest and is in possession of the same.

AND WHEREAS instant Vendor is in need of money to solve some commercial affairs he proposed and declare to sell 01.18 Dec. of land from aforesaid Deed No. 3589 of 2007 and 0.34 Dec. of land from aforesaid Deed No. 1459 of 2007 total 01.52 Dec. of Patit Land in Plot No. - 29, under R.S.Khatian No.-207, Under L.R.Khatian No.- 271/1, with in Mouza Ruisanda, J.L.No.- 211, P.S. Kharagpur, Dist. Paschim Medinipur, as fully described in the schedule below For a consideration of Rs. 2,12,788=00 (Rupees Two Lakh Twelve Thousand Seven Hundred Eighty Eight) only. Which is deemed to be the highest prevalent market value thereof. AND WHEREAS the vendee has agreed to purchase the said property for a consideration of Rs. 2,12,788=00 (Rupees Two Lakh Twelve Thousand Seven Hundred Eighty Eight) only. AND WHEREAS the vendor having accepted the said offer of the vendee.

NOW THIS INDENTURE WITNESSES that the consideration money of Rs. 2,12,788=00 (Rupees Two Lakh Twelve Thousand Seven Hundred Eighty Eight) only. has already been paid by Cash to the Vendor by the vendee in presence of the following witnesses (the receipt of which the vendor hereby acknowledges) the vendor does hereby, convey, transfer and assigns unto and to the use of the vendee her heirs, executors, administrators and assigns ALL THAT, right, title, interest into or upon the said land hereby conveyed unto the vendee her heirs etc. and assigns absolutely for ever as ordinarily pass on such sale.

GREEN VALLEY PROPERTIES LLP LTD  
Anant Kumar Halu  
DIRECTOR



AND THAT THE VENDOR does hereby convey and declare for himself, his heirs, executors, representative and assigns that he the vendor have good title to convey the property conveyed or expressed to be conveyed unto the vendee her heirs, executors, administrators, representatives and assigns in the manner aforesaid.

AND THAT in order to ascertain the proper location and area of the property hereby demised, one map is attached herewith and the demised property is coloured Orange and the said map is made a part of this deed without any consideration.

AND THAT THE VENDEE shall have after peaceable hold use and enjoy the same as his own property without any hindrance, interruption, claim or demand by or from the vendor or any other person whom so ever.

AND THAT THE VENDOR and all persons claiming under his shall and will from time to time upon the request and at the cost of the vendor his heirs, executors, representative and assigns do and execute or cause to be done and executed all such Acts, deeds and things what so ever for further and more perfectly assuring the scheduled properties and every part thereof unto the vendee her heirs, executors, representatives and assigns and placing her in possession of the same according to the true intent and meaning of these presents as shall or may be reasonably required.

AND THE VENDOR does also agree to save harmless and keep indemnified the vendee from and against all losses damages, costs or expenses which he may sustain or incur by reason of any claim being made by any body whom so ever to the said property.

THAT the vendor declares that the land is free from all encumbrances and not been attached by order of any court of person & lien. And not sold or mortgaged to Bank or any institution of taken Loan against this property.

AND THAT in order to ascertain the proper location and area of the property hereby demised, one map is attached herewith and the demised property is coloured ~~orange~~ and the said map is made a part of this deed without any consideration.

That the vendor handed over the xerox copy of the original title deed and all the documents related to the said property.

In witness whereof the vendor after fully understanding the contents of this sale deed in healthy state of body and mind do put his hand this the day, month and year above written in presence of the following witnesses

GREEN VALLEY PROPERTIES (P) PRIVATE LIMITED  
Anant Kumar Hahly  
DIRECTOR

SCHEDULE OF THE PROPERTY

In the District of Paschim Medinipur, P.S & A.D.S.R. Office  
Kharagpur, within Mouza:-Ruisanda, J.L. No.- 211, R.S.Khatian -  
207, L.R.Khatian No.- 271/1, Rayat Swata.

R.S. & L.R. Plot No. 29 (Twenty Nine)

Area : 01.52 (one point Five Two) Dec. of Patit land.

Annual rent Rs. 0.20 payable to the B.L. & L.R.O. Circle No. 1,  
Kharagpur, on behalf of Govt. of West Bengal.

BUTTED AND BOUNDED BY

North :- Part of Plot No. - 29, (Vendee & others)

South :- Part of Plot No. 29 (A.K. Malu),

East :- O.T. Road - 60'-00" wide,

West :- Plot No. 30 (Vendee & others)

Value : Rs. 2,12,788-00 (Rupees Two Lakh Twelve Thousand Seven  
Hundred Eighty eight) only.

MEMO OF CONSIDERATION:-

Rs. 2,12,788-00 (Rupees Two Lakh Twelve Thousand Seven  
Hundred Eighty Eight) only, paid by cash to the vendor by the  
Vendee.

GREEN VALLY PROPERTIES (I) PVT LTD Page No.-7  
Anant Kumar Haldy  
DIRECTOR

GREEN VALLY PROPERTIES (I) PVT LTD  
Anant Kumar Haldy  
DIRECTOR

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

*Sri Durga Das Ghosh*  
Signature of the deed writer

Witnesses :-

1) Subir Palash  
S/o. Late Phogen dr. nate elata  
Inda, Kharagpur.  
Business.

2) Sharani Khan  
S/o. Late Sattan anikhan  
Panchsania  
Kharagpur  
Business.

3) Ram Prasad Pasad  
S/o Mangal Pasad.  
Panchsania Kharagpur

Typed by :-

*Amit Chakraborty*  
Amit Chakraborty  
Malancha Rd. KGP. 4

(A) SK. Zakir Husain

S/o LT SK. Fakira  
Bhawan  
KGP

GREEN VALLY PROPERTIES (I) PVT LTD  
Anant Kumar Mahapatra  
DIRECTOR

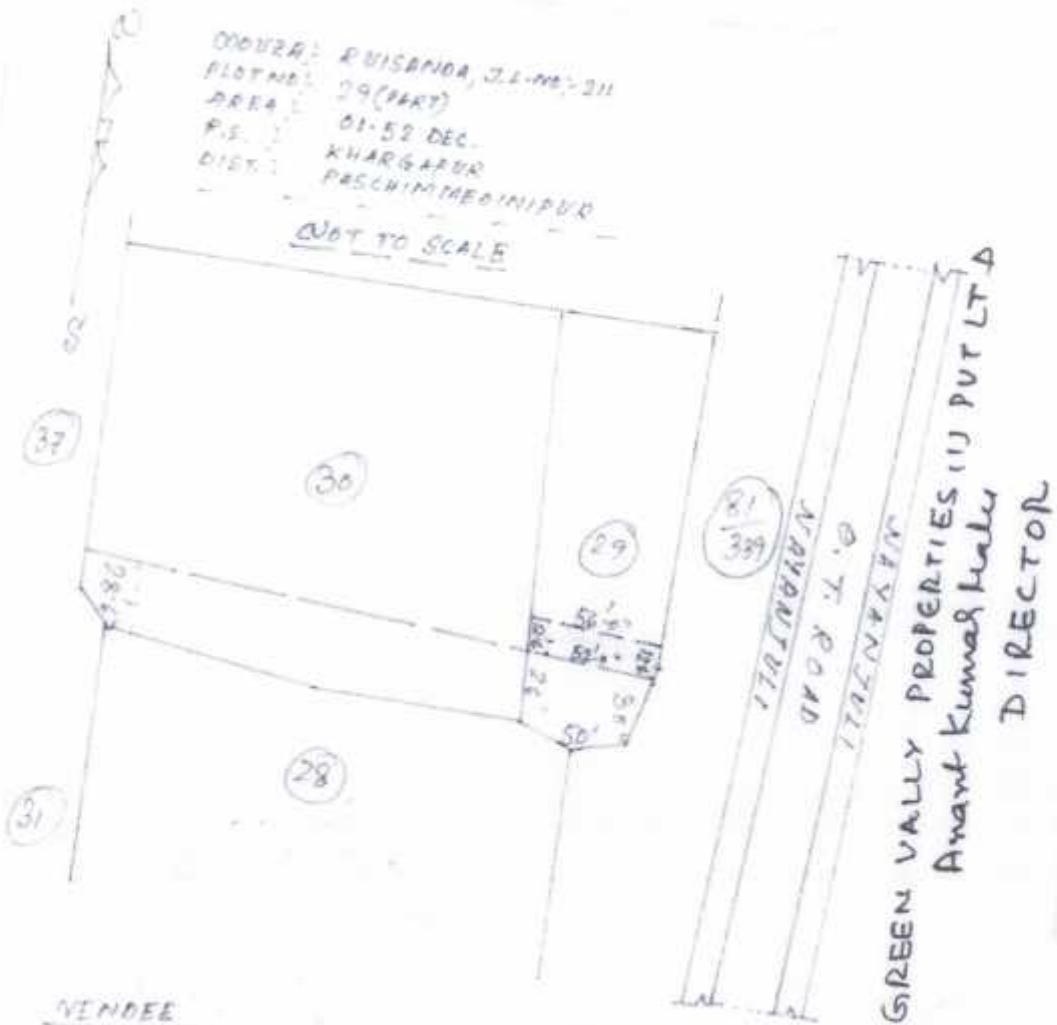
Note: This deed contains 8 pages including stamp paper and consists  
of 4 witnesses in page no. 2 vendor's photo and in page no 3 vendee's  
photo are affixed and in 2 extra page vendor's and vendee's finger  
prints are affixed.

Page No. - 8

GREEN VALLY PROPERTIES (I) PVT LTD  
Anant Kumar Mahapatra  
DIRECTOR

COUZA: RUISANDA, J.L. NO. 211  
PLOT NO: 29 (PART)  
AREA: 01-52 DEC.  
P.S.: KHARGAPUR  
DIST.: PASCHIM MEDINIPUR

NOT TO SCALE

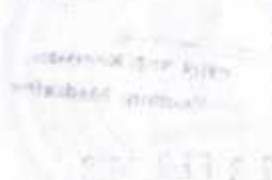


VENDEE

FIROJA BIBI  
W/O. LT. SAHADAT ALI  
OF PANCHBERIA  
KHARGAPUR.

VENDOR

GREEN VALLEY PROPERTIES (INDIA)  
PVT. LTD.  
DIRECTOR SRI ANANT KR. MALU  
S/O LT. ASKARAN MALU  
176 JAMUNALAL BAZAR STREET  
KOLKATA.



*Handwritten signature or initials.*

PROPOSED LAND SHOWN THUS:



L.T.I. of Vendor : F

M

R

L



R.T.I. of Vendor : F

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R

L



GREEN VALLEY PROPERTIES (INDIA) LTD  
Anant Kumar Mahu  
DIRECTOR

Signature of Vendor .....

L.T.I. of Vendee : F

M

R

L



R.T.I. of Vendee : F

M

R

L



Signature of Vendee .....

Firoza Bibe

By the pen of Firoza Bibe



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

Endorsement For Deed Number : I - 01445 of 2010  
(Serial No. 01322 of 2010)

On 23/02/2010

**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.-212788/-

Certified that the required stamp duty of this document is Rs.- 10649 /- and the Stamp duty paid as impressive Rs.- 5000/-

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

Presented for registration at 18.31 hrs. on :23/02/2010, at the Private residence by Anant Kumar Malu, Executant.

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

Execution is admitted on 23/02/2010 by

1. Anant Kumar Malu, Director, Green Vally Properties ( India) Pvt. Ltd., 176 Jamunala Bazar Street, Kolkata. By Profession : Business

Identified By Subir Ghosh, son of Late Khagendra Nath Ghosh, Inda P.o.- Inda Dist.- Paschim Medinipur, Thana: Kharragpur, By Caste: Hindu, By Profession: Business.

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

On 24/02/2010

**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 - 23.4 of Indian Stamp Act 1899, also under section 5 of West Bengal Land Reforms Act 1955, Court fee stamp paid Rs 10/-

**Payment of Fees:**

Fee Paid in rupees under article : A(1) = 2332/- ,E = 7/- on 24/02/2010

**Deficit stamp duty**

Deficit stamp duty Rs- 5650/- is paid, by the draft number 053595, Draft Date 23/02/2010, Bank Name STATE BANK OF INDIA, Kharragpur, received on 24/02/2010

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

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

24/02/2010 11:27:00

EndorsementPage 1 of 1

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 4  
Page from 4988 to 5000  
being No 01445 for the year 2010.



(Anindya Sundar Pradhan) 24-February-2010  
A. D. S. R. KHARAGPUR  
Office of the A. D. S. R. KHARAGPUR  
West Bengal

Digitally signed by INDRAJIT CHATTERJEE  
Date: 2018.03.16 13:53:43 +05:30  
Reason: Digitally e-Signing the Completion Certificate of the Deed.

Certified to be a true copy  
from the original document/volume

  
Additional Dist Sub-Registrar Kharagpur

30-08-18

Checked & Prepared by  
Mousmita Bhattacharya  
30-08-18



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Office of the A.D. & P. in the  
A. D. Office

30-12-15

Office of the A.D. & P. in the  
A. D. Office