

স্মারক নং 13756 one hundred

তারিখ 15-11-2011 সোনা পশ্চিম মেদিনীপুর

কর্তা Rajnarayan Pattal for Shri vijay realtors Pvt. Ltd.

90 Rangpur Avenue

Kolkata - 700055


শ্রী দেবপ্রসাদ দাস
অফিসার ও ডি এস অ'ও এফসি

১০০/- 100/-

১৩৭৫৬

WEST BENGAL

স্মারক নং 13756
তারিখ 15-11-2011
কর্তা Rajnarayan Pattal
90 Rangpur Avenue
Kolkata - 700055







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

15 NOV 2011

স্মারক নং 13756
তারিখ 15-11-2011
কর্তা Rajnarayan Pattal
90 Rangpur Avenue
Kolkata - 700055





১: ফিরোজা বিবি
২: মোমেনা খাতুন

BETWEEN

1) **FIROJA BIBI W/O LATE SYED SAHADAT ALI** 2) **MOMENA KHATUN W/O SK. ZAKIR HUSSAIN**
 3) **MINOR SYED FARID ALI** 4) **MINOR SHABANA KHATOON** 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 **VENDORS OF THE ONE PART**, Which Expression unless repugnant to the context shall include their respective heirs, assigns, administrators and executor.

মোমেনা খাতুন
 ১: ফিরোজা বিবি
 ২: মোমেনা খাতুন
 ৩: মিনর স্যেদ ফারিদ আলি
 ৪: মিনর শাবানা খাতুন





Bai S. L. Mittal

Handwritten notes in Hindi/English: "3rd. 11/12/2013", "SRI BAIJ NATH MITTAL", "Director of DHANVIJAY REALTORS PVT. LTD.", "90, Bangur Avenue, Block A, Kolkata, 700055", "Registered Office".

AND

DHANVIJAY REALTORS 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 BAIJ NATH MITTALS/O LATE SUWA LALMITTAL**, by caste - Hindu, by Occupation - Business, by Citizen - Indian, residing at - 90, Bangur Avenue, Block A, Kolkata, 700055, hereinafter called the . **VENDEE OF THE OTHER PART**, 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 signature: S. L. Mittal

This indenture is in respect of 75.38 Dec. of Jal Land for a consideration of Rs.1,20,23,110=00 (Rupees one Crore Twenty Lakhs Twenty Three Thousand one Hundred Ten only)

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

Handwritten signature in Bengali script.

Handwritten notes in Bengali script, including the name 'Firoja Bibi' and other details.



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,

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.

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হাজিরা মোঃ মাহমুদুল হক
 এজিটেন্ট
 আইসিটি সার্ভিসেস প্রাইভেট লিমিটেড
 ১০৬/১৩/১৯/১৩/১৩৯৯

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 .

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.

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 vendee has agreed to purchase the said 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 vendee.

NOW THIS INDENTURE WITNESSES that the consideration money of Rs.1,20,23,110=00 (Rupees one Crore Twenty Lakhs Twenty Three Thousand one Hundred Ten only) out of it Rs. 20,00,000=00 (Rupees Twenty Lakhs only) has already been paid by way of Regd. Agreement (" Agreement of Sale ") being No. 5652 dt. 17/08/2011 at Kharagpur A.D.S.R. office and Balance consideration money Rs.1,00,23,110=00 (Rupees one Crore Twenty Three Thousand one Hundred Ten only) Bank Draft to the Vendors by the Vendee in presence of the following witnesses (the receipt of which the

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১৩/০৮/১১
১৩/০৮/১১



vendor hereby acknowledges) the vendors do hereby, convey, transfer and assigns unto and to the use of the vendee his heirs, executors, administrators and assigns ALL THAT, right, title, interest into or upon the said land hereby conveyed unto the vendee his heirs etc. and assigns absolutely for ever as ordinarily pass on such sale.

AND THAT THE VENDORS do hereby convey and declare for themselves, their heirs, executors, representative and assigns that they the vendors have good title to convey the property conveyed or expressed to be conveyed unto the vendee his heirs, executors, administrators, representatives and assigns in the manner aforesaid.

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

AND THAT THE VENDORS and all persons claiming under them shall and will from time to time upon the request and at the cost of the vendors their 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 his heirs, executors, representatives and assigns and placing him in possession of the same according to the true intent and meaning of these presents as shall or may be reasonably required

18/12/1921

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मि. अ. वि. वि.
मि. अ. वि. वि.

मि. अ. वि. वि.

18 DEC 1921

SCHEDULE OF THE PROPERTY

In the District: Paschim Medinipur, P.S., A.D.S.R. Office
Kharagpur, Mouza :- Ruisanda, J.L.No.- 211, Rayat
Swatta.R.S.Khatian No.- 121 &207,L.R. Khatian No. 271/1,
R.S. & L.R. Plot No.-30(Thirty)

Area: 60.04 (Sixty point zero Four) Dec. of Jal land,

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

Area: 15.34 (Fifteen point Three Four) Dec. of Jal land,

Total Area : 75.38 (Seventy Five point Three Eight) Dec. of Jal
Land.) Dec. enclose one site plan.

OUT OF IT instant vendor No. 1 sold here with 05.68 Dec.

instant vendor No. 2 sold herewith 14.53 Dec.

instant vendor No. 3 sold here with 37.86 Dec.

instant vendor No. 4 sold herewith 17.31 Dec.

Annual rent Rs. 10.00 payable to the B.L. & L.R.O. Circle No.
1, Kharagpur, on behalf of Govt. of West Bengal .

BUTTED AND BOUNDED BY :

North :- Syed Sahebjan Ali, South :- Prakash Kothari,

East :- O.T. Road, West :- Prakash Kothari,

Value Rs.1,20,23,110=00 (Rupees one Crore Twenty Lakhs
Twenty Three Thousand one Hundred Ten) only..

Handwritten notes in Bengali script, including a circular stamp. The notes appear to be a list of names or details related to the property, such as 'Ruisanda', 'Khatian', and 'Plot No. 30'. The circular stamp is partially obscured by the text.

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 :-

Typed by :-

Chinmoy Kr. Bera

Chinmoy Kr. Bera

Inda, Kharagpur

Handwritten notes in Odia script, including a vertical stamp number '1367' and a circular stamp.

1. *ଶ୍ରୀମତୀ ସୁମତୀ*
ପି.ପି. ଶ୍ରୀମତୀ
ଓଡ଼ିଶା ସରକାର

2. *Asta paramanick*
S/o Late Ajit paramanick
Mulani cur (K.G.P.)

3. *SK. Zakir Hussain*
S/o Late SK. Fakira Md
Bhawani pur
Kharagpur

Note : This deed contains 11 pages including stamp paper and consists of Three witnesses in page no. 2 vendor's photo and in page no 3 vendee's photo are affixed and in page no 9 vendor's and vendee's finger prints are affixed.

Handwritten notes and a circular stamp at the bottom of the page.

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



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



विकास प्रोपर्टीज
एप्लिकेशन्स

Signature of the Vendor

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



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



दशरथ लाल

Signature of the Vendor

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



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



Dhanvijay Realtors Pvt. Ltd.

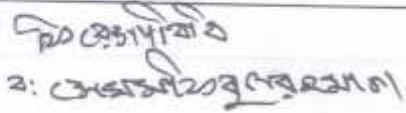
Balbir Mittal

Director

Signature of the Vendee

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. 07233 / 2011, Deed No. (Book - I , 07240/2011)

Signature of the Presentant

Name of the Presentant	Signature with date
Firoja Bibi	 15.11.11

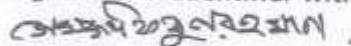
Signature of the person(s) admitting the Execution at Office.


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 15/11/2011	
2	Momena Khatun Address -Panchberia, Bamniara, Ward No. - 5, KHARAGPORE, Thana:-Kharagpur Town, District:-Paschim Midnapore, WEST BENGAL, India, P.O. :-Kharagpur	Self		LTI 15/11/2011	

Name of Identifier of above Person(s)

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

Signature of Identifier with Date




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

15 NOV 2011
 (Anindya Sundar Pradhan)

A. D. S. R. KHARAGPUR
 Office of the A. D. S. R. KHARAGPUR



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

Endorsement For Deed Number : I - 07240 of 2011
(Serial No. 07233 of 2011)

On

Payment of Fees:

On 15/11/2011

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 : 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:

Amount By Cash

Rs. 132267/-, on 15/11/2011

(Under Article : A(1) = 132253/- ,E = 14/- on 15/11/2011)

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.- 30 /- and the Stamp duty paid as: Impressive Rs.- 100/-

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

Presented for registration at 13.59 hrs on :15/11/2011, 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 15/11/2011 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

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

Executed by guardian

Execution is admitted by


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

15 NOV 2011

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



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


Endorsement For Deed Number : I - 07240 of 2011
(Serial No. 07233 of 2011)

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

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

নিম্নোক্তকর্তার
শ: সফিবুল রহমান

সফিবুল রহমান


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

15 NOV 2011

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 22
Page from 2315 to 2332
being No 07240 for the year 2011.



(Anindya Sundar Pradhan) 15-November-2011
A. D. S. R. KHARAGPUR
Office of the A. D. S. R. KHARAGPUR
West Bengal

RECEIVED
18 NOV 2011
15 NOV 2011

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15 NOV 2011
18 NOV 2011



[Handwritten Signature]
Addl. Dist. Sub-Registrar
Kharagpur
Dist. - Paschim Medinipur.

15 NOV 2011