



बिहार BIHAR

Serial No. 15718

613220

Deed No. 15256

दिनांक 21/10/2014 को Adnan Mansoor Alam P O A द्वारा यह दस्तावेज निबंधन हेतु उपस्थापित किया गया। इसमें रु० 1130320 का शुल्क एवं रु० 283530 निबंधन तथा अन्य शुल्क का भुगतान किया गया। दस्तावेज ग्राह्य पाया गया। जिन लेख्यकारियों ने मेरे समक्ष इसका निष्पादन स्वीकार किया उनके तथा उनके पहचानकर्ता के नाम, फोटो, अंगुलियों के निशान एवं हस्ताक्षर पीछे अंकित हैं। इसे दस्तावेज सं० 15256 के रूप में पुस्तक सं० 1 की जिल्द सं० 218 के पृष्ठ सं० 289 से 304 तक CD 34 में आज निबंधित एवं कुल 16 पृष्ठों में संधारित किया गया।

दिनांक-21/10/2014

टोकन नं. 15930/2014

निबंधन पदाधिकारी

DEED OF ABSOLUTE SALE

THIS DEED OF SALE is made on 20th day of October, 2014

BETWEEN

Adnan Mansoor Alam aged about 38 Years

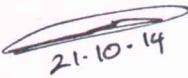
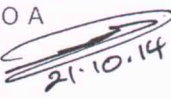
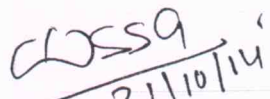
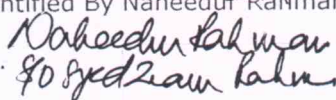
Executed this deed of sale for an area of 6798 (Six thousand seven hundred and ninety eight) Sq. Ft. Received full consideration money Rs 1,41,29,000/- (one crore forty one lac twenty nine thousand only) as per deed. Read and found correct all contents of this deed.

ADNAN MANSOOR ALAM 20.10.14
ATTORNEY ON BEHALF OF DR. SYED MANSOOR ALAM



District Registry Office, Gwalior

Token Number 15930 Reg. Year 2014 Serial Number 15718 Deed Number 15256

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Presented By	Adnan Mansoor Alam P O A						
Sig.	 21.10.14						
Executant	Adnan Mansoor Alam P O A						
Sig.	 21.10.14						
Executant	Dr. Syed Mansoor Alam						
Sig.	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Claimant	Pragati Udyog Pvt. Ltd						
Sig.	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Claimant	Syed Mehtab Hussain (Director)						
Sig.	 21/10/14						
Identified By	Nasheedur Rahman						
Sig.	 21/10/14						

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S/o Dr. Syed Mansoor Alam by faith Islam, by occupation service resident of "MANAMA HOUSE", White House Compound, Gaya, P.S.-Rampur, Distt.-Gaya, at present residing at Villa 15, Al Faris Park, Road 1735, Saar 517, Kingdom of Bahrain as Special Power of Attorney holder on behalf of his father **Dr. Syed Mansoor Alam** son of Late Syed Abdul Hakim, resident of "MANAMA HOUSE" White House Compound, Gaya, P.S.-Rampur, District-Gaya, presently resident of Flat no. 32, Building no. 433, Road 2620, Area 326, Gudaibiya, Kingdom of Bahrain, through the deed of Special Power of Attorney executed by his father Dr. Syed Mansoor Alam before the Consulate officer embassy of India at Bahrain Vide No.61258614 on dated 9 September 2014, hereinafter called the **SELLER/VENDOR** (which expression shall unless excluded by or repugnant to the context mean and include his heirs, successors, legal representatives and assigns) of the ONE PART:

AND

"PRAGATI UDYOG PRIVATE LIMITED" CIN-U25209 WB2012PTC177819. PAN.-AAGCP5306H Registered Office 8A, Samsul Huda Road, Flat no 16D, 4th floor Kolkata 700017, Carrying a civil construction, real estate and import of Electronic goods etc. by virtue of its Board resolution dated 15/09/2014 and represented by its Director namely **Syed Mehtab Hussain** aged about 38 years S/O Late Syed Hassan Raza Resident of 287, Dargah Road 4th floor, flat no. 401

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Kolkata -700017. in the state of West Bengal, hereinafter called the **PURCHASER/ VENDEE** (which expression shall unless excluded by or repugnant to the context mean and include his heirs, legal representatives, executors, nominees and assignees of the OTHER PART

Nature of deed :- Deed of Absolute Sale

Consideration Amount :- Rs. 1,41,29,000/- (One crore forty one lacs twenty nine thousand only)

Value as per M.V.R. :- Rs. 1,41,29,000/- (One crore forty one lacs twenty nine thousand only)

Value of land-----Rs. . 1,38,29,000/-

Value of boundary wall----- Rs. 3,00,000/-

Total Rs. . 1,41,29,000/-

SCHEDULE-I

Details of the Property being sold:

All that piece or parcel of land measuring about 4092 (four thousand Ninety two) sq. ft. and 2706 (Two thousand Seven hundred Six) Sq. ft. in Total 6798 (Six thousand Seven hundred ninety eight) Sq. ft. enclose with boundary wall towards North, South, East and West 6 feet high, situated at Khata (Old) No. 3 (Three), (New) no. 2251 (Two thousand two hundred fifty one) Plot No. (Old) 4823 (Four thousand eight hundred twenty three), (New) no. 1515 (One thousand five hundred fifteen) Village-Sipahi Lane, Mohalla-White

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House Compound, Police Station-Rampur, Thana No.-8 under Ward No. 9/26/32 District-Gaya under District Registry Office Gaya within the Local limit of the Office of Collecterate, Gaya with all easement and privileges attached and appurtenant thereto which are butted and bounded as follows:-

Boundary of Plot No. 1515 area 4092 Square feet

On the North -By my premises,

On the South-By the premises of Abid Hossain,

On the East-By 16" ft. wide Road

On the West -By Soeh Mobiyah No. 2

Boundary of Plot No. 1515 area 2706 Square feet

On the North -By my premises,

On the South-By the premises of Abid Hossain,

On the East-By Soeh Mobiyah no. 1

On the West -By the premises of Nelofer.

MEASUREMENT

North to South Both Side 66'-0"

East to West Both Side 103'-00"

Now both one of Plot amalgamated with each other and one boundary which is written as follow:-

On the North -House of Dr. Syed Mansoor Alam,

On the South-Abid Hussain,

On the East-16 feet wide Road,

On the West -House of Nilofer.

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CHAIN OF TITLE & OTHER DETAILS

1. That Dr. Syed Mansoor Alam the owner of Property described hereinafter in Schedule-I Purchased from Bibi Mushtari Begum W/O Syed Md. Waliullah resident of Village Amrath, P.S.-Jamui, Distt.-Jamui at present residing at "White House Compound", P.S.-Gaya and Syed Mahmood Alam S/O Late Abdul Hakim resident of Village-Imam Nagar P.S.-Hilsa, Distt-Lakhisarai at present "White House Compound" P.S.-Rampur in the District of Gaya under a registered sale deed being No. 475 of 2003, executed on 03.01.2003, contained in Book No. I, Volume No. 35, contained from page no. (1) to (30) in Registry office Gaya and their names stand recorded in the revenue records and are in possession of the property jointly.

2. That the said Bibi Mushtari Begum Purchased and Syed Mahmood Alam have Purchased in the said Property under two registered sale deeds being Sale deed no. 4060/1976, contained in Book No. I, Zild no. 50 from Page no. 176 to 180 executed on 01.03.1976 and Sale deed no. 4059/1976, contained in Book No. I, Zild No. 50 from Page no. (171) to (175) executed on 01.00.1976 respectively and came in possession and their named where also regards in the revenue records till they sold the same to the vendor.

3. That the said Dr. Syed Mansoor Alam in connection with earning his livelihood residing at Flat No. 32, Building No. 433, Road 2620 Area 326, Gudaibiya, Kingdom of Bahrain for feeling difficulties in looking after the property



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hereinbefore described in Schedule-I as such he has appointed his Son Mr. Adnan Mansoor Alam as his representative to look after the property and deal with the property suitably under a Special Power of Attorney dated 09.09.2014, executed before the consulate Officer (61258614) Embassy of India at Bahrain.

4. That the said Dr. Syed Mansoor Alam being in urgent need of fund for legal necessity in various kinds, asked his Power of Attorney Holder his son Mr. Adnan Mansoor Alam to sale sell/alienate the aforesaid property given in Schedule-I above. The said Mr. Adnan Mansoor Alam made announcement of sale of the property whereupon reversal persons including the vendee/Purchaser through its Director Mr. Syed Mehtab Hussain approached and expressed their willingness to purchase the property but the price/consideration money agreed to be paid by the vendee is sufficient and in accordance with the prevailing Market value of the property. The vendor under the Resolution of Board passed in a duly convened meeting on 15.09.2014 offered Rs. 1,41,29,000/- (One Crore forty one lakhs and twenty nine thousand) only which is sufficient and enough and non is ready and agreed to pay more than the said consideration of money Hence, the vendor, though his POA Holder Mr. Adnan Mansoor Alam agreed to alienate/sale the property hereinbefore in Schedule-I.

5. MODE OF PAYMENT OF CONSIDERATION

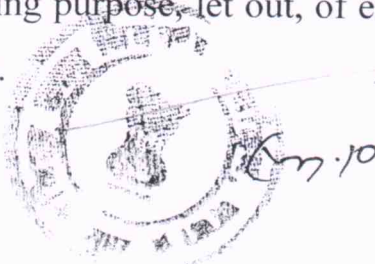
MONEY:-The consideration money Rs. 1,41,29,000/- (One

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Crore forty one lakh twenty nine thousand) only has already paid before the execution of sale deed by transfer crediting the said amount to the account of vendee Dr. Syed Mansoor Alam with ICICI Bank Noida Branch SBNRO A/c No. 003101079070 vide RTGS transfer confirmed vide UTR, number UTBIH14291341044 by the vendee from his A/c No. 0068050061199 of United Bank of India Kolkata Branch, the Memo of consideration issued by Bank is appended hereto.

6. DELIVERY OF POSSESSION:-One confirmation of transfer/crediting the consideration Money aforesaid, the Vendor through his POA Holder Mr. Adnan Mansoor Alam delivered the possession of the land described in Schedule I above as well as the original paper, pertaining to the property transferred/sold to the vendee and thereby under this sale deed transferred all their absolute right title, interest to and possession the property they had before transfer/sale of the property, to and in favour of the vendee and thus the vendee has acquired absolute valid, legal marketable title is and possession over the property given in Schedule-I above.

7. RIGHT ACCRUED TO THE VENDEE/ PURCHASER:-The Vendee, being/becoming absolute owner in legally entitled to get its name recorded/mutated in revenue records in Anchal demand register, kept and maintained by state of Bihar of wherever required under the prevailing local laws and also is entitled to use/utilize the property aforesaid as it like for either living purpose, let out, of etc. or the company deem fit and proper.



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8. UNDERTAKING & ASSURANCE:-The Vendor assured that he has absolute right, title, interest to and possession of property aforesaid and the property in free from all Sorts of encumbrances, defect prior charges and the property is not subject matter of litigation, execution or process of court nor the said property is mortgaged with any bank or financial institution as and by way of security for any loan. The vendor is his POA holder undertakes that if any defects found in future the vendor will return the consideration money. The said vendee also get itself satisfied that the assurances given by the vendor and his POA holder are correct and true

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9. ADMISSION OF EXECUTION

The vendor-POA holder personally read the recitals of the sale deed and contents of the sale deed have also read over and explained to him as also the vendee and they found the same true and correct in acknowledgement and thereof put their signatures identified by Mr Naheedur Rahman S/O Syed Ziaur Rahman Address C/O Naheedur Rahman, 1308 mahagun maple plot F 26, Sector 50, Gautam Buddha Nagar, Uttar Pradesh, 201301(Aadhar Card No. 7874 5339 7092) in presence of the witness' name and signed on this sale deed and thereby admit execution before the authority after receipt of consideration money as aforesaid.

10. STATUTORY DECLARATION

The vendor-POA holder hereby further declared and certify that the property has not been acquired by the provisions of the

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Ceiling laws, P.P.H.T. Act, Bhudan Yagya Committee or by way of Purcha granted by State of Bihar or any other agencies under any law having the right of possession only and if anything contrary is found the vendor and the vendee shall be jointly responsible.

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MEMO OF CONSIDERATION

1. A/C No. of Vendee with A/C No. 0068050061199

Bank name and detail United Bank of India
Tivoli Park Branch
Kolkata 700020

2. A/C No. of Vendor with A/C No. 003101079070

Bank name and detail ICICI Bank
Sector 18
Noida, UP

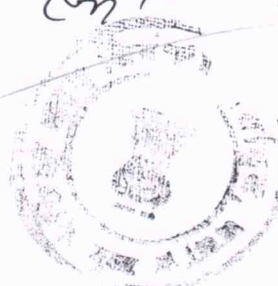
3. Amount transferred: Rs 1,41,29,000/- (Rupees One Crore Forty One Lac Twenty Nine Thousand)\

4. RTGS Transfer Details: UTR No. UTBIH14291341044 dated 18 October 2014 from United Bank of India Tivoli Park Branch, Kolkata, 700020

Certificate from the bank is made part of the sale deed.

In Witness Whereof the Vendor executed and signed this deed of absolute sale in presence of the witnesses on this the 20th day of October 2014.

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HEREBY further declared and certify that the aforesaid property has not been acquired under the provisions of Ceiling laws, PPHT Act, Bhudan Yagya Committee or by way of Purcha granted by State of Bihar or any other agencies under any law having the right of possession, only and if anything contrary is found the vendor and vendee shall be solely responsible for that..

SIGNED, SEALED AND DELIVERED

At Gaya in presence of

WITENSSES

1 Nahedun Rahman
S/o Syed Ziaur Rahman
1308, Mahapur Mapt
F-26, Sector 50, Noida UP
20 Oct 2014
Aadhar Card No. - 7874 5339 7092

2 MD. Pervez

S/o Hafeez. AHMED.

PURGA WARI

GTA 717

20/10/14.

Sign. of Vendor

Sign. Of Purchaser

PRAGATI UDYOG PVT. LTD.

Director
20/10/14.

This deed is drafted and typed by me and read over and explain all the contents to the vendor and vendee both.

Umesh Chandra Sinha

Deed Writer, Gaya

L. No. 150/02



MEMO OF CONSIDERATION

Received the sum of Rs.1, 41, 29,000/- (Rupees one crore forty one lacs twenty nine thousand only) from the within named purchaser as consideration for sale of the within mentioned property in the following manner

Details of Bank of Vendee	Vendor Details	Date of Transfer	Amount
UTR No. UTBIH14291341044 dated 18-10-2014 from United Bank of India Tivoli Park Branch Kolkata 700020 A/c 0068050061199 through the Director Syed Mehtab Hussain	Syed Mansoor Alam ICICI Bank Noida Branch SBNRO A/c No.- 003101079070	18-10-2014	Rs 1,41,29,000/-
		Total :	Rs 1,41,29,000/-

(Rupees One crore forty one lacs Twenty nine thousand only)

Certificate form Bank is being enclosed hereto and will be part of the Sale Deed.

WITNESSES:

1. *Nabeedun Rahman*
for Syed Ziaur Rahman
1308, Mahajun Market
F-26, Sector 10, Wazirpur
20 Oct 2014

[Signature]
 20.10.14
 Signature of the vendor

2. *Md. Pervez*
for Heziz AHMAD
DURGAWARI
CHAND
20/10/14



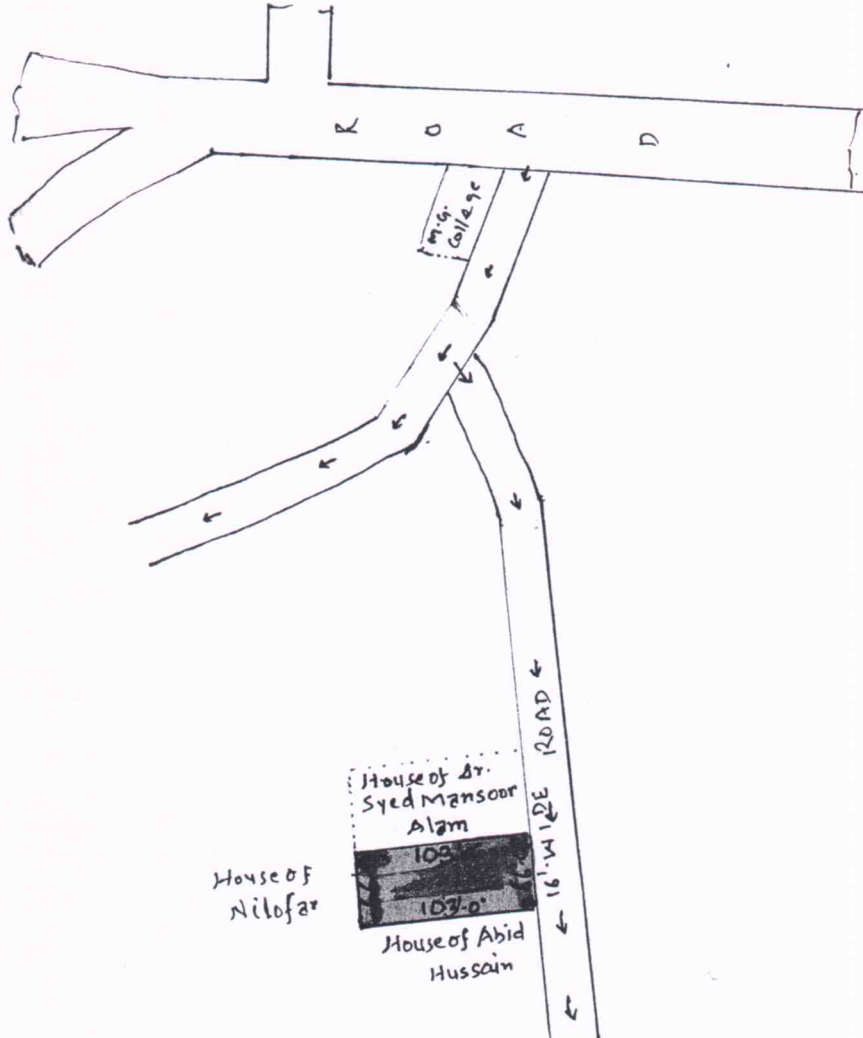
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SKETCH MAP

Mohalla-White House Compound, P.S.-Rampur, Distt.-Gaya, Ward No.-32, Khata No. - 2551 (New), Plot No. -1515 (New), Area 6798 Square feet.

Vendor:-Adnan Mansoor Alam

Vendee:-"Pragati Udyog Pvt. Ltd." through Director ^{Syed} Mehtab Hussain

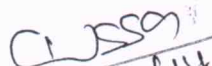


Sign. Vendor

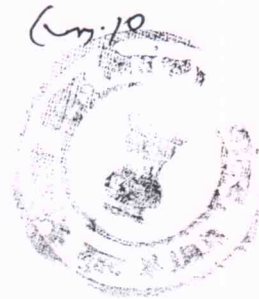

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Sign. Vendee

PRAGATI UDYOG PVT. LTD.


20/10/14


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Endorsement of Certificate of Admissibility

Admissible under Rule 5 : duly Stamped (or exempted from or does not require stamp duty) under the Indian Stamp Act, 1899, Schedule I or I-A, No. '23'. Also admissible under section 26(a) of the B. T. Act.

Stamp duty paid under Indian Stamp Act Rs. 847740/-
Addl. Stamp duty paid under Municipal Act Rs. 282580/-

Amt. Paid By N.J Stamp Paper	Rs. 5000/-
Amt. paid through Bank Challan	Rs. 1408850/-

Registration Fee										LLR + Proc Fee	Service Charge		
FEE PAID	A1	282580	C	0	H1b	0	K1a	0	Lii	0	LLR	500	400
	A8	0	D	0	H2	0	K1b	0	Liii	0	Proc.Fee	50	
	A9	0	DD	0	I	0	K1c	0	Mb	0	Total	550	
	A10	0	E	0	J1	0	K2	0	Na	0			
	B	0	H1a	0	J2	0	Li	0					
	TOTAL-										282580		
Total amont paid (Reg. fee+LLR, Proc+Service Charge) in Rs. -										283530			

Date: 21/10/2014

(Signature)
Registering Officer
Gaya

Endorsement under section 52

Presented for registration at Registration Office, Gaya Sadar on Tuesday, 21st October 2014 by Adnan Mansoor Alam P O A Dr.Syed Mansoor Alam by profession Service. Status - Executant

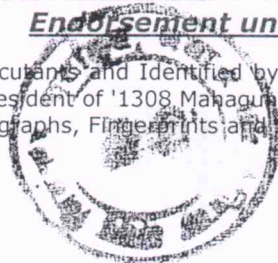
(Signature)
21.10.14
Signature/L.T.I. of Presentant

Date: 21/10/2014

(Signature)
Registering Officer
Gaya Sadar

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Naheedur Rahman' age '52' Sex 'M', 'Syed Ziaur Rahman', resident of '1308 Mahagun Maple Plot No-F26 Sector 50 Gautam Buddha Nagar Naida(U.P)'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.



Date : 21/10/2014

(Signature)
Registering Officer
Gaya

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Gaya Sadar in Book 1 Volume No. 218 on pages on 289 -304 , for the year 2014 and stored in CD volume No. CD-34 year 2014 .The document no. is printed on the Front Page of the document.

Date : 21/10/2014

(Signature)
Registering Officer
Gaya

Token No. : 15930

Year : 2014

S.No. : 15718

SCORE Ver.3.0

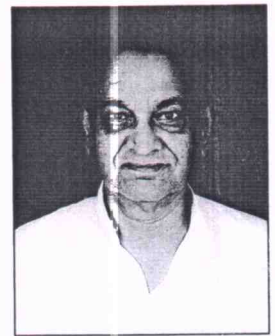
Deed No. : 15256

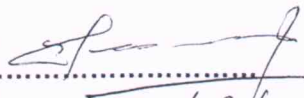
(Signature)
Sealed by

I, Syed Mansoor Alam declar that I have given a power of attorney to Mr. Adnan Mansoor Alam on dated 09 September 2014 for my property Situated at Mauza Sipahi Lane, Mohalla-White house compound Gaya, P.S.-Rampur, Distt.-Gaya Thana no. 8 under ward no. 9/26/32 bearing Old Khata no. 3 new 2251, Plot no. old 4823 new 1515 area 4092 + 2706 Sq. ft. = Total Area 6798 Sq. ft. and also declared that I am presently alive and don't intend to withdraw this Power of Attorney and have not granted any Power of Attorney to anyone else to this regard.

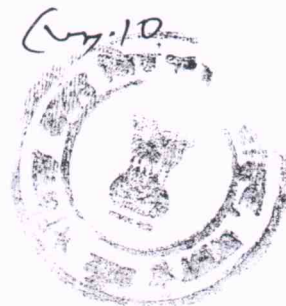


Left Hand Five Finger Print



Signature 
(Syed Mansoor Alam) 19/10/2014


20.10.14





युनाइटेड बैंक ऑफ़ इंडिया
United Bank of India

प्रधान कार्यालय : 11, हेमन्त बसु सरणी, कोलकाता-700 001
H.O. : 11, Hemanta Basu Sarani, Kolkata-700 001

ई-मेल/E-mail : utbihoc @ vsnl.com
homail @ unitedbank.co.in

टेलीग्राम/Telegram :
टेलीफोन/Telephone : 033-22472860
(M) 22807271
टेलिक्स/Telox :
फैक्स/Fax : 2807271
संदर्भ सं०/Ref. No. :

तिवोली पार्क शाखा
225सी आचार्य जे. सी. बोस रोड,
कोलकाता-700 020
Tivoli Park Branch
225C, Acharya J.C. Bose Road,
KOLKATA-700 020

Date 18/10/2014

To whom it may concern

This is to certify that a sum of Rs. 1,41,29,000/- (rupees one crore forty one lacs twenty nine thousand only) has been debited to the A/C no . 0068050061199 of Pragati Udyog Private Limited as on date as per instruction by the authorized signatory vide cheque no 000772 and the amount has been credited to SBNRO A/c No. 003101079070 in the name of Mr Syed Mansoor Alam with ICICI bank ,NOIDA branch through RTGS mode . We also confirm the related UTR No as UTBIH14291341044

युनाइटेड बैंक ऑफ़ इंडिया
FOR UNITED BANK OF INDIA
तिवोली पार्क शाखा
Tivoli Park Branch

आचार्य जे. सी. बोस रोड / S. C. Bose Road

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"बैंक हिन्दी में भी पत्राचार का स्वागत करता है"