



असम ASSAM

F 566762



AGREEMENT FOR SALE/MOU

This conveyance of SALE is made on this 31st day of December, 2021 at Sivasagar,

BETWEEN

1. **MALINA BEGUM**, wife of Late Fulajan Ali, (2) **MD MOJIDUR HUSSAIN**, (3) **MD AHMED HUSSAIN**, both (2) and (3) are sons of Late Fulajan Ali, SI Nos. (1) to (3) are residents of 107 No. Chantak Grant, P.O.- Santak, P.S.- Bihubor, Sub-Division- Nazira, Dist- Sivasagar, Assam, (4) **MOSFIKA BEGUM**, daughter of Late Fulajan Ali, resident of Na-Mati Nazira, P.O. & P.S.- Nazira, Sub-Division- Nazira, Dist- Sivasagar, Assam, (5) **MD MUKIBUL HUSSAIN**, son of Late Mukut Hussain, resident of 107 No. Chantak Grant, P.O.- Santak, P.S.- Bihubor, Sub-Division- Nazira, Dist- Sivasagar, Assam, (6) **MISS SAMSEN NAHAR BEGUM**, daughter of Late Mukut Hussain, resident of Babupatty, Sivasagar Town, P.O., P.S.- Sivasagar, Sub-Division & Dist- Sivasagar, Assam, (7) **MISS MINU BEGUM**, daughter of Late Mukut Hussain, resident of Bortal Nazira, P.O., P.S.- Nazira, Sub-Division- Nazira, Dist- Sivasagar, Assam, (8) **SHIV PRASAD KURMI**, son of Ramboli Kurmi, resident of Adabari Handique, P.O. & P.S.- Simaluguri, Sub-Division- Nazira, Dist- Sivasagar, Assam. (9) **RANJITA KANDHA** and (10) **SANGEETA KANDHA**, SI Nos (9) and (10) are the daughters of Late Kartik Kandha, both are residents of Vill- Santak Bogdaigaon, P.O.- Santak, P.S.-

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- ① Moliza Begum
- ② Majidur Hussain
- ③ Md. Shamsul Hussain.
- ④ Sam Sen Nahar Begum
- ⑤ Mukibul Hussain
- ⑥ Mostika Begum
- ⑦ Minu Begum
- ⑧ Sibte Faruq Kuumi
- ⑨ Rangita Kandha
- ⑩ Sangita Kandha
- ⑪ Shahn Secunder Ho.
- ⑫ Sariful Hussain
- ⑬ Rabia Begum
- ⑭ Farida Begum
- ⑮ Mariyam Begum.

Bihubor, Sub -Division- Nazira, Dist- Sivasagar, Assam, (11) **SHAH SECONDER ALI**, son of Usman Gani, resident of Bogdai Gaon, P.O.- Santak, P.S.- Bihubor, Sub-Division- Nazira, Dist- Sivasagar, Assam, (12) **MD SARIFUL HUSSAIN**, son of Balat Hussain, resident of 107 No. Santak Grant, P.O.- Santak, P.S.- Bihubor, Sub-Division- Nazira, Dist- Sivasagar, Assam, (13) **SMT RABIA BEGUM** and (14) **SMT FARIDA BEGUM**, both are daughters of Late Usman Gani, both are residents of Bogdai Gaon, P.O.- Santak, P.S.- Bihubor, Sub-Division- Nazira, Dist- Sivasagar, Assam and (15) **SMT MARIOM BEGUM**, residents of Uttar Jalan Nagar, P.S & P.O-Dibrugarh, Assam (hereinafter referred to as the **FIRST PARTIES/ SELLERS**) of the ONE PART.

AND

RAMAYNA ISPAT (P) LTD., Regd. Address- A-48, First Floor, Wazipur Industrial Area, Delhi- 110052, represented by Mr. Shri Krishna Agarwalla, son of Late Hansraj Agarwalla (hereinafter referred to as the **SECOND PARTY/ PURCHASER**) of the OTHER PART.

WHEREAS, the Seller No. 1 is the absolute owner and possessor of a plot of land measuring 16 Bigha 00 Katha 00 Locha covered by Dag No. 15 of P.P. No. 249 which is more fully described in the **Schedule "A"** herein below.

AND WHEREAS, the Seller Nos. 1, 2, 3 and 4 are the absolute owners and possessors of a plot of land measuring 02 Bigha 00 Katha 00 Locha covered by Dag No. 233 of P.P. No. 98 which is more fully described in the **Schedule "B"** herein below.

AND WHEREAS, the Seller Nos. 5, 6 and 7 are the absolute owners and possessors of a plot of land measuring 05 Bigha 02 Katha 13 Lochas covered by Dag No. 223 of P.P. No. 01 which is more fully described in the **Schedule "C"** herein below.

AND WHEREAS, the Seller No. 8 is the absolute owner and possessor of a plot of land measuring 00 Bigha 01 Katha 05 Lochas covered by Dag No. 16 of P.P. No. 190 which is more fully described in the **Schedule "D"** herein below.

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Shri Krishna Agarwalla



- ① Malina Begum
- ② Mojibul Hossain
- ③ Md. Shamsul Hossain
- ④ Sam Sen Nahar Begum
- ⑤ Mukibul Hossain
- ⑥ Masfika Begum
- ⑦ Minu Begum
- ⑧ Silbo Farooq
- ⑨ Rangita Kantha
- ⑩ Sangeta Kantha
- ⑪ Shah Seconds #6
- ⑫ Saifeul Hossain
- ⑬ Rabba Kaper
- ⑭ Farida Begum
- ⑮ Marijam Begum

AND WHEREAS, the Seller Nos. 9 and 10 are the absolute owners and possessors of a plot of land measuring 05 Bigha 00 Katha 10 Lochas covered by Dag No. 230 of P.P. No. 254 which is more fully described in the **Schedule "E"** herein below.

AND WHEREAS the Seller Nos. 11 is the absolute owner and possessor of a plot of land measuring 03 Bigha 03 Katha 01 Lochas covered by Dag No. 15 of P.P. No. 249 which is more fully described in the **Schedule "F"** herein below.

AND WHEREAS the Seller Nos. 12 is the absolute owner and possessor of a plot of land measuring 03 Bigha 00 Katha 00 Lochas covered by Dag No. 26 of P.P. No. 271 which is more fully described in the **Schedule "G"** herein below.

AND WHEREAS the Seller Nos. 13, 14 and 15 are the absolute owners and possessors of a plot of land measuring 05 Bigha 01 Katha 05 Lochas covered by Dag No. ~~235~~ 24 P.P. No. ~~257~~ which is more fully described in the **Schedule "H"** herein below.

AND WHEREAS, due to urgent need of money the Sellers desires to sale the said lands at a consideration of Rs 75,000/- (Rupees Seventy Five Thousand) only **per Bigha** i.e., full and final amount.

AND WHEREAS, the Purchaser approached the Sellers to sale and the Sellers accepted the proposal and agreed to sale the said lands to the Purchaser at the consideration of Rs 75,000/- (Rupees Seventy Five Thousand) only **per Bigha**.

AND WHEREAS, the First Parties/Sellers has agreed to sell and the Second Party/Purchaser has agreed to purchase the said lands/property at the rate of Rs 75,000/- (Rupees Seventy Five Thousand) only **per Bigha** and Rs 5000/- (Rupees Five Thousand) only **per Bigha** as an advance amount will be given by the Second Party/Purchaser to the First Parties/Sellers at the time of execution of this MOU/Sale Agreement.

AND WHEREAS the Second Party/Purchaser shall apply for the approval of the said lands/property for the clearance of the Forest Department for stage 1. After approval from the Forest Department, the First Parties/Sellers shall transfer the ownership and possession of the said lands/property in favour of the Forest Department, Govt. of Assam. And simultaneously, the Second Party/Purchaser make the balance remaining payment to the First Parties/Sellers at the time of registration of the title document.

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Shilpika Grewalia

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- ① Molina Begum
- ② Mgriken Akhlich
- ③ Md. Ahmed Hussain
- ④ Sam Sen Nahar Beum
- ⑤ Mukibul Huomin
- ⑥ Mosfika Begum
- ⑦ Minu Begum
- ⑧ Sibro Farooq Kinnii
- ⑨ Ronzita Kantha
- ⑩ Sanggeeta Kantha
- ⑪ Shah Secord H.
- ⑫ Sakiful Hussain
- ⑬ Rabla Begum
- ⑭ Farida Begum
- ⑮ Mariyam Begum

NOW THIS AGREEMENT FOR SALE WITNESSETH AS FOLLOWS:-

1. That the Sellers hereby transfer, convey and assign the said lands/property with all right, title and interest unto the Purchaser in consideration of the said amount.
2. That the Sellers handed over the possession of the said lands/property to the Department of Forest, Govt. of Assam on receipt of full and final payment.
3. That all expenses of the said sale transaction shall be paid by the Purchaser.
4. That the Sellers hereby assures to the Purchaser that the said lands/property under sale is free from all sorts of encumbrances such as sale, mortgage, gift, lien, decree, charge, court injunctions, attachments, surety, security, litigation, legal flaws, dispute, notifications, acquisitions etc., and there is no any legal defect in the title of the Sellers and if it is proved otherwise, the Sellers shall be liable to indemnify the Purchaser with cost and expenses etc.,.
5. That the Sellers has not entered into any sorts of agreement with anybody for the sale/transfer of the said lands/property.
6. That the Sellers or Attorney/s thereof shall get the sale deed executed and registered in favour of the Department of Forest, Govt. of Assam or his/her nominee/s and get the same registered in the appropriate authority and admit the execution thereof, after getting the necessary permission from the authority without any interruption.
7. That all the dues, demands, lease money, unearned increment (if any) till the date of the handing over the possession of the said lands/property by the Sellers to the Purchaser shall be paid and borne by the Sellers and thereafter shall be paid and borne by the owner/s of the lands.
8. That the Sellers will handover all the relevant documents to the Department of Forest, Govt. of Assam with respect to the said lands/property at the time of execution of the title document.



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Shri Anilma Jaiswal

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- ① MOLINA BEGUM
- ② Mujibur Hussain
- ③ Mr. Ahmad Hussain
- ④ Saam Sen Nahar Begum
- ⑤ Mukibul Hussain
- ⑥ Mostika Begum
- ⑦ Minu Begum
- ⑧ Siba Porrad Kunni
- ⑨ Rangita Kandha
- ⑩ Sangeeta Kandha
- ⑪ & her second ALI,
- ⑫ Saniful Hussain
- ⑬ Rabia Begum
- ⑭ Farida Begum
- ⑮ Mariyam Begum.

SCHEDULE "A"

A plot of land measuring 16 Bigha 00 Katha 00 Locha covered by Dag No. 15 of P.P. No. 249 (Class of Land- Da- Balisahia) situated at Na-Gaon, under Dhupabor Mouza, Revenue Circle- Nazira, Dist- Sivasagar, Assam which is bounded by:

East: Md. Saniful Hussain

West: Mr. Rajeshwar Raj Konwar

North: Md. Majidur Hussain

South: Mr. Dharmeshwar Gam

SCHEDULE "B"

A plot of land measuring 02 Bigha 00 Katha 00 Locha covered by Dag No. 233 of P.P. No. 98 (Class of Land- Da Alotia) situated at Na-Gaon, under Dhupabor Mouza, Revenue Circle- Nazira, Dist- Sivasagar, Assam which is bounded by:

East: Mr. Dharmeshwar Gam

West: Molina Begum

North: Rabia Begum

South: Shi Budhu Mura

SCHEDULE "C"

A plot of land measuring 05 Bigha 02 Katha 13 Lochas covered by Dag No. 223 of P.P. No. 01 (Class of Land- Da- Balisahia) situated at Na-Gaon, under Dhupabor Mouza, Revenue Circle- Nazira, Dist- Sivasagar, Assam which is bounded by:

East: Mr. Suren Buragohain

West: Mr. Dharmeshwar Gam

North: Mr. Suren Buragohain

South: Mr. Dharmeshwar Gam

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- ① Molina Begum
- ② Mojibur Hussain
- ③ Md. Ahmad Hussain
- ④ Sam Sem Nahar Begum
- ⑤ Mukibul Hussain
- ⑥ Masfika Begum
- ⑦ Minu Begum
- ⑧ Siba Prasad Kurmi
- ⑨ Rangeta Kandha
- ⑩ Sangzeta Kandha
- ⑪ Shah Secand Ali
- ⑫
- ⑬ Sariful Hussain
- ⑭ Rakia Meem
- ⑮ Farida Begum
- Mariyam Begum.

SCHEDULE "D"

A plot of land measuring 00 Bigha 01 Katha 05 Lochas covered by Dag Nos. 16 of P.P. No. 190 (Class of Land- Bam Balisohia) situated at Na-Gaon, under Dhupabor Mouza, Revenue Circle- Nazira, Dist- Sivasagar, Assam which is bounded by:



East: Molina Begum
 West: Sni Dinua Muna
 North: Mr. Siva Prasad Kurmi
 South: Molina Begum

SCHEDULE "E"

A plot of land measuring 05 Bigha 00 Katha 10 Lochas covered by Dag No. 230 of P.P. No. 254 (Class of Land- Faring) situated at Na-Gaon, under Dhupabor Mouza, Revenue Circle- Nazira, Dist- Sivasagar, Assam which is bounded by:

East: Mr. Nuhmal Likson
 West: Rabia Begum
 North: Sni Bhaskar Phukan
 South: Smti Farida Begum

SCHEDULE "F"

A plot of land measuring 03 Bigha 03 Katha 01 Lochas covered by Dag No. 15 of P.P. No. 249 (Class of Land- Da-Balisohia) situated at Na-Gaon, under Dhupabor Mouza, Revenue Circle- Nazira, Dist- Sivasagar, Assam which is bounded by:

East: Md. Sariful Hussain
 West: Mr. Rajeshwar Raj Konwar
 North: Md. Majidur Hussain
 South: Mr. Dharmeshwar Gam

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- ① Maliza Begum
- ② Mujibur Hussain
- ③ M.S. Ahmed Hussain
- ④ Sam Sen Nahaz Begum
- ⑤ Mukibul Husein
- ⑥ Mostika Begum
- ⑦ Minu Begum
- ⑧ Siba Prasad Kurmi
- ⑨ Ranjita Kandha
- ⑩ Sangecta Kandha
- ⑪ Shah Secunder Ali
- ⑫ Sariful Hussain
- ⑬ Rabia Begum
- ⑭ Farida Begum
- ⑮ Maziem Begum

SCHEDULE "G"

A plot of land measuring 05 Bigha 00 Katha 00 Locha covered by Dag No. 26 of P.P. No. 271 (Class of Land- Da- Balisohia) situated at Na-Gaon, under Dhupabor Mouza, Revenue Circle- Nazira, Dist- Sivasagar, Assam which is bounded by:

East: Budhu Mura
 West: Abani Handique
 North: Ramchandra Ghatuwar
 South: Abani Handique

SCHEDULE "H"

A plot of land measuring 05 Bigha 01 Katha 05 Lochas covered by Dag Nos. 24, 235 of P.P. No. 257 (Class of Land- Bam-Balisohia) situated at Na-Gaon, under Dhupabor Mouza, Revenue Circle- Nazira, Dist- Sivasagar, Assam which is bounded by:

East: Molina Begum, Numal Likson
 West: Abani Handique, Rabia Begum
 North: Siva prasad Kurmi, Ranjita Kandha
 South: Abani Handique, Budhu Mura

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Sivasagar

Shi Geetma Jaiswalla





(8)

IN WITNESS WHEREOF, the Sellers and Purchaser herein above put their respective signatures on this Agreement for Sale on the 31st day of December, 2021.

Witnesses:-

1. Ahmad Ali
Shah Secunder ali
Santak Bogdai Gaon.

2. Manabjyoti Kalkoty
Melachakoz Sivasagar
P.O. Dist. Sivasagar

1. Molina Begum
2. Majidul Hossain
3. Md. Ahmed Hussain
4. Sam Sen Nahar Begum
5. Mukibul Hussain
6. Mosfika Begum
7. Minu Begum
8. Sibo Porad Kurni
9. Ranjeta Kandha
10. Sangeeta Kandha
11. Shah Secunder Ali
12. Sateful Hussain
13. Rabia Begum
14. Farida Begum
15. Mariyam Begum

SELLERS

Drafted By:

Advocate, Sivasagar

Shilpina Agarwalla
Secunder

PURCHASER

Notary Public::Sivasagar