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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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Q-22473/14  
 &  
 21.1.15  
 at  
 6:30 P.M

Registered via the system is required to  
 registration. The signature shall appear with  
 the stamp of the Registrar. The signature  
 with this stamp shall be valid for the purpose.

*[Signature]*  
 Additional District Sub-Registrar  
 Barasat, West Bengal  
 22 JAN 2015

DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on  
 this the 21<sup>st</sup> day of January Two Thousand and Fourteen (2015)  
 (21.1.15)



1. **MATIYAR RAHAMAN MALI** son of Tahar Ali Mali 2. **ABDUL KARIM MALI** son of Rahan Mali 3. **ABDUL KADAR MALI** son of Rahan Mali 4. **ABDUL RAHIM MALI** son of Rahan Mali 5. **TURUPUDDIN MALI** son of Abdul Rashid Mali 6. **MAFIJUL RAHMAN MALI** son of Abdul Gafur Mali 7. **JAHANARA BIBI** daughter of Abdul Gafur Mali, and wife of Mafidul Molya 8 . **FULSUMARA BIBI (BEOYA)** daughter of Abdul Gafur Mali and wife of Mijanur Rahaman, all are by faith – Islam, by Nationality – Indian, residing at Village – Podra , Police Station – Rajarhat , District – North 24 Parganas, herein after called and referred to as the “**VENDORS**” (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors administrators, representatives nominees and assigns) of the **ONE PART**.

**-AND-**

**G L F PROJECTS LIMITED**, a Company, incorporated under the Provisions of the Companies Act. 1956, having its Office at 23A, N.S. Road, 4<sup>th</sup> floor, Room No.7A, Kolkata- 700001, P.S. Hare Street, Permanent account no – AACCG9874H , represented by its Director **ROSHAN LAL SINGHAL** son of late Chanderbhan Singhal, by faith- Hindu, by occupation- Business, by Nationality-Indian, hereinafter called and referred to as the “**PURCHASER**” (which expression shall unless excluded by or repugnant to the context be deemed to mean

and include its Director in office for the time being in force, executors, administrators, representatives and assigns) of the **OTHER PART**.

**WHEREAS** at all material time Matiyar Rahaman Mali ,Abdul Karim Mali , Abdul Kadar Mali, Abdul Rahim Mali, Turupuddin Mali and Abdul Gafur Mali are the owners and possessors of the plots of Sali land measuring an area of total **20.50 Satak** comprised in R.S. and L.R. Dag No.5170,5171,5172 and 5187 under L.R. Khatian No.2771,2767,2768,2769,2770 and 2766 respectfully lying and situated at **Mouza - MATIAGACHA**, J.L. No. 187, R.S. No. 17, Touzi No. 146, within the local limits of Kirtipur 2 No. Gram Panchayet, within the jurisdiction of Barasat at present Rajarhat Police Station, in the District of North 24 Parganas, absolutely free from all encumbrances whatsoever, by virtue of inheritance and thereafter own L.R. Settlement Record of Rights.

**AND WHEREAS** the said Abdul Gafur Mali ,while seized and possessed of the aforesaid undivided plot of Sali lands along with his other co-shares, according to his share in the said total land, died intestate leaving behind his wife Joshanara Bibi son Mafijul Rahman Mali two daughter Jahanara Bibi And Fulsumara Bibi (Beoya).

**AND WHEREAS** Since the said Joshanara Bibi, Mafijul Rahman Mali, Jahanara Bibi And Fulsumara Bibi (Beoya)only are seized and possessed of the aforesaid undivided plot of Sali lands along with their



other co-shares, as the legal heirs and successors of the said deceased Abdul Gafur Mali ,the wife of said Abdul Gafur Mali named Joshanara Bibi died intestate leaving behind her only son namely Mafijul Rahman Mali the vendor no 6 herein and two daughters namely Jahanara Bibi And Fulsumara Bibi (Beoya), the vendor no 7 and 8 herein have who become the owners of her share as her legal heirs and successors to her estate .

**AND WHEREAS** Since the vendors herein are seized and possessed of the aforesaid plot of Sali land measuring an area total **20.50 Satak** be the same and little more or less comprised in R.S and L.R. Dag No. 5170,5171,5172 and 5187 under L.R. Khatian No. 2771, 2767, 2768, 2769, 2770 and 2766 respectfully ,be the same a little more or less lying and situated at **Mouza- MATIAGACHA**, J.L. No. 187, R.S. No. 17, Touzi No. 146, within the local limits of Kirtipur 2 No. Gram Panchayet, within the jurisdiction of Barasat Police Station at present Rajarhat Police Station, in the District of North 24 Parganas, have been enjoying the same jointly,peacefully, freely, absolutely and without any interruptions from any corners whatsoever by paying usual rents and taxes to the proper authorities in their name as absolute owners and possessors thereof and have the full right to dispose or transfer the same to any one in any way as the vendors herein will think fit and proper.

**AND WHEREAS** Now the Vendors herein have agreed to sell and the purchaser herein has agreed to purchase the aforesaid plot of Sali

land measuring an area of **20.50 Satak** be the same and little more or less , comprised in R.S and L.R. Dag No. 5170,5171,5172 and 5187 under L.R. Khatian No. 2771, 2767, 2768, 2769, 2770 and 2766 respectfully be the same a little more or less lying and situated at **Mouza- MATIAGACHA**, J.L. No. 187, R.S. No. 17, Touzi No. 146, within the local limits of Kirtipur 2 No. Gram Panchayet, within the jurisdiction of Barasat Police Station at present Rajarhat Police Station , in the District of North 24 Parganas, together with all easement rights of the same more fully described in the schedule, hereinafter written, at or for the total consideration of Rs 16,65,626/- (Rupees sixteen laces sixty five thousand six hundreds twenty six) only.

**NOW THIS INDENTURE WITNESSETH THAT** in pursuance of the said agreement and in consideration of Rs 16,65,626/- (Rupees sixteen laces sixty five thousand six hundreds twenty six) only to the vendor paid by the purchaser as per memo below at or for the immediately before the execution of these presents (the receipt whereof the vendors do hereby as well as by the receipt hereunder written, admit and acknowledge and from the same and every part thereof hereby acquit, release and forever discharged or conveyed the same to the said purchaser) as well as the said land measuring an area of **20.50 Satak** be the same and little more or less , comprised in R.S and L.R. Dag No. 5170,5171,5172 and 5187 under L.R. Khatian No. 2771,2767,2768,2769,2770 and 2766 respectfully be the same a little more or less lying and situated at **Mouza- MATIAGACHA**, J.L. No. 187, R.S. No. 17, Touzi No. 146, within the local limits of Kirtipur 2



No. Gram Panchayet, within the jurisdiction of Barasat Police Station at present Rajarhat Police Station , in the District of North 24 Parganas, together with all easement rights of the same which the vendors herein shall, grant, transfer, convey and assign unto the purchaser herein free from all encumbrances, liens lispences and appurtenances as mentioned in the schedule hereinafter written TO HAVE AND TO HOLD the said land hereby granted, transferred conveyed and assured or intended so to be with the appurtenances unto the purchaser herein absolutely and free from all encumbrances whatsoever.

**THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER:**

1. That free and clear and freely and clearly and absolutely acquitted exonerated and release or otherwise by and at the cost and expenses of the vendors are jointly and sufficiently entitled and saved defended kept harmless and other easement rights title claim mortgage liens lispences, attachments whatsoever.

2. That the purchaser shall hereinafter peacefully and quietly possess and enjoy the said property without any claim or demand whatsoever from the vendor or his legal heirs, executors, administrators, representatives, nominees and assigns.

3. That no notice issued under the public demand recovery act has been served on the vendors not any such notice has been published.

4. That the land fully described in the schedule below stands retained by the vendors through operation of family ceiling as envisaged in chapter II-B, West Bengal Land Reforms Act.

5. That the said land or any part or portion thereof or under any interest therein has not vested in and/or is neither acquired nor any notice has been served under the state of West Bengal Acquisition Act. 1956 or statutory modification thereof or under the Urban Land (Ceiling & Regulations) Act. 1976 or any other law for the time being in force.

6. It is hereby declared by the Vendor that the said land which described in the schedule hereinafter written is the self acquired property of the vendors and that they are not the benamder of any one.

7. It is hereby declared that the said purchaser has the absolute right to mutate its name in respect of the present purchased land.

8. All the taxes land revenue and impositions payable in respect of the said property up to date of these presents have been fully paid by the vendors and if any portion of such taxes levies impositions etc. be



found to have remained unpaid for the period up to date the same shall be deemed to be the liability of the Vendors and realizable from the vendors.

9. It is hereby declared by the Vendors that the said land is absolutely free from all encumbrances and that are not the benamder of anyone and the same is not the **DEBATTOR or PIROTTOR** property or is not subject matter of any court case or not any litigation from any corners whatsoever.

10. That the vendors have not yet taken any loan or financial benefits from any bank or financial institutions or any corners in respect of the schedule mentioned land.

11. It is transpired that the said property hereby sold, conveyed and transferred and assigned by the vendor, if not free from all encumbrances as herein covenant, the vendors shall be bound to refund to the purchaser, the full consideration money paid hereunder together with cost of the stamp and registration charges incurred by the purchaser and in this deed if any typographical mistake is discovered later, that will be rectified by the vendors without any claim or demand at the cost of the purchaser.

AND the vendors herein deliver this day khas possession of the said land unto the purchaser herein.



**THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:**

(Description of land hereby sold by the vendor herein).

**ALL THAT** piece or parcel of 'Rayati Dakhali Swattiya Bisistha **Sali** land and khal measuring an area of **20.50 Satak** comprised in R.S. and L.R. Dag No.5170,5171,5172 and 5187 under L.R. Khatian No. 2771,2767,2768,2769,2770 and 2766 respectfully be the same and little more or less lying and situated at **Mouza- MATIAGACHA**, J.L. No. 187, R.S. No. 17, Touzi No. 146, within the local limits of Kirtipur 2 No. Gram Panchayet, within the jurisdiction of Barasat Police Station,at present Rajarhat Police Station , under A.D.S.R. Office, Barasat, in the District of North 24-Parganas, in the State of West Bengal under the following manner:-

Nature of the Land	Out of total land.	R.S.and L.R. Dag No.	L.R. Khatian	Share of land	Area of land
<b>Sali</b>	03Satak	5170	2771,2767,2768,2769,2770 and 2766	2500	0.75
<b>Sali</b>	04Satak	5171	2771,2767,2768,2769,2770 and 2766	2500	1.00
<b>Sali</b>	15Satak	5172	2771,2767,2768,2769,2770 and 2766	2500	3.75
<b>Sali</b>	30Satak	5187	2771,2767,2768,2769,2770 and 2766	5000	15

Total -**20.50 Satak**

It is clearly stated herein that the vendors herein sold and conveyed total land measuring **20.50 Satak** be the same a little more or less unto and in favour of the purchaser herein and the said land is butted and bounded as under:-

The annual proportionate rent will be payable as per State Government Rules and Regulations.

**IN WITNESS WHEREOF** the Vendors have hereunto set and subscribed its authorized person's hand and seal after going through the contents of this deed of conveyance on the day, month and year first above written.

**SIGNED, SEALED AND DELIVERED**

by the parties abovenamed at  
Kolkata in the presence of

**WITNESSES :**

1. *Asstakim Mallah.*  
vill - Langlee Pata

2. *Ajijul Molla*  
Lanhati, Rajarhat

*Drafted by.*  
*Mrinal Kanti Mukherjee*  
*Advocate*  
*High Court at Calcutta.*

- 
1. *স্বাক্ষরিত করিয়াছেন*
  2. *আজিজুল মল্লা*
  3. *আমজুল হক*
  4. *আব্দুল হক*
  5. *আব্দুল হক*
  6. *Mafijul Rahaman mali*
  7. *Jahanara Bibi*
  8. *Fulsumara Bibi (Beoya)*

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**SIGNATURE OF THE VENDORS**

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**SIGNATURE OF THE PURCHASER**

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**MEMO OF CONSIDERATION**

**RECEIVED** with thanks from the within named purchaser, a sum of Rs16,65,626/- (Rupees sixteen laces sixty five thousand six hundreds twenty six) only being the full consideration money by the account payee cheque drawn on ING Vysya Bank Ltd. H.B.Sarani Branch, Kolkata-700001, as per memo below:

**MEMO**

By A/c. Payee cheque	Dated	Amount (Rs.)
543303	03-01-15	8,32,812/-
543307	06-01-15	1,66,563/-
543310	06-01-15	1,66,563/-
543306	06-01-15	1,66,562/-
543304	03-01-15	1,66,562/-
543309	06-01-15	1,66,563/-

Rs16,65,626/-

(Rupees sixteen laces sixty five thousand six hundreds twenty six) only

**WITNESSES :**

1. *restorin Mallah.*  
 Hill - Langol Pota

2. *Ajij/Molla:*  
*Lavhati, Rajarhat*


















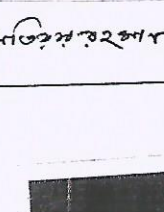











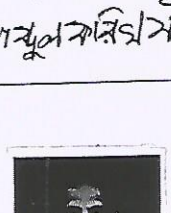











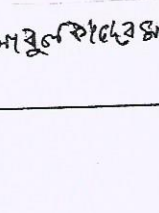





1. *সত্যেন্দ্র চন্দ্র সর্মা*
2. *আব্দুল করিম সর্মা*
3. *আব্দুল হক সর্মা*
4. *আব্দুল হক সর্মা*
5. *আব্দুল হক সর্মা*
6. *Mafizul Rahaman malik*
7. *Jahanara Bibi*
8. *Fulsumara Bibi (Beoya)*

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**SIGNATURE OF THE VENDORS**
















































**SPECIMEN FORM FOR TEN FINGERPRINTS**

Sl. No.	Signature of the executants/ presentants					
	 Roshon M. Singh					
		Little      Ring      Middle      Fore      Thumb (Left Hand)				
						
		Thumb      Fore      Middle      Ring      Little (Right Hand)				
①	 ...					
		Little      Ring      Middle      Fore      Thumb (Left Hand)				
	 ...					
		Thumb      Fore      Middle      Ring      Little (Right Hand)				
②	 ...					
		Little      Ring      Middle      Fore      Thumb (Left Hand)				
	 ...					
		Thumb      Fore      Middle      Ring      Little (Right Hand)				
③	 ...					
		Little      Ring      Middle      Fore      Thumb (Left Hand)				
	 ...					
		Thumb      Fore      Middle      Ring      Little (Right Hand)				



**SPECIMEN FORM FOR TEN FINGERPRINTS**

Sl. No.	Signature of the executants/ presentants								
④	 612/2018/2018	 Little	 Ring	 Middle	 Fore	 Thumb			
		(Left Hand)					 Thumb	 Fore	 Middle
⑤	 2018/2018/2018	 Little	 Ring	 Middle	 Fore	 Thumb			
		(Left Hand)					 Thumb	 Fore	 Middle
⑥	 2018/2018/2018	 Little	 Ring	 Middle	 Fore	 Thumb			
		(Left Hand)					 Thumb	 Fore	 Middle
⑦	 Saharara Bi bi	 Little	 Ring	 Middle	 Fore	 Thumb			
		(Left Hand)					 Thumb	 Fore	 Middle
⑧	 Fulsumara Bibi (Bega)	 Little	 Ring	 Middle	 Fore	 Thumb			
		(Left Hand)					 Thumb	 Fore	 Middle





Government Of West Bengal  
Office Of the A.D.S.R. BARASAT  
District:-North 24-Parganas

Endorsement For Deed Number : I - 00551 of 2015  
(Serial No. 00508 of 2015 and Query No. 1503L000022473 of 2014)

On 21/01/2015

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

Presented for registration at 18.30 hrs on :21/01/2015, at the Private residence by Matiyar Rahaman Mali , one of the Executants.

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

Execution is admitted on 21/01/2015 by

1. Matiyar Rahaman Mali, son of Tahar Ali Mali , Podra, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, By Caste Muslim, By Profession : Others
2. Abdul Karim Mali, son of Rahan Mali , Podra, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, By Caste Muslim, By Profession : Others
3. Abdul Kadar Mali, son of Rahan Mali , Podra, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, By Caste Muslim, By Profession : Others
4. Abdul Rahim Mali, son of Rahan Mali , Podra, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, By Caste Muslim, By Profession : Others
5. Turupuddin Mali, son of Abdul Rashid Mali , Podra, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, By Caste Muslim, By Profession : Others
6. Mafijul Rahaman Mali, son of Abdul Gafur Mali , Podra, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, By Caste Muslim, By Profession : Others
7. Jahanara Bibi, wife of Mafidul Molya , Podra, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, By Caste Muslim, By Profession : House wife
8. Fulsumara Bibi( Beoya), wife of Mijanur Rahaman , Podra, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, By Caste Muslim, By Profession : House wife

Identified By Mostakin Molla, son of Lt. Achahak Molla, Langalpota, Thana:-Rajarhat, P.O. :-Matiagachha, District:-North 24-Parganas, WEST BENGAL, India, By Caste: Muslim, By Profession: Business.

( Joyjit Chanda )

ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

On 22/01/2015

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



ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

Endorsement Page 1 of 2

27 JAN 2015





Government Of West Bengal  
Office Of the A.D.S.R. BARASAT  
District:-North 24-Parganas

Endorsement For Deed Number : I - 00551 of 2015  
(Serial No. 00508 of 2015 and Query No. 1503L000022473 of 2014)

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 Draft

Rs. 18329/- is paid , by the draft number 131419, Draft Date 21/01/2015, Bank Name State Bank of India, P.B.B. KANKURGACHI, received on 22/01/2015

( Under Article : A(1) = 18315/- ,E = 14/- on 22/01/2015 )

**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.-16,65,626/-

Certified that the required stamp duty of this document is Rs.- 83301 /- and the Stamp duty paid as: Impresive Rs.- 100/-

**Deficit stamp duty**

Deficit stamp duty Rs. 83201/- is paid , by the draft number 131418, Draft Date 21/01/2015, Bank : State Bank of India, P.B.B. KANKURGACHI, received on 22/01/2015

( Joyjit Chanda )

ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT



ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

27/01/2015 10:32:00 A

EndorsementPage 2 of 2

27 JAN 2015

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 4  
Page from 1378 to 1411  
being No 00551 for the year 2015.



*(Signature)*  
(Joyjit Chanda) 27-January-2015  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT  
Office of the A.D.S.R. BARASAT  
West Bengal

21 JAN 2015