

D492/14

56

2457/14



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

R 781324

Verbalen voor de Registratie van overdracht van onroerend goed. The Registrar has received the above mentioned deed with this certificate of registration.

Additional District Sub-Registrar  
Barasat, North 24 Parganas

*[Handwritten Signature]*  
24/1/14

Q-663/14

24/1/14

av.

2:26 P.M

**DEED OF CONVEYANCE**

**THIS DEED OF CONVEYANCE** made on the 21<sup>st</sup>  
day of January, Two Thousand Fourteen.

**BETWEEN**

[ Page 1 of 9 ]



RASIYA BIBI (Voter ID.No.WB/20/091/237540) daughter of Sk. Samiruddin residing at Village - Mobarockpur, P.O. : Lauhati, P.S. : Rajarhat, District. : North 24 Parganas, Kolkata - 700135, West Bengal, by Nationality - Indian, by faith - Muslim, by occupation - House Hold Worker, Hereinafter being referred to as the "VENDOR" (which expression shall unless exclude by or repugnant to the subject or context be deemed to mean and include his heirs, excutors, administrators, legal representatives and assigns) of the FIRST PART.

AND

GLF PROJECTS LIMILED, (PAN No. AACCG9874H) a Company incorporated under the Companies Act, 1956, having its registered office at 23A, Netaji Subash Road , 4th Floor, Room No.- 7A, Kolkata- 700001, represented by its Director ROSHAN LAL SINGHAL, (PAN No. AICPS8734J) son of Late Chanderbhan Singhal, by Nationality - Indian , by faith - Hindu, by occupation - Business, hereinafter called and referred to as the "PURCHASER" (which expression shall unless excluded by or repugnant to the subject or cintext be deemed to mean and include its legal heirs, excutors, administrators, successors in office for the time being in force and assigns) of the OTHER PART.



WHEREAS RASIYA BIBI of Mobarokpur is the original owner and possessor and L.R. Record Holder of a piece and parcel of land admeasuring 2.06 decimal (more or less) comprised in R.S. & L.R. Dag No. 5146 ( Area of Land 1.53 Decimal out of 153 Decimal) 5148 (Area of Land 0.03 Decimal out of 03 Decimal), 5168 (Area of Land 0.08 Decimal out of 08 Decimal), 5172/5202 ( Area of Land 0.42 Decimal out of 42 Decimal), under R.S. Khatian No. 246 and L.R. Khatian No. 3556 under Mouza - Matiagachha, J.L. No. 187, Re.Sa. No. 17, Hal Touzi No. 146, Pargana - Anowarpur, P. S. Barasat Now Sashan, A.D.S.R.O. - Barasat, District - North 24 Parganas, within the local limits of Kiritipur -II Gram Panchayet by way of inherritance.

AND WHEREAS the present Vendor becoming absolute owner and possessor of the said plot of land which have now marketable title to the property which is free from all encumbrances, charges, liens, lispences, attachments whatsoever and are now seized and possessed of and/or otherwise well and sufficiently entitled to the said property.

AND WHEREAS aforesaid Vendor become the absolute owner and possessors of the plot of land measuring an area 2.06 decimal



(more or less) be the same a little more or less by virtue of inheritance and she paid all taxes and rents to the proper authority and peacefully enjoyed the same with good right title interest and otherwise well and sufficiently entitled to free from all encumbrances more fully and particularly described in the schedule hereunder written and the Vendor have absolute power of ownership and has every right to transfer to anybody by anyway.

AND WHEREAS for personal reasons, it becoming necessary and expedient for the Vendor sale an area of 2.06 decimal (more or less) of Land comprised in Hal R.S. & L.R. Dag No- 5146 (Area of Land 1.53 Decimal out of 153 Decimal) 5148 (Area of Land 0.03 Decimal out of 03 Decimal), 5168 ( Area of Land 0.08 Decimal out of 08 Decimal), 5172/5202 ( Area of Land 0.42 Decimal out of 42 Decimal), under R.S. Khatian No. 246 and L.R. Khatian No. 3556 under Mouza - Matiagachha, J.L. No. 187, Re.Sa. No. 17, Hal Touzi No. 146, Pargana - Anowarpur, P.S. Barasat Now Sashan, A.D.S.R.O. - Barasat, District - North 24 Parganas, within the local limits of Kiritipur -II Gram Panchayet. which is fully explained in the Schedule of property given hereunder, the Vendor agreed to sale and the Purchaser agreed to purchase the same together with all rights, privileges, easements, whatsoever thereto at a total consideration of Rs. 96,219 /- (Rupees Ninety Six Thusand Two Hundred and Nineteen) only.



NOW THIS DEED WITNESSETH as follows :-

That in consideration of the said sum of Rs. 96,219 /- (Rupees Niney Six Thusand Two Hundred and Nineteen) only well and truly paid by the Purchaser to the Vendor the receipts whereof the Vendor do hereby admit and acknowledge, the Vendor out of own free will, in a sound mind and without any pressure whatsoever hereby sell, grant, convey, transfer, assign and assure unto the Purchaser ALL THAT the said piece and parcel of 2.06 Decimal of land described in the Schedule of property given hereunder TO HAVE AND TO HOLD THE SAME absolutely and forever unto an in favour of the Purchaser TOGETHER WITH all the rights and interest thereto absolutely and for ever free from all encumbrances, liabilities whatsoever TOGETHER WITH all assessments, quasi-assessments and other stipulations or provisions in connection with the beneficial use and enjoyment of the said property.

AND THE VENDOR do hereby covenant with the Purchaser as follows :-

THE INTEREST which the Vendor do hereby profess to transfer subsists and that the Vendor has good right, full power and absolute authority to grant, convey, transfer, assign, assure and confirm the property hereby granted, conveyed, transferred, assigned and



assured unto the Purchaser in the manner as aforesaid and delivered the vacant possession of the said property to the Purchaser simultaneously with the execution of these presents and the Purchaser shall hereafter peaceably and quietly held, possess and enjoy the said property in Khas without any interruption, disturbances, claims or demand whatsoever for or by the Vendor and/or any person/persons claiming through or under or in trust for them. And further that the Vendor his heirs, executors, administrators and assignees, covenant with the Purchaser their heirs, executors, administrators or assignees to save harmless, indemnify and keep indemnified the Purchaser her heirs, administrators or assigns from or against all encumbrances, charges, and equities whatsoever. And the Vendor, his heirs, administrators or assigns further covenant that he shall at the request and costs of the Purchaser, their heirs, executors, administrators or assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof in the manner as aforesaid.

AND WHEREAS the present Vendor further declare that the purchaser may mutate his name in the relevant record in the said Land and also mutated his name in the Panchyet record and also pay rent and taxes in his name against this deed of conveyance.



**SEHEDULE OF PROPERTY as referred to :-**

**ALL THAT** piece and parcel of **Khal And Shali LAND** comprising in **Mouza - Matiagachha**, J.L. No. - 187 , Re.Sa. No. 17, Hal Touzi No - 146, Pargana - Anowarpur.

R. S. Khatian No. 246.				
LR. Khatian No. 3556				
<u>R.S.&amp; L.R.</u> <u>DAG No.</u>	<u>Nature</u> <u>of Land</u>	<u>Share</u>	<u>Area of Land</u> <u>Sold</u>	<u>Out of</u> <u>Land</u>
5146	Shali	0.0100	1.53 Dec	153 Dec.
5148	shali	0.0100	0.03 Dec	03 Dec.
5168	Khal	0.0100	0.08 Dec	08 Dec.
5172/ 5202	Shali	0.0100	0.42 Dec	42 Dec.

Total 4 (Four) Dag.

Total Area of Land = 2.06 (Two Point Zero Six) Decimal. (more/less)  
of P.S.: Barasat Now Sashan, A.D.S.R.O.- Barasat, District - North 24  
Parganas, within the local limits of Kirtipur -II Gram Panchayet.



IN WITNESS WHERE OF ,the Vendors and the purchaser here de-  
scribed their hands, seals and signature on the day, month and year  
first above written.

WITNESS :

1. বাকরুল আমী/মল্লিক  
Let হুদায়া আমী/মল্লিক  
প্রথম অর্গুমেন্টার হুদায়া  
মল্লিক বাস্তবী (স্বাক্ষর) -
2. Aijul Molla  
of Lauhati, Rajarhat

Drafted by :

*Aijul Molla*  
Advocate

District Judges' Court  
North 24 Parganas, Barasat  
Enroll No. - ১৩/৭৭৪/১৭৭৫ .



বাকরুল আমী/মল্লিক -  
ব: বাকরুল আমী/মল্লিক

Composed by :

A.T.M. Sanaul Mostafa

A.T.M.SANAUL MOSTAFA

LAUHATI, RAJARHAT, KOL - 135

(Signature of Vendors)



MEMO OF CONSIDERATION

Received from a sum of Rs. 96,219 /- (Rupees Niney Six  
Thousand Two Hundred and Nineteen) only. Towards Consideration  
Money from the Purchaser here in above.

By Chaque

Rs. 96,219/-

Chaque No. 035595 Dated-15.01.2014

Bank Name : HDFC Bank

Rajarhat Branch

Kolkata - 700135

Total

96,219 /-

(Rupees Niney Six Thousand Two Hundred and Nineteen Only)

WITNESS :

1. বাকচন্দ্র আশীমচন্দ্র  
Let বুদ্ধিমা আশীমচন্দ্র  
প্রমাণ আবেদন পূর্ব পাড়া
2. অক্ষয় বাসু আশীমচন্দ্র  
হাট 136

Ajjulmolla

of Lachet, Rajarhat



বাকচন্দ্র আশীমচন্দ্র -  
বঃ বাকচন্দ্র আশীমচন্দ্র





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

**Endorsement For Deed Number : I - 00457 of 2014**  
**(Serial No. 00432 of 2014 and Query No. 1503L000000663 of 2014)**

**On 21/01/2014**

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

Presented for registration at 14.26 hrs on :21/01/2014, at the Private residence by Rasiya Bibi ,Executant.

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

Execution is admitted on 21/01/2014 by

1. Rasiya Bibi, daughter of Sk. Samiruddin , Mobarockpur, Kolkata, Thana:-Rajarhat, P.O. :-Lauhati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : House wife

Identified By Rajjak Ali Mondal, son of Idrish Ali Mondal, Atghara Purba Para, Kolkata, Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700036, By Caste: Muslim, By Profession: Business.

( Joyjit Chanda )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

**On 27/01/2014**

**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.-96,219/-

Certified that the required stamp duty of this document is Rs.- 4831 /- and the Stamp duty paid as: Impresive Rs.- 100/-

( Joyjit Chanda )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

**On 29/01/2014**

**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 Draft

Rs. 1070/- is paid , by the draft number 967655, Draft Date 17/01/2014, Bank Name State Bank of India, LAUHATI, received on 29/01/2014

( Under Article : A(1) = 1056/- ,E = 14/- on 29/01/2014.)

**Deficit stamp duty**

( Joyjit Chanda )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT  
EndorsementPage 1 of 2

29/01/2014 16:17:00





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

---

Endorsement For Deed Number : I - 00457 of 2014  
(Serial No. 00432 of 2014 and Query No. 1503L000000663 of 2014)

---

Deficit stamp duty Rs. 4731/- is paid , by the draft number 967657, Draft Date 17/01/2014, Bank : State Bank of India, LAUHATI, received on 29/01/2014

( Joyjit Chanda )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

Additional District Sub-Registrar  
( Joyjit Chanda )  
Barasat, North 24 Parganas

---























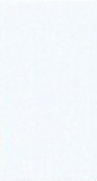




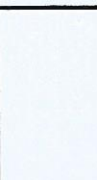
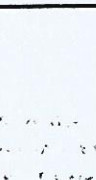

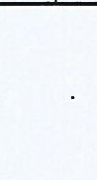

ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

29/01/2014 16:17:00

EndorsementPage 2 of 2



**SPECIMEN FORM FOR TEN FINGERPRINTS**

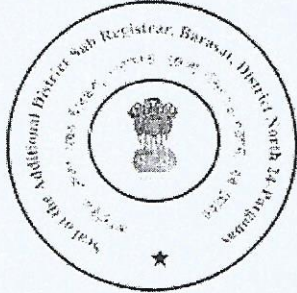
Sl. No.	Signature of the executants/ presentants					
	 Rohan Singh					
		<b>Little</b>	<b>Ring</b>	<b>Middle</b>	<b>Fore</b>	<b>Thumb</b>
		<b>(Left Hand)</b>				
						
		<b>Thumb</b>	<b>Fore</b>	<b>Middle</b>	<b>Ring</b>	<b>Little</b>
		<b>(Right Hand)</b>				
	 बालिका विधि - वः बाक्य 26 (अंश) अक्षर					
		<b>Little</b>	<b>Ring</b>	<b>Middle</b>	<b>Fore</b>	<b>Thumb</b>
		<b>(Left Hand)</b>				
						
		<b>Thumb</b>	<b>Fore</b>	<b>Middle</b>	<b>Ring</b>	<b>Little</b>
		<b>(Right Hand)</b>				
						
		<b>Little</b>	<b>Ring</b>	<b>Middle</b>	<b>Fore</b>	<b>Thumb</b>
		<b>(Left Hand)</b>				
						
		<b>Thumb</b>	<b>Fore</b>	<b>Middle</b>	<b>Ring</b>	<b>Little</b>
		<b>(Right Hand)</b>				

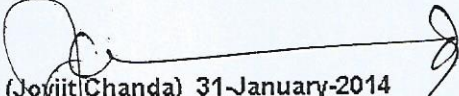


46

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 3  
Page from 2225 to 2238  
being No 00457 for the year 2014.



  
(Jyotir Chanda) 31-January-2014  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT  
Office of the A.D.S.R. BARASAT  
West Bengal