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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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যদি এই স্মারকটি স্বাক্ষর করা হয় তবে এটি স্বাক্ষর করা হয়।  
 The signature shall be made on this stamp.

*[Signature]*  
 Additional District Sub-Registrar  
 Barasat, North 24 Parganas  
 - 3 MAR 2014

# DEED OF CONVEYANCE

**THIS DEED OF CONVEYANCE** made on the  
 day of *3<sup>rd</sup>* day of *March*, Two Thousand Fourteen.

**BETWEEN**

**KUTUB ALI BODDI** (Voter ID.No.WB/20/091/747595)  
son of Late Sahadat Boddi, residing at Village - Mobarakpur, P.O. :  
Lauhati, P.S. : Rajarhat, District. : North 24 Parganas, Kolkata -  
700135, West Bengal, by Nationality - Indian, by faith -Muslim,  
by occupation - Business, Hereinafter being referred to as the  
“VENDOR” (which expression shall unless exclude by or repug-  
nant to the subject or context be deemed to mean and include  
his heirs, executors, 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. ALCPS8734J)son of Late Chanderbhan Singhal,  
by Nationality - Indian , by faith - Hindu, by occupation - Busi-  
ness, 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,  
executors, administrators, successors in office for the time being  
in force and assigns) of the OTHER PART.

WHEREAS said vendor Kutub Ali boddi of Mobarakpur is the original owner and possessor and L.R. Record Holder of a piece and parcel of land admeasuring 10 decimel (more or less) comprised in R.S. & L.R. Dag No. 5107 (Area of Land 05 Decimal out of 201 Decimal) 5115 (Area of Land 03 Decimal out of 283 Decimal), 5116 (Area of Land 01 Decimal out of 43 Decimal), 5175 (Area of Land 01 Decimal out of 155 Decimal) under R.S. Khatian No. 2122 and L.R. Khatian No. 2652 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 purchased and 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 possessor of the plot of land measuring an area 10 decimal (more or less) be the same a little more or less by virtue of

purchased and inheritance and they 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 10 decimal (more or less) of Land comprised in R.S. & L.R. Dag No- 5107 (Area of Land 05 Decimal out of 201 Decimal) 5115 (Area of Land 03 Decimal out of 283 Decimal), 5116 (Area of Land 01 Decimal out of 43 Decimal), 5175 (Area of Land 01 Decimal out of 155 Decimal) under R.S. Khatian No. 2122 and L.R. Khatian No. 2652 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. 7,09,084 /- (Rupees Seven Lakh Nine Thousand Eighty Four) only.

NOW THIS DEED WITNESSETH as follows :-

That in consideration of the said sum of Rs. 7,09,084 /- (Rupees Seven Lakh Nine Thousand Eighty Four) 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 10 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 **Shali LAND** comprising in **Mouza**  
**- Matiagachha, J.L. No. - 187, Re.Sa. No. 17, Hal Touzi No - 146, Pargana**  
**- Anowarpur.**

<u>R.S.&amp; L.R.</u> <u>DAG No.</u>	<u>L.R.</u> <u>Khatian</u> <u>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>
5107	2652	shali	0.0278	05 Dec	201 Dec.
5115	2652	shali	0.0121	03 Dec	283 Dec.
5016	2652	Shali	0.0278	01 Dec	43Dec.
5175	2652	Shali-	0.064	01 Dec	155 Dec.

Total 4 (Four) Dag.

Total Area of Land = 10 (One Zero ) 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. SK Abdul Hannan  
c/o - Lal - SK Bhalai Molla  
village - Mobraek Am  
Po - Lauhati  
PS - Rajarhat (N) 24 Pgs  
Kat - 135
2. Qabirul Ali Mallik  
S/o - Haji Year Ali Mallik  
Vill + Po - Matigacher  
PS - Barasat  
Dist - 24th Pgs (N)

Drafted by :

*Amir A. Mondal*  
Advocate

District Judges' Court  
North 24 Parganas, Barasat  
Enroll No. - WB/798/1995

Composed by :

*Sanaul Mostafa*  
A.T.M.SANAUL MOSTAFA

LAUHATI, RAJARHAT, KOL - 135

*Kutub Ali Baidya*  
\_\_\_\_\_  
(Signature of Vendors)



MEMO OF CONSIDERATION

Received from a sum of Rs. 7,09,084 /- (Rupees Seven Lakh Nine Thousand Eighty Four) only. Towards Consideration Money from the Purchaser here in above.

By CASH

Rs. 7,09,084/-

Total

7,09,084 /-

(Rupees Seven Lakh Nine Thousand Eighty Four Only)

WITNESS :

1. SK Abdul Hannan  
c/o. Lat. SK Bhalai Molla  
village- Makrook Ru  
P.O. Lauhati  
Ps. Rejan rd (N) 24 P.S.  
Kat- 135























2. Qabirul Ali Malick  
S/o - Haji year Ali Malick  
Vill + po - Matiyacha  
Ps. Barasat  
Dist - 24th Pgs (V)

3. Selim Baidya  
Son of Kutub ali Baidya  
Mobarack pur

Kutub Ali Baidya



(Signature of Vendor)

**SPECIMEN FORM FOR TEN FINGERPRINTS**



Sl. No.	Signature of the executants/ presentants					
	 GLF PROJECTS LIMITED <i>Rosny Yinyi</i> Director					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	 <i>Ketris Ab. Baedja</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				

**Government of West Bengal**  
**Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue**  
**Office of the A.D.S.R. BARASAT, District- North 24-Parganas**  
**Signature / LTI Sheet of Serial No. 01539 / 2014, Deed No. (Book - I , 01451/2014)**

I Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Kutub Ali Boddi Mobarakpur, Kolkata, Thana:-Rajarhat, P.O. :-Lauhati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135	 03/03/2014	 LTI 03/03/2014	<i>Kutub Ali Baidya</i> 3/3/2014

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Kutub Ali Boddi Address -Mobarakpur, Kolkata, Thana:-Rajarhat, P.O. :-Lauhati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135	Self	 03/03/2014	 LTI 03/03/2014	<i>Kutub Ali Baidya</i>

Name of Identifier of above Person(s)

Sk Abdul Hannan  
Mobarakpur, Thana:-Rajarhat, P.O. :-Lauhati,  
District:-North 24-Parganas, WEST BENGAL, India,

Signature of Identifier with Date

*SK Abdul Hannan*  
3/3/2014

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



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

Endorsement For Deed Number : I - 01451 of 2014  
(Serial No. 01539 of 2014 and Query No. 1503L000003084 of 2014)

On 03/03/2014

**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. 7813/- is paid , by the draft number 666460, Draft Date 26/02/2014, Bank Name State Bank of India, LAUHATI, received on 03/03/2014

( Under Article : A(1) = 7799/- ,E = 14/- on 03/03/2014 )

**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.-7,09,084/-

Certified that the required stamp duty of this document is Rs.- 35474 /- and the Stamp duty paid as: Impresive Rs.- 100/-

**Deficit stamp duty**

Deficit stamp duty Rs. 35374/- is paid , by the draft number 666458, Draft Date 26/02/2014, Bank : State Bank of India, LAUHATI, received on 03/03/2014

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

Presented for registration at 11.20 hrs on :03/03/2014, at the Office of the A.D.S.R. BARASAT by Kutub Ali Boddi ,Executant.

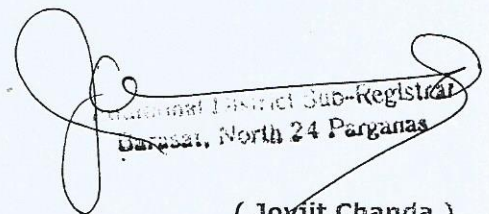
**Admission of Execution(Under Section 58,W.B.Registration Rules,1962)**

Execution is admitted on 03/03/2014 by

1. Kutub Ali Boddi, son of Late Sahadat Boddi , Mobarakpur, Kolkata, Thana:-Rajarhat, P.O. :-Lauhati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Business

Identified By Sk. Abdul Hannan, son of Late Sk. Bhalui Molla, Mobarakpur, Thana:-Rajarhat, P.O. :-Lauhati, District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Muslim, By Profession: Business.

( Joyjit Chanda )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT



ADDITIONAL DISTRICT SUB-REGISTRAR  
Barasat, North 24 Parganas

( Joyjit Chanda )

ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

03/03/2014 13:04:00

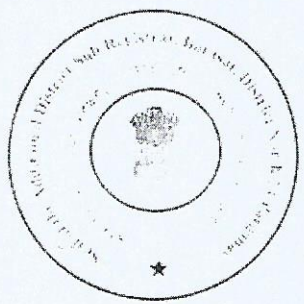
EndorsementPage 1 of 1

in force and assigns) of the OTHER PART.

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 9  
Page from 2586 to 2600  
being No 01451 for the year 2014.



(Jyoti Chanda) 04-March-2014  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT  
Office of the A.D.S.R. BARASAT  
West Bengal