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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Certified that the document is admitted for registration. The document shall be deemed to be registered with this instrument.

Additional-District Sub-Registrar
Barasat, North 24 Parganas
16 APR 2014

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on the 16th day of April, Two Thousand Fourteen (2014).

B E T W E E N

ABU HOSSAIN MOLLA @ ABUL HOSSAIN MUNSI (VOTER ID NO. WB/20/091/750429) Son of Altaf @ Altaf Hossain Munsing at Village - Mobarakpur, P.O. - Lauhati, P.S. - Rajarhat, District - North 24 Parganas, Kolkata -700135, West Bengal, by Nationality - Indian, by faith - Islam, by occupation - Cultivation, 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, executors, administrators, legal representatives and assigns) of the **FIRST PART.**

AND

GLF PROJECTS LIMITED, (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, West Bengal, represented by its Director **ROSHAN LAL SINGHAL,** (PAN No. ALCPS8734J) 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 context 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 ABU HOSSAIN MOLLA @ ABUL HOSSAIN MUNSI of Mobarokpur is the original owner and possessor and L.R. record holder of a piece and parcel of land admeasuring 02 decimal (more or less) out of 283 decimal comprised in R.S. & L.R. DagNo. 5115, under L.R. Khatian No. 3126 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 Kirtipur -II Gram Panchayet.

AND WHEREAS by the aforesaid way the present vendor became the absolute owner and possessor of the said plot piece and parcel of land admeasuring 02 decimal (more or less) out of 283 decimal comprised in R.S. & L.R. DagNo. 5115, under L.R. Khatian No. 3126 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 Kirtipur -II Gram Panchayet.

AND WHEREAS the present Vendor becoming absolute owner and possessor of the said plot of land in the way as explained herein before 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 for personal reasons, it becoming necessary and expedient for the Vendor to sale an area of 02 Decimal (more or less) out of 283 decimal comprised in R.S. & L.R. DagNo. 5115, under L.R. Khatian No. 3126 under Mouza - **Matiagachha**, J.L. No. 187, Re.Sa. No. 17, Hal Touzi No. 146, 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 there to at a total consideration of Rs- 1,63,635/- (One Lakh Sixty Three Thousand Six Hundred Thirty Five) only.

NOW THIS DEED WITNESSETH as follows :-

That in consideration of the said sum of Rs. 1,63,635/- (One Lakh Sixty Three Thousand Six Hundred Thirty Five) 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 02 Decimal

(more / less) of land described in the Schedule of property given hereunder **TO HAVE AND TO HOLD THE SAME** absolutely and forever unto an in favor of the Purchaser **TOGETHER WITH** all the rights and interest there to absolutely and forever free from all encumbrances, change, liens, lispendences, attachments whatsoever liabilities all assessmants are now seized and possessed of and / or otherwise well and sufficiently entitled 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 have 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 persents and the purchaser shall hereafter peaceably and quietly held, possess and enjoy the said property in khash 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 farther** that the vendor there heirs, executors, administrators and assignees covenant with the purchaser their heirs, executors, administrators or assignees to save harmless, indemnify and keep indemnified the purchaser his heirs, administrators or assigns from or against all encumbrances, charges and euqities whatsoever.

And the vendor, their heirs, administrators or assigns further covenant that they 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 aforesaid manner.

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

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

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.

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 Vendor and that he is not the benamder of any one.

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 Vendor 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 Vendor and realizable from the Vendor.

It is hereby declared that the Vendor is absolutely free from all encumbrances and that is 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.

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

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 Vendor 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 herein. And if any typographical mistake is discovered in later in this deed, that will be rectified by the Vendor without any claim or demand at the cost of the Purchaser herein.

AND WHEREAS the present vendor further declared that the purchaser may mutate his name in the relevant record in the said LAND and also mutate his name in the Panchayet record and also pay rent and taxes in his name against this Deed Of Conveyance.

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

SEHEDULE OF PROPERTY as referred to :-

ALL THAT piece and parcel Rayat Dakhali Swattiya of Shali LAND comprising in Mouza - Matiagachha, J.L. No. - 187 , Re.Sa. No. 17, Hal Touzi No - 146, Pargana - Anowarpur. Under collector North 24 Parganas.

The annual proportionate rent will be payable as per state government rules and regulations.

<u>R.S. & L.R.</u> <u>Dag No.</u>	<u>L.R.</u> <u>Khatian No.</u>	<u>Nature Of</u> <u>Land</u>	<u>Share</u>	<u>Area of</u> <u>Land Sold</u>	<u>Out Of</u> <u>Land</u>
5115	3126	Shali	0.0081	02	283 Dec.

Area of Land sold = 02 (Zero Two) 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.

MEMO OF CONSIDERATION

Received a sum of Rs. 1,63,635/- (One Lakh Sixty Three Thousand Six Hundred Thirty Five) only. Towards Consideration Money from the Purchaser here in above.

By cash.

Rs. 1,63,635/-

Total

Rs. 1,63,635/-


(One Lakh Sixty Three Thousand Six Hundred Thirty Five only)

WITNESS:

1. অক্ষয় কান্ত
বিত্ত-সংশোধন কর্মসূচী
সহকারী সূচ

2. নিউজ সূচী
সহকারী সূচ

অক্ষয় কান্ত
বিত্ত-সংশোধন কর্মসূচী
সহকারী সূচ
বা অক্ষয় কান্ত



(Signature of Vendor)

INWITNESS WHEREOF, the Vendors and the purchaser here described their hands, seals and signature on the day, month and year first above written.

WITNESS :

1. আব্দুল হান্নান
পিতাঃ আব্দুল হান্নান
আব্দুল হান্নান
(আব্দুল হান্নান)
2. নিফয়সা হুসাইন
(আব্দুল হান্নান)

Drafted by :

Apim K. Mostafa

Advocate

District Judges' Court

North 24 Parganas, Barasat

Enroll No. - F 493/553 of 1995

আব্দুল হান্নান আব্দুল হান্নান
আব্দুল হান্নান
আব্দুল হান্নান



Composed by :



Sanaul Mostafa
A.T.M.SANAUL MOSTAFA

(Signature of Vendor)



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. 02950 / 2014, Deed No. (Book - I , 02810/2014)

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Abu Hossain Molla Mobarakpur, Kolkata, Thana:-Rajarhat, P.O. :-Lauhati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135	 16/04/2014	 LTI 16/04/2014	অবু হোসেন মোল্লা ৩: অবু হোসেন মোল্লা ৪: অবু হোসেন মোল্লা 16/4/14

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

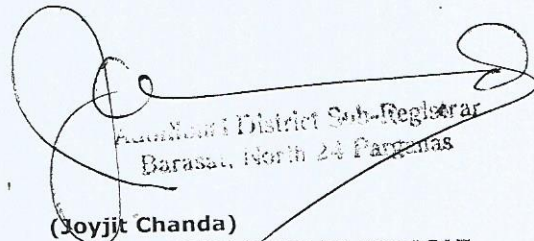
Sl No	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Abu Hossain Molla Address -Mobarakpur, Kolkata, Thana:-Rajarhat, P.O. :-Lauhati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135	Self	 16/04/2014	 LTI 16/04/2014	অবু হোসেন মোল্লা ৩: অবু হোসেন মোল্লা ৪: অবু হোসেন মোল্লা

Name of Identifier of above Person(s)

Aktar Ali
Mobarakpur, Thana:-Rajarhat, P.O. :-Lauhati,
District:-North 24-Parganas, WEST BENGAL, India,

Signature of Identifier with Date

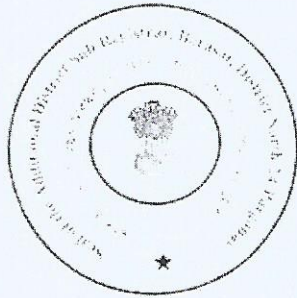
অক্তার আলি
16/4/14


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

ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT
Office of the A.D.S.R. BARASAT

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
C/D Volume number 17
Page from 2733 to 2745
being No 02810 for the year 2014.



(Joyjit Chanda) 16-April-2014
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT
Office of the A.D.S.R. BARASAT
West Bengal