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Signature of Additional District Sub-Registrar
 Barasat, North 24 Parganas

[Signature]
 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

(1) JULFIKAR ALI MOLLA @ JULFIKAR MOLLA, (Voter ID No. WB/14/107/153187), son of Late Madar Mondal @ Majedar Rahaman Molla @ Majedar Molla, by nationality - Indian, by religion - Islam, by occupation - Cultivation, residing at Village - Khayerpur, P.O. - Polerhat, P.S.- Kashipur, District - South 24 Parganas, (2) HASINA BIBI, (Voter ID No. WB/14/097/093499), wife of Nurul Islam, by nationality - Indian, by religion - Islam, by occupation - Housewife, residing at Village - Sankarpur, P.O. & P.S. - Haroa, District - North 24 Parganas, (3) FATEMA BIBI, (Voter ID No. WB/14/107/552370), wife of Md. Abdul Motaleb, by nationality - Indian, by religion - Islam, by occupation - Housewife, residing at Village - Maricha, P.O. - Chok Vogale, P.S. - Bhangar, District - South 24 Parganas, (4) JELEFAN BIBI @ JELEKHA BIBI, (Voter ID No. WB/14/107/465245), wife of Safiar Molla, by nationality - Indian, by religion - Islam, by occupation - Housewife, residing at Village - Narayanpur & P.O. - B. Narayanpur, P.S. - Bhangar, District - South 24 Parganas, represented by their **Constituted Attorney** AZIZUL MOLLA, (Voter ID No. GGC4391819) son of Late Abdul Rahim Molla, by nationality - Indian, by religion - Islam, by occupation - Business, residing at Village & P.O. - Lauhati, P.S. - Rajarhat, Kolkata - 700135, District - North 24 Parganas, West Bengal appointed by virtue of a registered general power of attorney recorded in book IV, CD Vol no. 1, Pages from 3862-3875, being no. 00340 in the year 2014 which was registered at A.D.S.R.O. Rajarhat(New Town), North 24 Parganas, hereinafter being referred to as the "**VENDORS**" (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 Jelefannesa Bibi, wife of Hedayet Molla was the absolute owner and possessor and R.S. record holder vide R.S. Khatian No. 2133 of a piece and parcel of land admeasuring 14.68 decimal (more or less) comprised in R.S. & L.R. Dag No. 5107, area of land 11.40 dec. (more or less) out of 201 dec., 5116, area of land 2.21 dec. (more or less) out of 43 dec., 5127 area of land 0.27 dec. (more or less) out of 04 dec. & 5175/5229 area of land 0.80 dec. (more or less) out of 12 dec. 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 Madar Mondal @ Majedar Rahaman Molla @ Majedar Molla, son of Hedayet @ Hedayet Molla and Jelefannesa Bibi of Mobarakpur, P.O. - Lauhati, P.S. - Rajarhat, District - North 24 Parganas. At present Village - Khayerpur, P.O. - Polerhat, P.S.- Kashipur, District - South 24 Parganas, is the R.S. warish dakhali record holder vide R.S. Khatian No. 2133 of a piece and parcel of land admeasuring 14.68 decimal (more or less) comprised in R.S. & L.R. Dag No. 5107, 5116, 5127 & 5175/5229 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 Madar Mondal @ Majedar Rahaman Molla @ Majedar Molla, son of Hedayet @ Hedayet Molla and Jelefannesa Bibi died intestate leaving behind son Julfikar Ali Molla @ Julfikar Molla (i.e. Vendor no. 1) and three daughters namely Hasina Bibi, Fatema Bibi & Jelean Bibi @ Jelekha Bibi(i.e. Vendor no. 2 - 4) as his only legal heirs and successors as per Mohammedan Law of Succession.

AND WHEREAS the present Vendors becoming absolute owners and possessors 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 Vendors to sell an area of 14.68 decimal (more or less) comprised in R.S. & L.R. Dag No. 5107, area of land 11.40 dec. (more or less) out of 201 dec., 5116, area of land 2.21 dec. (more or less) out of 43 dec., 5127 area of land 0.27 dec. (more or less) out of 04 dec. & 5175/5229 area of land 0.80 dec. (more or less) out of 12 dec. under R.S. Khatian No. 2133 and L.R. Khatian No. 3018 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- 12,01,081/- (Twelve Lakh One Thousand Eighty One) only.**

NOW THIS DEED WITNESSETH as follows :-

That in consideration of the said sum of **Rs. 12,01,081/- (Twelve Lakh One Thousand Eighty One)** 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 **14.68** 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, charge, 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 VENDORS do hereby covenant with the Purchaser as follows:-

THE interest which the Vendors do hereby profess to transfer subsists and that the Vendors 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 Vendors and / or any person / persons claiming through or under or in trust for them.

And farther that the vendors their 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 equities whatsoever.

And the vendors, 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 Vendors not any such notice has been published.

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.

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 Vendors 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.

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.

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

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

AND WHEREAS the present vendors 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 vendors 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 & Khal 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 payabel as per state government rules and regulations.

R.S. Khatian No. 2133					
<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>
5107	3018	Shali	567	11.40	201
5116	3018	Shali	514	2.21	43
5127	3018	Khal	667	0.27	04
5175/5229	3018	Khal	667	0.80	12

Total 4 Dag, Total Area of Land sold = 14.68 (One Four Point Six Eight) 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 WHEREOF, the Vendors and the purchaser here described their hands, seals and signature on the day, month and year first above written.

WITNESS :

1. *উর্জিত আলি মল্লা*
পেচর - সান্নাউ মোস্তাফা
কনস্টেবল এফ
2. Md. Abdul Motaleb -
s/o Lali Dalmeia Molla
Vill - Moricha. P.O - Chak Barali
P.S. - Bhanga - Dist - South 24 Parganas.

Drafted by :

Azizul Molla
Advocate

District Judges' Court

North 24 Parganas, Barasat

Enroll No. - F 493/553 of 1995.

Composed by :

Sanaul Mostafa
A.T.M. SANAUL MOSTAFA

LAUHATI, RAJARHAT, KOL - 135

1. JULFIKAR ALI MOLLA
@ JULFIKAR MOLLA
2. HASINA BIBI
3. FATEMA BIBI
4. JELEFAN BIBI @
JELEKHA BIBI

Represented by their
Constituted Attorney

Azizul Molla

(Signature of Vendor)

MEMO OF CONSIDERATION

Received a sum of Rs. 12,01,081/- (Twelve Lakh One Thousand Eighty One) only. Towards Consideration Money from the Purchaser here in above.

Arizul Molla

By DID NO. - 368197 ING VYSYA BANK LTD. Rs. 12,01,081/-
Dt. - 08.04.2014 H.B. SARANI BR.

Total Rs. 12,01,081/-
(Twelve Lakh One Thousand Eighty One Only)

WITNESS:

1. *Handwritten signature of Julfikar Ali Molla*
Handwritten signature of Hasina Bibi
Handwritten signature of Fatema Bibi
Handwritten signature of Jelekha Bibi

2. Md. Abdul Motaleb
S/o Late Kalmia Molla
Vill - MotiCha.
Po - Chak Barali
Ps. Bhaugar -
Dist - South 24 Parganas.

1. **JULFIKAR ALI MOLLA**
@ JULFIKAR MOLLA
2. **HASINA BIBI**
3. **FATEMA BIBI**
4. **JELEFAN BIBI @**
JELEKHA BIBI



Represented by their
Constituted Attorney

Arizul Molla



(Signature of Vendors)

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. 02951 / 2014, Deed No. (Book - I , 02811/2014)

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Azizul Molla Lauhati, Kolkata, Thana:-Rajarhat, P.O. Lauhati, District:-North 24-Parganas, WEST BENGAL, India, Pin 700135	 16/04/2014	 LTI 16/04/2014	<i>Azizul Molla</i> 16/4/2014

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
	Azizul Molla Address -Lauhati, Kolkata, Thana:-Rajarhat, P.O. :-Lauhati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135	Attorney	 16/04/2014	 LTI 16/04/2014	<i>Azizul Molla</i> 16/4/2014

Name of Identifier of above Person(s)

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

Signature of Identifier with Date

Akbar Ali

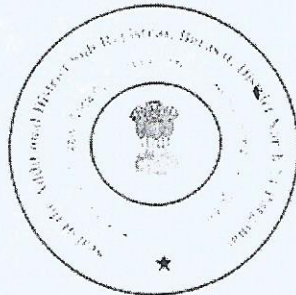
16/4/14

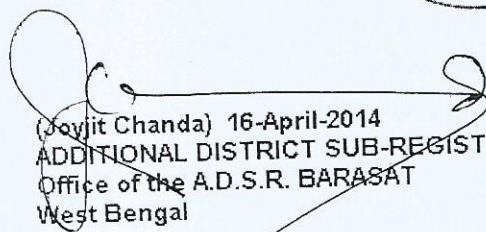
(Signature)
Additional District Sub-Registrar
Barasat, North 24 Parganas
(Joyjit Chanda)

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
CD Volume number 18
Page from 1 to 17
being No 02811 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

16 APR 2014