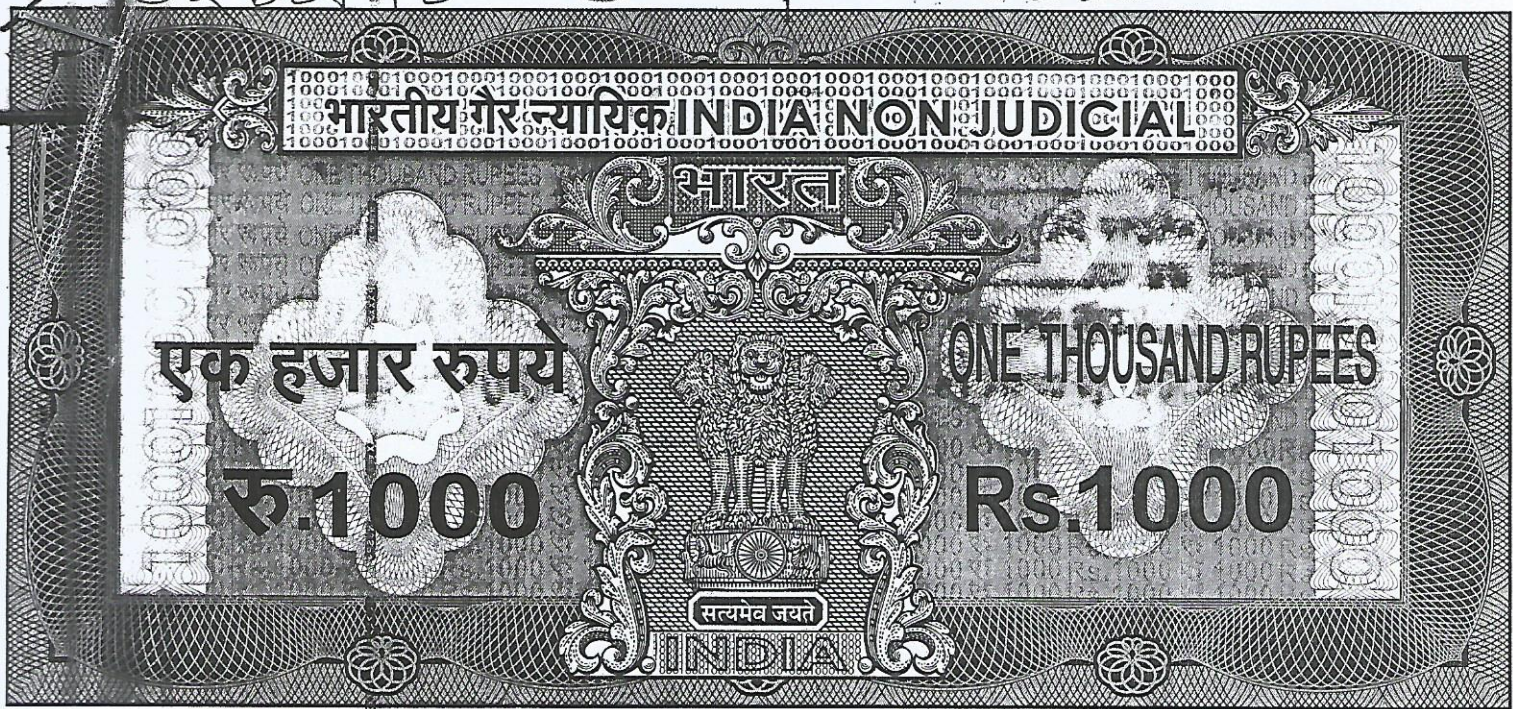


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Certified that the document is admitted in  
 translation. The signature and seal of  
 the endorser are also attached  
 with this certificate and the document is

*C*  
 Additional District Sub-Registrar  
 Barasat, North 24 Parganas.  
 7-5-13

DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this  
the 7<sup>th</sup> day of May, two thousand and thirteen (2013)

BETWEEN

**CHHAFURA BIBI** Wife of Sirajul Alam Sha residing at Village-Langalpota, P.O. Matiagacha, P.S. Barasat, in the District of North 24 Parganas, Kolkata- 700135, by faith- Muslim, by occupation- Housewife, by Nationality- Indian, bearing Voter Identity Card No. WB/20/091/087401, hereinafter called and referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her legal heirs, executors, administrators, representatives nominees and assigns) of the **ONE PART**.

- AND -

**GLF 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, represented by its Director **MEENA SINGHAL** wife of Girdharilal 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** :

A) The Vendor herein Chhafura Bibi is the owner and possessor of six plots of Shali and khal land measuring an area of total **8.84 Satak** comprised in R.S. Dag Nos. 5146, 5169, 5172/5202, 5148, 5168 & 5103 i.e. (i) Shali land area 02.38 Satak as 0.0156 share out of total 1.53 Acre comprised in R.S. Dag No. 5146 (ii) Shali land area 02.15 Satak as 0.0156 share out of total 1.38 Acre comprised in R.S. Dag No. 5169 (iii)

Shali land area 00.65 Satak as 0.0156 share out of total 42 Satak comprised in R.S. Dag No. 5172/5202 (iv) Shali land area 00.05 Satak as 0.0156 share out of total 03 Satak comprised in R.S. Dag No. 5148 (v) Khal land area 00.12 Satak as 0.0156 share out of total 08 Satak comprised in R.S. Dag No. 5168 and (vi) Shali land area 03.49 Satak as 0.0064 share out of total 5.46 Acre comprised in R.S. Dag No. 5103 all under L.R. Khatian No. 2035, lying 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, in the District of North 24 Parganas more fully described in the schedule hereinafter written, by virtue of khas swattiya rights and thereafter own L.R. Settlement Record of Rights being L.R. Khatian No. 2035, absolutely free from all encumbrances whatsoever.

B) Since then, the Vendor herein is seized and possessed of the aforesaid plots of land measuring an area of total **8.84 Satak** comprised in R.S. Dag Nos. 5146, 5169, 5172/5202, 5148, 5168 & 5103 all under L.R. Khatian No. 2035, 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, in the District of North 24 Parganas, by virtue of above record of rights and has been enjoying the same peacefully, freely, absolutely and without any interruptions from any-corners whatsoever by paying usual rents and taxes to the proper authorities in her name as absolute owner and possessor thereof and has the full right to dispose or transfer the same to any body in any way as she will think fit and proper.

C) Now the Vendor herein has agreed to sell and the purchaser herein has agreed to purchase the aforesaid Plots of land measuring an area of total **8.84 Satak** comprised in R.S. Dag Nos. 5146, 5169, 5172/5202,

5148, 5168 & 5103 all under L.R. Khatian No. 2035, 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, 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. 4,28,600/- (Rupees four lacs twenty eight thousand six hundred) only.*

**NOW THIS INDENTURE WITNESSETH THAT** in pursuance of the said agreement and in consideration of *Rs. 4,28,600/- (Rupees four lacs twenty eight thousand six hundred) 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 Vendor 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 measuring an area of **8.84 Satak** comprised in R.S. Dag Nos. 5146, 5169, 5172/5202, 5148, 5168 & 5103 all under L.R. Khatian No. 2035, 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, in the District of North 24 Parganas, together with all easement rights of the same which the Vendor herein sell, grant, transfer, convey and assign unto the purchaser herein free from all encumbrances, liens lispendences 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 VENDOR DOETH 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 Vendor is and sufficiently entitled and saved defended kept harmless and other easement rights title claim mortgage liens lispendences, attachments whatsoever.
2. That the purchaser shall hereinafter peacefully and quietly possess and enjoy the said property in khas without any claim or demand whatsoever from the Vendor or her legal heirs, executors, administrators, representatives, nominees and assigns.
3. That no notice issued under the public demand recovery act has been served on the Vendor not any such notice has been published.
4. 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.
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 Vendor and that he is 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 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.
9. It is hereby declared by the Vendor that the said land 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.
10. 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.
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 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 and in this deed if any typographical mistake is discovered later, that will be rectified by the Vendor without any claim or demand at the cost of the purchaser.

A N D the Vendor herein deliver this day khas possession of the said land unto and in favour of 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 six plots of Shali and Khal land measuring an area of total 8.84 Satak comprised in R.S. Dag Nos. 5146, 5169, 5172/5202, 5148, 5168 & 5103 all under L.R. Khatian No. 2035 (in the name of present Vendor- Chhafura Bibi) which is clearly as under as per Dag-wise –

<i>Saleable land area</i>	<i>Share</i>	<i>Out of total land</i>	<i>R.S. Dag No.</i>	<i>L.R. Khatian</i>	<i>Nature of land</i>
<i>02.38 Satak</i>	<i>0.0156</i>	<i>1.53 Acre</i>	<i>5146</i>	<i>2035</i>	<i>Shali</i>
<i>02.15 Satak</i>	<i>0.0156</i>	<i>1.38 Acre</i>	<i>5169</i>	<i>2035</i>	<i>Shali</i>
<i>00.65 Satak</i>	<i>0.0156</i>	<i>42 Satak</i>	<i>5172/5202</i>	<i>2035</i>	<i>Shali</i>
<i>00.05 Satak</i>	<i>0.0156</i>	<i>03 Satak</i>	<i>5148</i>	<i>2035</i>	<i>Shali</i>
<i>00.12 Satak</i>	<i>0.0156</i>	<i>08 Satak</i>	<i>5168</i>	<i>2035</i>	<i>Khal</i>
<i>03.49 Satak</i>	<i>0.0064</i>	<i>5.46 Acre</i>	<i>5103</i>	<i>2035</i>	<i>Shali</i>

8.84 Satak in total hereby sold

the aforesaid land 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, Pargana- Anowarpur, under A.D.S.R. Office, Barasat, in the District of North 24-Parganas, in the State of West Bengal.

It is clearly stated herein that the Vendor herein sold and conveyed total land measuring 8.84 Satak more or less unto and in favour of the Purchaser herein.

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

*IN WITNESS WHEREOF* the Vendor has hereunto set and subscribed her 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 Vendor at Kolkata in Presence of :-

1. Rabim Ali Mallik  
Villager - Matigacha  
PS - Barasat

2. *গঙ্গেশ্বর বিহারী* *হুজুরা বি/সি*  
*স্বয়ং-স্বাক্ষরিত*  
*স্বয়ং-স্বাক্ষরিত*

**SIGNATURE OF THE VENDOR**



MEMO OF CONSIDERATION

RECEIVED with thanks from the within named Purchaser, a sum of Rs. 4,28,600/- (Rupees four lacs twenty eight thousand six hundred) only being the full consideration money of the schedule mentioned land and payment as per memo below.

MEMO

By Draft No.	Dated	Drawn on	Amount
077750	02.05.2013	ING VYSYA BANK LTD. H.B. Sarani Branch.	Rs. 4,28,600/-

Rs. 4,28,600/-

(Rupees four lacs twenty eight thousand six hundred) only

WITNESSES:

1. Kabirul Ali Malik  
Vill+PO - Matigaecha  
PS - Barasat

2. *[Handwritten signature]*  
শ্রী-স্বর্গেশ্বরী  
কলকাতা

*[Handwritten signature]*

SIGNATURE OF THE VENDORDeed prepared by:

*[Handwritten signature]*  
Barasat cond.

Composed by: *[Handwritten signature]* B. 551/1980

(Rahamat Shaikh)

Typists' Association Room

A.D.S.R. Office - Bidhannagar Kolkata-91

folder-anarul

**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. 02587 / 2013, Deed No. (Book - I , 02832/2013)**

Signature of the Presentant

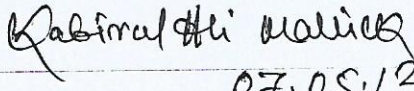
Name of the Presentant	Photo	Finger Print	Signature with date
Chhafura Bibi Langalpota, Kolkata, Thana:-Barasat, P.O. :-Matiagacha, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135	 07/05/2013	 LTI 07/05/2013	 07.05.13


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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Chhafura Bibi Address -Langalpota, Kolkata, Thana:-Barasat, P.O. :-Matiagacha, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135	Self	 07/05/2013	 LTI 07/05/2013	

**Name of Identifier of above Person(s)**  
 Kabirul Ali Mallick  
 Matiagacha, Thana:-Barasat, P.O. :-Matiagacha,  
 District:-North 24-Parganas, WEST BENGAL, India,

**Signature of Identifier with Date**

  
 07.05.13

  
 Additional District Sub-Registrar  
 Barasat, North 24-Parganas.

(Gautam Ghosh)

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

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ATTESTED :-



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

Endorsement For Deed Number : I - 02832 of 2013  
(Serial No. 02587 of 2013 and Query No. L000005862 of 2013)

On 07/05/2013

**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 Cash

Rs. 7223.00/-, on 07/05/2013

( Under Article : A(1) = 7216/- ,E = 7/- on 07/05/2013 )

**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.-6,56,371/-

Certified that the required stamp duty of this document is Rs.- 32829 /- and the Stamp duty paid as: Impressive Rs.- 1000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 31840/- is paid , by the draft number 579087, Draft Date 04/05/2013, Bank : State Bank of India, Rajarhat Township, received on 07/05/2013

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

Presented for registration at 12.38 hrs on :07/05/2013, at the Office of the A.D.S.R. BARASAT by Chhafura Bibi ,Executant.

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


Execution is admitted on 07/05/2013 by

1. Chhafura Bibi, wife of Sirajul Alam Sha. , Langalpotra, Kolkata, Thana:-Barasat, P.O. :-Matiagacha, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : House wife

Identified By Kabirul Ali Mallick, son of Haji Year Ali Mallick, Matiagacha, Thana:-Barasat, P.O. :-Matiagacha, District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Muslim, By Profession: Business.

( Gautam Ghosh )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

ছফুরা বিবি

  
Additional District Sub-Registrar  
Barasat, North 24 Parganas.

( Gautam Ghosh )

ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

07/05/2013 12:58:00

EndorsementPage 1 of 1

ATTESTED : -

ATURE OF THE  
ESSENTANT/  
UTANT/SELLER/  
YER/CAIMENT  
WITH PHOTO

# UNDER RULE 44A OF THE I.R. ACT 1908

N.B.- LH BOX - SMALL TO THUMB PRINTS  
R.H. BOX - THUMB TO SMALL PRINTS



LH.					
RH.					

Meena Singhal

ATTESTED :- **GLF PROJECTS LIMITED**  
Meena Singhal



Director.

LH.					
RH.					

ছন্দু রা বি সি

ATTESTED : ছন্দু রা বি সি



LH.					
RH.					

ATTESTED :-



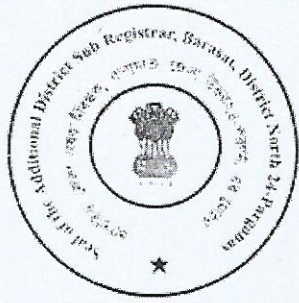
LH.					
RH.					

ATTESTED :-

5

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 11  
Page from 1753 to 1766  
being No 02832 for the year 2013.



*[Handwritten signature]*

(Gautam Ghosh) 08-May-2013  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT  
Office of the A.D.S.R. BARASAT  
West Bengal