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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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6003/13
 7/5
 no. 1426343/1

Permitted that the document is admitted in
 registration. The stamp duty shown hereon and
 the endorsement shown hereon are attached
 with this certificate and the fee is also paid.

CJM

Additional District Sub-Registrar
Barasat, North 24 Parganas.

7-5-13

DEED OF CONVEYANCE

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

BETWEEN

NAJUMAN BIBI *alias* **MOLLAH NASIRAN BIBI** Wife of Abusam, residing at Village- Mobarekpur, P.O. Chandpur, P.S. Rajarhat, in the District of North 24 Parganas, Kolkata- 700135, by faith- Muslim, by occupation- Housewife, by Nationality- Indian, bearing Voter Identity Card No. WB/20/091/750171, 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**.

The Vendor herein represented her Constituted Attorney to **MAJASIM PARVIN** wife of Ashad Ali Molla, resident of Village & P.O. Matiagacha, P.S. Barasat, Via- Rajarhat, in the District of North 24 Parganas, bearing Voter Identity Card No. GGC4301941, by faith – Muslim, by Occupation- Housewife, by Nationality-Indian, by a Registered General Power of Attorney registered at District Sub-Registrar-II, Barasat, North 24 Parganas and recorded in Book No. IV, CD Volume No. 4, Pages 2120 to 2138, **Being No. 01488** for the year 2012 for such sale of schedule mentioned land on her behalf as her Constituted Attorney.

- AND -

GLF PROJECTS LIMITED, a Company, incorporated under the Provisions of the Companies Act. 1956, having its Office at 23A, N.S. Road, 4th 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 **NAJUMAN BIBI** is the owner and possessor of four plots of Shali and khal land measuring an area of total **19.21 Satak** more or less comprised in R.S. Dag Nos. 5146, 5148, 5168 & 5172/5202, i.e. (i) Shali land area 14.27 Satak as 0.0933 share out of total 1.53 Acre comprised in R.S. Dag No. 5146 (ii) Shali land area 00.28 Satak as 0.0933 share out of total 03 Satak comprised in R.S. Dag No. 5148 (iii) Khal land area 00.74 Satak as 0.0933 share out of total 08 Satak comprised in R.S. Dag No. 5168 and (iv) Shali land area 03.92 Satak as 0.0933 share out of total 42 Satak comprised in R.S. Dag No. 5172/5202 all under L.R. Khatian No. 3553 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 inheritance and thereafter own L.R. Settlement Record of Rights being L.R. Khatian No. 3553, 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 **19.21 Satak** more or less comprised in R.S. Dag Nos. 5146, 5148, 5168 & 5172/5202, all under L.R. Khatian No. 3553, 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 **19.21 Satak** more or less comprised in R.S. Dag Nos. 5146, 5148, 5168 & 5172/5202, all under L.R. Khatian No. 3553, 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. 5,82,100/- (Rupees five lacs eighty two thousand one hundred) only*.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement and in consideration of *Rs. 5,82,100/- (Rupees five lacs eighty two thousand one 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 **19.21 Satak** more or less comprised in R.S. Dag Nos. 5146, 5148, 5168 & 5172/5202, all under L.R. Khatian No. 3553, 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 lispences 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 DOTH 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 lispences, 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 four plots of Shali and Khal land measuring an area of total **19.21 Satak** more or less comprised in *R.S. Dag Nos. 5146, 5148, 5168 & 5172/5202*, all under *L.R. Khatian No. 3553* (in the name of present Vendor- *NAJUMAN 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>14.27 Satak</i>	<i>0.0933</i>	<i>1.53 Acre</i>	<i>5146</i>	<i>3553</i>	<i>Shali</i>
<i>00.28 Satak</i>	<i>0.0933</i>	<i>03 Satak</i>	<i>5148</i>	<i>3553</i>	<i>Shali</i>
<i>00.74 Satak</i>	<i>0.0933</i>	<i>08 Satak</i>	<i>5168</i>	<i>3553</i>	<i>Khal</i>
<i>03.92 Satak</i>	<i>0.0933</i>	<i>42 Satak</i>	<i>5172/5202</i>	<i>3553</i>	<i>Shali</i>

19.21 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 *19.21 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. Ashud/Al
 W/P + P/O - Moliogachhe
 P.S. Barasat
 Kel. 7/01/25

2. Aynal molla
 Vill - Khosel basia
 P.S. Barasat

Maja Seim parvin

As Constituted Attorney of
NAJUMAN BIBI alias
MOLLAH NASIRAN BIBI
SIGNATURE OF THE VENDOR

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named Purchaser, a sum of **Rs. 5,82,100/- (Rupees five lacs eighty two thousand one hundred) only** being the full consideration money of the schedule mentioned land and payment as per memo below.

MEMO

<i>By Draft</i>	<i>Dated</i>	<i>Drawn on</i>	<i>Amount</i>
077751	02.05.2013	ING VYSYA BANK LTD. H.B. Sarani Branch	Rs. 5,82,100/-

Rs. 5,82,100/-

(Rupees five lacs eighty two thousand one hundred) only

WITNESSES:

1. Ashed Ali
vill. Por metiagolla
P.S. Bare set
Kd. 720135

2. Aymal malla
vill. Khazra baria
P.S. Barasat

Maja Seimpar vin.

As Constituted Attorney of
NAJUMAN BIBI alias
MOLLAH NASIRAN BIBI

SIGNATURE OF THE VENDOR

Deed prepared by:

[Handwritten Signature]

Qazas ad Comt.

Composed by:



R. Shaikh
(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. 02611 / 2013, Deed No. (Book - I , 02863/2013)

Signature of the Presentant			
Name of the Presentant	Photo	Finger Print	Signature with date
Majasim Parvin Matiagacha, Thana:-Barasat, P.O. Matiagacha, District:-North 24-Parganas, WEST BENGAL, India,	 07/05/2013	 LTI 07/05/2013	Maja Seim parvin 7/5/2013


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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Majasim Parvin Address -Matiagacha, Thana:-Barasat, P.O. :-Matiagacha, District:-North 24-Parganas, WEST BENGAL, India,	Attorney	 07/05/2013	 LTI 07/05/2013	Maja Seim parvin

Name of Identifier of above Person(s)
 Ashed Ali
 Matiagacha, Kolkata, Thana:-Barasat, P.O.
 :-Matiagacha, District:-North 24-Parganas, WEST
 BENGAL, India, Pin :-700135

Signature of Identifier with Date

Ashed Ali
 7/5/2013


 Additional District Sub-Registrar
 Barasat, North 24 Parganas.

(Gautam Ghosh)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT
 Office of the A.D.S.R. BARASAT



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

Endorsement For Deed Number : I - 02863 of 2013
(Serial No. 02611 of 2013 and Query No. L000006003 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 15693.00/-, on 07/05/2013

(Under Article : A(1) = 15686/- ,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.-14,26,343/-

Certified that the required stamp duty of this document is Rs.- 71327 /- and the Stamp duty paid as: Impressive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty

- 1 Rs 49000/- is paid , by the draft number 579083, Draft Date 04/05/2013, Bank : State Bank of India, Rajarhat Township, received on 07/05/2013
- 2 Rs 21340/- is paid , by the draft number 579085, 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 13.59 hrs on :07/05/2013, at the Office of the A.D.S.R. BARASAT by Majasim Parvin ,Executant.

Executed by Attorney

Execution by

- 1 Majasim Parvin, wife of Ashad Ali Molla , Matiagacha, Thana:-Barasat, P.O. :-Matiagacha, District:-North 24-Parganas, WEST BENGAL, India, By Caste Muslim By Profession: Business,as the constituted attorney of Najuman Bibi alias Mollah Nasiran Bibi is admitted by him.

Identified By Ashed Ali, son of Ajet Ali, Matiagacha, Kolkata, Thana:-Barasat, P.O. :-Matiagacha, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste: Muslim, By Profession: Business.

(Gautam Ghosh)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

Majasim Parvin

Additional District Sub-Registrar
Barasat, North 24 Parganas.

(Gautam Ghosh)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

07/05/2013 14:43:00

EndorsementPage 1 of 1

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

(1)

Name Meena Singhal



Status - Presentant

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person

Meena Singhal
Signature of the presentant
Director.



(2)

Name Maja Sim par vin



Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (v)

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

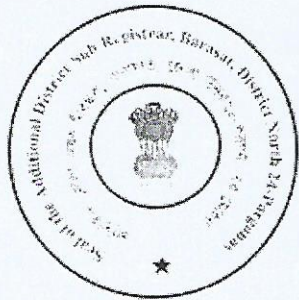
All the above fingerprints are of the abovenamed person and attested by the said person

Maja Sim par vin
Signature of the Presentant / Executant /
Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

7

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 11
Page from 2138 to 2151
being No 02863 for the year 2013.



Signature

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