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P 2897/16



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

T 542158

Certified that the Document is Admitted to
 Registration the Signature Sheet / Sheets the
 Assessment Sheet / Sheets Attached with
 this Document are the end of this Document.

P-426944/16

13/4/16
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9:20 P.M

[Signature]
 Additional District Sub-Registrar
 Barasat, North 24 Parganas

20/4/16

DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this the
 13th day of April, Two Thousand Sixteen (2016)

BETWEEN

To be cont

(2)

AJAN ALI, (having PAN : **BQVPA1975J**), son of Khoslal, residing at Village - Mobarakpur, P.O. - Lauhati, P.S. - Rajarhat, Dist. North 24 Parganas, Kolkata - 700135, by faith - Islam, by Occupation- Cultivation, by Nationality- Indian, 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 his legal heirs, executors, administrators, representatives nominees and assigns) of the ONE PART.

-AND-

GLF PROJECTS LIMITED (having PAN : **AACCG9874H**), a Company, incorporated under the Companies Act. 1956, having its Office at 23A, Netaji Subash Road, 4th floor, Room No. 7A, Kolkata- 700001, P.O. Kolkata G.P.O., P.S. Hare Street, represented by its Director **SRI ROSHAN LAL SINGHAL**, (having PAN : **ALCPS8734J**), son of Late Chander Bhan Singhal, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at 23A, Netaji Subash Road, 4th floor, Room No. 7A, Kolkata- 700001, P.O. Kolkata G.P.O., P.S. Hare Street, 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.

To be cont

(3)

WHEREAS One Ajan Ali, (the Vendor herein) son of Khoslal, is the absolute recorded owner and possessor of three plots of land total measuring an area of 34.20 Satak more or less, comprised in R.S. & L.R. Dag Nos. 5115, 5175 & 5179, all under L.R. Khatian No. 3124, the said land clearly as under as per Dag wise :-

Recorded land area	Share of land	Total land	R.S. & L.R Dag	L.R. Khatian	Nature of land
15.88 Satak	0.0561	283 Satak	5115	3124	Sali
11.95 Satak	0.0771	155 Satak	5175	3124	Sali
06.37 Satak	0.0996	64 Satak	5179	3124	Sali
Total 34.20 Satak in total					

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 at present Rajarhat Police Station, in the District of North 24 Parganas, by virtue of three purchase Deed, i.e. (1) from Sk Arisan Ali, son of Sk Erfan Ali of Mobarakpur by a registered deed of conveyance dated 24/07/1978, at S.R. Barasat, copied in Book No. I, Volume No. 67, Pages from 252 to 254, Being Deed No. 4850 and (2) from Lutfar Rahaman, son of Late Mawla Box Mondal of Mobarakpur by a registered deed of conveyance dated 23/12/1977, at S.R. Barasat, copied in Book

To be cont

(4)

No. I, Volume No. 92, Pages from 204 to 209, Being Deed No. 6199 and (3) from Sk Arishan Ali, son of Sk Erfan Ali of Mobarakpur by a registered deed of conveyance dated 29/04/1978, at A.D.R. Barasat, copied in Book No. I, Volume No. 38, Pages from 93 to 94, Being Deed No. 1382. and after purchase the said Ajan Ali recorded his name at B.L. & L.R.O. being L.R. Khatian No. 3124 as mentioned above, absolutely free from all encumbrances whatsoever.

AND WHEREAS Since then the said Ajan Ali (the Vendor herein) is well seized and possessed of the aforesaid plots of land total measuring an area 34.20 Satak more or less comprised in R.S. & L.R. Dag Nos. 5115, 5175 & 5179, all under L.R. Khatian No. 3124, 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 at present Rajarhat Police Station, in the District of North 24 Parganas, morefully described in the schedule hereinafter written by virtue of above purchase and record of rights and has been enjoying the same as per demarcation peacefully, freely, absolutely and without any interruptions from any corners whatsoever by paying usual rents and taxes to the proper authorities in his name as absolute owner and possessors thereof and have the full right to dispose or transfer the same to any body in any way as the Vendor herein

To be cont

(5)

shall think fit and proper.

AND WHEREAS Now the Vendor herein has agreed to sell and the Purchaser herein has agreed to purchase the aforesaid plots of land total measuring an area 34.20 Satak more or less comprised in R.S. & L.R. Dag Nos. 5115, 5175 & 5179, all under L.R. Khatian No. 3124, 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 at present Rajarhat Police Station, in the District of North 24 Parganas, more fully described in the schedule hereinafter written, for the total consideration of **Rs. 37,30,908/- (Rupees Thirty-seven Lac Thirty Thousand Nine Hundred Eight) only.**

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement and in consideration of **Rs. 37,30,908/- (Rupees Thirty-seven Lac Thirty Thousand Nine Hundred Eight) only**, of the lawful money of the Union of India in hand and well and truly by the Purchaser to the Vendor paid at the time of or before the execution hereof (the receipt whereof the Vendor doth hereby by this receipt and Memo of consideration hereunder written admit and acknowledge the payment of the same and every part thereof forever release, discharge and acquit the Purchaser and the properties ben-

To be cont

(6)

efits and rights hereby granted sold, conveyed transferred assigned and assured or expressed or intended so to be) the Vendor doth hereby grant sell, convey transfer assign and assure unto and in favour of the Purchaser herein ALL THAT piece or parcel of Sali land total measuring an area 34.20 Satak more or less comprised in R.S. & L.R. Dag Nos. 5115, 5175 & 5179, all under L.R. Khatian No. 3124, lying and situated at Mouza- MATIAGACHA, J.L. No. 187, R.S. No. 154, Touzi No. 146, within the local limits of Kirtipur 2 No. Gram Panchayet, within the jurisdiction of Barasat P.S. at present Rajarhat Police Station, at present Rajarhat Police Station, in the District of North 24 Parganas, more fully and particularly described in the Schedule hereunder written and hereinafter referred to as the 'SAID PLOTS OF LAND' together with all and singular the tangible and intangible assets edifices fixtures gates courts courtyards compound boundaries, areas sewers drains ways paths passages fences hedges ditches trees water courses lights and all manner of former and other right liberties benefits, privileges easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel of member thereof which now is or are or hereto before were or was held used occupied or enjoyed therewith AND reversion or reversions remainder or remainders and rents

To be cont

(7)

issues and profits thereof and all and every part thereof AND all the Raiyati and entire share estate right title interest inheritance use trust possession property claim easements quasi easements privileges claims and demands whatsoever of the Vendor out of or upon the properties benefits and rights hereby granted sold, conveyed transferred assigned and assured or expressed or intended so to be TOGETHER WITH all deeds paths muniments writings and evidences of title in anyway relating to or connected with the said property or any part thereof which now are or is or hereafter may be in possession, power, custody or control of the Vendor or any person or persons from whom the Vendor/s or any of them may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the same unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances mortgages, charges, leases, tenancies, occupancy rights, liens, lispences, attachments, bargaders, trusts, claims, demands, acquisition, requisition, vesting, alignment claims demands and liabilities whatsoever or howsoever.

To be cont

(8)

THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASER
AS UNDER :-

- 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/s is/are 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 his 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 Estate Acquisition Act. 1953

To be cont

(9)

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 have been 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 are 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.

To be cont

(10)

11. If it is transpired subsequently that the said property hereby sold, conveyed and transferred and assigned by the Vendor is found to be not free from all encumbrances or if it is found that the total quantum or any quantum of the land sold, conveyed and transferred is physically absent or the Vendor do not have valid right title interest and possession of the said land or any part thereof, the Vendor shall be bound to give possession of the equal quantum of land owned held and possessed by him and if any mistake is detected hereafter in this deed, that will be ratified by the Vendor without any claim or demand at the cost of the purchaser.

AND the Vendor herein deliver this day khas possession of the said land unto 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 Revenue Paying Ratyati Dakhali Swattiya Bisistha Sali land total measuring an area 34.20 Satak more or less comprised in R.S. & L.R. Dag Nos. 5115, 5175 & 5179, all under L.R. Khatian No. 3124, (in the name of Ajan Ali) the said land clearly as under as per Dag

To be cont

wise :-

Saleable land area	Share of land	Out of total land	R.S. & L.R. Dag	L.R. Kh. No.	Nature of land
15.88 Satak	0.0561	283 Satak	5115	3124	Sali
11.95 Satak	0.0771	155 Satak	5175	3124	Sali
06.37 Satak	0.0996	64 Satak	5179	3124	Sali
Total measuring an area 34.20 (Thirty-four point Two Zero) Satak					

the aforesaid land under lying and situated at Mouza- MATIAGACHA, J.L. No. 187, R.S. No. 154, Touzi No. 146, at present Touzi No. 12, within the local limits of Kirtipur 2 No. Gram Panchayet, within the jurisdiction of Barasat Police Station, at present Rajarhat 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 the said total land measuring of 34.20 Satak be the same a little more or less together with all easement right of the same unto and in favour of the Purchaser herein. There is no road surrounding those plots.

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

To be cont

IN WITNESS WHEREOF the Parties have hereunto set and subscribed their hand's and seal's on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

by the Vendor at Rajarhat in Presence of:

1. *Ajijul Molla*
of Lauhati, Rajarhat
2. *Lomal Uddin Molla*
Vill-Lauhati

Deed prepared, read over and vernacular language explained by me.

Dipak Kr. Pal

R-1005/266/93

DIPAK Kr. PAL
Advocate

B,SC, L.L.B.
Barasat Judges' Court.

(UPANANDA BISWAS)

Asha Computer, Kol - 135.

Signature of Vendor

SIGNATURE OF THE VENDOR

(13)

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named purchaser, a sum of Rs. 37,30,908/- (Rupees Thirty-seven Lac Thirty Thousand Nine Hundred Eight) only, being the full consideration money of the schedule mentioned land and payment as per memo below.

MEMO

<u>Dated</u>	<u>Cheque No.</u>	<u>Drawn on</u>	<u>Amount (Rs)</u>
16/02/16	363918	ING VYSYA Bank Ltd. now (Kotak Mahindra Bank) H.B. Sarani, Kolkata	} 37,30,908/-
13/04/16	363926	Do	

Total Rs. 37,30,908/- (Rupees Thirty-seven Lac
Thirty Thousand Nine Hundred Eight) only.

WITNESSES :-

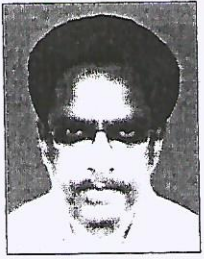
1. *Ajijul Molla*
of Lauhati, Rajarhat

2. *Jamal Uddin Molla*
vill - Lauhati
P.S. - Rajarhat

Signature of Vendor

SIGNATURE OF THE VENDOR

Sl. No. Signature of the executants/ presentants



Roohy Usmani

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Abdul Wahid

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)				





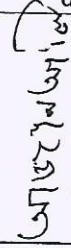
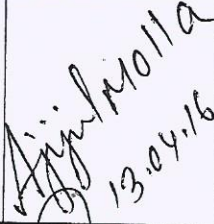
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. BARASAT, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15030000426944/2016

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Ajan Ali Mobarakpur, P.O:- Lauhati, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135	Seller			 13.04.16
SI No.	Name and Address of identifier	Identifier of			Signature with date
1	Ajjul Molla Son of Abdul Hamid Molla Lauhati, P.O:- Lauhati, P.S:- Rajarhat, District:-North 24- Parganas, West Bengal, India, PIN - 700135	Ajan Ali			 13.04.16

(Joyjit Chanda)

ADDITIONAL DISTRICT
SUB-REGISTRAR

OFFICE OF THE A.D.S.R.
BARASAT

North 24-Parganas, West
Bengal

Seller, Buyer and Property Details

er & Buyer Details

Presentant Details

SL No.	Name and Address of Presentant
1	Ajan Ali Son of Khoslal Mobarakpur, P.O:- Lauhati, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135

Seller Details

SL No.	Name, Address, Photo, Finger print and Signature
1	Ajan Ali Son of Khoslal Mobarakpur, P.O:- Lauhati, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No. BQVPA1975J,; Status : Individual; Date of Execution : 13/04/2016; Date of Admission : 13/04/2016; Place of Admission of Execution : Pvt. Residence

Buyer Details	
No.	Name, Address, Photo, Finger print and Signature
1	GLF PROJECTS LIMITED 23A, N.S. Road, 4th Floor, Room No 7A, P.O:- Kolkata GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AACCG9874H,; Status : Organization

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Ajjul Molla Son of Abdul Hamid Molla Lauhati, P.O:- Lauhati, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India,	Ajan Ali	

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5115 , LR Khatian No:- 3124	15.88 Dec	17,32,363/-	18,49,337/-	Proposed Use: Bastu, ROR: Shali
L2	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5175 , LR Khatian No:- 3124	11.95 Dec	13,03,636/-	13,91,661/-	Proposed Use: Bastu, ROR: Shali
L3	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5179 , LR Khatian No:- 3124	6.37 Dec	6,94,909/-	7,41,831/-	Proposed Use: Bastu, ROR: Shali

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	Ajan Ali	GLF PROJECTS LIMITED	15.88	100
L2	Ajan Ali	GLF PROJECTS LIMITED	11.95	100
L3	Ajan Ali	GLF PROJECTS LIMITED	6.37	100

Transfer of Property from Seller to Buyer

	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L3	Ajan Ali	GLF PROJECTS LIMITED	6.37	100

D. Applicant Details**Details of the applicant who has submitted the requisition form**

Applicant's Name	Roshan Lal Singhal
Address	23A, N.S. Road, 4th Floor, Room No 7A, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001
Applicant's Status	Buyer/Claimant

Office of the A.D.S.R. BARASAT, District: North 24-Parganas

Endorsement For Deed Number : I - 150302897 / 2016

Query No/Year 15030000426944/2016 Serial no/Year 1503002931 / 2016
Deed No/Year I - 150302897 / 2016
-Transaction [0101] Sale, Sale Document
Name of Presentant Ajan Ali Presented At Private Residence
Date of Execution 13-04-2016 Date of Presentation 13-04-2016

Remarks

On 13/04/2016

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

Presented for registration at 21:20 hrs on : 13/04/2016, at the Private residence by Ajan Ali ,Executant.

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 39,82,829/-

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

Execution is admitted on 13/04/2016 by

Ajan Ali, Son of Khoslal , Mobarakpur, P.O: Lauhati, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Muslim, By Profession Cultivation
Indetified by Ajjul Molla, Son of Abdul Hamid Molla, Lauhati, P.O: Lauhati, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Muslim, By Profession Business



(Joyjit Chanda)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
North 24-Parganas, West Bengal

On 20/04/2016

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 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 43,816/- (A(1) = Rs 43,802/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 43,816/-

Description of Draft

1. Rs 43,816/- is paid, by the Draft(other) No: 151334000429, Date: 18/04/2016, Bank: STATE BANK OF INDIA (SBI), NEW TOWN TERMINUS BUILDING.

ment of Stamp Duty

certified that required Stamp Duty payable for this document is Rs. 1,99,161/- and Stamp Duty paid by Draft Rs 1,99,061/-, by Stamp Rs 100/-

Description of Stamp

1. Rs 10/- is paid on Court Fees.
2. Rs 100/- is paid on Impressed type of Stamp, Serial no 1284, Purchased on 13/04/2016, Vendor named T K Saha.

Description of Draft

1. Rs 3,061/- is paid, by the Draft(other) No: 151333000429, Date: 18/04/2016, Bank: STATE BANK OF INDIA (SBI), NEW TOWN TERMINUS BUILDING.
2. Rs 49,000/- is paid, by the Draft(other) No: 151325000429, Date: 18/04/2016, Bank: STATE BANK OF INDIA (SBI), NEW TOWN TERMINUS BUILDING.
3. Rs 49,000/- is paid, by the Draft(other) No: 151326000429, Date: 18/04/2016, Bank: STATE BANK OF INDIA (SBI), NEW TOWN TERMINUS BUILDING.
4. Rs 49,000/- is paid, by the Draft(other) No: 151327000429, Date: 18/04/2016, Bank: STATE BANK OF INDIA (SBI), NEW TOWN TERMINUS BUILDING.
5. Rs 49,000/- is paid, by the Draft(other) No: 151330000429, Date: 18/04/2016, Bank: STATE BANK OF INDIA (SBI), NEW TOWN TERMINUS BUILDING.



(Joyjit Chanda)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
North 24-Parganas, West Bengal

Deed of Registration under section 60 and Rule 69.

Registered in Book - I

Serial number 1503-2016, Page from 74397 to 74420
Registration No 150302897 for the year 2016.



A handwritten signature in black ink, appearing to be 'Joyjit Chanda'.

Digitally signed by JOYJIT CHANDA
Date: 2016.04.20 17:07:53 +05:30
Reason: Digital Signing of Deed.

(Joyjit Chanda) 4/20/2016 5:07:53 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
West Bengal.

(This document is digitally signed.)