

03696/15

96

L-03450



पश्चिम बंगाल WEST BENGAL

S 654159

যদি এই পত্রের কোন অংশই  
 অনৈতিক বা অন্যভাবে  
 প্রাপ্ত হইবে তাহা হইলে  
 এই পত্রের কোন অংশই  
 বাধ্যতামূলক হইবে না

Q-7205/15  
 1457/15  
 1-15

*[Signature]*  
 Additional District Sub-Registrar  
 Barasat, North 24 Parganas.  
 12 MAY 2015

**DEED OF CONVEYANCE**

**THIS DEED OF CONVEYANCE** made on the 12<sup>th</sup> day of May, Two Thousand Fifteen (2015).

**B E T W E E N**

**1. SK. ABDUL MOTALEB** (Voter ID NO. WB/20/091/750009), **2. SK. ABDUL HANNAN** (Passport NO. J7588119), **3. SK. ABDUL RASHID** (Voter ID NO. WB/20/091/7500027), no. 1-3 sons of Late Bholai Molla, **4. ROSANARA BIBI** (Voter ID NO. GGC3077989), wife of Late Sk. Abdul Samad, **5. JEYAUUL ISLAM** (Voter ID NO. GGC3078003), son of Late Sk. Abdul Samad, **6. TAHAMINA KHATUN** (Voter ID NO. YMM1288786), wife of Ansar Ali Molla, no. 1-6 residing at Village - Mobarockpur, P.O. - Lauhati, P.S. - Rajarhat, District - North 24 Parganas, Kolkata - 700135, **7. RABIA BIBI** (Voter ID NO. WB/20/091/573324), wife of Ajij, residing at Village - Gureraik, P.O. & P.S. - Rajarhat, District - North 24 Parganas, Kolkata - 700135, **8. RAFIA BIBI** (Voter ID NO. WB/20/091/663245), wife of Jinnat Ali Molla, residing at Village - Baligouri, P.O. - Chack-Panchuria, P.S. - New Town, District - North 24 Parganas, Kolkata - 700135, **9. CHHAPIYA BEGUM MALLICK** (Voter ID NO. WB/14/107/444150), wife of Rahamat Mallick, residing at Village - Bairampur, P.O. - Bhojerhat, P.S. - Bhangar, District - South 24 Parganas, West Bengal, all by nationality - Indian, by religion - Islam, by occupation - Cultivation & Household Work, Represented by their registered consutituted Attorney **JAMALUDDIN MOLLA** (PAN No. AIYPM1138K), son of Mojambari Molla, residing at Village & P.O. - Lauhati, P.S. - Rajarhat, Kolkata - 700135, District - North 24 Parganas, West Bengal, by Nationality - Indian, By Faith - Muslim, by Occupation - Business, Vide General Power of Attorney, being No. 00361, in the year 2015, Registered at A.D.S.R.O. - Barasat, North 24 Parganas, hereinafter being reffered to as the **“VENDORS”** (which expression shall unless exclude by or repugnant to the subject or context be deemed to mean and include their 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.**

**AND WHEREAS** Bholai Molla, son of Late Aminuddin Molla, of Mobarockpur, was the absolute owner and possessor of a piece and parcel of land admeasuring **10.12** decimal (more or less) comprised in R.S. & L.R. Dag No. **4844, 5146, 5148, 5168, 5169 & 5172/5202**, R.S. Khatian No. 246, **under mouza - Matiagachha**, J.L. No. 187, Re.Sa. No. 17, Hal Touzi No. 146, Pargana - Anowarpur, P.S.- Barasat Now Rajarhat, A.D.S.R.O. - Barasat, District - North 24 Parganas, within the local limits of Kirtipur - II Gram Panchayet by way of inheritance & purchased deed, recorded in book no. 1, volume no. 60, pages from 39 to 41, being no. 4279, in the year 1969, registered at Kashipur, Dum Dum, from R.S. record holder Sk. Ayub Ali @ Bishu Mondal, son of Late Sk. Bahar Ali, of Mobarockpur.

**AND WHEREAS** said Bholai Molla died intestate leaving behind his wife Nur Jahan Bibi, four sons namely Sk. Abdul Rashid, Sk. Abdul Samad, Sk. Abdul Hannan, Sk. Abdul Motaleb, three daughters namely Rabia Bibi, Rafia Bibi & Chhapiya Begum Mallick as his legal heirs and successors as per Mohammedan Law of Succession.

**AND WHEREAS** said Sk. Abdul Samad died intestate leaving behind his wife Rosanara Bibi, son Jeyaul Islam & daughter Tahamina Bibi as his legal heirs and successors as per Mohammedan Law of Succession.

**AND WHEREAS** said Nur Jahan Bibi died intestate leaving behind her three sons namely Sk. Abdul Rashid, Sk. Abdul Hannan, Sk. Abdul Motaleb, three daughters namely Rabia Bibi, Rafa Bibi & Chhapiya Begum Mallick as her legal heirs and successors as per Mohammedan Law of Succession.

**AND WHEREAS** Sk. Abdul Motaleb, Sk. Abdul Hannan, Sk. Abdul Rashid, Rosanara Bibi, Jeyaul Islam, Tahamina Khatun, Rabia Bibi, Rafia Bibi, Chhapiya Begum Mallick (i.e. Vendors) became the absolute owner and possessor of a piece and parcel of land admeasuring **10.12** decimal (more or less) comprised in R.S. & L.R. Dag No. **4844, 5146, 5148, 5168, 5169 & 5172/5202**, R.S. Khatian No. 246, L.R. Khatian No. 2925, **under mouza - Matiagachha**, J.L. No. 187, Re.Sa. No. 17, Hal Touzi No. 146, Pargana - Anowarpur, P.S.- Barasat Now Rajarhat, A.D.S.R.O. - Barasat, District - North 24 Parganas, within the local limits of Kirtipur - II Gram Panchayet by way of inheritance.

**AND WHEREAS** the present vendors are the absolute owner and possessor of 10.12 decimal of the said plot of land, which have now marketable title to the property which is free from all encumbrances, charges, liens, lispendences, attachments whatsoever and are now seized and possessed of and/or otherwise well and sufficiently entitled to the said property.

**AND WHEREAS** by the General Power of Attorney, said attorney **Jamaluddin Molla**, has full right to execute this deed of conveyance or transfer these lands to anybody on behalf of the vendors herein.

**AND WHEREAS** for personal reasons, it becoming necessary and expedient for the Vendors to sell an area of **10.12** decimal (more or less) comprised in R.S. & L.R. Dag No. 4844 (area of land 2.13 dec. more or less) out of 120 decimal, 5146 (area of land 2.72 dec. more or less) out of 153 decimal, 5148 (area of land 0.05 dec. more or less) out of 03 decimal, 5168 (area of land 0.15 dec. more or less) out of 08 decimal, 5169 (area of land 2.45 dec. more or less) out of 138 decimal, 5172/5202 (area of land 2.62 dec. more or less) out of 42 decimal, R.S. Khatian No. 246, L.R. Khatian No. 2925, under **mouza - Matiagachha**, J.L. No. 187, Re.Sa. No. 17, Hal Touzi No. 146, Pargana - Anowarpur, P.S. - Barasat Now Rajarhat, A.D.S.R.O. - Barasat, District - North 24 Parganas, within the local limits of Kirtipur - II Gram Panchayet, 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 thereto at a total consideration of **Rs. 8,85,500/- (Eight Lakh Eighty Five Thousand Five Hundred)** only.

**NOW THIS DEED WITNESSETH** as follows :-

That in consideration of the said sum of **Rs. 8,85,500/- (Eight Lakh Eighty Five Thousand Five Hundred)** only. Well and truly paid by the purchaser to the vendors the receipts whereof the Vendors do hereby admit and acknowledge, the Vendors 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 **10.12** 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 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 FURTHER** that the vendors, their heirs, executors, administrators and assignees, covenant with the purchaser, his 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** have 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 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.

| <b>R.S. Khatian No. 246, L.R. Khatian No. 2925.</b>    |   |                     |  |  |
|--|---|---------------------|--|--|
| <b><u>R.S. &amp; L.R.</u></b><br><b><u>Dag No.</u></b> | <b><u>Nature Of</u></b><br><b><u>Land</u></b> | <b><u>Share</u></b> | <b><u>Area of</u></b><br><b><u>Land Sold</u></b> | <b><u>Out Of</u></b><br><b><u>Land</u></b> |
| 4844   | Shali   | 0.0178              | 2.13 Dec.  | 120 Dec.                                   |
| 5146   | Shali   | 0.0177              | 2.72 Dec.  | 153 Dec.                                   |
| 5148   | Shali   | 0.0167              | 0.05 Dec.  | 03 Dec.                                    |
| 5168   | Shali   | 0.0188              | 0.15 Dec.  | 08 Dec.                                    |
| 5169   | Shali   | 0.0178              | 2.45 Dec.  | 138 Dec.                                   |
| 5172/5202  | Shali   | 0.0624              | 2.62 Dec.  | 42 Dec.                                    |

Total 06 (Six) Dags,

**Area of Land sold = 10.12 (One Zero Point One Two) Decimal.** (more/ less) of P.S. - Barasat now Rajarhat, A.D.S.R.O.- Barasat, District - North 24 Parganas within the local limits of Kirtipur - II Gram Panchayet. No Road Surrounding These Lands.

IN WITNESS WHEREOF, the Vendors and the purchaser here described his hands, seals and signature on the day, month and year first above written.

WITNESS :

1. *Ayyub Molla*  
*Lauhati*

2. *Sk. Sahanawaruddin Ahmed.*  
*Chandpur.*

1. SK. ABDUL MOTALEB,

2. SK. ABDUL HANNAN,

3. SK. ABDUL RASHID,

4. ROSANARA BIBI,

5. JEY AUL ISLAM,

6. TAHAMINA KHATUN,

7. RABIA BIBI,

8. RAFIA BIBI,

9. CHHAPIYA BEGUM MALLICK

*Vendors are Represented By their  
Registered Constituted Attorney*

Drafted by:

*Ajmer K. Mondal*

Advocate

District Judges' Court

North 24 Parganas, Barasat

Enroll No. - WB/798/1995

Composed by :

*S.N. Ahmed*

*S.N. Ahmed*

LAUHATI, KOL - 135

*Jamal uddin Molla*

(Signature of Vendors)



## MEMO OF CONSIDERATION

Received a sum of Rs. 8,85,500/- (Eight Lakh Eighty Five Thousand Five Hundred) only. Towards Consideration Money from the Purchaser herein above.

By - Cheque

| Cheque No. | Bank Name & Branch                               | Date       | Amount         |
|------------|--|------------|----------------|
| 543290     | Kotak Mahindra Bank, H.B. Sarani Branch, Kolkata | 02/05/2015 | Rs. 8,85,500/- |

Total Rs. 8,85,500/-  
(Eight Lakh Eighty Five Thousand Five Hundred) only.

### WITNESS:

1. *Ayyub Molla*

*Lambati*

2. *SK. Sahana Wasuddi*  
*Chandpur.*

1. SK. ABDUL MOTALEB,

2. SK. ABDUL HANNAN,

3. SK. ABDUL RASHID,

4. ROSANARA BIBI,

5. JEY AUL ISLAM,

6. TAHAMINA KHATUN,

7. RABIA BIBI,

8. RAFIA BIBI,

9. CHHAPIYA BEGUM MALLICK

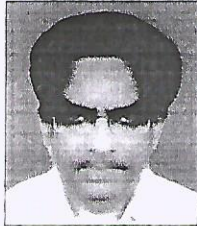

*Vendors are Represented By their*

*Registered Constituted Attorney*

*Tomanuddin Molla*

(Signature of Vendors' Attorney)

**SPECIMEN FORM FOR TEN FINGERPRINTS**



| Sl. No.    | Signature of the executants/ presentants   |              |  |  |  |  |
|------------|--|--------------|--|--|--|--|
|            | <br>GLF PROJECTS LIMITED<br><i>Rohan Uday</i><br>Director |              |  |  |  |  |
|            |  | (Left Hand)  |  |  |  |  |
|            |  |              |  |  |  |  |
|            |  | (Right Hand) |  |  |  |  |
| Rohan Uday |    |              |  |  |  |  |
|            |  | (Left Hand)  |  |  |  |  |
|            |  |              |  |  |  |  |
|            |  | (Right Hand) |  |  |  |  |
|            |  |              |  |  |  |  |
|            |  | (Left Hand)  |  |  |  |  |
|            |  |              |  |  |  |  |
|            |  | (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- North 24-Parganas**  
**Signature / LTI Sheet of Serial No. 03696 / 2015, Deed No. (Book - I , 03450/2015)**

I . Signature of the Presentant

| Name of the Presentant  | Photo   | Finger Print  | Signature with date                 |
|---|---|---|-------------------------------------|
| Jamaluddin Molla<br>Lauhati, Kolkata,<br>Thana- Rajarhat, P O<br>Lauhati, District:-North<br>24 Parganas, WEST<br>BENGAL, India, Pin :-700135 | <br>12/05/2015 | <br>LTI<br>12/05/2015 | <i>Jamaluddin Molla</i><br>12/05/15 |

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

| Sl No. | Admission of Execution By   | Status   | Photo  | Finger Print   | Signature                           |
|--------|---|----------|--|--|-------------------------------------|
| 1      | Jamaluddin Molla<br>Address -Lauhati, Kolkata,<br>Thana:-Rajarhat, P.O.<br>:-Lauhati, District:-North<br>24-Parganas, WEST BENGAL,<br>India, Pin :-700135 | Attorney | <br>12/05/2015 | <br>LTI<br>12/05/2015 | <i>Jamaluddin Molla</i><br>12/05/15 |

**Name of Identifier of above Person(s)**  
Ajjul Molla  
Lauhati, Kolkata, Thana:-Rajarhat, P.O. :-Lauhati,  
District:-North 24-Parganas, WEST BENGAL, India, Pin  
:-700135

**Signature of Identifier with Date**

*Ajjul Molla*



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

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 - 03450 of 2015**  
**(Serial No. 03696 of 2015 and Query No. 1503L000007205 of 2015)**

**On 12/05/2015**

**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. 9749.00/-, on 12/05/2015

( Under Article : A(1) = 9735/- ,E = 14/- on 12/05/2015 )

**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.-8,85,500/-

Certified that the required stamp duty of this document is Rs.- 44295 /- and the Stamp duty paid as: Impressive Rs.- 100/-

**Deficit stamp duty**

Deficit stamp duty Rs. 44195/- is paid , by the draft number 668454, Draft Date 11/05/2015, Bank : State Bank of India LAUHATI, received on 12/05/2015

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

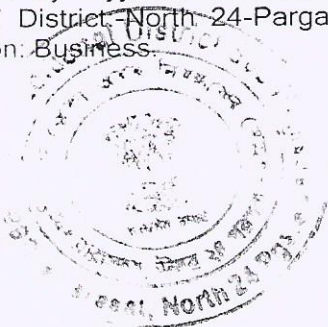
Presented for registration at 13.15 hrs on :12/05/2015, at the Office of the A.D.S.R. BARASAT by Jamaluddin Molla ,Executant.

**Executed by Attorney**

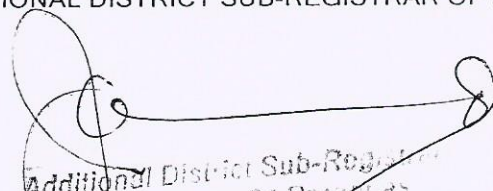
Execution by

1 Jamaluddin Molla, son of Mojambari Molla , Lauhati, Kolkata, Thana:-Rajarhat, P.O. :-Lauhati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135 By Caste Muslim By Profession: Business,as the constituted attorney of 1. Sk. Abdul Motaleb 2. Sk. Abdul Hannan 3. Sk. Abdul Rasid 4. Rosanara Bibi 5. Jeyaul Islam 6. Tahamina Khatun 7. Rabia Bibi 8. Rafia Bibi 9. Chhapiya Begum Mallick is admitted by him.

Identified By Ajijul Molla, son of Abdul Hamid Molla, Lauhati, Kolkata, Thana:-Rajarhat, P.O. :-Lauhati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste: Hindu, By Profession: Business



( Joyjit Chanda )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

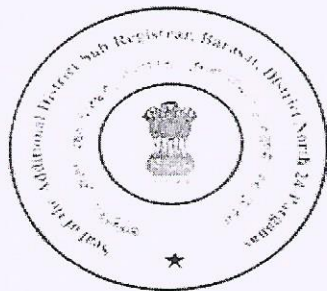
  
Additional District Sub-Registrar  
Barasat, North 24 Parganas  
( Joyjit Chanda )

**12 MAY 2015**

**ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 22  
Page from 2023 to 2036  
being No 03450 for the year 2015.



(Joyjit Chanda) 12-May-2015  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT  
Office of the A.D.S.R. BARASAT  
West Bengal