

13 I 03761/13

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000

सत्यमेव जयते

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

F 921319

7738/13
10/6
No. 455573/13

Carriage for the registration of documents is... The amount shown... with this...

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

9 0 JUN 2013

DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this
the 10th day of June two thousand and thirteen (2013)

BETWEEN

JOHIRON BIBI wife of Jamser Ali, residing at Village & P.O.- Gopalpur, Police Station- Airport, in the District of North 24 Parganas, by faith- Muslim, by occupation- Housewife, by Nationality- Indian, bearing Voter Identity Card No. WB/20/091/165497, 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, 4th floor, Room No. 7A, Kolkata- 700001, P.S. Hare Street, represented by its Director **SRI ROSHAN LAL SINGHAL** son of Late Chander Bhan 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 **Johiron Bibi** is the owner and possessor of nine plots of Sali and khal land measuring an area of total 06.26 Satak be the same a little more or less comprised in R.S. Dag Nos. 5104, 5121, 5181, 5183, 5185, 5108, 5145, 5147 & 5173, all under **L.R. Khatian No. 2162** under the following manner :-

| <i>Recorded land area</i> | <i>Share</i> | <i>Total out of land</i> | <i>R.S. Dag No.</i> | <i>L.R. Khatian</i> | <i>Nature of land</i> |
|---------------------------|--------------|--------------------------|---------------------|---------------------|-----------------------|
| <i>02.87 Satak</i> | 0.0143 | 2.01 Acre | 5104 | 2162 | shali |
| <i>00.24 Satak</i> | 0.0143 | 17 Satak | 5121 | 2162 | shali |
| <i>00.33 Satak</i> | 0.0143 | 23 Satak | 5181 | 2162 | Shali |
| <i>01.06 Satak</i> | 0.0143 | 74 Satak | 5183 | 2162 | Shali |
| <i>00.86 Satak</i> | 0.0143 | 60 Satak | 5185 | 2162 | Shali |
| <i>00.24 Satak</i> | 0.0143 | 17 Satak | 5108 | 2162 | Shali |
| <i>00.03 Satak</i> | 0.0143 | 02 Satak | 5145 | 2162 | Shali |
| <i>00.27 Satak</i> | 0.0143 | 19 Satak | 5147 | 2162 | Shali |
| <i>00.36 Satak</i> | 0.0143 | 25 Satak | 5173 | 2162 | khal |

06.26 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 Police Station, in the District of North 24 Parganas, by virtue of inheritance from her father and thereafter own L.R. Settlement Record of Rights being **L.R. Khatian No. 2162** absolutely free from all encumbrances whatsoever.

B) Since then, the Vendor herein **Johiron Bibi** is seized and possessed of the aforesaid plots of land measuring an area of total **06.26 Satak** be the same a little more or less comprised in R.S. Dag Nos. 5104, 5121, 5181, 5183, 5185, 5108, 5145, 5147 & 5173 all under **L.R. Khatian No. 2162**, 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 inheritance and own L.R. 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 **Jhiron Bibi** has agreed to sell and the purchaser herein has agreed to purchase the aforesaid plots of land measuring an area of **06.26 Satak** be the same a little more or less comprised in R.S. Dag Nos. 5104, 5121, 5181, 5183, 5185, 5108, 5145, 5147 & 5173, all under *L.R. Khatian No. 2162*, 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. 3,03,500/- (Rupees three lacs three thousand five hundred) only.*

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement and in consideration of *Rs. 3,03,500/- (Rupees three lacs three thousand five 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 total **06.26 Satak** be the same a little more or less comprised in R.S. Dag Nos. 5104, 5121, 5181, 5183, 5185, 5108, 5145, 5147 & 5173, all under *L.R. Khatian No. 2162*, 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 she 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 nine plots of *Sali* and khal land measuring an area of total **06.26 Satak** be the same a little more or less comprised in R.S. Dag Nos. **5104, 5121, 5181, 5183, 5185, 5108, 5145, 5147 & 5173**, all under *L.R. Khatian No. 2162* (in the name of present Vendor- *Johiron Bibi*) and the said land under the following manner :-

| <i>Saleable land area</i> | <i>Share</i> | <i>Total out of land</i> | <i>R.S. Dag No.</i> | <i>L.R. Khatian</i> | <i>Nature of land</i> |
|---------------------------|--------------|--------------------------|---------------------|---------------------|-----------------------|
| <i>02.87 Satak</i> | 0.0143 | 2.01 Acre | 5104 | 2162 | shali |
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| <i>00.33 Satak</i> | 0.0143 | 23 Satak | 5181 | 2162 | Shali |
| <i>01.06 Satak</i> | 0.0143 | 74 Satak | 5183 | 2162 | Shali |
| <i>00.86 Satak</i> | 0.0143 | 60 Satak | 5185 | 2162 | Shali |
| <i>00.24 Satak</i> | 0.0143 | 17 Satak | 5108 | 2162 | Shali |
| <i>00.03 Satak</i> | 0.0143 | 02 Satak | 5145 | 2162 | Shali |
| <i>00.27 Satak</i> | 0.0143 | 19 Satak | 5147 | 2162 | Shali |
| <i>00.36 Satak</i> | 0.0143 | 25 Satak | 5173 | 2162 | khal |

06.26 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 of **06.26 Satak** be the same a little 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. Anwar Ali Mondal
Vill P.O. Kankhati,
P.S. Rajshahi.

2. Nayy Muddlin Molla
Vill P.O. Kankhati,
P.S. Rajshahi

ভাড়াইয়া ফিরা
স: অন্তিম ভাড়াইয়া

SIGNATURE OF THE VENDOR

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named purchaser, a sum of Rs. 3,03,500/- (Rupees three lacs three thousand five hundred) only being the full consideration money of the schedule mentioned land and payment as per memo below.

MEMO

| By A/c. Payee Ch./Draft/Cash | Dated | Drawn on | Amount |
|---------------------------------|----------------------|--|----------------------------------|
| 365746 - by Cash. | 04/06/13 10/06/13 | J.N. Co. v/s A. B. Co. H.B. Seal Bank | Rs. 2,00,000/- Rs. 1,03,500/- |

Rs. 3,03,500/-

(Rupees three lacs three thousand five hundred) only

WITNESSES:

1. Ansar Ali Mardani

2. Nay Mudelin Molla

ভোগী ২৩নং ফিল্ড
বি: এনভিভূম (কলকাতা)

SIGNATURE OF THE VENDORDeed prepared by:Aslamuzzama
Advocate,

Barabar Judges Court

Enroll No. F. 748/624/99.


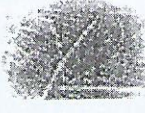
Composed by:Rahamat Shaikh
(Rahamat Shaikh)

Typists' Association Room



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

folder-anarul

Signature of the Presentant

| Name of the Presentant | Photo | Finger Print | Signature with date |
|--|---|--|---|
| Johiron Bibi Gopalpur, Thana:-Airport, District:-North 24-Parganas, WEST BENGAL, India, |  10/06/2013 |  LTI 10/06/2013 | জোহিরন বিবি ব. এমজি জুন্স মোল্লা 10.06.13 |

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

| SI No. | Admission of Execution By | Status | Photo | Finger Print | Signature |
|--------|--|--------|---|---|-------------------------------------|
| L | Johiron Bibi Address -Gopalpur, Thana:-Airport, District:-North 24-Parganas, WEST BENGAL, India, | Self |  10/06/2013 |  LTI 10/06/2013 | জোহিরন বিবি ব. এমজি জুন্স মোল্লা |

Name of Identifier of above Person(s)

Nay Muddin Molla
Lauhati, Kolkata, Thana:-Rajarhat, District:-North
24 Parganas, WEST BENGAL, India, Pin :-700135

Signature of Identifier with Date

Nay Muddin Molla
10.06.13



Additional District Sub-Registrar
Barasat, North 24 Parganas.

(Gautam Ghosh)

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



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

Endorsement For Deed Number : I - 03761 of 2013
(Serial No. 03429 of 2013 and Query No. 1503L000007734 of 2013)

On 10/06/2013

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 Draft

Rs. 5012/- is paid , by the draft number 245558, Draft Date 07/06/2013, Bank Name State Bank of India, Rajarhat Township, received on 10/06/2013

(Under Article : A(1) = 5005/- ,E = 7/- on 10/06/2013)

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.-4,55,575/-

Certified that the required stamp duty of this document is Rs.- 22789 /- and the Stamp duty paid as: Impressive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty Rs. 21800/- is paid , by the draft number 245561, Draft Date 07/06/2013, Bank : State Bank of India, Rajarhat Township, received on 10/06/2013

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

Presented for registration at 12.49 hrs on :10/06/2013, at the Office of the A.D.S.R. BARASAT by Johiron Bibi ,Executant.

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

Execution is admitted on 10/06/2013.by

1. Johiron Bibi, wife of Jamsar Ali , Gopalpur, Thana:-Airport, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : House wife

Identified By Nay Muddin Molla, son of G Molla, Lauhati, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste: Muslim, By Profession: Business.

(Gautam Ghosh)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

জয়ন্তিকা মিত্র
ব. জয়ন্তিকা মিত্র

Additional District Sub-Registrar
Barasat, North 24 Parganas.
(Gautam Ghosh)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

EndorsementPage 1 of 1

10/06/2013 13:56:00

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

Name ROSHAN LAL SINGHAL

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



L.H.

| | | | | |
|--------|------|--------|------|-------|
| LITTLE | RING | MIDDLE | FORE | THUMB |
| | | | | |

R.H.

| | | | | |
|-------|------|--------|------|--------|
| THUMB | FORE | MIDDLE | RING | LITTLE |
| | | | | |

Roshan Lal Singhal

GLF PROJECTS LIMITED

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

Roshan Lal Singhal

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

(2) Name

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



L.H.

| | | | | |
|--------|------|--------|------|-------|
| LITTLE | RING | MIDDLE | FORE | THUMB |
| | | | | |

R.H.

| | | | | |
|-------|------|--------|------|--------|
| THUMB | FORE | MIDDLE | RING | LITTLE |
| | | | | |

ਗੋਪਾਲ ਕੌਰ
ਸ: ਸਮਝੌਤ (ਮਾਮ)

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

ਗੋਪਾਲ ਕੌਰ ਸ: ਸਮਝੌਤ (ਮਾਮ)

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

(3) Name

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



L.H.

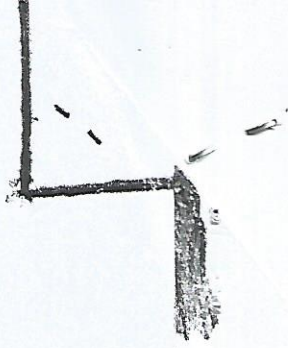
| | | | | |
|--------|------|--------|------|--------|
| LITTLE | RING | MIDDLE | FORE | THUMB |
| | | | | |
| THUMB | FORE | MIDDLE | RING | LITTLE |
| | | | | |

R.H.

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

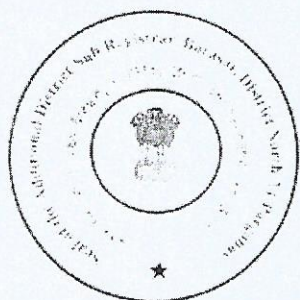
Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

N.B. : L.H = Left hand finger prints & R.H. = Right hand finger prints.



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 14
Page from 2595 to 2608
being No 03761 for the year 2013.



CSM

(Gautam Ghosh) 11-June-2013
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT
Office of the A.D.S.R. BARASAT
West Bengal