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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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

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MISL

*[Handwritten Signature]*  
 Additional District Sub-Registrar  
 Barasat, North 24 Parganas  
 06 JUN 2016

**DEED OF CONVEYANCE**

THIS INDENTURE OF CONVEYANCE is made on  
 this the 16<sup>th</sup> day of June Two Thousand and sixteen (2016)

**BETWEEN**

**ABDAR RAHAMAN** (Voter Identity No-WB/20/091/750355) son of Maula Box of village - Mobarakpur , post office - Mobarakpur , police station - Barasat at present Rajarhat ,district - North 24 Parganas , Pin - 700135 , by faith - Islam, by Nationality - Indian , herein after 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-**

**G L F 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, Permanent account no - AACCG9874H, represented by its Director **ROSHAN LAL SINGHAL** ( PAN No. - ALCPS8734J ) son of late Chander Bhan Singhal of 23A, N.S. Road, 4<sup>th</sup> floor, Room No.7A,

Kolkata- 700001, P.S. - Hare Street, 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** at all material time the vendor herein Abdar Rahaman was and till now the recorded owner and possessor of a lands measuring about 12.26 Sataks be the same and little more or less comprised in R.S. and L.R. Dag No. 5107 , 5115 , 5116 , 5127 , 5175 , 5179 and 5175/5229 under mouja - Matigacha ,J.L. No. -187 under L.R. Khatian No. - 2999 within the Police station - Rajarhat, district - North 24 Parganas , within the limit of Kiritipur -II , Gram Panchayat by way of inherit from his predecessors-in-interest and/or by purchase and to own record of right in his name and thus the vendor herein has become the owner of 12.26 sataks of the said Sali land and khal.

**AND WHEREAS** since the vendor herein is seized and possessed of the aforesaid plots of land measuring an area total 12.26 **Sataks** be the same and little more or less comprised in L.R. Dag No. 5107, 5115, 5116, 5127, 5175, 5179 and 5175/5229 under L.R. Khatian No. 2999 lying and situated at **Mouza- MATIAGACHA**, J.L. No. 187, R.S. No. 17, Touzi No. 146, within the local limits of Kirtipur No. II Gram Panchayet, within the jurisdiction of Barasat at present Rajarhat Police Station, in the District of North 24 Parganas, 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 his name as the absolute owner and possessor thereof and has the full right to dispose or transfer the same to any one in any way as the vendor herein will 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 measuring an area of **12.26 Sataks** be the same and little more or less, comprised in L.R. Dag No 5107, 5115, 5116, 5127, 5175, 5179

and 5175/5229 under L.R. Khatian No. 2999 lying and situated at **Mouza- MATIAGACHA**, J.L. No. 187, R.S. No. 17, Touzi No. 146, within the local limits of Kirtipur No. II Gram Panchayet, within the jurisdiction of Barasat at present Rajarhat 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.13,37,455/- (Rupees Thirteen Lakhs Thirty Seven Thousands Four Thousand Fifty Five ) only.

**NOW THIS INDENTURE WITNESSETH THAT** in pursuance of the said agreement and in consideration of Rs.13,37,455/- (Rupees Thirteen Lakhs Thirty Seven Thousands Four Thousand Fifty Five ) 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 vendors 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 **12.26 Sataks** be the same and little more or less , comprised in comprised in L.R. Dag No. 5107, 5115, 5116, 5127, 5175, 5179 and 5175/5229 under L.R. Khatian No. 2999 lying and situated at **Mouza- MATIAGACHA**, J.L. No. 187, R.S. No. 17, Touzi No. 146, within the local limits of Kirtipur No. II 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 vendors herein shall, grant, transfer, convéy 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 VENDORS 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 vendors are jointly 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 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 vendors not any such notice has been published.

4. 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.

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 vendors and that they are 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 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.

9. It is hereby declared by the Vendors that the said land is absolutely free from all encumbrances and that are 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 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.

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 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 and in this deed if any typographical mistake is discovered later, that will be rectified by the vendors without any claim or demand at the cost of the purchaser.

AND the vendors 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 'Rayati Dakhali Swattiya Bisistha land measuring an area of **12.26 Sataks** be the same and little more or less 5107, 5115, 5116, 5127, 5175, 5179 and 5175/5229 under L.R. Khatian No. 2999 according to table below :

L.R. Dag No.	L.R. Khatian No.	Share of land.	Classification of land.	Salable Area of land
5107	2999	0.0157	Shali	03.16
5115	2999	0.0162	Shali	04.58
5116	2999	0.0157	Shali	00.68

5127	2999	0.0183	Khal	00.07
5175	2999	0.0162	Shali	02.51
5179	2999	0.0162	Shali	01.04
5175/5229	2999	0.0183	Khal	00.22

**Total - 12.26 Sataks**

lying and situated at **Mouza- MATIAGACHA**, J.L. No. 187, R.S. No. 17, Touzi No. 146, within the local limits of Kirtipur No. II Gram Panchayet, within the jurisdiction of Barasat Police Station , at present Police Station Rajarhat, 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 **12.26 Sataks** be the same a little more or less unto and in favour of the purchaser herein without having any road.

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

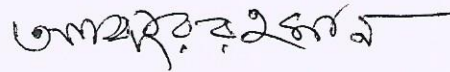
**IN WITNESS WHEREOF** the Vendor has hereunto set and subscribed its authorized person's hand and seal after going through the contents of this deed of conveyance on the day, month and year first above written.

**SIGNED, SEALED AND DELIVERED**

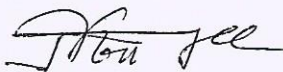
by the parties abovenamed at  
Kolkata in the presence of

**WITNESSES :**

1. *Ajijol Molla*  
*Lauhati*
2. *Santan Ghosh*  
*59/2 R. P. Sarani*  
*K-1 - 9*



\_\_\_\_\_  
**SIGNATURE OF THE VENDOR**



Drafted by:-  
Mrinal Kanti Mukherjee  
Advocate  
High Court At Calcutta.  
WB/296/1989

**MEMO OF CONSIDERATION**

**RECEIVED** with thanks from the within named purchaser, a sum of Rs.13,37,455/- (Rupees Thirteen Lakhs Thirty Seven Thousands Four Thousand Fifty Five ) only, being the full consideration money of the Schedule mentioned land and payment as per memo below:

Handwritten signature/initials on the left margin.

**MEMO**

By Cheque	Dated	Drawn on	Amount (Rs.)
363934	01.06.16	Kotak Mahindra Bank H.B. Sarani, Kolkata	13,37,455/-

(Rupees Thirteen Lakhs Thirty Seven Thousands Four Thousand Fifty Five ) only.

**WITNESSES :**

1. Santan Chakraborty

Handwritten signature of Santan Chakraborty.

**SIGNATURE OF THE VENDOR**

2. Ajijul Molla  
Rauhati


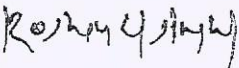
































3. Anwarul Karim

4. Anwarul Karim

Handwritten signature of Anwarul Karim.



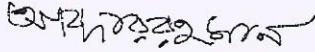
5. Sumit Kumar Molla



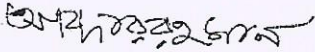
**SPECIMEN FORM FOR TEN FINGERPRINTS**

Sl. No.	Signature of the executants/ presentants							
	 							
		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)								
								
	Little	Ring	Middle	Fore	Thumb			
	(Left Hand)							
								
Thumb	Fore	Middle	Ring	Little				
(Right Hand)								

## Seller, Buyer and Property Details

### A. Seller & Buyer Details

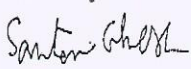
Presentant Details			
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	Mr Abdar Rahaman Son of Mr Moula Box Vill - Mobarakpur, P.O:- Mobarakpur, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700135	 16/06/2016 1:54:25 PM	 LTI 16/06/2016 1:54:38 PM
 16/06/2016 1:55:23 PM			

Seller Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	Mr Abdar Rahaman Son of Mr Moula Box Vill - Mobarakpur, P.O:- Mobarakpur, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India,; Status : Individual; Date of Execution : 16/06/2016; Date of Admission : 16/06/2016; Place of Admission of Execution : Office	 16/06/2016 1:54:25 PM	 LTI 16/06/2016 1:54:38 PM
 16/06/2016 1:55:23 PM			

**Buyer Details**

SL No.	Name, Address, Photo, Finger print and Signature		
1	G L F PROJECTS LIMITED N.S. Road, 4th Floor, Room No.7A, Netaji Subhas Road, P.O:- Kolkata General, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AACCG9874H;; Status : Organization; Represented by not executed as given below:-		
1(1)	ROSHAN LAL SINGHAL 23A, N.S. Road, 4th Floor, Room No.7A, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AIYPM1138K;; Status : Representative; Date of Execution : ; Date of Admission : ; Place of Admission of Execution :	Photo	Finger Print
		Signature	

**B. Identifire Details**

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Santanu Ghosh Son of Mr Samir Kumar Ghosh Amharstreet, P.O:- Amharstreet, P.S:- Amharst Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700009 Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India,	Mr Abdar Rahaman	  16/06/2016 1:55:37 PM

**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:- 5107 , LR Khatian No:- 2999	3.16 Dec	3,44,727/-	3,68,668/-	Proposed Use: Bastu, ROR: Shali
L2	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5115 , LR Khatian No:- 2999	4.58 Dec	4,99,636/-	5,34,335/-	Proposed Use: Bastu, ROR: Shali



**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
L3	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5116 , LR Khatian No:- 2999	0.68 Dec	74,182/-	79,334/-	Proposed Use: Bastu, ROR: Shali
L4	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5127 , LR Khatian No:- 2999	0.07 Dec	7,636/-	8,167/-	Proposed Use: Bastu, ROR: Shali
L5	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5175 , LR Khatian No:- 2999	2.51 Dec	2,73,818/-	2,92,834/-	Proposed Use: Bastu, ROR: Shali
L6	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5179 , LR Khatian No:- 2999	1.04 Dec	1,13,454/-	1,21,334/-	Proposed Use: Bastu, ROR: Shali
L7	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5175/5229 , LR Khatian No:- 2999	0.22 Dec	24,002/-	25,667/-	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	Mr Abdar Rahaman	G L F PROJECTS LIMITED	3.16	100
L2	Mr Abdar Rahaman	G L F PROJECTS LIMITED	4.58	100
L3	Mr Abdar Rahaman	G L F PROJECTS LIMITED	0.68	100
L4	Mr Abdar Rahaman	G L F PROJECTS LIMITED	0.07	100
L5	Mr Abdar Rahaman	G L F PROJECTS LIMITED	2.51	100
L6	Mr Abdar Rahaman	G L F PROJECTS LIMITED	1.04	100
L7	Mr Abdar Rahaman	G L F PROJECTS LIMITED	0.22	100

**D. Applicant Details**

**Details of the applicant who has submitted the requisition form**

Applicant's Name	Mrinal Kanti Mukherjee
Address	High Court At Calcutta,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001
Applicant's Status	Advocate

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

Endorsement For Deed Number : I - 150304443 / 2016

Query No/Year	15030000822815/2016	Serial no/Year	1503004735 / 2016
Deed No/Year	I - 150304443 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr Abdar Rahaman	Presented At	Office
Date of Execution	16-06-2016	Date of Presentation	16-06-2016

**Remarks**

On 16/06/2016

**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.

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

Presented for registration at 12:52 hrs on : 16/06/2016, at the Office of the A.D.S.R. BARASAT by Mr Abdar Rahaman ,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 . 14,30,339/-

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

Execution is admitted on 16/06/2016 by

Mr Abdar Rahaman, Son of Mr Moula Box, Vill - Mobarakpur, P.O: Mobarakpur, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Muslim, By Profession Cultivation  
Indetified by Mr Santanu Ghosh, Son of Mr Samir Kumar Ghosh, Amharstreet, P.O: Amharstreet, Thana: Amharst Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700009, By caste Hindu, By Profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 15,744/- ( A(1) = Rs 15,730/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 15,744/-

**Description of Draft**

1. Rs 15,744/- is paid, by the Draft(other) No: 217404000428, Date: 16/06/2016, Bank: STATE BANK OF INDIA (SBI), MANIKTALA CIVIC CENTRE.

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 71,537/- and Stamp Duty paid by Draft Rs 71,437/-, by Stamp Rs 100/-

**Description of Stamp**

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 27522, Purchased on 10/06/2016, Vendor named H C Chatterjee.

Description of Draft

1. Rs 71,437/- is paid, by the Draft(other) No: 217403000428, Date: 16/06/2016, Bank: STATE BANK OF INDIA (SBI), MANIKTALA CIVIC CENTRE.



(Joyjit Chanda)

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1503-2016, Page from 116042 to 116065  
being No 150304443 for the year 2016.



Digitally signed by JOYJIT CHANDA  
Date: 2016.06.16 15:45:24 +05:30  
Reason: Digital Signing of Deed.

(Joyjit Chanda) 16/06/2016 15:45:24  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BARASAT  
West Bengal.

(This document is digitally signed.)