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R-04511



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

R 790445

2-7616/14
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Certified that the document is admitted for registration. The signatures, seals and the endorsement stamp are attached with this document as per the provisions.

[Signature]
 Additional District Sub-Registrar
 Barasat, North 24 Parganas
 12/06/14

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on the 29th day of May, Two Thousand Fourteen (2014).

B E T W E E N

1. JAHANGIR SHA (Voter ID No. WB/20/091/087196),
2. JULFIKKAR SHA (Voter ID No. WB/20/091/087379), 3. JONAB ALI SHA (Voter ID No. WB/20/091/087248), 4. SOBHAN ALI SHA (Voter ID No. WB/20/091/087286), 5. GOLAM MORTAJA SHA (Voter ID No. GGC2309334), all sons of Jayder Sha, all residing at Village - Langolpota, P.O. - Matiagachha, P.S. - Barasat Now Sashan, District - North 24 Parganas, West Bengal, all by nationality - Indian, by religion - Islam, by occupation - Cultivation, hereinafter being referred 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 SECOND PART.

AND

1. SAHEB ALI SHA (Voter ID No. WB/20/091/087516), son of Anchan Sha, 2. RAFIK SHA (Voter ID No. WB/20/091/087297), son of Faim Sha, 3. IDUBAR MOLLA (Voter ID No. WB/20/091/087456), son of Abu Bakkar, 4. ALLAUDDIN MOLLA (Voter ID No. GGC0233817),

son of Chariuddin Molla, **5. ABDUL MONNAF MOLLA** (Voter ID No. **WB/20/091/087256**), son of Mohammad Molla, **6. SKNUR HOSEN** (Voter ID No. **WB/20/091/087002**), son of Jabbar Amed, all residing Village - Langolpota, P.O. - Matiagachha, P.S. - Barasat Now Sashan, District - North 24 Parganas, West Bengal, by nationality - Indian, by religion - Islam, by occupation - Cultivation, Hereinafter called and referred to as the '**CONFIRMING PARTY**' (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their legal heirs, executors, administrators, successors in office for the time being in force and assigns) of the **THIRD PART.**

WHEREAS Sk Ahad Ali, of Mobarakpur, was the original owner and possessor of a piece and parcel of land admeasuring **50** decimal (more or less), comprised in R.S. Khatian No. 246, R.S. & L.R. Dag No. **5169**, under **mouza - Matiagachha**, J.L. No. 187, Re.Sa. No. 17, Hal Touzi No. 146, Pargana - Anowarpur, P. S. Barasat Now Sashan, A.D.S.R.O. - Barasat, District - North 24 Parganas, within the local limits of Kirtipur -II Gram Panchayet by way of Purchased Deed, being no. 2103, dated - 20/05/1947, registered at Sub-Registrar of Barasat, North 24 Parganas, from one Jibonkrishna Bandopadhyay of Lauhati and Hamijaddin Mondal of Mobarakpur.

AND WHEREAS Mujibar Mondal, son of Late Uzir Moktar Mondal & Mst. Golehar Bibi, wife of Mujibar Mondal of Mobarakpur, was the original joint owner and possessor L.R record holder of a piece and parcel of land admeasuring **50** decimal (more or less), comprised in R.S. & L.R. Dag No. **5169**, L.R. Khatian No. 3044(name of Mujibar Mondal) & L.R. Khatian No, 3046(name of Golehar Bibi), under **mouza - Matiagachha**, J.L. No. 187, Re.Sa. No. 17, Hal Touzi No. 146, Pargana - Anowarpur, P. S. Barasat Now Sashan, A.D.S.R.O. - Barasat, District - North 24 Parganas, within the local limits of Kirtipur -II Gram Panchayet by way of Purchased Deed, recorded

in Book No. I, Volume No. 65, Pages from 97 to 99, being no. 5680, dated - 17/05/1961, registered at Sub-Registrar of Barasat, North 24 Parganas, from said Sk. Ahad Ali of Mobarakpur.

AND WHEREAS said Golehar Bibi was the original owner and possessor of a piece and parcel of land admeasuring **25.88** decimal (more or less) out of 50 decimal as per her share. vide L.R. Dag No. 5169, under R.S. Khatian No. 246, L.R. Khatian No. 3046, under **mouza - Matiagachha**, J.L. No. 187, Re.Sa. No. 17, Hal Touzi No. 146, Pargana - Anowarpur, P.S. - Barasat Now Sashan, A.D.S.R.O. - Barasat, District - North 24 Parganas, within the local limits of Kirtipur-II Gram Panchayet.

AND WHEREAS said Golehar Bibi died intestate leaving behind no issue, her five nephew namely JAHANGIR SHA, JULFIKKAR SHA, JONAB ALI SHA, SOBHAN ALI SHA, GOLAM MORTAJA SHA (i.e. Vendors), as her legal heirs and successors as per Mohammedan Law of Succession.

AND WHEREAS said JAHANGIR SHA, JULFIKKAR SHA, JONAB ALI SHA, SOBHAN ALI SHA, GOLAM MORTAJA SHA (i.e. Vendors) are the absolute owner and possessor of a piece and parcel of land admeasuring **25.88** decimal (more or less) out of 138 decimal, comprised in R.S. & L.R. Dag No. 5169, under R.S. Khatian No. 246, under L.R. Khatian No. 3046, under **mouza - Matiagachha**, J.L. No. 187, Re.Sa. No. 17, Hal Touzi No. 146, Pargana - Anowarpur, P. S. Barasat Now Sashan, 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 becoming absolute owner and possessor of 25.88 decimal out of 50 decimal, total out of 138 decimal of land, which have now marketable title to the property which is free from all encumbrances, charges, liens, lispendencies, attachments whatsoever and are now seized and possessed of and/or otherwise well and sufficiently entitled to the said property.

AND WHEREAS for personal reasons, it becoming necessary and expedient for the Vendors to sell an area of **25.88** decimal (more or less) comprised in R.S. & L.R. Dag No. 5169 (area of land 25.88 dec. more or less) out of 138 decimal, under R.S. Khatian No. 246, under L.R. Khatian No. 3046, under **mouza - Matiagachha**, J.L. No. 187, Re.Sa. No. 17, Hal Touzi No. 146, Pargana - Anowarpur, P. S. - Barasat Now Sashan, 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. 21,17,437/- (Twenty One Lakh Seventeen Thousand Four Hundred Thirty Seven)** only.

AND WHEREAS said Confirming Party 1 to 6(i.e. Third Part) are not the Bargadar of the said land. But by mistake their name has been recorded as Bargadar in L.R. Operation & Confirming Party(i.e. Third Part) further declare that they have no claim & objection about selling of the said land. And also declare that in future they or their legal heirs will not have any claim on the said property.

NOW THIS DEED WITNESSETH as follows :-

That in consideration of the said sum of **Rs. 21,17,437/- (Twenty One Lakh Seventeen Thousand Four Hundred Thirty Seven)** 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 **25.88** 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 euqities 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 not subject matter of any court case or not any litigation from any corners whatsoever.

That the Vendors 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.

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.

<u>R.S. Khatian No. 246</u>					
<u>R.S. & L.R.</u> <u>Dag No.</u>	<u>L.R.</u> <u>Khatian No.</u>	<u>Nature Of</u> <u>Land</u>	<u>Share</u>	<u>Area of</u> <u>Land Sold</u>	<u>Out Of</u> <u>Land</u>
5169	3046	Shali	0.1875	25.88 Dec.	138 Dec.

Only 1 (One) Dag,
Area of Land sold = **25.88 (Two Five Point Eight Eight) Decimal.** (more/less) of P. S. - Barasat now Sashan, A.D.S.R.O.- Barasat, District - North 24 Parganas within the local limits of Kirtipur - II Gram Panchayet.

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

WITNESS:

1. Kadam Ali Mahi
S/o Haji Nizam Ali Mahi
Vill + Po - Matigacher
Ps - Barasat
24th Pgs (A)

2. Kadam Ali Mahi
S/o Haji Nizam Ali Mahi
Vill + Po - Matigacher
Ps - Barasat
24th Pgs (A)

Drafted by :-

Arjun K. Mondal
Advocate

District Judges' Court
North 24 Parganas, Barasat
Enroll No. - WB 498/1995

Composed by :-

Ahmed
Barasat, North 24 Parganas.

Sobhan Ali Shek
Jahangir Shek
Jamil Shek
Golam Mostafa Shek
Tanvir Ali Shek

(Signature of Vendors)

ইসবর হোসেন



আবুল হোসেন
ব. সীতেশ্বর মল্লিক
হোসেন মিয়া
৫২২১ নং. ব. সীতেশ্বর -

(Signature of Confirming Party)

MEMO OF CONSIDERATION

Received a sum of Rs. 21,17,437/- (Twenty One Lakh Seventeen Thousand Four Hundred Thirty Seven) only. Towards Consideration Money from the Purchaser herein above.

By - Draft

Rs. 21,17,437/-

Draft No. 781118, Dated - 17/05/2014

Bank Name - INGVYSYA Bank.

H. B. SARANI BR.

Total

Rs. 21,17,437/-

(Twenty One Lakh Seventeen Thousand Four Hundred Thirty Seven) only.

WITNESS:

1. Kabeerul Ali Mawla
Hatiagaaha

2. Gagan Bhan
Hatiagaaha

Sobhan Ali Sha

Jahangir Sha


































Fuljithan Sha

Gulam martajasa

Jameel Ali Sha

(Signature of Vendors)

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants/ presentants							
	 GLF PROJECTS LIMITED <i>Reshm Ujwal</i> Director							
		(Left Hand)						
								
		(Right Hand)						
			 Jahangir Sha					
				(Left Hand)				
								
(Right Hand)								
	 Subhan Sha							
				(Left Hand)				
								
		(Right Hand)						

PAN NO -
CNMPS2789D

PAN NO -
BKOPS6278L

SPECIMEN FORM FOR TEN FINGERPRINTS

PANNO -
BDXPS0779M



Janab Ali Shah

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

PANNO -
BKOPS6377F



Sobhan Ali Sha

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

PANNO -
DNKPS0215M



Abulam marfaja Sa

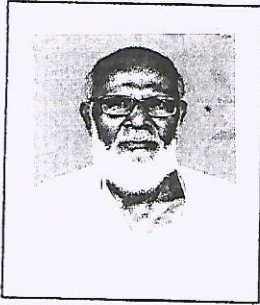
Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



*Shahid Amir
D: 2010/01/01*

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

SPECIMEN FORM FOR TEN FINGERPRINTS



	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Handwritten: - 11/12/2012 - 11/12/2012



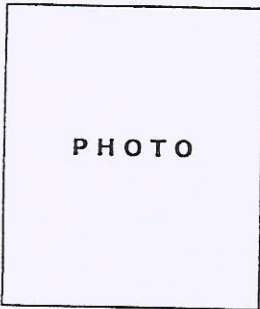
	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Handwritten: 11/12/2012




	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Handwritten: 11/12/2012



	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger


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

Endorsement For Deed Number : I - 04511 of 2014
(Serial No. 04779 of 2014 and Query No. 1503L000007616 of 2014)

On 11/06/2014

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

Presented for registration at 17.00 hrs on :11/06/2014, at the Private residence by Jonab Ali Shah , one of the Executants.

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

Execution is admitted on 11/06/2014 by

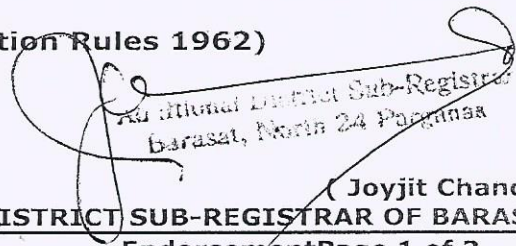
1. Jahangir Sha, son of Jayder Sha , Langolpota, Thana:-Barasat, P.O. :-Matiagachha, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : Cultivation
2. Julfikkar Sha, son of Jaydar Sha , Langolpota, Thana:-Barasat, P.O. :-Matiagachha, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : Cultivation
3. Jonab Ali Shah, son of Jaydar Shah , Langolpota, Thana:-Barasat, P.O. :-Matiagachha, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : Cultivation
4. Sobhan Ali Sha, son of Jaydar Sha , Langolpota, Thana:-Barasat, P.O. :-Matiagachha, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : Cultivation
5. Golam Mortaja Sa, son of Jaydar Sa , Langolpota, Thana:-Barasat, P.O. :-Matiagachha, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : Cultivation
6. Saheb Ali Sha, son of Anchan Sha , Langolpota, Thana:-Barasat, P.O. :-Matiagachha, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : Cultivation
7. Idubar Molla, son of Abu Bakkar , Langolpota, Thana:-Barasat, P.O. :-Matiagachha, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : Cultivation
8. Alauddin Molla, son of Chariuddin Molla , Langolpota, Thana:-Barasat, P.O. :-Matiagachha, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : Cultivation
9. Sk. Nur Hosen, son of Jabbar Amed , Langolpota, Thana:-Barasat, P.O. :-Matiagachha, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : Cultivation

Identified By Kabirul Mallick, son of Najiyar Ali Mallick, Matiagacha, Thana:-Barasat, P.O. :-Matiagacha, District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Muslim, By Profession: Business.

(Joyjit Chanda)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

On 12/06/2014

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)


Additional District Sub-Registrar
Barasat, North 24 Parganas

(Joyjit Chanda)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

12/06/2014 15:37:00

EndorsementPage 1 of 2

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

Endorsement For Deed Number : I - 04511 of 2014
(Serial No. 04779 of 2014 and Query No. 1503L000007616 of 2014)

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. 23350/- is paid , by the draft number 667103, Draft Date 10/06/2014 Bank Name State Bank of India, LAUHATI, received on 12/06/2014

(Under Article : A(1) = 23287/- ,E = 14/- ,Excess amount = 49/- on 12/06/2014)

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.-21,17,437/-

Certified that the required stamp duty of this document is Rs.- 105892 /- and the Stamp duty paid as: Impressive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 106050/- is paid , by the draft number 667102, Draft Date 10/06/2014, Bank : State Bank of India, LAUHATI, received on 12/06/2014

(Joyjit Chanda)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT


(Joyjit Chanda)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

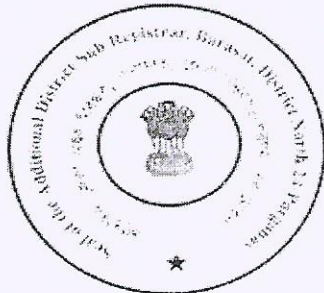
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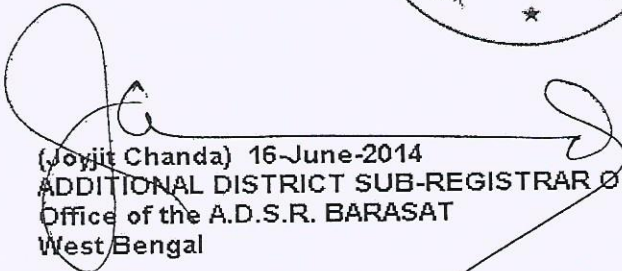
EndorsementPage 2 of 2

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 28
Page from 324 to 350
being No 04511 for the year 2014.




(Joyjit Chanda) 16 June-2014
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT
Office of the A.D.S.R. BARASAT
West Bengal