

07582/14

70

2.07098



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

R 797772

Whereby the property is conveyed as
 registered. The signature and seal of the
 notary public and the stamp attached
 with this conveyance are to be preserved.

Additional District Sub-Registrar
 Barisal, North 24 Parganas

03/09/14

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on the 2nd day of September, Two Thousand Fourteen (2014).

BETWEEN

2-15354/14
 02/09/14
 car
 7:40 P.M.

मूले साबित कराना

LUTFAR RAHAMAN (Voter ID No. WB/20/091/750590), son of Late Maola Box Molla, residing at Village - Mobarakpur, P.O. - Lauhati, P.S. - Rajarhat, District - North 24 Parganas, Kolkata - 700135, West Bengal, by nationality - Indian, by religion - Islam, by occupation - Cultivation, hereinafter being referred to as the "**VENDOR**" (which expression shall unless exclude by or repugnant to the subject or context be deemed to mean and include his 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.**

WHEREAS Maola Box Molla, son of Late Rahatullah, AND Goljan Bibi @ Golbanu Bibi, wife of Late Maola Box Molla, of Mobarakpur was the original owner and possessor and L.R. record holder of a piece and parcel of land admeasuring 62.91 decimal comprised in R.S. & L.R. Dag No. 5107, 5115, 5116, 5127, 5175, 5179, 5175/5229, R.S. Khatian No. 2089 & 2121, 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 Maola Box Molla & Goljan Bibi @ Golbanu Bibi died intestate leaving behind their four sons namely Abdul Gani, Lutfar Rahaman (i.e. vendor), Atiar Rahaman, Abdar Rahaman & daughter Sabironnecha Bibi @ Sakirunnechha Bibi, as their legal heirs and successors as per Mohammedan Law of Succession.

AND WHEREAS Lutfar Rahaman (i.e. vendor), is the absolute owner and possessor of a piece and parcel of land admeasuring **13.98** decimal (more or less), comprised in R.S. & L.R. Dag No. 5107 (area of land 3.61 dec. more or less) out of 201 decimal, 5115 (area of land 5.23 dec. more or less) out of 283 decimal, 5116 (area of land 0.77 dec. more or less) out of 43 decimal, 5127 (area of land 0.08 dec. more or less) out of 04 decimal, 5175 (area of land 2.87 dec. more or less) out of 155 decimal, 5179 (area of land 1.18 dec. more or less) out of 64 decimal, 5175/5229 (area of land 0.24 dec. more or less) out of 12 decimal, under R.S. Khatian No. 2089 & 2121, under L.R. Khatian No. 2997 & 3000, 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 vendor becoming absolute owner and possessor of 13.98 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 for personal reasons, it becoming necessary and expedient for the Vendor to sell an area of **13.98** decimal (more or less) comprised in R.S. & L.R. Dag No. 5107, 5115, 5116, 5127, 5175, 5179, 5175/5229, under R.S. Khatian No. 2089 & 2121, under L.R. Khatian No. 2997 & 3000, 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. 11,35,874/- (Eleven Lakh Thirty Five Thousand Eight Hundred Seventy Four)** only.

NOW THIS DEED WITNESSETH as follows :-

That in consideration of the said sum of **Rs. 11,35,874/- (Eleven Lakh Thirty Five Thousand Eight Hundred Seventy Four)** only. Well and truly paid by the purchaser to the vendor the receipts whereof the Vendor do hereby admit and acknowledge, the Vendor 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 **13.98** 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, lispences, 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 VENDOR do hereby covenant with the Purchaser as follows:-

THE INTEREST which the Vendor do hereby profess to transfer subsists and that the Vendor 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 presents 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 Vendor and / or any person / persons claiming through or under or in trust for them.

And FURTHER that the vendor, his 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 vendor, his 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 Vendor not any such notice has been published.

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.

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 Vendor that the said land which described in the schedule hereinafter written is the self acquired property of the Vendor and that he is 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 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.

It is hereby declared that the Vendor 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.

That the Vendor 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 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 herein. And if any typographical mistake is discovered in later in this deed, that will be rectified by the Vendor without any claim or demand at the cost of the Purchaser herein.

AND WHEREAS the present vendor 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 vendor 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 & Khal 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.

R.S. Khatian No. 2089 & 2121, L.R. Khatian No. 2997 & 3000.				
<u>R.S. & L.R.</u> <u>Dag 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>
5107	Shali	0.0180	3.61 Dec.	201 Dec.
5115	Shali	0.0185	5.23 Dec.	283 Dec.
5116	Shali	0.0180	0.77 Dec.	43 Dec.
5127	Khal	0.0200	0.08 Dec.	04 Dec.
5175	Shali	0.0185	2.87 Dec.	155 Dec.
5179	Shali	0.0985	1.18 Dec.	64 Dec.
5175/5229	Khal	0.0375	0.24 Dec.	12 Dec.

Total 7(seven) Dag,

Total Area of Land sold = 13.98 (One Three Point Nine 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 his hands, seals and signature on the day, month and year first above written.

WITNESS :

1. *अवधुत रतन*
अम च्छावातकयुत

2. *Jamal Uddin Mollo*

Drafted by:

Arjun K. Mondal
Advocate

District Judges' Court
North 24 Parganas, Barasat
Enroll No. - WB/798/1995

अवधुत रतन

Prepared By :

Sk. Sahana Wazuddin Ahmed
Sk. Sahana Wazuddin Ahmed

Composed by :

Sk. Nasim Ahmed

LAW CONCERN, LAUHATI, KOL - 135

(Signature of Vendors)

MEMO OF CONSIDERATION

Received a sum of Rs. 11,35,874/- (Eleven Lakh Thirty Five Thousand Eight Hundred Seventy Four) only. Towards Consideration Money from the Purchaser herein above.

By - cheque NO - 543337
dt - 29.08.2014

Rs. 11,35,874/-

ING VYSYA BANK LTD.
H.B. Sarani Branch
KOT - 001

RECEIVED

Total Rs. 11,35,874/-
(Eleven Lakh Thirty Five Thousand Eight Hundred Seventy Four) only.

WITNESS:

1. *ଅବତ୍ୟୁତ୍ତରାଜ*
ଶ୍ରୀମତୀ ଲକ୍ଷ୍ମୀକାନ୍ତ ପୁଅ

2. *Soma Udini Molla*

ସମ୍ପୂର୍ଣ୍ଣ ସାକ୍ଷୀ ହେବା

(Signature of Vendor)



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

Endorsement For Deed Number : I - 07098 of 2014
(Serial No. 07582 of 2014 and Query No. 1503L000015354 of 2014)

On 02/09/2014

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

Presented for registration at 19.40 hrs on :02/09/2014, at the Private residence by Lutfar Rahaman ,Executant.

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

Execution is admitted on 02/09/2014 by

1. Lutfar Rahaman, son of Late Maola Box Molla , Mobarakpur, Kolkata, Thana:-Rajarhat, P.O. :-Lauhati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Cultivation

Identified By Mansur Rahaman, son of Lutfar Rahaman, Mobarakpur, Thana:-Rajarhat, P.O. :-Lauhati, District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Muslim, By Profession: Business.

(Joyjit Chanda)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

On 03/09/2014

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. 12499.00/-, on 03/09/2014

(Under Article : A(1) = 12485/- ,E = 14/- on 03/09/2014)

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.-11,35,874/-

Certified that the required stamp duty of this document is Rs.- 56814 /- and the Stamp duty paid as: Impresive Rs.- 100/-

Deficit stamp duty



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

ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

03/09/2014 12:59:00

EndorsementPage 1 of 2

3 SEP 2014



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

Endorsement For Deed Number : I - 07098 of 2014
(Serial No. 07582 of 2014 and Query No. 1503L000015354 of 2014)

Deficit stamp duty Rs. 56714/- is paid , by the draft number 667471, Draft Date 02/09/2014, Bank :
State Bank of India, LAUHATI, received on 03/09/2014

(Joyjit Chanda)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT



(Handwritten Signature)
Additional District Sub-Registrar
Barasat, North 24 Parganas

(Joyjit Chanda)




ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

Endorsement Page 2 of 2

03/09/2014 12:59:00

- 3 SEP 2014

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants/ presentants					
	 GLF PROJECTS LIMITED <i>Rehman Ghani</i> Director					
		Little	Ring	(Left Hand)		Thumb
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
<i>WAZIR</i>						
		Little	Ring	(Left Hand)		Thumb
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
		Little	Ring	(Left Hand)		Thumb
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 46
Page from 810 to 824
being No 07098 for the year 2014.



(Joyjit Chanda) 04-September-2014
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT
Office of the A.D.S.R. BARASAT
West Bengal