

07195/13

39

7656/13

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

H 557127

Q-15892/13

06/12/13

or  
11:56

Additional District Sub-Registrar  
Barasat, North 24 Parganas  
- 6 DEC 2013

**DEED OF CONVEYANCE**

**THIS DEED OF CONVEYANCE** made on the 6th day of December, Two Thousand Thirteen.

**BETWEEN**

1. SK BASIR UDDIN @ BASIR UDDIN AHMED (Voter ID No. : WB/20/091/750200) Son's of Late Samiruddin residing at Vill - Mobarakpur , P.O. : Lauhati, P.S. : Rajarhat, Distric. : North 24 Parganas by Nationality - Indian, by faith -Muslim, by occupation - Cultivation, Hereinafter being reffered 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 LIMILED, a Company incorporated under the Companies Act, 1956, having its registered office at 23A, Netaji Subash Road , 4th Floor, Room No. - 59, Kolkata - 700001, represented by its Director ROSHAN LAL SINGHAL, 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 cintext 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 <sup>sk</sup> Said Basir Uddin @ Basir Uddin Ahmed son's of Late Samiruddin is the absolute owner, possessor and R.S. & L.R. Record holder vide R.S. Khatian No. 246 and vide L.R. Khatian No. 3555 of a piece and parcel of land admeasuring 5.30 decimal (more or less) comprised in R.S. & L.R. Dag No. 5146 ( Area of Land 3.95 Decimal out of 153 Decimal) 5148 ( Area of Land 0.07 Decimal out of 03 Decimal), 5168 ( Area of Land 0.20 Decimal out of 08 Decimal), 5172/5202 (Area of Land 1.08 Decimal out of 42 Decimal), under Mouza - Matiagachha, J.L. No. 187, Re.Sa. No. 17, Hal Touzi No. 146, Pargana - Anowarpur, P. S. Barasat at Present Sashan, A.D.S.R.O. - Barasat, Dist - North 24 Parganas, within the local limits of Kiritipur -II Gram Panchayet.

AND WHEREAS in the aforesaid manner the present Vendor became the absolute owner and possessor of a piece and parcel of land admeasuring 5.30 decimal (more or less) comprised in R.S. Khatian No. 246 & L.R. Khatian No. 3555 of a piece and parcel comprised in R.S. & L.R. Dag No. 5146 ( Area of Land 3.95 Decimal out of 153 Decimal) 5148 ( Area of Land 0.07 Decimal out of 03 Decimal), 5168 (Area of Land 0.20 Decimal out of 08 Decimal), 5172/ 5202 ( Area of Land 1.08 Decimal out of 42 Decimal), 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, Dist - North 24 Parganas, within the local limits of Kiritipur -II Gram Panchayet.

AND WHEREAS the present Vendor becoming absolute owner and possessor of the said plot of land in the way as explained herein before have now marketable title to the property which is free from all encumbrances, charges, liens, lispences, attachments whatsoever and are now seized and possessed of and /or otherwise well and sufficently entitled to the said property.

AND WHEREAS for personal reasons , it is becoming necessary and expedient for the Vendors to sale an area of 5.30 decimal (more or less) comprised in R.S. Khatian No. 246 & L.R. Khatian No. 3555

comprised in R.S. & L.R. Dag No. 5146 ( Area of Land 3.95 Decimal out of 153 Decimal) 5148 ( Area of Land 0.07 Decimal out of 03 Decimal), 5168 ( Area of Land 0.20 Decimal out of 08 Decimal), 5172/5202 ( Area of Land 1.08 Decimal out of 42 Decimal), under Mouza - Matiagachha, J.L. No. 187, Re.Sa. No. 17, Hal Touzi No. 146, which is fully explained in the Schedule of property given hereunder, the Vendors agreed to sale and the Purchaser agreed to purchase the same together with all rights, privileges assessments, whatsoever thereto at a total consideration of Rs. 3,00,000(Rupees Three Laksh ) only.

NOW THIS DEED WITNESSETH as follows:

That in consideration of the said sum of Rs. 3,00,000(Rupees Three Laksh) only. well and truly paid by the purchasre to the vendors the receipts whererof 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 5.30 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 favore of the Purchaser TOGETHER WITH all the rights and interest there to absolutely and for ever free from all encumbrances, change , liens, lispences, attachments whatsoever liabilities all assessmants are now sezied and possessed of and / or otherwise well and sufficiently entitled and enjoyment of the said property.

AND THE VENDOR DO AND EACH OF TUEM DOTH 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 with out 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 furthir that the vendors their heirs, executors, administrators and assignees , covenant, with the purchaser their heirs, executors, administrators or assignees to save harmless, indemnify and keep indemnified the purchaser & the heirs, administrators or assigns from or against all encumbrances, charges and equities whatsoever. And the vendor , their heirs, administrators or assigns furthir covenant that they shall at the request and costs of the purchaser, their heirs , executors, administartors or assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for furthir and more perfectly conveying and assuring the said property and every part thereof in the manner as aforesaid.

AND WHEREAS the present Vendor farthir declare that the purchser may mutatae his name in the relevant record in the said Land and also mutated his name in the Panchyet record and also pay rent and taxes in his name against this deed of conveyance.

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.

R. S. Khatian No. 246.					
<u>R.S.&amp; L.R.</u> <u>DAG No.</u>	<u>L.R.</u> <u>Khatian No.</u>	<u>Nature</u> <u>of Land</u>	<u>Share</u>	<u>Area of</u> <u>Land</u>	<u>Out of</u> <u>Land</u>
5146	3555	Shali	258	3.95 Dec	153 Dec.
5148	3555	shali	258	0.07 Dec	03 Dec.
5168	3555	Khal	258	0.20 Dec	08 Dec.
5172/ 5202	3555	Shali	258	1.08 Dec	42 Dec.

Total Dag No. = 4 (Four )

Total Area of Land = 5.30 (Five Point Three Zero ) Decimal. (more/less) of P. S. : Barasat at Present Sashan, A.D.S.R.O.- Barasat, Dist - North 24 Parganas, within the local limits of Kiritipur -II Gram Panchayet.

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

WITNESS :

1. *আব্দুল হক আলী*  
*সি ২৭৫, বরাসত - ১৩৫*

2. *আব্দুল হক আলী*  
*আবাবক সুর*

Drafted by :

*Mujibul Hossain*  
*Advocate*

Advocate

District Judges' Court

North 24 Parganas, Barasat

Enroll No. - ৫১৩/৭৭৪/১৭৭৫

Composed by :

*Sanaul Mostafa*

A.T.M.SANAUL MOSTAFA

LAUHATI, RAJARHAT, KOL - 135

*Babiruddin Ahmed. @*  
*SK. Babiruddin Ahmed.*

(Signature of Vendors)

MEMO OF CONSIDERATION

Received from a sum of Rs. 3,00,000 (Rupees Three Laksh) only. Towards Consideration Money from the Purchaser here in above.

By ~~Cash~~ cheque Rs. 3,00,000/-

ch. NO - 868513

dt - 05.12.2013

ING VYSYA BANK.

H.B. SARANI BRANCH.

Total

Rs. 3,00,000/-

(Rupees Three Laksh Only)

WITNESS :

1. *Handwritten signature*  
मने २५८

2. *Handwritten signature*  
*Handwritten signature*

*Handwritten signature*  
SK. Basir uddin Ahmed.



(Signature of Vendors)

SK. Basir uddin Ahmed.  
Basir uddin Ahmed.

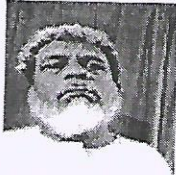



**Government of West Bengal**  
**Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue**  
**Office of the A.D.S.R. BARASAT, District- North 24-Parganas**  
**Signature / LTI Sheet of Serial No. 07195 / 2013, Deed No. (Book - I , 07656/2013)**

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Sk Basir Uddin Mobarakpur, Thana:-Rajarhat, P.O. :-Lauhati, District:-North 24-Parganas, WEST BENGAL, India,	 06/12/2013	 LTI 06/12/2013	Basiruddin Ahmed sk. Basiruddin Ahmed  6/12/13

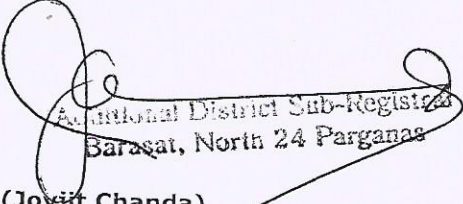
II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Sk Basir Uddin Address -Mobarakpur, Thana:-Rajarhat, P.O. :-Lauhati, District:-North 24-Parganas, WEST BENGAL, India,	Self	 06/12/2013	 LTI 06/12/2013	sk. Basiruddin Ahmed Basiruddin Ahmed

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

**Signature of Identifier with Date**

গিয়াসউদ্দিন মোল্লা  
 6.12.13

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

**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 - 07656 of 2013**  
**(Serial No. 07195 of 2013 and Query No. 1503L000015892 of 2013)**

**On 06/12/2013**

**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. 4777/- is paid , by the draft number 967443, Draft Date 05/12/2013, Bank Name State Bank of India, LAUHATI, received on 06/12/2013

( Under Article : A(1) = 4763/- ,E = 14/- on 06/12/2013 )

**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.-4,33,633/-

Certified that the required stamp duty of this document is Rs.- 21702 /- and the Stamp duty paid as: Impresive Rs.- 1000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 20702/- is paid , by the draft number 967442, Draft Date 05/12/2013, Bank : State Bank of India, LAUHATI, received on 06/12/2013

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

Presented for registration at 11.56 hrs on :06/12/2013, at the Office of the A.D.S.R. BARASAT by Sk Basir Uddin Alias Basir Uddin Ahmed,Executant.

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

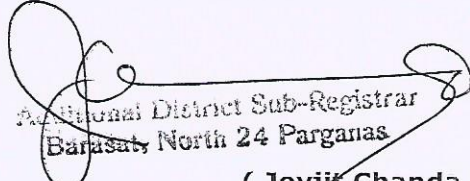
Execution is admitted on 06/12/2013 by

1. Sk Basir Uddin Alias Basir Uddin Ahmed, son of Late Samir Uddin , Mobarakpur, Thana:-Rajarhat, P.O. :-Lauhati, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : Cultivation

Identified By Giyasuddin Molla, son of Late Jalal Uddin Molla, 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

  
Additional District Sub-Registrar  
Barasat, North 24 Parganas

( Joyjit Chanda )

ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

SPECIMEN FORM FOR TEN FINGERPRINTS



*Reshishiyu*



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)



*Ba Soudan Ahmad @  
SK Ba Soudan Ahmad*



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)

PHOTO

Little

Ring

Middle

Fore

Thumb

(Left Hand)

Thumb

Fore

Middle

Ring

Little

(Right Hand)

PHOTO

Little

Ring

Middle

Fore

Thumb

(Left Hand)

Thumb

Fore

Middle

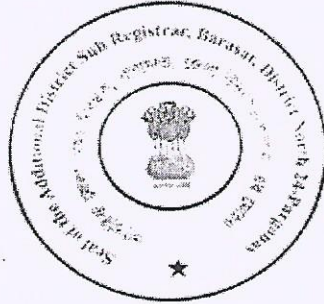
Ring

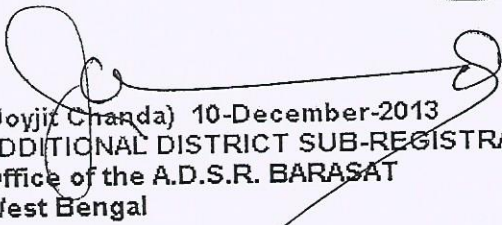
Little

(Right Hand)

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 35  
Page from 1866 to 1878  
being No 07656 for the year 2013.



  
(Joyjit Chanda) 10-December-2013  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT  
Office of the A.D.S.R. BARASAT  
West Bengal