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Q-11613

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000



ONE THOUSAND RUPEES

Rs.1000

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

verified that the document is admitted to F 923479
The signature sheet/ sheet's and
document sheet/ sheet's attached with
document's are the part of this document

Registrar U/S 7(2)
District Sub Registrar II
24 Pgs (N) Barasat

'30 AUG 2013

DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this
the 7th day of August Two Thousand Thirteen (2013),

BETWEEN

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(1) **SAHEB ALI SHA** son of Anchan Sha, bearing Voter Identity Card No. WB/20/091/087516, (2) **RAFIK SHA** son of Late Faim Sha, bearing Voter Identity Card No. WB/20/091/087297, (3) **IDUBAR MOLLA** son of Abubakkar Molla, bearing Voter Identity Card No. WB/20/091/087456, (4) **ALAUDDIN MOLLA** son of Charuddin Molla bearing Voter Identity Card No. GGC0233817, (5) **ABDUL MONNAF MOLLA** son of Mohammad Molla, bearing Voter Identity Card No. WB/20/091/087256, (6) **SK. NUR HOSSEN** son of Jabbar Amed alias Abdul Jabbar, bearing Voter Identity Card No. WB/20/091/087002, all residing at Village- Langolpota, P.O. Matiagacha, P.S. Barasat, in the District of North 24 Parganas, Kolkata- 700135, all by faith- Muslim, by occupation- Cultivation, by Nationality- Indian, hereinafter jointly called and referred to as the **VENDORS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their and each of their legal legal heirs, executors, administrators, representatives nominees and assigns) of the **ONE PART**.

- AND -

~~KABIRUL ALI MALLICK~~ son of Year Ali Mallick, residing at Village & P.O. Matiagacha, P.S. Barasat, in the District of North 24 Parganas, Kolkata- 700135, by faith Muslim, by occupation- Business, by Nationality- Indian, hereinafter called and referred to as the **CONFIRMING PARTY** (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 **SECOND PART**.

- NUMBER 62. MAR 9

- 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 **THIRD PART**;

WHEREAS :

A) One Ochman Ali Mondal son of Late Golam Rahaman Mondal, resident of Chandpur, P.S. Rajarhat, in the District of North 24 Parganas was the owner and possessor of two plots of Sali land measuring an area of total **36.37 Satak** be the same a little more or less comprised in C.S. & R.S. Dag Nos. **5146 & 5169**, i.e. (i) land area 19.12 Satak as 0.1250 share out of total 1 Acre 53 Satak comprised in C.S. & R.S. Dag No. 5146 and (ii) land area 17.25 Satak as 0.1250 share out of total 1 Acre 38 Satak comprised in C.S. & R.S. Dag No. 5169 both under C.S. & R.S. Khatian No. 246, lying and situated at **Mouza- MATLAGACHA**, 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 purchased by a registered Deed of Sale (Bengali language 'Suff Bikray Kobala'), registered at S.R. office Barasat, 24 Parganas and recorded in Book No. I, Being No. 2104

in the year 1947 on 20.05.1947 and thereafter own Revisional Settlement Record of Rights, being **R.S. Khatian No. 246**, absolutely free from all encumbrances whatsoever.

B) While seized and possessed of the aforesaid plots of land, the said Ochman Ali Mondal referred therein as the Vendors sold transferred and conveyed his right title and interest of the aforesaid plots of Sali land measuring an area of total **36.37 Satak** be the same a little more or less comprised in **C.S. & R.S. Dag Nos. 5146 & 5169**, i.e. (i) land area 19.12 Satak as 0.1250 share out of total 1 Acre 53 Satak comprised in C.S. & R.S. Dag No. 5146 and (ii) land area 17.25 Satak as 0.1250 share out of total 1 Acre 38 Satak comprised in C.S. & R.S. Dag No. 5169 both under C.S. & R.S. Khatian No. 246, 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 to (1) ATAR ALI MOLLA and (2) GOLAP ALI MOLLA both sons of Hazi Daud Hossain Molla, both resident of Langolpota, P.O. Matiagacha, P.S. Barasat, in the District of North 24 Parganas, Kolkata- 700135, by a registered Deed of Sale (Bengali language 'Suff Bikray Kobala'), registered at S.R. office Barasat, 24 Parganas and recorded in Book No. I, Volume No. 51, Pages 18 to 20, Being No. 3459 in the year 1965 on 16.03.1965 against valuable consideration mentioned thereon.

C) While seized and possessed of the said plots of land as $\frac{1}{2}$ share out of the aforesaid land, the said **GOLAP ALI MOLLA** duly recorded his name to the BL & LR office at the time of L.R. Settlement Operation, being **L.R. Khatian No. 2112** as absolute owner and possessor thereof.

D) While seized and possessed of the aforesaid plots of land, the said **Golap Ali Molla** son of Hazi Daud Hossain Molla, resident of Langolpota, P.O. Matiagacha, P.S. Barasat, in the District of North 24 Parganas, Kolkata- 700135, referred therein as the Vendors sold transferred and conveyed his right title and interest of the aforesaid plots of land admeasuring an area of **22.74 Satak** be the same a little more or less comprised in **R.S. Dag Nos. 5146 & 5169**, i.e. (i) land area 11.96 Satak as 0.0782 share out of total 1 Acre 53 Satak comprised in R.S.Dag No.5146 and (ii) land area 10.78 Satak as 0.0781 share out of total 1 Acre 38 Satak comprised in R.S. Dag No. 5169 both under R.S. Khatian No. 246, at present **L.R. Khatian No. 2112**, 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 to (1) **SAHEB ALI SHA** son of Anchan Sha, (2) **RAFIK SHA** son of Late Faim Sha, (3) **IDUBAR MOLLA** son of Abubakkar Molla, (4) **ALAUDDIN MOLLA** son of Charuddin Molla (5) **ABDUL MONNAF MOLLA** son of Mohammad Molla, (6) **SK. NUR HOSSEN** son of Jabbar Amed alias Abdul Jabbar, all resident of Village- Langolpota, P.O. Matiagacha, P.S. Barasat, in the District of North 24 Parganas, Kolkata- 700135 (the **Vendors herein**) by a registered Deed of Conveyance, registered at the office of the A.D.S.R. Barasat, North 24 Parganas and recorded in Book No. I, Being No. ०५१३७ . , in the year 2013 on ०७.०८.२०१३

- 700135 -

E) Since then, the Vendors herein are jointly seized and possessed of the aforesaid plots of land admeasuring an area of **22.74 Satak** be the same a little more or less comprised in **R.S. Dag Nos. 5146 & 5169**, i.e. (i) land area 11.96 Satak as 0.0782 share out of total 1 Acre 53 Satak

comprised in R.S.Dag No.5146 and (ii) land area 10.78 Satak as 0.0781 share out of total 1 Acre 38 Satak comprised in R.S. Dag No. 5169 both under R.S. Khatian No. 246, at present **L.R. Khatian No. 2112**, 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 purchased and have been enjoying the same peacefully, freely, absolutely and without any interruptions from any corners whatsoever and have the full right to dispose or transfer the same to any body in any way as the Vendors herein will think fit and proper.

F) Now the Vendors herein has agreed to sell and the Purchaser herein has agreed to purchase the aforesaid plots of land measuring an area of **22.74 Satak** be the same a little more or less comprised in **R.S. Dag Nos. 5146 & 5169**, i.e. (i) land area 11.96 Satak as 0.0782 share out of total 1 Acre 53 Satak comprised in R.S.Dag No.5146 and (ii) land area 10.78 Satak as 0.0781 share out of total 1 Acre 38 Satak comprised in R.S. Dag No. 5169 both under R.S. Khatian No. 246, at present **L.R. Khatian No. 2112**, 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. 11,37,000/- (Rupees eleven lacs thirty seven thousand) only.**

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement and in consideration of **Rs. 11,37,000/- (Rupees eleven lacs thirty seven thousand) only** to the Vendors 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 aforesaid plots of land measuring an area of **22.74 Satak** be the same a little more or less comprised in **R.S. Dag Nos. 5146 & 5169**, i.e. (i) land area 11.96 Satak as 0.0782 share out of total 1 Acre 53 Satak comprised in R.S.Dag No.5146 and (ii) land area 10.78 Satak as 0.0781 share out of total 1 Acre 38 Satak comprised in R.S. Dag No. 5169 both under R.S. Khatian No. 246, at present **L.R. Khatian No. 2112**, lying and situated at **Mouza- MATLAGACHA**, 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 Vendors herein sell, grant, transfer, convey and assign unto the Purchaser herein free from all encumbrances, liens lispendences 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 DO TH HERE BY 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 is 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 in khas without any claim or demand whatsoever from the Vendors 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 have 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 Vendors that the said land which described in the schedule hereinafter written is the self acquired property of the Vendors and that he is not the benamder of any one.

7. It is hereby declared that the said Purchaser have the absolute right to mutate *their* names 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 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 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 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

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

12. ~~The confirming party sign this deed of Conveyance without any consideration money from the Purchaser or the Vendors and support this transfer of land by the Vendors unto and in favour of the purchaser, where the Confirming Party or his legal heirs shall never claim or demand on the said plot of land in any manner whatsoever.~~

AND the Vendors 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 Vendors herein).

ALL THAT piece or parcel of Rayati Dakhali Swattiya Bisistha two plots of **Sali** land measuring an area of total **22.74 Satak** be the same a little more or less comprised in **R.S. Dag Nos. 5146 & 5169** both under R.S. Khatian No. 246, at present **L.R. Khatian No. 2112** (in the name of the - **Golap Ali Molla**) and the said land is clearly as under as per Dag-wise :-

<i>Saleable land area</i>	<i>Share</i>	<i>Out of total land</i>	<i>R.S. Dag No.</i>	<i>L.R. Khatian</i>	<i>Nature of land</i>
11.96 Satak	0.0782	1.53 Acre	5146	2112	Shali
10.78 Satak	0.0781	1.38 Acre	5169	2112	Shali

22.74 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 22.74 Satak be the same a little more or less unto and in favour of the Purchasers herein.

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

IN WITNESS WHEREOF the Vendors have hereunto set and subscribed their 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 Vendors at Kolkata in Presence of :-

1. *Handwritten signature*
2. *Handwritten signature*

1. *Handwritten signature*
2. *Handwritten signature*
3. *Handwritten signature*

2. *Handwritten signature*
Handwritten signature
Handwritten signature

4. *Handwritten signature*
5. *Handwritten signature*
6. *Handwritten signature*

3. Kabirul Ali Mallik
Vill+po. Matigacha
PS. Barasat

SIGNATURE OF THE VENDORS

Handwritten signature of Kabirul Ali Mallik

SIGNATURE OF THE CONFIRMING PARTY

Vertical handwritten text on the right margin

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named Purchaser, a sum of **Rs. 11,37,000/-** (**Rupees eleven lacs thirty seven thousand**) only being the full consideration money of the schedule mentioned land and payment as per memo below.

MEMO

By Draft No./Cash	Dated	Drawn on	Amount(Rs.)
366346	05.08.2013	ING VYSYA BANK LTD., H.B. Sarani Branch	11,37,000/-

Rs. 11,37,000/-**(Rupees eleven lacs thirty seven thousand) only****WITNESSES:**

1. *[Handwritten signature]*
[Handwritten name]

1. *[Handwritten signature]*
 2. *[Handwritten signature]*

2. *[Handwritten signature]*

2. *[Handwritten signature]*
[Handwritten name]

3. *[Handwritten signature]*

4. *[Handwritten signature]*

3. *[Handwritten signature]*

5. *[Handwritten signature]*

Deed prepared by:

Aslam Uzzaman
Advocate

6. *[Handwritten signature]*

Barasat Judge's Court

Enrol No. 5.748/624/99.

SIGNATURE OF THE VENDORS**Composed by:**




[Handwritten signature]
(Rahamat Shaikh)

Typists' Association Room

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

folder- anarul

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants / presentants					
	 GLF PROJECTS LIMITED <i>Rohan Singh</i> Director					
		(Left Hand)				
		(Right Hand)				
<i>Prakash Singh</i>						
		(Left Hand)				
		(Right Hand)				
<i>He foris</i>						
		(Left Hand)				
		(Right Hand)				

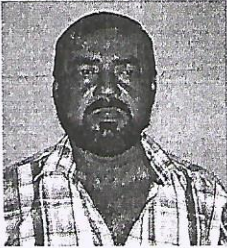










SIGNATURE OF THE
 REPRESENTANT/
 EXECUTANT/SELLER/
 BUYER/CAIMENT
 WITH PHOTO

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

N.B. - LH BOX-SMALL TO THUMB PRINTS
 R.H. BOX- THUMB TO SMALL PRINTS

 ✓ རྒྱལ་ལོ་ལོ་ལོ་ལོ་	LH.					
	RH.					

ATTESTED :- རྒྱལ་ལོ་ལོ་ལོ་ལོ་

 འཇམ་ལོ་ལོ་ལོ་ལོ་	LH.					
	RH.					

ATTESTED :- འཇམ་ལོ་ལོ་ལོ་ལོ་




 འཇམ་ལོ་ལོ་ལོ་ལོ་	LH.					
	RH.					

ATTESTED :- འཇམ་ལོ་ལོ་ལོ་ལོ་

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAIMENT
WITH PHOTO












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

N.B. - LH BOX-SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS

 ✓ <i>6/11/20 20 8/12/20</i>	LH.					
	RH.					


ATTESTED :- ✓

6/11/20 20 8/12/20

 <i>5/11/20 6/11/20</i> <i>21 8/12/20 6/11/20</i>	LH.					
	RH.					

ATTESTED :-

5/11/20 6/11/20
21 8/12/20 6/11/20

	LH.					
	RH.					

ATTESTED :-



Government Of West Bengal
Office Of the D.S.R. - II NORTH 24-PARGANAS
District:-North 24-Parganas

Endorsement For Deed Number : I - 11613 of 2013
(Serial No. 10899 of 2013 and Query No. 1502L000024422 of 2013)

On 07/08/2013

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

Presented for registration at 18.00 hrs on :07/08/2013, at the Private residence by Nur Hossen , one of the Executants.

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

Execution is admitted on 07/08/2013 by

1. Saheb Ali Sha, son of Ancham Sha , Langolpota, Thana:-Barasat, P.O. :-Matiagacha, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : Cultivation
 2. Rafik Sha, son of Lt Faim Sha , Langolpota, Thana:-Barasat, P.O. :-Matiagacha, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : Cultivation
 3. Idubar Molla, son of Abubakkar Molla , Langolpota, Thana:-Barasat, P.O. :-Matiagacha, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : Cultivation
 4. Alauddin Molla, son of Charuddin Molla , Langolpota, Thana:-Barasat, P.O. :-Matiagacha, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : Cultivation
 5. Abdul Monnaf Molla, son of Mohammad Molla , Langolpota, Thana:-Barasat, P.O. :-Matiagacha, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : Cultivation
 6. Nur Hossen, son of Jabbar Amed , Langolpota, Thana:-Barasat, P.O. :-Matiagacha, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : Cultivation
- Identified By Osman Ali, son of Daud Hossain Molla, Langolpota, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Muslim, By Profession: Business.

(Sushil Kumar Roy)
DISTRICT SUB-REGISTRAR-II

On 08/08/2013

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.-18,60,530/-

Certified that the required stamp duty of this document is Rs.- 93036 /- and the Stamp duty paid as: Impressive Rs.- 1000/-

(Sushil Kumar Roy)
DISTRICT SUB-REGISTRAR-II

On 30/08/2013

(Sushil Kumar Roy)
DISTRICT SUB-REGISTRAR-II

30/08/2013 03:29:00 P

EndorsementPage 1 of 2



Government Of West Bengal
Office Of the D.S.R. - II NORTH 24-PARGANAS
District:-North 24-Parganas

Endorsement For Deed Number : I - 11613 of 2013
(Serial No. 10899 of 2013 and Query No. 1502L000024422 of 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. 20500/- is paid , by the draft number 246325, Draft Date 06/08/2013, Bank Name State Bank of India, Rajarhat Township, received on 30/08/2013

(Under Article : A(1) = 20460/- ,E = 7/- ,H = 28/- ,M(b) = 4/- ,Excess amount = 1/- on 30/08/2013)

Deficit stamp duty

Deficit stamp duty

1. Rs. 49000/- is paid , by the draft number 246331, Draft Date 06/08/2013, Bank : State Bank of India, Rajarhat Township, received on 30/08/2013
2. Rs. 43100/- is paid , by the draft number 246324, Draft Date 06/08/2013, Bank : State Bank of India, Rajarhat Township, received on 30/08/2013

(Sushil Kumar Roy)
DISTRICT SUB-REGISTRAR-II

(Sushil Kumar Roy)
DISTRICT SUB-REGISTRAR-II

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 42
Page from 1802 to 1821
being No 11613 for the year 2013.



(Sushil Kumar Roy) 02-September-2013
DISTRICT SUB-REGISTRAR-II
Office of the D.S.R. - II NORTH 24-PARGANAS
West Bengal