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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

S 64 99

Registered for the purposes of the
Registration Act, 1908, and for the
purpose of the Land Revenue Act,
1956, and for the purpose of the
Land Revenue Act, 1956.

रु. 12415
06/1/15
as
11:00

(Signature)
Additional District Sub-Registrar
Cuttack, March 24, 1915

6 JAN 2015

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on the 6th day of January, Two Thousand Fifteen (2015).

BETWEEN

1. AHAMMAD ALI SHA (Voter ID No. GGC2644037), 2. ABDUL RAUF SHA (Voter ID No. WB/20/091/087019), both sons of Late Helal Uddin Sha, 3. SAFIYAR RAHMAN SHA (Voter ID No. GGC3834975), 4. RAFIKUL SHA (Voter ID No. RXT1231448), both sons of Late Abdul Rajjak Sha, 5. JOHORA BIBI (Voter ID No. WB/20/091/903368), daughter of Late Abdul Rajjak Sha, wife of Mosaref, 6. ASURA BIBI (Voter ID No. WB/14/107/126965), daughter of Late Abdul Rajjak Sha, wife of Abulkalam, 7. MASURA BIBI (Voter ID No. CCR2572352), daughter of Late Abdul Rajjak Sha, wife of Atabuddin Molla, 8. BAHAR JAN BIBI (Voter ID No. WB/20/091/087171), wife of Late Abdul Rajjak Sha, all residing at Village - Langalpota, P.O. - Matiagachha, P.S. - Barasat Now Rajarhat, District - North 24 Parganas, West Bengal, by nationality - Indian, by religion - Islam, by occupation - Cultivation & Household Work, 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 OTHER PART.

WHEREAS Ahammad Ali Sha, Abdul Rauf Sha (i.e. vendor no. 1-2) & Abdul Rajjak Sha, all sons of Late Helal Uddin Sha, of Langalpota is and was the absolute owner and possessor and L.R. record holder of a piece and parcel of land admeasuring 1.72 decimal comprised in R.S. & L.R. Dag No. 5125, C.S. Khatian No. 396, R.S. Khatian No. 398, L.R. Khatian No. 1985, 1986 & 1987, under **mouza - Matiagachha**, J.L. No. 187, Re.Sa. No. 17, Hal Touzi No. 146, Pargana - Anowarpur, P.S. - Barasat Now Rajarhat, 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. 1, Volume No. 96, Pages from 178 to 183, Being No. 8051, in the year 1982, registered at Sub-Registrar Barasat, North 24 Parganas, from Sri Pulin Bihari Das & Others of Khamar.

AND WHEREAS Abdul Rajjak Sha died intestate leaving behind his two sons namely Safiyar Sha, Rafikul Sha (i.e. vendor no. 3-4), three daughters namely Johora Bibi, Asura Bibi, Masura Bibi (i.e. vendor no. 5-7) & wife Bahar Jan Bibi (i.e. vendor no. 8), as his legal heirs and successors as per Mohammedan Law of Succession.

AND WHEREAS said vendors became the absolute owner and possessor of a piece and parcel of land admeasuring 1.72 decimal (more or less) comprised in R.S. & L.R. Dag No. 5125, C.S. Khatian No. 396, R.S. Khatian No. 398, L.R. Khatian No. 1985, 1986 & 1987, under **mouza - Matiagachha**, J.L. No. 187, Re.Sa. No. 17, Hal Touzi No. 146, Pargana - Anowarpur, P.S. - Barasat Now Rajarhat, A.D.S.R.O. - Barasat, District - North 24 Parganas, within the local limits of Kirtipur - II Gram Panchayet by way of purchased deed & inheritance.

AND WHEREAS the present vendors are the absolute owner and possessor of 1.72 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 Vendors to sell an area of 1.72 decimal (more or less) comprised in R.S. & L.R. Dag No. 5125 (area of land 1.72 dec. more or less) out of 11 decimal, C.S. Khatian No. 396, R.S. Khatian No. 398, L.R. Khatian No. 1985, 1986 & 1987, under **mouza - Matiagachha**, J.L. No. 187, Re.Sa. No. 17, Hal Touzi No. 146, Pargana - Anowarpur, P.S. - Barasat Now Rajarhat, 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 vendors 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. 1,50,000/- (One Lakh Fifty Thousand)** only.

NOW THIS DEED WITNESSETH as follows :-

That in consideration of the said sum of **Rs. 1,50,000/- (One Lakh Fifty Thousand)** 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 1.72 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 transfersubsists 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 benamders 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 benamders of anyone and the same are not the DEBATORS or PIROTTORS property or are not subject matter of any court case or not any litigation from any corners whatsoever.

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.

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.

C.S. Khatian No. 396, R.S. Khatian No. 398, L.R. Khatian No. 1985, 1986 & 1987				
<u>R.S. & L.R. Dag No.</u>	<u>Nature Of Land</u>	<u>Share</u>	<u>Area of Land Sold</u>	<u>Out Of Land</u>
5125	Shali	0.1563	1.72 Dec.	11 Dec.

Only 01 (One) Dag,

Area of Land sold = 1.72 (One Point Seven Two) Decimal. (more/less) of P.S. - Barasat now Rajarhat, A.D.S.R.O.- Barasat, District - North 24 Parganas within the local limits of Kirtipur - II Gram Panchayet. No Road Surrounding this land.

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. আবুল কালাম আজাদ
স্বাক্ষর করিয়াছেন
আবুল কালাম আজাদ

2. আবুল কালাম আজাদ
স্বাক্ষর করিয়াছেন

আবুল কালাম আজাদ
স্বাক্ষর করিয়াছেন
আবুল কালাম আজাদ
স্বাক্ষর করিয়াছেন
আবুল কালাম আজাদ
স্বাক্ষর করিয়াছেন
আবুল কালাম আজাদ
স্বাক্ষর করিয়াছেন

Drafted by:

Abul Kalam Azad
Advocate

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



আবুল কালাম আজাদ
স্বাক্ষর করিয়াছেন

Composed by :

S.N. Ahmed

LAUHATI, KOL - 135

(Signature of Vendors)

MEMO OF CONSIDERATION

Received a sum of Rs. 1,50,000/- (One Lakh Fifty Thousand) only.
Towards Consideration Money from the Purchaser herein above.

By - Cash

Rs. 1,50,000/-

Total

Rs. 1,50,000/-

(One Lakh Fifty Thousand) only.

WITNESS:

1. *ଜାଗେଶ୍ୱରୀ କୁମାରୀ*
କାହାଣୀ

2. *ଜଗନ୍ନାଥ ବିହାରୀ*
ଆଚାର୍ଯ୍ୟ

ଜଗନ୍ନାଥ କୁମାର
କାହାଣୀ
କାହାଣୀ
























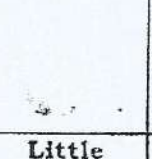









ବିଜୟ କୁମାର
କାହାଣୀ
କାହାଣୀ



କାହାଣୀ
କାହାଣୀ

(Signature of Vendor)

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants/ presentants						
	 GLF PROJECTS LIMITED <i>Rohan Singh</i> Director						
		Little		Ring		Thumb	
		(Left Hand)					
							
		Thumb		Fore		Little	
		(Right Hand)					
<i>MS. JAGDIP SINGH</i>							
		Little		Ring		Thumb	
		(Left Hand)					
							
		Thumb		Fore		Little	
		(Right Hand)					
<i>MS. JAGDIP SINGH</i>							
		Little		Ring		Thumb	
		(Left Hand)					
							
		Thumb		Fore		Little	
		(Right Hand)					

SPECIMEN FORM FOR TEN FINGERPRINTS



Mae Elizabeth Clark

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



Mae Rosenberg

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



Q. S. P. A. C. 2. 10. 19. 19. 19.

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











Q. S. P. A. C. 2. 10. 19. 19. 19.

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

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. 00081 / 2015, Deed No. (Book - I , 00083/2015)

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

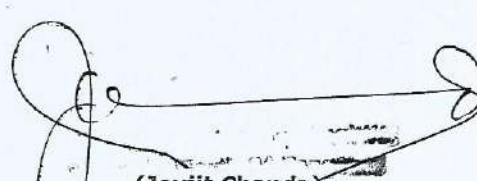
Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
5	Johora Bibi Address -Langalpota, Thana:-Rajarhat, P.O. :-Matiagachha, District:-North 24-Parganas, WEST BENGAL, India	Self		 LTI	জোহরা বিবি
			06/01/2015	06/01/2015	
6	Asura Bibi Address -Langalpota, Thana:-Rajarhat, P.O. :-Matiagachha, District:-North 24-Parganas, WEST BENGAL, India	Self		 LTI	আসুরা বিবি
			06/01/2015	06/01/2015	
7	Masura Bibi Address -Langalpota, Thana:-Rajarhat, P.O. :-Matiagachha, District:-North 24-Parganas, WEST BENGAL, India	Self		 LTI	মাসুরা বিবি
			06/01/2015	06/01/2015	
8	Bahar Jan Bibi Address -Langalpota, Thana:-Rajarhat, P.O. :-Matiagachha, District:-North 24-Parganas, WEST BENGAL, India	Self		 LTI	বাহার জান বিবি ৩১ জানুয়ারি ২০১৫
			06/01/2015	06/01/2015	

Name of Identifier of above Person(s)
 Abed Ali Sha
 Langalpota, Thana:-Rajarhat, P.O. :-Matiagachha,
 District:-North 24-Parganas, WEST BENGAL, India

Signature of Identifier with Date

আব্দুল আলী শাহ
 6/1/2015




 (Joyjit Chanda)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT
 Office of the A.D.S.R. BARASAT

6 JAN 2015

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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 - 00083 of 2015
(Serial No. 00081 of 2015 and Query No. 1503L000000012 of 2015)

On 06/01/2015

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. 1653.00/-, on 06/01/2015

(Under Article : A(1) = 1639/- ,E = 14/- on 06/01/2015)

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.-1,50,000/-

Certified that the required stamp duty of this document is Rs.- 7520 /- and the Stamp duty paid as: Impressive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 7420/- is paid , by the draft number 668061, Draft Date 05/01/2015, Bank : State Bank of India, LAUHATI, received on 06/01/2015

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

Presented for registration at 11.00 hrs on :06/01/2015, at the Office of the A.D.S.R. BARASAT by Ahammad Ali Sha , one of the Executants.

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

Execution is admitted on 06/01/2015 by

1. Ahammad Ali Sha, son of Lt. Helal Uddin Sha , Langalpota, Thana:-Rajarhat, P.O. :-Matiagachha, District:-North 24-Parganas, WEST BENGAL, India, By Caste Muslim, By Profession : Cultivation
2. Abdul Rauf Sha, son of Lt. Helal Uddin Sha , Langalpota, Thana:-Rajarhat, P.O. :-Matiagachha, District:-North 24-Parganas, WEST BENGAL, India, By Caste Muslim, By Profession : Cultivation
3. Safiyar Rahaman Sha, son of Lt. Abdur Rajjak Sha , Langalpota, Thana:-Rajarhat, P.O. :-Matiagachha, District:-North 24-Parganas, WEST BENGAL, India, By Caste Muslim, By Profession : Cultivation



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

ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

06/01/2015 13:07:00

Endorsement Page 1 of 2

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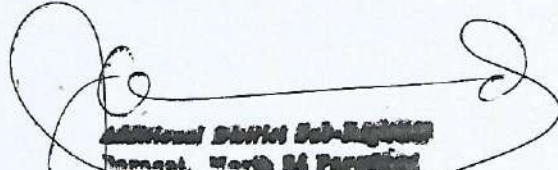
Government Of West Bengal
Office Of the A.D.S.R. BARASAT
District:-North 24-Parganas

Endorsement For Deed Number : I - 00083 of 2015
(Serial No. 00081 of 2015 and Query No. 1503L000000012 of 2015)

4. Rafikul Sha, son of Lt. Abdul Rajjak Sha , Langalpota, Thana:-Rajarhat, P.O. :-Matiagachha, District:-North 24-Parganas, WEST BENGAL, India, By Caste Muslim, By Profession : Cultivation
 5. Johora Bibi, wife of Mosaref . , Langalpota, Thana:-Rajarhat, P.O. :-Matiagachha, District:-North 24-Parganas, WEST BENGAL, India, By Caste Muslim, By Profession : House wife
 6. Asura Bibi, wife of Abulkalam . , Langalpota, Thana:-Rajarhat, P.O. :-Matiagachha, District:-North 24-Parganas, WEST BENGAL, India, By Caste Muslim, By Profession : House wife
 7. Masura Bibi, wife of Atabuddin Molla , Langalpota, Thana:-Rajarhat, P.O. :-Matiagachha, District:-North 24-Parganas, WEST BENGAL, India, By Caste Muslim, By Profession : House wife
 8. Bahar Jan Bibi, wife of Lt. Abdul Rajjak Sha , Langalpota, Thana:-Rajarhat, P.O. :-Matiagachha, District:-North 24-Parganas, WEST BENGAL, India, By Caste Muslim, By Profession : House wife
- Identified By Abed Ali Sha, son of Hazi Ahammad Ali Sha, Langalpota, Thana:-Rajarhat, P.O. :-Matiagachha, 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

06/01/2015 13:07:00

EndorsementPage 2 of 2

76 JAN 2015

	Hand								
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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 notes: 21/1/1982, 10/1/1982

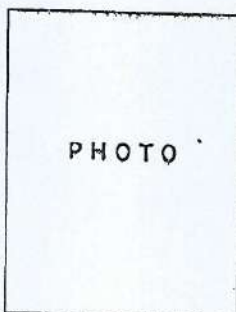


Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Handwritten notes: 10/1/1982, 10/1/1982



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



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 1
Page from 1584 to 1601
being No 00083 for the year 2015.



(Joyjit Chanda) 09-January-2015
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT
Office of the A.D.S.R. BARASAT
West Bengal

Barasat

6 JAN 2015