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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

T 526337

Certified that the Document is Admitted to Registration the Signature Sheet / Sheets the Endorsement Sheet / Sheets Attached with this Document are the part of this Document.

Q-86090/16  
 20/1/16  
 or  
 2:10 PM

*[Handwritten Signature]*  
 Additional District Sub-Registrar  
 Barasat, North 24 Parganas  
 28/01/16

**DEED OF CONVEYANCE**

THIS INDENTURE OF CONVEYANCE is made on this the 20<sup>th</sup> day of January, Two thousand sixteen (2016)

BETWEEN



**JAMIR ALI PUROKAIT** *Alias* **JAMSED PUROKAIT** (Voter Card No- LFH0324624), son of Late- Chadek Ali alias Aachhamatull Purokait, residing at Village- Kulti Post Office – Kulti Lock Gate , P.S.- Haroa, District of North 24 Parganas, Pin Code - 743502, by faith- Muslim, by occupation- cultivation, by Nationality- Indian, hereinafter called and referred to as the "**VENDOR**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their and each of their legal heirs, executors, administrators, representatives nominees and assigns) of the ONE PART.

-AND-

**GLF PROJECTS LIMITED** (*having PAN : AACCG9874H* ), a Company, incorporated under the Companies Act. 1956, having its Office at 23A, Netaji Subash Road, 4th floor, Room No. 7A, Kolkata- 700001, P.O. Kolkata G.P.O., P.S. Hare Street, represented by its Director **SRI ROSHAN LAL SINGHAL**, (*having PAN : ALCPS8734J*), son of Late Chander Bhan Singhal, by faith- Hindu, by occupation- Business, by Nationality- Indian, residing at 23A, Netaji Subash Road, 4th floor, Room No. 7A, Kolkata- 700001, P.O. Kolkata G.P.O., P.S. Hare Street, 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 OTHER PART.

WHEREAS Jamir Ali Purokait the Vendor herein is the absolute owner and possessor of two plots of Sali land total measuring an area of 10.17 Satak comprised in R.S. &

R.Dag Nos. 5107 & 5116 under L.R. Khatian No. 3156, under the following manner  
as per

Dag wise:-

Recorded land area	Share of land	Total Out Of Land	R.S. & L.R. Dag	L.R. Khatian	Nature of land
08.38 Satak	0.0417	201 Satak	5107	3156	Shali
01.79 Satak	0.0417	43 Satak	5116	3156	Shali

Total land measuring 10.17 Satak more or less

lying and situated at Mouza- MATIAGACHA, J.L. No. 187, R.S. No. 154, Touzi No 146, within the local limits of Kirtipur 2 No. Gram Panchayet, within the jurisdiction of Barasat P.S. at present Rajarhat Police Station, in the District of North 24 Parganas, by virtue of Purchase and own L.R. Settlement Record of Rights being L.R. Khatian No 3156, absolutely free from all encumbrances whatsoever.

AND WHEREAS Since then, the said Jamir Ali Purokait is the absolute owner of total land measuring an 10.17 Satak comprised in R.S. & L.R. Dag Nos. 5107 & 5116 under L.R. Khatian No. 3156, more fully and particularly described in the schedule hereinafter written, by virtue of above record of right and have been enjoying the same as per demarcation peacefully, freely, absolutely and without any interruptions from any corners whatsoever by paying usual rents and taxes to the proper authorities in their names as absolute owners and possessors thereof and have the full right to dispose or transfer the same to any body in any way as they will think fit and proper.



AND WHEREAS Now the Vendor herein has agreed to sell and the Purchaser herein has agreed to purchase the aforesaid plots of land admeasuring an area of 10 17 Satak more fully described in the schedule hereinafter written, for the total consideration of **Rs. 11,09,454/- (Rupees Eleven Lac Nine Thousand Four Hundred Fifty-Four only)**

**NOW THIS INDENTURE WITNESSETH THAT** in pursuance of the said agreement and in consideration of **Rs. 11,09,454/- (Rupees Eleven Lac Nine Thousand Four Hundred Fifty-Four only)**, of the lawful money of the Union of India in hand and well and truly by the Purchaser to the Vendor paid at the time of or before the execution hereof (the receipt whereof the Vendor doth hereby by this receipt and Memo of consideration hereunder written admit and acknowledge the payment of the same and every part thereof forever release, discharge and acquit the Purchaser and the properties benefits and rights hereby granted sold, conveyed transferred assigned and assured or expressed or intended so to be ) the Vendor doth hereby grant sell, convey transfer assign and assure unto and in favour of the Purchaser herein ALL THAT piece or parcel of Shali total land measuring an area of 10.17 Satak comprised in R.S. & L.R. Dag Nos. 5107 & 5116 under L.R. Khatian No 3156, lying and situated at Mouza-MATIAGACHA, J.L. No. 187, R.S. No. 154, Touzi No. 146, within the local limits of Kirtipur 2 No. Gram Panchayet, within the jurisdiction of Barasat P.S. at present Rajarhat Police Station, in the District of North 24 Parganas, more fully and particularly described in the Schedule hereunder written and hereinafter referred to as the 'SAID PLOTS OF LAND' together with all and singular the tangible and intangible assets edifices fixtures gates courts courtyards compound boundaries, areas sewers drains ways paths passages fences hedges ditches trees water courses lights and all

manner of former and other right liberties benefits, privileges easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel of member thereof which now is or are or hereto before were or was held used occupied or enjoyed therewith AND reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof AND all the Raiyati and entire share estate right title interest inheritance use trust possession property claim easements quasi easements privileges claims and demands whatsoever of the Vendor out of or upon the properties benefits and rights hereby granted sold, conveyed transferred assigned and assured or expressed or intended so to be TOGETHER WITH all deeds paths muniments writings and evidences of title in anyway relating to or connected with the said property or any part thereof which now are or is or hereafter may be in possession, power, custody or control of the Vendor or any person or persons from whom the Vendor or any of them may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the same unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances mortgages, charges, leases, tenancies, occupancy rights, liens, lispences, attachments, bargaders, trusts, claims, demands, acquisition, requisition, vesting, alignment claims demands and liabilities whatsoever or howsoever.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER AS UNDER :-

- 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 Vendor 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 Vendor 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 Vendor not any such notice has been published.
4. 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.
5. 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 Estate Acquisition Act. 1953 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 Vendor that the said land which have been described in the schedule hereinafter written is the self acquired property of the Vendor and that he is not the benamder of any one.
7. It is hereby declared that the said Purchaser has the absolute right to mutate his name 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 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 Vendors and realizable from the Vendor.

9. It is hereby declared by the Vendor that the said land are 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 Vendor 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.
11. If it is transpired subsequently that the said property hereby sold, conveyed and transferred and assigned by the Vendor is found to be not free from all encumbrances or if it is found that the total quantum or any quantum of the land sold, conveyed and transferred is physically absent or the Vendor do not have valid right title interest and possession of the said land or any part thereof, the Vendor shall be bound to give possession of the equal quantum of land owned held and possessed by him/them and if any mistake is/are detected hereafter in this deed, that will be ratified by the Vendor without any claim or demand at the cost of the purchaser.

AND the Vendor herein deliver this day khas possession of the said land unto the Purchaser herein.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

(Description of land hereby sold by the Vendor herein)

ALL THAT piece or parcel of rayati dakhali swattiya bisistha sali land total measuring an 10.17 Satak comprised in R.S. & L.R. Dag Nos. 5107& 5116 under L.R. Khatian



No. 3156 (in the name of Jamir Ali Purokait) and the said land clearly as under as per

Dag wise :-

<i>Saleable land area</i>	<i>Share of land</i>	<i>Out of total land</i>	<i>R.S. &amp; L.R. Dag</i>	<i>Khation No</i>	<i>Nature of land</i>
<i>08.38 Satak</i>	<i>0.0417</i>	<i>201 Satak</i>	<i>5107</i>	<i>3156</i>	<i>Shali</i>
<i>01.79 Satak</i>	<i>0.0417</i>	<i>43 Satak</i>	<i>5116</i>	<i>3156</i>	<i>Shali</i>

Total land measuring **10.17** (Ten point One Seven) **Satak**.

The aforesaid land under lying and situated at Mouza- MATIAGACHA, J L. No. 187, R.S. No. 154, Touzi No. 146, at present Touzi No. 12, within the local limits of Kirtipur 2 No. Gram Panchayet, within the jurisdiction of Barasat Police Station, at present Rajarhat 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 the said total land measuring of 10.17 Satak be the same a little more or less together with all easement right of the same unto and in favour of the Purchaser herein.

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



IN WITNESS WHEREOF the Parties have hereunto set and subscribed their hand's and seal's on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

by the Vendor at Rajarhat in Presence of:

1. *Aijul Molla*  
*of Lawhati'*

*কর্তৃক স্বাক্ষরিত*  
*৩.১২.১৯৯৫*

2. *স্বাক্ষরিত*  
*৩.১২.১৯৯৫*

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SIGNATURE OF THE VENDOR

Deed prepared by me.

*Aijul Molla*  
*Advocate*  
*Barabati Judge's Court*  
*WB/798/1995*

TYPED BY:

*Saheb Ali*  
(Saheb Ali)  
Rajarhat, Kol - 135

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named purchaser, a sum of **Rs. 11,09,454/- (Rupees Eleven Lac Nine Thousand Four Hundred Fifty-Four only)**, being the full consideration money of the schedule mentioned land and payment as per memo below.

MEMO

Dated	Cheque No.	Drawn on	Amount (Rs)
16/01/2016	543267	Kotak Mahindra Bank	5,39,454/-
16/01/2016	543268	Kotak Mahindra Bank	5,70,000/-

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 Total Rs. 11,09,454/- (Rupees Eleven Lac Nine Thousand Four Hundred Fifty-Four) only.

## WITNESSES :-

1. *Ajijul Molla*  
 of Lauhati

2. *কাজিম আলী মুন্সেরা*  
 বাস - কালা; মাদার-হাট, মাদার-হাট

*কাজিম আলী মুন্সেরা*  
 বাস - কালা; মাদার-হাট, মাদার-হাট

-----  
 SIGNATURE OF THE VENDOR







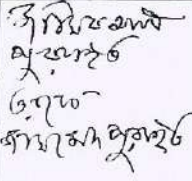

Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. BARASAT, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15030000086090/2016

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Jamir Ali Purokait Alias Jamsed Purokait Kulti, P.O:- Kulti Lock Gate, P.S:- Haroa, District:- North 24-Parganas, West Bengal, India, PIN - 743502	Seller			 20.01.16
SI No.	Name and Address of identifier	Identifier of		Signature with date	
1	Ajjul Molla Son of Abdul Hamid Molla Lauhati, P.O:- Lauhati, P.S:- Rajarhat, District:-North 24- Parganas, West Bengal, India, PIN - 700135	Jamir Ali Purokait		 20.01.16	

(Joyjit Chanda)

ADDITIONAL DISTRICT  
SUB-REGISTRAR  
OFFICE OF THE A.D.S.R.  
BARASAT  
North 24-Parganas, West  
Bengal

**SPECIMEN FORM FOR TEN FINGERPRINTS**

Signature of the  
executants/  
presentants

o.



GLF PROJECTS LIMITED  
Rohan Singh  
Director



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)



ಕೆ. ಎಸ್. ಸೀನಿವಾಸ  
ಕೆ. ಎಸ್. ಸೀನಿವಾಸ



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)

Little

Ring

Middle

Fore

Thumb

(Left Hand)

Thumb

Fore

Middle

Ring

Little

(Right Hand)



## Seller, Buyer and Property Details

### Buyer Details

#### Presentant Details

SL No	Name and Address of Presentant
1	Jamir Ali Purokait (Alias Name: Jamsed Purokait) Son of Late Chadek Ali Alias Aachhamatull Purokait Kulti, P.O:- Kulti Lock Gate, P.S:- Haroa, District:-North 24-Parganas, West Bengal, India, PIN - 743502

#### Seller Details

SL No	Name, Address, Photo, Finger print and Signature
1	Jamir Ali Purokait (Alias: Jamsed Purokait) Son of Late Chadek Ali Alias Aachhamatull Purokait Kulti, P.O:- Kulti Lock Gate, P.S:- Haroa, District:-North 24-Parganas, West Bengal, India, PIN - 743502 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India.; Status Individual; Date of Execution : 20/01/2016; Date of Admission : 20/01/2016; Place of Admission of Execution : Pvt. Residence

**Buyer Details**

Name, Address, Photo, Finger print and Signature

No

1 GLF PROJECTS LIMITED  
23A, N.S. Road, 4th Floor, Room No 7, P.O:- Kolkata GPO, P.S:- Hare Street, Kolkata, District:-Kolkata,  
West Bengal, India, PIN - 700001 PAN No. AACCG9874H,; Status : Organization

**B. Identifire Details****Identifier Details**

SL No.	Identifier Name & Address	Identifier of	Signature
1	Ajjul Molla Son of Abdul Hamid Molla Lauhati, P.O:- Lauhati, P.S - Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India,	Jamir Ali Purokait	

**C. Transacted Property Details****Land Details**

Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5107(Corresponding RS Plot No:- 5107) , LR Khatian No:- 3156	8.38 Dec	9,14,182/-	9,77,669/-	Proposed Use: Bastu, ROR: Shali
L2	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5116(Corresponding RS Plot No:- 5116) , LR Khatian No:- 3156	1.79 Dec	1,95,272/-	2,08,834/-	Proposed Use: Bastu, ROR: Shali

**Transfer of Property from Seller to Buyer**

Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
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**Transfer of Property from Seller to Buyer**

	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	Jamir Ali Purokait	GLF PROJECTS LIMITED	8.38	100
L2	Jamir Ali Purokait	GLF PROJECTS LIMITED	1.79	100

**D. Applicant Details**

Details of the applicant who has submitted the requisition form	
Applicant's Name	Roshan Lal Singhal
Address	23A, N.S. Road, 4th Floor, Room No 7, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001
Applicant's Status	Buyer/Claimant

Office of the A.D.S.R. BARASAT, District: North 24-Parganas

Endorsement For Deed Number : I - 150300574 / 2016

Query No/Year	15030000086090/2016	Serial no/Year	1503000435 / 2016
Deed No/Year	I - 150300574 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Jamir Ali Purokait	Presented At	Private Residence
Date of Execution	20-01-2016	Date of Presentation	20-01-2016

Remarks

On 20/01/2016

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

Presented for registration at 14:10 hrs on : 20/01/2016, at the Private residence by Jamir Ali Purokait Alias Jamsed Purokait, Executant.

**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 11,86,503/-

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

Execution is admitted on 20/01/2016 by

Jamir Ali Purokait, Alias Jamsed Purokait, Son of Late Chadek Ali Alias Aachhamatull Purokait, Kulti, P.O: Kulti Lock Gate, Thana: Haroa, North 24-Parganas, WEST BENGAL, India, PIN - 743502, By caste Muslim, By Profession Cultivation

Indetified by Ajjjul Molla, Son of Abdul Hamid Molla, Lauhati, P.O: Lauhati, Thana: Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Muslim, By Profession Business

(Joyjit Chanda)

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BARASAT  
North 24-Parganas, West Bengal

On 28/01/2016

**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 of Indian Stamp Act 1899.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 13,060/- ( A(1) = Rs 13,046/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 13,060/-



at required Stamp Duty payable for this document is Rs 59,345/- and Stamp Duty paid by Draft Rs  
by Stamp Rs 100/-

Description of Stamp

1. Rs 10/- is paid on Court Fees

2. Rs 100/- is paid on Impressed type of Stamp, Serial no 2356, Purchased on 20/01/2016, Vendor named T K SAHA.

Description of Draft

1. Rs 59,245/- is paid, by the Draft(other) No: 455373000382, Date: 22/01/2016, Bank: STATE BANK OF INDIA (SBI), RAJARHAT KATHGOLA



(Joyjit Chanda)

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BARASAT  
North 24-Parganas, West Bengal

Registration under section 60 and Rule 69.

in Book - I

Number 1503-2016, Page from 14376 to 14397  
Serial No 150300574 for the year 2016.



Digitally signed by JOYJIT CHANDA  
Date: 2016.01.28 16:01:12 +05:30  
Reason: Digital Signing of Deed.

(Joyjit Chanda) 1/28/2016 4:01:12 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BARASAT  
West Bengal.

(This document is digitally signed.)