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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

T 532559

Q-238007/16

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

18/02/16

am

1:00 P.M

(Signature)
 Additional District Sub-Registrar
 Barasat, North 24 Parganas
 8 FEB 2016

DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this the 18th day of February, (Two Thousand Sixteen) 2016.

BETWEEN

To be cont.....

(2)

MATIAR MOLLA, (Voter Card No. GGC2225084), son of Late Asraf Molla alias Asraf Ali Mondal, residing at Village & P.O. - Metiagacha, P.S.- Rajarhat, District of North 24 Parganas, Kolkata - 700135, by faith- Muslim, by occupation- Business, 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 his legal heirs, executors, administrators, representatives nominees and assigns) of the ONE PART.

-AND-

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

To be cont

(3)

WHEREAS One Asraf Ali Mondal alias Asraf Molla was the absolute owner and possessor of two plots of Sali land total measuring an area of 07.75 Satak comprised in R.S. & L.R. Dag Nos. 5123 & 5141, under L.R. Khatian No. 1841, under the following manner as per Dag wise:-

Recorded land area	Share of land	Total land	R.S. & L.R. Dag	L.R. Khatian No.	Nature of land
04.25 Satak	0.2500	17 Satak	5123	1841	Shali
03.50 Satak	0.2500	14 Satak	5141	1841	Shali
Total land measuring 07.75 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 own L.R. Settlement Record of Rights being L.R. Khatian No. 1841, absolutely free from all encumbrances whatsoever.

AND WHEREAS While seized and possessed of the aforesaid plots of land, the said Asraf Ali Mondal alias Asraf Molla died intestate leaving behind his only son namely Matiar Molla (the Vendor herein), as his legal heirs and

To be cont

(4)

successors to his estate and he become the owner of the aforesaid plots of land in terms of the Muslim Farayez Act. and free from all encumbrances whatsoever.

AND WHEREAS the said Matiar Molla (the Vendor herein) is the absolute owner and possessor of two plots of Sali land total measuring an area of 07.75 Satak comprised in R.S. & L.R. Dag Nos. 5123 & 5141, under L.R. Khatian No. 1841, lying and situated at Mauza- 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, and free from all encumbrances whatsoever.

AND WHEREAS Since then, the said Najir Hossain (the Vendor herein) is the absolute owner of total land measuring an area 07.75 Satak comprised in R.S. & L.R. Dag Nos. 5123 & 5141, under L.R. Khatian No. 1841, more fully and particularly described in the schedule hereinafter written, by virtue of above inheritance from his father 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 au-

To be cont

(5)

thorities 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 total measuring an area of 07.75 Satak comprised in R.S. & L.R. Dag Nos. 5123 & 5141, under L.R. Khatian No. 1841, more fully described in the schedule hereinafter written, for the total consideration of **Rs. 8,45,454/- (Rupees Eight Lac Forty-five Thousand Four Hundred Fifty-four) only.**

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement and in consideration of **Rs. 8,45,454/- (Rupees Eight Lac Forty-five 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 as-

To be cont

(6)

sured 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 Sali land total measuring an area of 07.75 Satak comprised in R.S. & L.R. Dag Nos. 5123 & 5141, under L.R. Khatian No. 1841, 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, 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

To be cont

(7)

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, lispendences, 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 ex-
To be cont

(8)

onerated 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 lispences, 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.

To be cont

(9)

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 Vendor 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.

To be cont

(10)

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 area 07.75 Satak comprised in R.S. & L.R. Dag Nos. 5123 &

To be cont

(11)

5141, under L.R. Khatian No. 1841, (in the name of Asraf Ali Mondal), the said land clearly as under as per Dag wise :-

Saleable land area	Share of land	Total land	R.S. & L.R. Dag	L.R. Kh No.	Nature of land
04.25 Satak	0.2500	17 Satak	5123	1841	Shali
03.50 Satak	0.2500	14 Satak	5141	1841	Shali
Total land measuring 07.75 (Seven point Seven Five) Satak more or less					

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 07.75 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. *There is no road surrounding these plots.*

Asraf Ali Mondal

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

To be cont

(12)

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

Handwritten signature

2. Janab A. K. Sha
S/O - Jaidar Rahman & Co
Vill - Longalpoja, Po - Matiyallu
P.S. - Rajarhat 24 Pcs

SIGNATURE OF THE VENDOR

Deed prepared and explained

by me.

Anjan Pr. Mondal
Advocate
Barabati Judges Court
WB/798/1995

TYPED BY:

U. Misra

(UPANANDA BISWAS)

Asha Computer, Kol - 135.

To be cont

(13)

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named purchaser, a sum of Rs. 8,45,454/- (Rupees Eight Lac Forty-five Thousand Four Hundred Fifty-four) only, being the full consideration money of the schedule mentioned land and payment as per memo below.

MEMO

<u>Dated</u>	<u>Cheque No.</u>	<u>Drawn on</u>	<u>Amount (Rs)</u>
16/02/16	363918	ING VYSYA Bank Ltd. now (Kotak Mahindra Bank) H.B. Sarani, Kolkata	8,45,454/-

Total Rs. 8,45,454/- (Rupees Eight Lac Forty-five
Thousand Four Hundred Fifty-four) only.


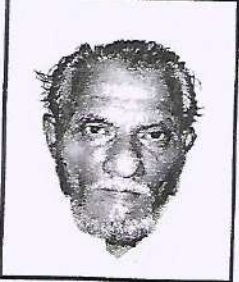
WITNESSES :-

1. *[Handwritten signature]*
[Handwritten text]
2. Jomab Ali Sha
Laneyalpoa

[Handwritten signature]



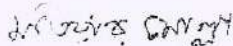
SIGNATURE OF THE VENDOR



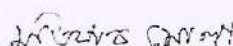
SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants/ presentants					
	 <i>Rohit Singh</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	 <i>Arjun Singh</i>					
		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

Seller & Buyer Details

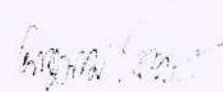
Presentant Details			
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	<p>Matiar Molla Son of Late Asraf Ali Mondal Alias Asraf Molla Matiagacha, P.O:- Matiagacha, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135</p>	 18/02/2016 1:56:22 PM	 LTI 18/02/2016 1:56:31 PM
		 18/02/2016 1:56:59 PM	

Seller Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	<p>Matiar Molla Son of Late Asraf Ali Mondal Alias Asraf Molla Matiagacha, P.O:- Matiagacha, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India,; Status : Individual; Date of Execution : 18/02/2016; Date of Admission : 18/02/2016; Place of Admission of Execution : Office</p>	 18/02/2016 1:56:22 PM	 LTI 18/02/2016 1:56:31 PM
		 18/02/2016 1:56:59 PM	

Buyer Details

SL No.	Name, Address, Photo, Finger print and Signature
1	G L F PROJECTS LIMITED 23A, N .S. Road, 4th Floor, Room No 7a, 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	Abusam Biswas Son of Late Ali Box Biswas Khariberia, P.O:- Kamduni, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India,	Matiar Molla	 18/02/2016 1:57:19 PM

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:- 5123 , LR Khatian No:- 1841	4.25 Dec	4,63,636/-	4,95,835/-	Proposed Use: Bastu, ROR: Shali
L2	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5141 , LR Khatian No:- 1841	3.5 Dec	3,81,818/-	4,08,335/-	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(%)
L1	Matiar Molla	G L F PROJECTS LIMITED	4.25	100
L2	Matiar Molla	G L F PROJECTS LIMITED	3.5	100

D. Applicant Details

Details of the applicant who has submitted the requisition form

Details of the applicant who has submitted the requisition form

Applicant's Name	Roshan Lal Singhal
Address	23A Netaji Subhas Road, 4th Floor, room No 7a, 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 - 150301257 / 2016

Query No/Year	15030000238007/2016	Serial no/Year	1503001365 / 2016
Deed No/Year	I - 150301257 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Matiar Molla	Presented At	Office
Date of Execution	18-02-2016	Date of Presentation	18-02-2016

Remarks

On 18/02/2016

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.

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

Presented for registration at 13:00 hrs on : 18/02/2016, at the Office of the A.D.S.R. BARASAT by Matiar Molla ,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 9,04,170/-

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

Execution is admitted on 18/02/2016 by

Matiar Molla, Son of Late Asraf Ali Mondal Alias Asraf Molla, Matiagacha, P.O: Matiagacha, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Muslim, By Profession Business
Indetified by Abusam Biswas, Son of Late Ali Box Biswas, Khariberia, P.O: Kamduni, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Muslim, By Profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 9,958/- (A(1) = Rs 9,944/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 9,958/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 45,228/- and Stamp Duty paid by Draft Rs 45,128/-, 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 2199, Purchased on 18/02/2016, Vendor named T K Saha.

Description of Draft

1. Rs 45,128/- is paid, by the Draft(other) No: 148651000429, Date: 18/02/2016, Bank: STATE BANK OF INDIA (SBI), NEW TOWN TERMINUS BUILDING.



(Joyjit Chanda)

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BARASAT

North 24-Parganas, West Bengal



of Registration under section 60 and Rule 69.

Registered in Book - I

Serial number 1503-2016, Page from 31941 to 31965

Registration No 150301257 for the year 2016.



Digitally signed by JOYJIT CHANDA
Date: 2016.02.18 16:42:35 +05:30
Reason: Digital Signing of Deed.

(Joyjit Chanda) 2/18/2016 4:42:34 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
West Bengal.

(This document is digitally signed.)