

2175/14

49

2-2053

भारतीय गैर न्यायिक

एक सौ रुपये  
रु. 100



Rs. 100  
ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA  
INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

R 776042

24/3/14  
14/03/14  
8:30 P.M.

Generated this document is registered in  
regard to the amount shown above and  
the date of this stamp shall be taken as  
the date of registration of the document.

*[Signature]*

Additional District Sub-Registrar  
Barasat, North 24 Parganas

18 MAR 2014

**DEED OF CONVEYANCE**

**THIS DEED OF CONVEYANCE made on the 20<sup>th</sup> day of February, Two Thousand Fourteen.**

**BETWEEN**

1. IKBAL MOLLA (Voter ID.No.GGC2167286)  
2. KAFIUDDIN MOLLA (Voter ID.No.WB/20/091/750546) 3. PAPAI  
MOLLA (Voter ID.No.WB/20/091/750108) 4. MAHIUDDIN MOLLA  
(Voter ID.No.GGC3078557) All son of Jaynuddin Molla @ Jaynal  
Molla, 5. KHURSIDA KHATUN (BIBI) (Voter ID.No. GGC2242477)  
daughter of Jaynuddin Molla @ Jaynal Molla, Wife of Ayub Ali, 6.  
MARJINA BIBI (Voter ID.No.WB/20/091/750615) Wife of Late  
Jaynuddin Molla @ Jaynal Molla, All residing at Village - &, P.O. :  
Chandpur, P.S. : Rajarhat, District. : North 24 Parganas, Kolkata -  
700135, West Bengal, by Nationality - Indian, by faith - Muslim,  
by occupation - Agriculture & House Hold Work, Hereinafter  
being reffered to as the "VENDOR" (which expression shall un-  
less 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 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, represented by its Director ROSHAN LAL  
SINGHAL, (PAN No. ALCPS8734J) son of Late Chanderbhan Singhal,  
by Nationality - Indian , by faith - Hindu, by occupation - Busi-  
ness, 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 Sk. Magbul Molla of Mobarakpur is the original owner and possessor and L.R. Record Holder of a piece and parcel of land admeasuring 0.88 decimel (more or less) comprised in R.S. & L.R. Dag No. 5148 (Area of Land 0.24 Decimal out of 03 Decimal) 5168 (Area of Land 0.64 Decimal out of 08 Decimal), under R.S. Khatian No. 246 and L.R. Khatian No. 3036 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, District - North 24 Parganas, within the local limits of Kiritipur -II Gram Panchayet by way of inheritance.

AND WHEREAS said Sk. Magbul Molla son of Late Sk. Khater died intestate leaving behind his Four Sons Jaynuddin Molla @ Jaynal Molla, Sakendar Molla, Jamal Molla, Sher Ali Molla as his legal heirs and successor as per Mohammedan Law of Succession.

AND WHEREAS said Jaynuddin Molla @ Jaynal Molla is the original owner and possessor of a piece and parcel of land admeasuring 0.22 decimel (more or less) comprised in R.S. & L.R.

Dag No. 5148 (Area of Land 0.06 Decimal out of 03 Decimal) 5168 (Area of Land 0.16 Decimal out of 08 Decimal), under R.S. Khatian No. 246 and L.R. Khatian No. 3036 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, District - North 24 Parganas, within the local limits of Kiritipur -II Gram Panchayet by way of inherritance.

AND WHEREAS said Jaynuddin Molla @ Jaynal Molla is the original owner and possessor and L.R. Record Holder of a piece and parcel of land admeasuring 10.35 decimel (more or less) comprised in R.S. & L.R. Dag No. 5068 (Area of Land 2.19 Decimal out of 59 Decimal) 5106 (Area of Land 8.16 Decimal out of 220 Decimal), under L.R. Khatian No. 3102 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, District - North 24 Parganas, within the local limits of Kiritipur -II Gram Panchayet by way of inherritance.

AND WHEREAS said Jaynuddin Molla @ Jaynal Molla son of Late Sk. Magbul Molla died intestate leaving behind his Four Sons Namely Ikbal Molla, Kafiuddin Molla, Papai ——— Molla, Mohiuddin Molla (i.e. vendors No. 1 to 4) , One daughter Khursida Khatun (Bibi) (i.e. vendors Nos. 5) and Wife Marjina Bibi (i.e. vendors Nos. 6) as his legal heirs and successor as per Mohammaden Law of Succession.

AND WHEREAS the present Vendors becoming absolute joint owners and possessor 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 aforesaid Vendors become the absolute joint owner and possessors of the plot of land measuring an area 10.57 decimal (more or less) be the same a little more or less by virtue of inheritance and they paid all taxes and rents to the proper authority and peacefully enjoyed the same with good right title interest and otherwise well and sufficiently entitled to free from all encumbrances more fully and particularly described in the schedule hereunder written and the Vendor have absolute power of ownership and has every right to transfer to anybody by any way.

AND WHEREAS for personal reasons, it becoming necessary and expedient for the Vendors sale an area of 10.57 decimal (more or less) of Land comprised in R.S. & L.R. Dag No- 5148 (Area of Land 0.06 Decimal out of 03 Decimal), 5168 ( Area of Land 0.16 Decimal out of 08 Decimal), 5068 ( Area of Land 2.19 Decimal out of 59 Decimal), 5106 ( Area of Land 8.16 Decimal out of 220 Decimal), under L.R. Khatian No. 3036 & 3102 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, Dis-  
trict - North 24 Parganas, within the local limits of Kiritipur -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.  
7,53,903 /- (Rupees Seven Lakh Fifty Three Thousand Nine Hun-  
dred Three) only.

**NOW THIS DEED WITNESSETH** as follows :-

That in consideration of the said sum of Rs. 7,53,903 /-  
(Rupees Seven Lakh Fifty Three Thousand Nine Hundred Three)  
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  
10.57 Decimal of land described in the Schedule of property given  
hereunder TO HAVE AND TO HOLD THE SAME absolutely and  
forever unto an in favour of the Purchaser TOGETHER WITH all  
the rights and interest thereto absolutely and for ever free from all  
encumbrances, liabilities whatsoever TOGETHER WITH all  
assessments, quasi-assessments and other stipulations or  
provisions in connection with the beneficial use 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 transfer subsists and that the Vendors has 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 Khas without any interruption, disturbances, claims or demand whatsoever for or by the Vendor and/or any person/persons claiming through or under or in trust for them. And further that the Vendors his heirs, executors, administrators and assignees, covenant with the Purchaser their heirs, executors, administrators or assignees to save harmless, indemnify and keep indemnified the Purchaser her heirs, administrators or assigns from or against all encumbrances, charges, and equities whatsoever. And the Vendors, his heirs, administrators or assigns further covenant that he 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 manner as aforesaid.

AND WHEREAS the present Vendors further declare that the purchaser may mutate his name in the relevant record in the said Land and also mutated his name in the Panchayet 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 Khal And Shali LAND comprising in Mouza - Matiagachha, J.L. No. - 187 , Re.Sa. No. 17, Hal Touzi No - 146, Pargana - Anowarpur.

| <u>R.S.&amp; L.R.</u><br><u>DAG No.</u> | <u>L.R.</u><br><u>Khatian</u><br><u>No.</u> | <u>Nature</u><br><u>of Land</u> | <u>Share</u> | <u>Area of Land</u><br><u>Sold</u> | <u>Out of</u><br><u>Land</u> |
|---|---|---------------------------------|--------------|------------------------------------|------------------------------|
| 5148                                    | 3036  | shali                           | 0.0200       | 0.06 Dec                           | 03 Dec.                      |
| 5168                                    |   | Khal                            | 0.0200       | 0.16 Dec                           | 08 Dec.                      |
| 5068                                    | 3102  | Shali                           | 0.0371       | 2.19 Dec                           | 59 Dec.                      |
| 5106                                    |   | Shali                           | 0.0371       | 8.16 Dec                           | 220 Dec.                     |

Total 4 (Four) Dag.

Total Area of Land = 10.57 (One Zero Point Five Seven ) Decimal.

(more/less) of P. S. : Barasat Now Sashan, A.D.S.R.O.- Barasat,

District - North 24 Parganas, within the local limits of Kirtipur -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. *Handwritten signature in Bengali*  
স্বাক্ষর - *Handwritten name in Bengali*

2. *Handwritten signature in Bengali*  
*Handwritten name in Bengali*

Drafted by :

*Arjun Pr. Mandal*  
Advocate

District Judges' Court

North 24 Parganas, Barasat

Enroll No. - WB/798/1995

Composed by :

*Samaul Mostafa*

A.T.M.SANAUL MOSTAFA

LAUHATI, RAJARHAT, KOL. - 135

*Handwritten signature in Bengali*  
*Handwritten name in Bengali*

*Handwritten signature in Bengali*

*Handwritten signature in Bengali*  
*Handwritten name in Bengali*

*Handwritten signature in Bengali*  
*Handwritten name in Bengali*

(Signature of Vendors)

MEMO OF CONSIDERATION

Received from a sum of Rs. 7,53,903 /- (Rupees Seven Lakh Fifty Three Thousand Nine Hundred Three) only. Towards Consideration Money from the Purchaser here in above.

By DID NO. - 326150 INDIAN VYSA BANK Rs. 7,53,903/-  
Date:- 20.02.2014 BRABOURNE ROAD  
BRANCH. KOLKATA.

Total 7,53,903 /-

(Rupees Seven Lakh Fifty Three Thousand Nine Hundred Three Only)

WITNESS :

1. *Handwritten text in Bengali script*
2. *Handwritten text in Bengali script*

*Handwritten signature*




*Handwritten signature*

*Handwritten signature*

*Handwritten signature*

*Handwritten signature*

**SPECIMEN FORM FOR TEN FINGERPRINTS**

| Sl. No.                     | Signature of the executants/ presentants  |              |  |  |  |  |
|-----------------------------|---|--------------|--|--|--|--|
|                             | <br>GLF PROJECTS LIMITED<br><i>Rohan Chandra</i><br>Director |              |  |  |  |  |
|                             |   | (Left Hand)  |  |  |  |  |
|                             |   |              |  |  |  |  |
|                             |   | (Right Hand) |  |  |  |  |
| 15/08/2018<br>Rohan Chandra |    |              |  |  |  |  |
|                             |   | (Left Hand)  |  |  |  |  |
|                             |   |              |  |  |  |  |
|                             |   | (Right Hand) |  |  |  |  |
| 15/08/2018<br>Rohan Chandra |    |              |  |  |  |  |
|                             |   | (Left Hand)  |  |  |  |  |
|                             |   |              |  |  |  |  |
|                             |   | (Right Hand) |  |  |  |  |

**SPECIMEN FORM FOR TEN FINGERPRINTS**



*NO. 10028 HE ME*

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



*NO. 10029 HE ME*

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



*NO. 10030 HE ME*

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



*NO. 10031 HE ME*

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



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

**Endorsement For Deed Number : I - 02053 of 2014**  
**(Serial No. 02175 of 2014 and Query No. 1503L000002431 of 2014)**

**On 14/03/2014**

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

Presented for registration at 20.30 hrs on :14/03/2014, at the Private residence by Ikbal Molla , one of the Executants.

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

Execution is admitted on 14/03/2014 by

1. Ikbal Molla, son of Jaynuddin Molla @ Jaynal Molla , Chandpur, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Cultivation
2. Kafiuddin Molla, son of Jaynuddin Molla @ Jaynal Molla , Chandpur, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Cultivation
3. Papai Molla, son of Jaynuddin Molla @ Jaynal Molla , Chandpur, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Cultivation
4. Mahiuddin Molla, son of Jaynuddin Molla @ Jaynal Molla , Chandpur, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Others
5. Khursida Khatun ( Bibi), wife of Ayub Ali , Chandpur, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : House wife
6. Marjina Bibi, wife of Jaynuddin Molla @ Jaynal Molla , Chandpur, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : House wife

Identified By Salauddin Molla, son of Sekendar Molla, Mobarakpur, Kolkata, Thana:-Rajarhat, P.O. :-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste: Muslim, By Profession: Cultivation.

( Joyjit Chanda )

ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

**On 18/03/2014**

**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/-

ADDITIONAL DISTRICT SUB-REGISTRAR  
Barasat, North 24 Parganas  
( Joyjit Chanda )

ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

18/03/2014 12:22:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 02053 of 2014  
(Serial No. 02175 of 2014 and Query No. 1503L000002431 of 2014)

**Payment of Fees:**

Amount by Draft

Rs. 8297/- is paid , by the draft number 666462, Draft Date 26/02/2014, Bank Name State Bank of India, LAUHATI, received on 18/03/2014

( Under Article : A(1) = 8283/- ,E = 14/- on 18/03/2014 )

**Certificate of Market Value(WB PUVI rules of 2001)**

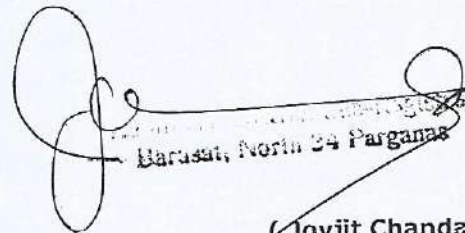
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-7,53,903/-

Certified that the required stamp duty of this document is Rs.- 37715 /- and the Stamp duty paid as: Impresive Rs.- 100/-

**Deficit stamp duty**

Deficit stamp duty Rs. 37615/- is paid , by the draft number 666461, Draft Date 26/02/2014, Bank : State Bank of India, LAUHATI, received on 18/03/2014

( Joyjit Chanda )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT



Barasat, North 24 Parganas

( Joyjit Chanda )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

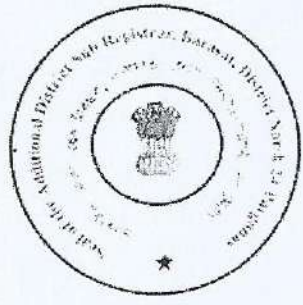
18/03/2014 12:22:00

EndorsementPage 2 of 2

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 13  
Page from 1570 to 1592  
being No 02053 for the year 2014.



*(Handwritten signature)*

(Joyjit Chanda) 20-March-2014  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT  
Office of the A.D.S.R. BARASAT  
West-Bengal