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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Received this the document is admitted to registration the amount paid stamp and the stamp amount shall be paid with this document at the rate of 10% of the value of the document.

*[Signature]*  
 Additional District Sub-Registrar  
 Barasat, North 24 Parganas  
 - 1 APR 2014

**DEED OF CONVEYANCE**

**THIS DEED OF CONVEYANCE** made on the 31<sup>st</sup> day of March , Two Thousand Fourteen.

**BETWEEN**

**SALAUDDIN GAZI (VOTER ID NO. : GGC2309599)** Son of Chhamirddin Gazi residing at Village - Langalpata, P.O. - Matiagachha,, P.S. - Barasat Now Sashan, District - North 24 Parganas, Kolkata - 700135, West Bengali, by Nationality - Indian, by faith - Islam, by occupation - Cultivation, Hereinafter being referred to as the "**VEN-DOR**" (which expression shall unless 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 - 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** One Madar Boksh Sapui of Mobarokpur were the original owner and possessor of a piece and parcel of land admeasuring 18 decimel (mor or less) out of 18 decimal comprised in R.S. & L.R. Dag No. 5124 under Math Khatian No. 470, R.S. Khatian No 471 under Mouza - Matiagachha, J.L. No. 187, Re.Sa. No. 17, Hal Touzi No. 146, Pargana - Anowarpur, P. S. Barasat at Present Sashan, A.D.S.R.O. - Barasat, District - North 24 Parganas, within the local limits of Kirtipur -II Gram Panchayet. by way of registered Deed of Hebanama Being No 1558 dt. 26.05.1937 which was registered at sub-registreyoffice Barasat, North 24 parganas recorded in Book No - 1, Volume No -19, Pages from 137 to 141.

**AND WHEREAS** said Madar Boksh Sapui while he were in peaceful possession & He got his name recorded correctly in the R.S. and L.R. settlement operation and obtained parcha therefrom.

**AND WHEREAS** said Madar Boksh Sapui no Issue died intestate leaving behind his only wife Sundarjan Bibi @ Sundar Bibi as his legal heir and successor as per Mohamadan Law Succession.

**AND WHEREAS** said Sundarjan Bibi @ Sundar Bibi while She were in peaceful possession & She got mutted her name recorded correctly in the L.R. settlement operation and obtained parcha vide L.R. Khatian No. 3024.

**AND WHEREAS** Sk Ebrahim S/O. Late Ajet ali becoming absolute owner and possessor of the said plot piece and parcel of land admeasuring 18 decimel (mor or less) out of 18 decimal comprised in R.S. & L.R. Dag No. 5124 under Math Khatian No. 470, R.S. Khatian No. 471 and L.R. Khatian No. 3024 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 Kirtipur -II Gram Panchayet, By way of registered Deed of sale being No- 04207 dt. 23.07.2008 which was registered at A.D.S.R.O Barasat, North 24 parganas recorded in Book no-1 CD volume No 2, pages from 13401 to 13410 from said Sunderjan Bibi @ Sundar bibi W/o Lat Madar Boksh Sapui of Mobarokpur, P.S.: Rajarhat, District : North 24 parganas.

**AND WHEREAS** said Salauddin Gazi (i.e. vendor) S/O. Chhamirddin Gazi becoming absolute owner and possessor of the said plot piece and parcel of land admeasuring 8.25 decimel (mor or less) out of 18 decimal comprised in R.S. & L.R. Dag No. 5124 under Math Khatian No. 470, R.S. Khatian No. 471 and L.R. Khatian No. 3024 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 Kirtipur -II Gram Panchayet, By way of registered Deed of sale

being No- 12567 dt. 21.09.2011 which was registered at D.S.R.O. - II, at North 24 Parganas, Barasat recorded in Book no-I CD volume No 41, pages from 4333 to 4342 from said Sk Ebrahim S/O. Late Ajet ali of Mobarokpur, P.S.: Rajarhat, District : North 24 parganas.

**AND WHEREAS** by the aforesaid way the present Vendor became the absolute owner and possessor of a piece and parcel of land admeasuring 8.25 Decimal (more or less) out of 18 Decimal comprised in R.S. & L.R. Dag no- 5124 under Math Khatian No. 470, R.S. Khatian No-471 and L.R. Khatian no- 3024 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 Kirtipur -II Gram Panchayet.

**AND WHEREAS** the present Vendor becoming absolute owner and possessor of the said-plot of land in the way as explained herein before have now marketable title to the property which is free from all encumbrances, charges, liens, lispences, attachments whatsoever and are now seized and possessed of and /or otherwise well and sufficicently entitled to the said property.

**AND WHEREAS** for personal reasons , it becoming necessary and expedient for the Vendor to sale an area of 8.25 Decimal (more or

less)out of 18 Decimal comprised in R.S. & L.R. Dag no- 5124 under Math Khatian No. 470, R.S. Khatian No-471 and L.R. Khatian no- 3024 under Mouza - Matiagachha, J.L. No. 187, Re.Sa. No. 17, Hal Touzi No. 146, which is fully explained in the schedule of property given hereunder, the vendor agreed to sale and the purchaser agreed to purchase the same together with all rights, privileges, esements, whatsoever thereto at a total consideration of Rs- **5,84,995/- (Five Lakhs Eighty Four Thousand Nine Hunrede Ninty Five )** only .

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

That in consideration of the said sum of **Rs. 5,84,995/- (Five Lakhs Eighty Four Thousand Nine Hunrede Ninty Five )** only. well and truly paid by the purchasre to the vendor the receipts whereof the Vendor do hereby admit and acknowledge, the Vendor 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 **8.25** 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 favore of the Purchaser **TOGETHER WITH** all the rights and interest there to absolutely and for ever free from all encumbrances, change, liens, lispendencies, 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 VENDOR** do hereby convenient with the Purchaser as follows : -

**THE** interest which the Vendor do hereby profess to transfer subsists and that the Vendor 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 presents and the purchaser shall hereafter peaceably and quietly held, possess and enjoy the said property in khash with out 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 farther** that the vendors there 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 euqities whatsoever. **And the vendor**, their heirs, administrators or assigns further covenant that they shall at the request and costs of the purchaser, their heirs , executors, administartors 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 vendor farther declare that the purchaser may mutate his name in the relevant record in the said **Land** and also mutate his name in the panchyat 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 rayat dakhali swattiya of 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.

R. S. Khatian No. 471					
<u>R.S.&amp; L.R.</u>	<u>L.R.</u>	<u>Nature</u>	<u>Share</u>	<u>Area of</u>	<u>Out of</u>
<u>DAG No.</u>	<u>Khatian No.</u>	<u>of Land</u>		<u>Land Sold</u>	<u>Land</u>
5124	3024	shali	4584	8.25 Dec	18 Dec.

**Area of Land = 8.25 (Eight Point One Five ) Decimal. (more/less)**

of P. S. : Barasat at Present Sashan, A.D.S.R.O.-Barasat, District North 24 Parganas, within the local limits of Kirtipur -II Gram Panchayet.



IN WITNESS WHEREOF, the Vendors and the purchaser here described their hands, seals and signature on the day, month and year first above written.

WITNESS :

1. *Ajijul Molla*  
of Lauhati, Rajarhat
2. *Sh. Sahana Wasuddin Ahmed,*  
of Chandpur, Rajarhat  
Kol-135.

Drafted by:

*Ajijul Molla*  
Advocate

Advocate

District Judges' Court

North 24 Parganas, Barasat

Enroll No. - WB/798/1995

Composed by:

*Sanaul Mostafa*























A.T.M.SANAUL MOSTAFA

LAUHATI, RAJARHAT, KOL - 135

*SANAUL MOSTAFA*  
Signature of vendor,



**SPECIMEN FORM FOR TEN FINGERPRINTS**



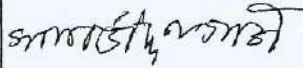
Sl. No.	Signature of the executants/ presentants						
	 GLF PROJECTS LIMITED Rohan Singh Director						
		<b>Little</b>		<b>Ring</b>		<b>Thumb</b>	
		<b>(Left Hand)</b>					
							
		<b>Thumb</b>		<b>Fore</b>		<b>Little</b>	
		<b>(Right Hand)</b>					
							
		<b>Little</b>		<b>Ring</b>		<b>Thumb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

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**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. 02613 / 2014, Deed No. (Book - I , 02489/2014)**

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Salauddin Gazi Langalpota, Kolkata, Thana:-Barasat, P.O. :-Matiagachha, District: North 24-Parganas, WEST BENGAL, India, Pin :-700135	 01/04/2014	 LTI 01/04/2014	 01-04-2014

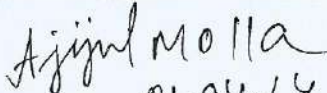
II . Signature of the person(s) admitting the Execution at Office.

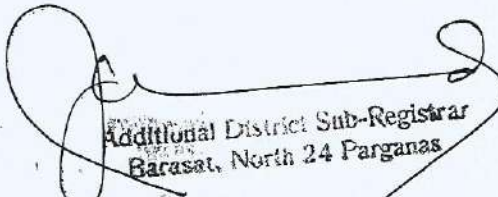
Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Salauddin Gazi Address -Langalpota, Kolkata, Thana:-Barasat, P.O. :-Matiagachha, District:-North 24 Parganas, WEST BENGAL, India, Pin :-700135	Self	 01/04/2014	 LTI 01/04/2014	

Name of Identifier of above Person(s)

Ajijul Molla  
Lauhati, Kolkata, Thana:-Rajarhat, P.O. :-Lauhati,  
District:-North 24-Parganas, WEST BENGAL, India, Pin  
:-700135

Signature of Identifier with Date

  
01.04.14

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

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



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

Endorsement For Deed Number : I - 02489 of 2014  
(Serial No. 02613 of 2014 and Query No. 1503L000004185 of 2014)

On,01/04/2014

**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/-

**Payment of Fees:**

Amount by Draft

Rs. 6438/- is paid , by the draft number 666698, Draft Date 24/03/2014, Bank Name State Bank of India, LAUHATI, received on 01/04/2014

( Under Article : A(1) = 6424/- ,E = 14/- on 01/04/2014 )

**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.-5,84,995/-

Certified that the required stamp duty of this document is Rs.- 29270 /- and the Stamp duty paid as: Impressive Rs.- 100/-

**Deficit stamp duty**

Deficit stamp duty Rs. 29170/- is paid , by the draft number 666696, Draft Date 24/03/2014, Bank : State Bank of India, LAUHATI, received on 01/04/2014

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

Presented for registration at 10.24 hrs on :01/04/2014, at the Office of the A.D.S.R. BARASAT by Salauddin Gazi ,Executant.

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

Execution is admitted on 01/04/2014 by

1. Salauddin Gazi, son of Chhamirddin Gazi , Langalpota, Kolkata, Thana:-Barasat, P.O. :-Matiagachha, District: North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Cultivation

Identified By Ajjul Molla, son of Abdul Hamid Molla, Lauhati, Kolkata, Thana:-Rajarhat, P.O. :-Lauhati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, 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

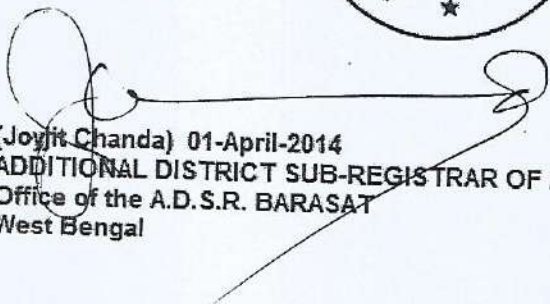
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EndorsementPage 1 of 1

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 16  
Page from 312 to 326  
being No 02489 for the year 2014.



  
(Joyjit Chanda) 01-April-2014  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT  
Office of the A.D.S.R. BARASAT  
West Bengal

- 1 APR 2014