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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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C.M.
 Additional District Sub-Registrar
 Barasat, North 24 Parganas.

30-4-13

DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on
 this the 24th day of April, Two Thousand Thirteen (2013),
BETWEEN NAJRUL ISLAM SHA, son of Late Nur
 Islam Sha, residing at Village - Langolpota, P.O. -
 Matiagacha, P.S.- Barasat, in the District of North

24 Parganas, Kolkata- 700135, by faith- Muslim, by occupation- Business, by Nationality- Indian, bearing Voter Identity Card No. WB/20/091/087390, 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, a Company, incorporated under the Provisions of the Companies Act. 1956, having its Office at 23A, N.S. Road, 4th floor, Room No. 7A, Kolkata- 700001, P.S. Hare Street, represented by its Director *MEENA SINGHAL* wife of Girdharilal Singhal, 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*;

WHEREAS :

A) One **Nur Islam Sha** son of Late **Panchu Sha** of Langolpota was the owner and possessor of three plot of land measuring an area of **25 Satak** be the same a little more or less as 0.1250 share out of total 2 Acre comprised in *R.S. Dag No. 5174* under *L.R. Khatian No. 2151*, lying and situated at *Mouza- MATIAGACHA*, J.L. No. 187, R.S. No. 17, Touzi No. 146, within the local limits of Kirtipur 2 No. Gram.Panchayet, within the jurisdiction of Barasat Police Station, in the District of North 24 Parganas, by virtue of inheritance from his father and thereafter own

L.R. Settlement Record of Rights being **L.R. Khatian No. 2151** absolutely free from all encumbrances whatsoever.

B) While seized and possessed of the aforesaid plot of land measuring an area of **25 Satak** more or less, the said **Nur Islam Sha** died intestate leaving behind his three sons namely (1) **Najrul Islam Sha** (the Vendor herein) (2) **Miraj Sha** (3) **Saidul Islam Sha** four daughters namely (1) **Firuja Bibi** (2) **Mafuja Bibi** (3) **Farida Bibi** (4) **Majeda Bibi** and one wife namely **Rashida Bibi** as his legal heirs and successors to his estate and they become the owners of the aforesaid plot of land in terms of the Muslim Farayez Act.

C) By virtue of above Muslim Farayez Act, the said **Rashida Bibi** (as wife of said deceased) have entitled land measuring an area of total **03.12 Satak** more or less as two annas share out of said 25 Satak, and remaining land measuring 21.88 Satak have been divided into her said three sons and four daughters where each son has entitled land measuring an area of **04.37 satak** more or less as $\frac{2}{10}$ th share out of 25 Satak and each daughter has entitled land measuring 02.19 Satak more or less as $\frac{1}{10}$ th share out of 25 Satak comprised in **R.S. Dag No. 5174** under **L.R. Khatian No. 2151**, lying and situated at **Mouza- MATLAGACHA**, J.L. No. 187, R.S. No. 17, Touzi No. 146, within the local limits of Kirtipur 2 No. Gram Panchayet, within the jurisdiction of Barasat Police Station, in the District of North 24 Parganas absolutely free from all encumbrances whatsoever.

D) Since then, the vendor herein **Najrul Islam Sha** is seized and possessed of the aforesaid plot of land measuring an area of **04.37 Satak** be the same a little more or less comprised in **R.S. Dag No. 5174** under **L.R. Khatian No. 2151**, lying and situated at **Mouza-**

MATIAGACHA, J.L. No. 187, R.S. No. 17, Touzi No. 146, within the local limits of Kirtipur 2 No. Gram Panchayet, within the jurisdiction of Barasat Police Station, in the District of North 24 Parganas, by virtue of above inheritance and has been enjoying the same peacefully, freely, absolutely and without any interruptions from any corners whatsoever by paying usual rents and taxes to the proper authorities in his name as absolute owner and possessor thereof and has the full right to dispose or transfer the same to any body in any way as he will think fit and proper.

E) Now the Vendor herein **Najrul Islam Sha** has agreed to sell and the purchaser herein has agreed to purchase the aforesaid plot of land measuring an area of **04.37 Satak** be the same a little more or less comprised in *R.S. Dag No. 5174* under *L.R. Khatian No. 2151*, lying and situated at *Mouza- MATIAGACHA*, J.L. No. 187, R.S. No. 17, Touzi No. 146, within the local limits of Kirtipur 2 No. Gram Panchayet, within the jurisdiction of Barasat Police Station, in the District of North 24 Parganas, together with all easement rights of the same more fully described in the schedule hereinafter written, at or for the total consideration of *Rs. 1,85,400/- (Rupees one lac eighty five thousand four hundred) only*.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement and in consideration of *Rs. 1,85,400/- (Rupees one lac eighty five thousand four hundred) only* to the vendor paid by the purchaser as per memo below at or for the immediately before the execution of these presents (the receipt whereof the vendor do hereby as well as by the receipt hereunder written, admit and acknowledge and from the same and every part thereof hereby acquit, release and forever discharged or conveyed the same to the said purchaser) as well as the

said land measuring an area of measuring an area of total **04.37 Satak** be the same a little more or less comprised in *R.S. Dag No. 5174* under *L.R. Khatian No. 2151*, lying and situated at *Mouza- MATIAGACHA*, J.L. No. 187, R.S. No. 17, Touzi No. 146, within the local limits of Kirtipur 2 No. Gram Panchayet, within the jurisdiction of Barasat Police Station, in the District of North 24 Parganas, together with all easement rights of the same which the vendor herein sell, grant, transfer, convey and assign unto the purchaser herein free from all encumbrances, liens lispences and appurtenances as mentioned in the schedule hereinafter written *TO HAVE AND TO HOLD* the said land hereby granted, transferred conveyed and assured or intended so, to be with the appurtenances unto the purchaser herein absolutely and free from all encumbrances whatsoever.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER:

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 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 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.

6. It is hereby declared by the Vendor that the said land which 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 *its* 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 is 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. It is transpired that the said property hereby sold, conveyed and transferred and assigned by the vendor, if not free from all encumbrances as herein covenant, the vendor 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 and in this deed if any typographical mistake is discovered later, that will be rectified by the vendor without any claim or demand at the cost of the purchaser.

A N D the vendor herein deliver this day khas possession of the said land unto and in favour of 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 measuring an area of **04.37 Satak** be the same a little more or less comprised in *R.S. Dag No. 5174* under *L.R. Khatian No. 2151* (in the name of *Nur Islam Sha*) and the said land under the following manner :-

<i>Seleable land area</i>	<i>Share</i>	<i>Total out of land</i>	<i>R.S. Dag No.</i>	<i>L.R. Khatian</i>	<i>Nature of land</i>
04.37 Satak	0.0219	2 Acre	5174	2151	shali

04.37 Satak in total hereby sold

the aforesaid land lying and situated at *Mouza- MATIAGACHA*, J.L. No. 187, R.S. No. 17, Touzi No. 146, within the local limits of *Kirtipur 2 No. Gram Panchayet*, within the jurisdiction of Barasat Police Station,

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named purchaser, a sum of Rs. 1,85,400/- (Rupees one lac eighty five thousand four hundred) only being the full consideration money of the schedule mentioned land and payment as per memo below.

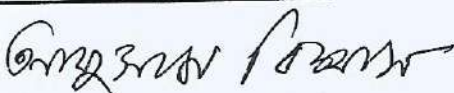
MEMO

By Cash of R.B.I. Notes.

Rs. 1,85,400/-

(Rupees one lac eighty five thousand four hundred) only

WITNESSES:

1. 



2. 

SIGNATURE OF THE VENDOR

Deed prepared by:

Aslamuzzaman

Advocate

Barasat Judge's Court

Enroll No. F. 748/624/99.

Composed by:




(Rahamat Shaikh)

Typists' Association Room

A.D.S.R. Office - Bidhannagar Kolkata-91

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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. 02478 / 2013, Deed No. (Book - I , 02719/2013)
Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Najrul Islam Sha Langolpota, Kolkata, Thana: Barasat, P.O. Matiagacha, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135	 30/04/2013	 LTI 30/04/2013	<i>Najrul Islam Sha</i> 30.4.2013

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Najrul Islam Sha Address -Langolpota, Kolkata, Thana:-Barasat, P.O. Matiagacha, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135	Self	 30/04/2013	 LTI 30/04/2013	<i>Najrul Islam Sha</i>

Name of Identifier of above Person(s)
 Abusam Biswas
 Khariberia, Thana:-Barasat, P.O. :-Kamduni,
 District:-North 24-Parganas, WEST BENGAL, India,

Signature of Identifier with Date

Abusam Biswas
30.4.2013

CGM

Additional District Sub-Registrar
Barasat, North 24 Parganas.

(Gautam Ghosh)
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 - 02719 of 2013
(Serial No. 02478 of 2013 and Query No. L000005941 of 2013)

On 30/04/2013

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. 3571.00/-, on 30/04/2013

Under Article : A(1) = 3564/- ,E = 7/- on 30/04/2013)

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.-3,24,472/-

Certified that the required stamp duty of this document is Rs.- 16234 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 11240/- is paid , by the draft number 579003, Draft Date 30/04/2013, Bank : State Bank of India, Rajarhat Township, received on 30/04/2013

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

Presented for registration at 12.58 hrs on 30/04/2013, at the Office of the A.D.S.R. BARASAT by Najrul Islam Sha ,Executant.

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

Execution is admitted on 30/04/2013 by

1. Najrul Islam Sha, son of Late Nur Islam Sha , Langolpota, Kolkata, Thana:-Barasat, P.O. :-Matiagacha, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Business

Identified By Abusam Biswas, son of Late Alibax Biswas, Khariberia, Thana:-Barasat, P.O. Kamduni, District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Muslim, By Profession: Business.

(Gautam Ghosh)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

Najrul Islam Sha

CP
Additional District Sub-Registrar
Barasat, North 24 Parganas.

(Gautam Ghosh)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

30/04/2013 13:16:00 .

EndorsementPage 1 of 1

NATURE OF THE
PRESENTATION
EXECUTANT SELLER/
BUYER/AGENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908

N.B.- L.H. BOX - SMALL TO THUMB PRINTS
R.H. BOX - THUMB TO SMALL PRINTS



ELF PROJECTS LIMITED

Meena Singhal

ATTESTED

Director Meena Singhal

L.H.					
R.H.					



Nazrul Islam Sha

ATTESTED

Nazrul Islam Sha

L.H.					
R.H.					

PHOTO	L.H.					
	R.H.					

ATTESTED

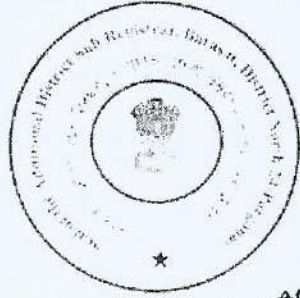
PHOTO	L.H.					
	R.H.					

ATTESTED

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 10
Page from 4643 to 4656
being No 02719 for the year 2013.



CSA

(Gautam Ghosh) 02-May-2013
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT
Office of the A.D.S.R. BARASAT
West Bengal