

56. 3588/14 56C I 3329/14



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

R 785606

Q-5058/14
24/5/14
at
6:45 P.M.

Certified that the document is admitted to registration. The signature sheet, stamp and the endorsement sheet attached with this instrument are the part of the document.

[Signature]
Additional District Sub-Registrar
Barasat, North 24 Parganas
5/5/14

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on the *24th* day of May, Two Thousand Fourteen (2014).

B E T W E E N

MST. AMBIYA BIBI (Voter ID No. WB/13/092/276341), wife of Md Sohedul Islam @ Sahidul, residing at Village - Cholpur, P.O. - Sashan, P.S. - Barasat Now Sashan, District - North 24 Parganas, West Bengal, by nationality - Indian, by religion - Islam, by occupation - Household Work, hereinafter being referred to as the **“VENDOR”** (which expression shall unless exclude by or repugnant to the subject or context be deemed to mean and include her 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, West Bengal, 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 Mst. Anowara Bibi, wife of Md. Mannan Piyada of Mobarakpur, P.O. - Lauhati, P.S. -Rajarhat, District - North 24 Parganas, Kolkata -700135, West Bengal, was the original owner and possessor and L.R. record holder of a piece and parcel of land admeasuring 69 decimal (more or less) as per her share, comprised in R.S. & L.R. Dag No. 5115, 5175, 5179, 5127, 5175/5229, 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 Deed from her father.

AND WHEREAS said Mst. Anowara Bibi was in peaceful possession and she mutated her name recorded in the L.R. Settlement operation and obtained parcha therefrom. Vide L.R. Khatian No. 3015 & 3147.

AND WHEREAS Mst. Ambiya Bibi (i.e. vendor), Mst. Rehena Bibi & Mst. Tanjila Bibi, all daughter of Md. Mannan Piyada & Mst. Anowara Bibi, are the original owner and joint possessor of a piece and parcel of land admeasuring 69 decimal (more or less) vide L.R. Dag No. 5115, 5175, 5179, 5127 & 5175/5229 under L.R. Khatian No. 3015 & 3147 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 Deed of Hebanama/Gift registered at A.D.S.R.O. - Barasat, North 24 Parganas, recorded in Book No. - 1, C.D. Vol. No. 5, Pages from 5031 to 5047, Being No. 06556 dated - 26.12.2008 from their mother Mst. Anowara Bibi.

AND WHEREAS said Mst. Ambiya Bibi is the absolute owner and possessor of a piece and parcel of land admeasuring 23 decimal (more or less) out of 69 decimal, comprised in R.S. & L.R. Dag No. 5115 (area of land 12.58 dec. more or less) out of 283 decimal, 5175 (area of land 6.89 dec. more or less) out of 155 decimal, 5179 (area of land 2.84 dec. more or less) out of 64 decimal, 5127 (area of land 0.17 dec. more or less) out of 04 decimal, 5175/5229 (area of land 0.52 dec. more or less) out of 12 decimal, under L.R. Khatian No. 3015 & 3147, 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 Deed of Hebanama/Gift registered at A.D.S.R.O. - Barasat, North 24 Parganas, recorded in Book No. - 1, C.D. Vol. No. 5, Pages from 5031 to 5047, Being No. 06556, dated - 26.12.2008 from her mother Mst. Anowara Bibi.

AND WHEREAS the present vendor becoming absolute owner and

possessor of 1/3 (23 decimal out of 69 decimal) share of the said plot of land, which 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 sufficiently entitled to the said property.

AND WHEREAS for personal reasons, it becoming necessary and expedient for the Vendor to sell an area of 23 decimal (more or less) comprised in R.S. & L.R. Dag No. 5115 (area of land 12.58 dec. more or less) out of 283 decimal, 5175 (area of land 6.89 dec. more or less) out of 155 decimal, 5179 (area of land 2.84 dec. more or less) out of 64 decimal, 5127 (area of land 0.17 dec. more or less) out of 04 decimal, 5175/5229 (area of land 0.52 dec. more or less) out of 12 decimal, under L.R. Khatian No. 3015 & 3147, 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, 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, easements, whatsoever thereto at a total consideration of **Rs. 18,81,803/- (Eighteen Lakh Eighty One Thousand Eight Hundred Three)** only.

NOW THIS DEED WITNESSETH as follows :-

That in consideration of the said sum of **Rs. 18,81,803/- (Eighteen Lakh Eighty One Thousand Eight Hundred Three)** only. Well and truly paid by the purchaser 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 23 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 favor of

the Purchaser **TOGETHER WITH** all the rights and interest there to absolutely and forever free from all encumbrances, charge, liens, lispences, 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 covenant 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 persents and the purchaser shall hereafter peaceably and quietly held, possess and enjoy the said property in khash 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 vendor, her heirs, executors, administrators and assignees, covenant with the purchaser, his heirs, executors, administrators or assignees to save harmless, indemnify and keep indemnified the purchaser, his heirs, administrators or assigns from or against all encumbrances, charges and euqities whatsoever.

And the vendor, her heirs, administrators or assigns further covenant that they 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 aforesaid manner.

That no notice issued under the public demand recovery act has been served on the Vendor not any such notice has been published.

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.

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.

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 she is not the benamder of any one.

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.

It is hereby declared that the Vendor 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.

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.

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 herein. And if any typographical mistake is discovered in later in this deed, that will be rectified by the Vendor without any claim or demand at the cost of the Purchaser herein.

AND WHEREAS the present vendor further declared that the purchaser may mutate his name in the relevant record in the said **LAND** and also mutate his name in the Panchayet record and also pay rent and taxes in his name against this **Deed Of Conveyance**.

AND the vendor herein deliver this day khas possession of the said land unto the purchaser herein.

SEHEDULE OF PROPERTY as referred to :-

ALL THAT piece and parcel of **Shali & Khal LAND** comprising in **Mouza - Matiagachha**, J.L. No. - 187, Re.Sa. No. 17, Hal Touzi No - 146, Pargana - Anowarpur.

The annual proportionate rent will be payable as per state government rules and regulations.

<u>R.S. & L.R.</u> <u>Dag No.</u>	<u>L.R.</u> <u>Khatian No.</u>	<u>Nature Of</u> <u>Land</u>	<u>Share</u>	<u>Area of</u> <u>Land Sold</u>	<u>Out Of</u> <u>Land</u>
5115	3147	Shali	0.0445	12.58 Dec.	283 Dec.
5175	3147	Shali	0.0445	6.89 Dec.	155 Dec.
5179	3147	Shali	0.0445	2.84 Dec.	64 Dec.
5127	3015	Khal	0.0445	0.17 Dec.	04 Dec.
5175/5229	3015	Khal	0.0445	0.52 Dec.	12 Dec.

Total 5 (Five) Dag,

Total Area of Land sold = 23 (Two Three) 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 WHEREOF, the Vendors and the purchaser here described their hands, seals and signature on the day, month and year first above written.

WITNESS:

1. *Sabirul Is An*
vi 1-1-1995

2. *Ud-Khalim Rahman*
Mawabon

3. *Talib Molla*
of Mobarockpur.

Drafted by:

Amin Hossain
Advocate

District Judges' Court

North 24 Parganas, Barasat

Enroll No. - *WA/798/1995*

Composed by:

Ambiya Bibi

(Signature of Vendor)

Sanaul Mostafa

A.T.M. SANAUL MOSTAFA

LAUHATI, RAJARHAT, KOL - 135

MEMO OF CONSIDERATION

Received a sum of Rs. 18,81,803/- (Eighteen Lakh Eighty One Thousand Eight Hundred Three) only. Towards Consideration Money from the Purchaser herein above.

By -

Cheque No.	Bank Name & Branch	Date	Amount
000017	HDFC, Rajarhat Branch	04/04/2014	Rs. 5,00,000/-
781108	ING VYSYA H.B. SARANI BR.	21/04/2014	Rs. 10,00,000/-
781113	ING VYSYA H.B. SARANI BR.	29/04/2014	Rs. 3,81,803/-

Ambiya Bibi

Total

Rs. 18,81,803/-

(Eighteen Lakh Eighty One Thousand Eight Hundred Three) only.

WITNESS:

1. *Tajil Modha*
w/ - chief & w.



2. *Hd. Khabim Roken*
Mawabpur

3. *Tajil Modha*
of Mobarock pu.

Ambiya Bibi

(Signature of Vendor)

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants/ presentants					
	 GLF PROJECTS LIMITED <i>Rohan Singh</i> Director					
		(Left Hand)				
		(Right Hand)				
PAN NO - BYHPID 811 P	 Ambiya Bibi					
		(Left Hand)				
		(Right Hand)				
		(Left Hand)				
		(Right Hand)				



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

Endorsement For Deed Number : I - 03329 of 2014
(Serial No. 03533 of 2014 and Query No. 1503L000005058 of 2014)

On 02/05/2014

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

Presented for registration at 18.45 hrs on :02/05/2014, at the Private residence by Ambiya Bibi
Executant.

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

Execution is admitted on 02/05/2014 by

1. Ambiya Bibi, wife of Md. Sohikul Islam @ Sahidul , Cholpur, , Thana:-Barasat, P.O. :-Sashan,
District:-North 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : House wife
Identified By Sahidul Islam, son of Enayat Hossain, Cholpur, Thana:-Barasat, P.O. :-Sashan,
District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Muslim, By Profession: Business.

(Joyjit Chanda) REGISTRAR
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

On 05/05/2014

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. 20705/- is paid , by the draft number 666922, Draft Date 30/04/2014, Bank Name State Bank of
India, LAUHATI, received on 05/05/2014

(Under Article : A(1) = 20691/- ,E = 14/- on 05/05/2014)

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject of the deed has been
assessed at Rs.-18,81,803/-

Certified that the required stamp duty of this document is Rs.- 94110 /- and the Stamp duty paid as:
Impressive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 94010/- is paid , by the draft number 666919, Draft Date 30/04/2014, Bank :
State Bank of India, LAUHATI, received on 05/05/2014

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

ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

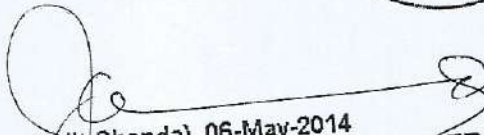
Endorsement Page 1 of 2

05/05/2014 12:12:00

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 21
Page from 275 to 289
being No 03329 for the year 2014.




(Joyjit Chanda) 06-May-2014
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT
Office of the A.D.S.R. BARASAT
West Bengal