

03663/14

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D-03434



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

R 763383

R-7700/14  
 9/5/14  
 or  
 1:40

Registered under the provisions of Section 17 of the Registration Act, 1908. The amount shown is correct and the value of the property is as stated in the instrument.

*[Signature]*  
 Additional District Sub-Registrar  
 Harasat, North 24 Parganas  
 7 MAY 2014

DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this the 07th day of May, Two thousand and fourteen (2014)

BETWEEN

(1) **LATIFAN BIBI** (*Voter Identity Card No. WB/20/091/150426*) wife of Abed, residing at Dasadrone, P.O. R-Gopalpur, P.S. Baguiati, Kolkata-700136, District- North 24 Parganas and (2) **MASURA BIBI** (*Voter Identity Card No. CKW1655505*) wife of Rahamat residing at Gobra Purbapara, P.S. Madhyamgram, District North 24 Parganas (both daughters of Late Habibar Rahaman) both by faith Muslim, by occupation Housewives, by Nationality Indian, hereinafter jointly called and referred to as the **VENDORS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their and each of their legal heirs, executors, administrators, representatives nominees and assigns) of the **ONE PART**.

The Vendors represented their Constituted Attorney to **NAZIR ALI MOLLA** (*bearing Voter Identity Card No. GGC3681954*) son of Wajed Ali Molla, residing at Village & P.O.- Lauhati, P.S. Rajarhat, Kolkata-700135, in the District of North 24 Parganas, by faith- Muslim, by occupation- Business, by Nationality- Indian, by a registered General Power of Attorney registered at the office of the Addl. District Sub-Registrar Barasat, North 24 Parganas and recorded in Book No. IV, **Being No. 00375** in the year 2014 on 05.05.2014 for such sale of schedule mentioned land on their behalf as their Constituted Attorney.

- AND -

**GLF PROJECTS LIMITED**, (having PAN : AACCG9874H) a Company, incorporated under the Companies Act, 1956, having its Office at 23A, N.S. Road, 4<sup>th</sup> floor, Room No. 7A, Kolkata- 700001, P.S. Hare Street, represented by its Director **ROSHAN LAL SINGHAL** (*PAN : ALCPS8734J*) son of Late Chanderbhan 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 legal heirs, executors, administrators, successors in office for the time being in force and assigns) of the **OTHER PART** ;

**WHEREAS** :

A) One Habibar Rahaman son of Late Ujir resident of Mobarakpur, P.O. Lauhati, P.S. Rajarhat, in the District of North 24 Parganas was the owner and possessor of ten plots of Sali and khal land admeasuring an area of total **36.45 Satak** more or less comprised in R.S. Dag Nos. 5103, 5107, 5115, 5116, 5175, 5179, 5182, 5127, 5175/5229 & 5169 all under L.R. Khatian Nos. 2702 & 3016 under the following manner :-

| Recorded Land area | Share  | Out of Land area | R.S. Dag No. | L.R Khatian No. | Nature of land |
|--------------------|--------|------------------|--------------|-----------------|----------------|
| 08.02 satak        | 0.0147 | 5.46 Acre        | 5103         | 2702            | Sali           |
| 04.70 satak        | 0.0234 | 2.01 Acre        | 5107         | 2702            | Sali           |
| 05.89 satak        | 0.0208 | 2.83 Acre        | 5115         | 2702            | Sali           |
| 01.00 satak        | 0.0234 | 43 Satak         | 5116         | 2702            | Sali           |
| 03.22 satak        | 0.0208 | 1.55 Acre        | 5175         | 2702            | Sali           |
| 01.33 satak        | 0.0208 | 64 Satak         | 5179         | 2702            | Sali           |
| 03.34 satak        | 0.0375 | 89 Satak         | 5182         | 2702            | Sali           |
| 00.08 satak        | 0.0209 | 04 Satak         | 5127         | 2702            | Khal           |
| 00.25 satak        | 0.0209 | 12 Satak         | 5175/5229    | 2702            | Sali           |
| 08.62 satak        | 0.0625 | 1.38 Acre        | 5169         | 3016            | Sali           |

**Total 36.45 Satak**

the aforesaid land 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 at present Sashan Police Station, Pargana- Anowarpur, in the District of North 24-Parganas, by virtue of inheritance and thereafter own L.R. Settlement Record of rights being L.R. Khatian Nos. 2702 & 3016 absolutely free from all encumbrances whatsoever.

B) While seized and possessed of the aforesaid plots of land, the said Habibar Rahaman died intestate leaving behind her three sons namely (1) Abdul Jalil Molla (2) Abdul Rafique Molla (3) Abdul Hai Molla two daughters namely (1) **Latifan Bibi** (2) **Masura Bibi** (the Vendors herein) as her legal heirs and successors to her estate and they become the owners of the aforesaid plots of land in terms of the Muslim Farayez Act. where each son had entitled land measuring 09.11 Satak as  $\frac{2}{8}^{\text{th}}$  share out of 36.45 Satak and each daughter had entitled land measuring 04.55 Satak as  $\frac{1}{8}^{\text{th}}$  share out of 36.45 Satak.

C) Since then, the said (1) **Latifan Bibi** (2) **Masura Bibi** (the Vendors herein) are the joint owners and possessors of said plots of land admeasuring an area of **07.11 Satak** as  $\frac{2}{8}^{\text{th}}$  share out of 28.43 Satak more or less comprised in R.S. Dag Nos. 5107, 5115, 5116, 5175, 5179, 5182, 5127, 5175/5229 & 5169 all under L.R. Khatian Nos. 2702 & 3016, at *Mouza- MATLAGACHA*, 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 now Sashan Police Station, in the District of North 24-Parganas, by virtue of inheritance from father, absolutely free from all encumbrances whatsoever and have the full right to dispose or transfer the same to any body in any way as the Vendors herein shall think fit and proper.

D) Now the Vendors herein have agreed to sell and the purchaser herein has agreed to purchase the aforesaid plots of land admeasuring an area of **07.11 Satak** more or less together with all easement rights of the same more fully described in the schedule hereinafter written, at or for the total consideration of *Rs. 5,80,000/- (Rupees five lacs eighty thousand) only.*

**NOW THIS INDENTURE WITNESSETH THAT** in pursuance of the said agreement and in consideration of *Rs. 5,80,000/- (Rupees five lacs eighty thousand) only* to the vendors paid by the purchaser as per memo below at or for the immediately before the execution of these presents (the receipt whereof the vendors 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 **07.11 Satak** more or less together with all easement rights of the same which the vendors herein sell, grant, transfer, convey and assign unto the purchaser herein free from all encumbrances, liens lispendences 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 VENDORS 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 vendors are and sufficiently entitled and saved defended kept harmless and other easement rights title claim mortgage liens lispendences, attachments whatsoever.

2. That the purchaser shall hereinafter peacefully and quietly possess and enjoy together with sell, transfer mortgage etc the said property in khas without any claim or demand whatsoever from the vendors or their legal heirs, executors, administrators, representatives, nominees and assigns.
3. That no notice issued under the public demand recovery act has been served on the Vendors not any such notice has been published.
4. That the land fully described in the schedule below stands retained by the vendors 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 have 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 Vendors that the said land which described in the schedule hereinafter written is the self acquired property of the vendors and that they are 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 vendors 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 Vendors and realizable from the vendors.

9. It is hereby declared by the Vendors 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 vendors have 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 Vendors 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 vendors without any claim or demand at the cost of the purchaser.

A N D the vendors 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 sell by the vendors herein)

**ALL THAT** piece or parcel of rayati dakhali swattiya nine plots of land admeasuring an area of **07.11 Satak** as 2/8<sup>th</sup> share out of 28.43 Satak comprised in R.S. Dag Nos. 5107, 5115, 5116, 5175, 5179, 5182, 5127, 5175/5229 & 5169 all under L.R. Khatian Nos. 2702 & 3016 under the following manner :-

| <b>Seleable Land area</b> | <b>Share</b> | <b>Out of Land area</b> | <b>R.S. Dag No.</b> | <b>L.R Khatian No.</b> | <b>Nature of land</b> |
|---------------------------|--------------|-------------------------|---------------------|------------------------|-----------------------|
| 01.18 satak               | 0.0059       | 2.01 Acre               | 5107                | 2702                   | Sali                  |
| 01.47 satak               | 0.0052       | 2.83 Acre               | 5115                | 2702                   | Sali                  |
| 00.25 satak               | 0.0058       | 43 Satak                | 5116                | 2702                   | Sali                  |
| 00.81 satak               | 0.0052       | 1.55 Acre               | 5175                | 2702                   | Sali                  |
| 00.33 satak               | 0.0052       | 64 Satak                | 5179                | 2702                   | Sali                  |
| 00.84 satak               | 0.0094       | 89 Satak                | 5182                | 2702                   | Sali                  |
| 00.02 satak               | 0.0052       | 04 Satak                | 5127                | 2702                   | Khal                  |
| 00.06 satak               | 0.0052       | 12 Satak                | 5175/5229           | 2702                   | Khal                  |
| 02.15 satak               | 0.0156       | 1.38 Acre               | 5169                | 3016                   | Sali                  |

**07.11** (seven point one one) **Satak** hereby sell

the aforesaid land 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 at present Sashan 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 Vendors hereby sell/convey in respect of total land admeasuring **07.11 Satak** more or less together with all



easement rights of the same unto and in favour of the Purchaser herein by the aforesaid manner.

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

**IN WITNESS WHEREOF** the Vendors have hereunto set and subscribed their hands and seal after going through the contents of this deed of conveyance on the day, month and year first above written.

**SIGNED SEALED AND DELIVERED**  
by the Vendors at Kolkata in Presence of :-

1. *Ajijul Molla*  
*of Kankhati, Rajarhat*

2. *Anasuf Molla*  
*A. Umarsale*  
*Rajarhat*  
*Kul - 700135*

*नाज़िर अली मल्ला*

(NAZIR ALI MOLLA)  
As Constituted Attorney of  
(1) LATIFAN BIBI  
(2) MASURA BIBI

**SIGNATURE OF THE VENDORS**

MEMO OF CONSIDERATION

**RECEIVED** with thanks from the within named purchaser, a sum of **Rs. 5,80,000/- (Rupees five lacs eighty thousand) only** being the full consideration money of the schedule mentioned land and payment as per memo below.

MEMO

| By A/c. Payee<br>Cheque No. | Dated      | Drawn on                           | Amount(Rs.) |
|-----------------------------|------------|------------------------------------|-------------|
| 781115                      | 05.05.2014 | ING VYSYA BANK,<br>H.B. Sarani Br. | 5,80,000/-  |

Rs. 5,80,000/-

(Rupees five lacs eighty thousand) only

WITNESSES:

1. Ajijul Molla
2. Anarul Molla

নাজির আলি মোল্লা

(NAZIR ALI MOLLA)

As Constituted Attorney of

(1) LATIFAN BIBI

(2) MASURA BIBI

SIGNATURE OF THE VENDORSDeed prepared by:

Faizul Islam  
Advocate  
District Judges Court  
Barasat

Enrol. No. - F/1175/1387/2011  
Composed by:

Rahamat Shaikh  
(Rahamat Shaikh)























Typists' Association Room

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



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**SPECIMEN FORM FOR TEN FINGERPRINTS**

| Sl. No.            | Signature of the executants/ presentants   |   |   |  |   |   |
|--------------------|--|---|---|--|---|---|
|                    | <br>GLF PROJECTS LIMITED<br><i>Rohay Yousaf</i><br>Director |    |    |    |    |    |
|                    |  | Little  | Ring  | Middle   | Fore  | Thumb   |
|                    |  | (Left Hand)   |   |  |   |   |
|                    |  |    |    |    |    |    |
|                    |  | Thumb   | Fore  | Middle   | Ring  | Little  |
|                    |  | (Right Hand)  |   |  |   |   |
| ନାଟିକା ପ୍ରାମାଣିକତା | <br>ନାଟିକା ପ୍ରାମାଣିକତା                                    |  |  |  |  |  |
|                    |  | 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)  |   |  |   |   |

**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. 03663 / 2014, Deed No. (Book - I , 03434/2014)**  
**Signature of the Presentant**

| Name of the Presentant   | Photo   | Finger Print  | Signature with date           |
|--|---|---|-------------------------------|
| Nazir Ali Molla<br>Lauhati, Kolkata,<br>Thana:-Rajarhat, P.O.<br>:-Lauhati, District:-North<br>24-Parganas, WEST<br>BENGAL, India, Pin<br>:-700135 | <br>07/05/2014 | <br>LTI<br>07/05/2014 | নাজির আলি মোল্লা<br>07.05.14. |

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

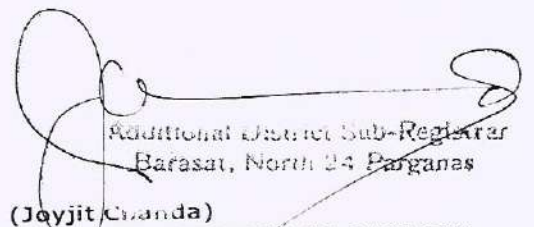
| Sl No. | Admission of Execution By  | Status   | Photo   | Finger Print   | Signature        |
|--------|--|----------|---|--|------------------|
| 1      | Nazir Ali Molla<br>Address -Lauhati, Kolkata,<br>Thana:-Rajarhat, P.O.<br>:-Lauhati, District:-North<br>24-Parganas, WEST BENGAL,<br>India, Pin :-700135 | Attorney | <br>07/05/2014 | <br>LTI<br>07/05/2014 | নাজির আলি মোল্লা |

**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**

Ajijul Molla  
07.05.14

  
 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 - 03434 of 2014  
(Serial No. 03663 of 2014 and Query No. 1503L000007700 of 2014)

On 07/05/2014

**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. 6405/- is paid , by the draft number 311599, Draft Date 07/05/2014, Bank Name State Bank of India, Kestopur, received on 07/05/2014

( Under Article : A(1) = 6391/- ,E = 14/- on 07/05/2014 )

**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.-5,81,703/-

Certified that the required stamp duty of this document is Rs.- 29105 /- and the Stamp duty paid as: Impresive Rs.- 100/-

**Deficit stamp duty**

Deficit stamp duty Rs. 29005/- is paid , by the draft number 311598, Draft Date 07/05/2014, Bank : State Bank of India, Kestopur, received on 07/05/2014

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

Presented for registration at 13.10 hrs on :07/05/2014, at the Office of the A.D.S.R. BARASAT by Nazir Ali Molla ,Executant.

**Executed by Attorney**

Execution by

1. Nazir Ali Molla, son of Wajed Ali Molla , Lauhati, Kolkata, Thana:-Rajarhat, P.O. :-Lauhati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135 By Caste Muslim By Profession: Business,as the constituted attorney of 1. Latifan Bibi 2. Masura Bibi is executed by him.

Identified By Ajijul 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 )

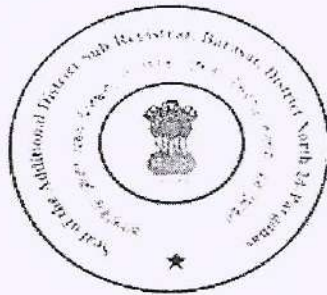
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

07/05/2014 13:59:00

EndorsementPage 1 of 1

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 21  
Page from 1952 to 1968  
being No 03434 for the year 2014.



(Joyjit Ghanda) 08-May-2014  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT  
Office of the A.D.S.R. BARASAT  
West Bengal