

3124/13

(8)

I.03438

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G 998895

Handwritten notes: 729/13, 27/5, no. 9588(4)-, Stamp, 47951/-, for 10454/-

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

CPM

Additional District Sub-Registrar  
Bansat, North 24 Parganas.

28 MAY 2013

DEED OF CONVEYANCE

Handwritten notes: case no: 00526, 250, 250

Handwritten initials: CPM

THIS DEED OF CONVEYANCE made on the  
27<sup>th</sup>-day of May, Two Thousand Thirteen

BETWEEN

27-5-13

Handwritten signature/initials in the top left margin.

**MOHAR ALI SHA** ., son of Late Enchan Ali Sha , by nationality – Indian, by faith – Islam, by occupation – Cultivation, residing at Village – Langalpota, P.O. – Matiagacha, P.S. – Barasat, District – North 24 Parganas, hereinafter being referred to as the “**VENDOR**” (which expression shall unless excluded 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**.

**A N D**

**GLF PROJECTS LIMITED**, a Company incorporated under the Companies Act, 1956, having its registered office at 23A, Netaji Subhas Road, 4<sup>th</sup> Floor, Room No. – 7A, P.S. – Hare Street, Kolkata – 700001, represented by its Director **MEENA SINGHAL**, wife of Giraharilal 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** Mujibar Mondal, Habibar Rahaman, Ajjjar Mondal, all sons of Ugir Mondal of Mobarakpur were the joint owner of a piece and

parcel of land measuring about 9.99 decimal (more or less) out of 546 decimal of Land comprised in Hal R.S. Dag No - 5103 of Mouza - Matiagacha, J.L. No. - 187, Re.Sa. No. 17, Hal Touzi No. - 146, Pargana - Anowarpur, P.S. & A.D.S.R.O. - Barasat, District - North 24 Parganas, within the local limits of Kirtipur 2 No. Gram Panchayet.

**AND WHEREAS** said Mujibar Mondal, Habibar Rahaman and Ajjjar Mondal sold, conveyed and transferred their aforesaid property to Mst. Kohinur Bibi, wife of Hasem Ali Sarkar of Matiagacha by way of a Registered Deed of Sale, being No. - 6782, for the year 1988, which was registered at D.S.R-II - North 24 Parganas at Barasat, in recorded Book No. - 1, Volume No. - 107, pages from 329 to 334 and thereafter she mutated her name at B.L.&L.R.O. being L.R. Khatian No. - 3148 and paying taxes properly thereon time to time.

**AND WHEREAS** said Mst. Kohinur Bibi sold, conveyed and transferred her aforesaid property to the present Vendor namely Mohar Ali Shah by way of a Registered Deed of Sale, being No. - 01472, which was executed in the year 2002 and was registered in the year 2003, which was registered at A.D.S.R. at Barasat, in recorded Book No. - 1, Volume No. - 40, pages from 390 to 399.

**AND WHEREAS** one Din Mohammad Molla, son of Esarat Molla of Mobarakpur was the absolute owner and L.R. Record Holder, being L.R. Khatian No. - 2924 of a piece and parcel of land measuring about 4.91 decimal (more or less) out of 220 decimal of Land comprised in Hal R.S. Dag No - 5106 of Mouza - Matiagacha, J.L. No. - 187, Re.Sa. No. 17, Hal Touzi No. - 146, Pargana - Anowarpur, P.S. & A.D.S.R.O. - Barasat, District - North 24 Parganas.

**AND WHEREAS** after demise of said' Din Mohammad Molla his legal heirs become the absolute owner of the above mentioned property and they namely Abdul Ohab, Umme Salema & Umme Johara Bibi sold, conveyed and transferred their 4.91 decimal of land to the present Vendor namely Mohar Ali Shah by way of a Registered Deed of Sale, being No. - 4084, in the year 2012, which was registered at D.S.R.-II - North 24 Parganas at Barasat, in recorded Book No. - 1, CD Volume No. - 13, pages from 605 to 617.

**AND WHEREAS** in the aforesaid ways Mohar Ali Shah has become the absolute owner of 14.90 decimal of land of the Schedule mentioned property and the present Vendor becoming absolute owner and possessor 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 14.90 decimal (more or less) out of 766 decimal of Land comprised L.R. Khatian No. – 3148 & 2924, in Hal R.S. Dag No – 5103 & 5106 of Mouza – Matiagacha, J.L. No. – 187, Re.Sa. No. 17, Hal Touzi No. – 146, Pargana – Anowarpur, P.S. & A.D.S.R.O. – Barasat, District – North 24 Parganas., which is fully explained in the Schedule of property given hereunder, the Vendor agreed to sell and the Purchaser agreed to purchase the same together with all rights, privileges, easements, whatsoever thereto at a total consideration of **Rs. 7,22,411/- (Rupees Seven Lakh Twenty Two Thousand Four Hundred Eleven)** only.

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

That in consideration of the said sum of **Rs. 7,22,411/- (Rupees Seven Lakh Twenty Two Thousand Four Hundred Eleven)** 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 14.90 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 convenient with the Purchaser as follows :~

- a) The interest which the Vendor do hereby profess to transfer subsists and that the Vendor 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 Vendor 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 Vendor, 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.

**SCHEDULE OF PROPERTY as referred to :-**

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

<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</u>	<u>Land</u>
5103	3148	Shali	183	9.99 Dec.	548 Dec.
5106	2924	Shali	223	4.91 Dec.	220 Dec.

**Total Dag No. = 2      Total Area = 14.90  
Dec.**

**(Fourteen Point Nine Zero Decimal)**

out of 768 decimal of **P.S. & A.D.S.R.O. - Barasat**, District - North 24 Parganas, within the local limits of Kirtipur 2 No. Gram Panchayet.

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

**WITNESSES :**

1. Kabinul Haq Malik  
S/O - Haji year Haq Malik
2. Vill + po - Matiaqarea

Aziz Molla.  
Lahori, Rajarhat

**Drafted by :**

SK. ASIF Ahmed  
Advocate,  
District Judges' Court  
Barasat, 24 Pgs.(N)  
Enroll NO - F-458/328 of 2010

সম্পন্ন করিয়া

(Signature of Vendor)

Composed by :-

Biplab Goswami  
Barasat Court, Barasat.



**MEMO OF CONSIDERATION**

Received from a sum of Rs. 7,22,411/- (Rupees Seven Lakh Twenty Two Thousand Four Hundred Eleven) only towards Consideration Money from the Purchaser here in above.

ભારત બેંક

By Demand Draft No-365624 dt-24/5/2013. Rs. 722411/-  
INCO VYSA BANK Ltd.  
H.O SARANI Branch.

TOTAL Rs. 7,22,411/-

(Rupees Seven Lakh Twenty Two Thousand Four Hundred Eleven only)

**WITNESSES :**

1. Kabirul Ali Malik  
S/o - Haji year Ali Malik
2. Nilla s/o - Matlagach

Ajijul Molla  
Lawheta, Rajarhat

ભારત બેંક  
(Signature of Vendor)



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

Endorsement For Deed Number : I - 03438 of 2013  
(Serial No. 03124 of 2013 and Query No. 1503L000007273 of 2013)

On 27/05/2013

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

Presented for registration at 17.30 hrs on :27/05/2013, at the Private residence by Mohar Ali Sha  
,Executant.

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

Execution is admitted on 27/05/2013 by

1. Mohar Ali Sha, son of Late Enchan Ali Sha , Langalpota, Thana:-Barasat, P.O. :-Matiagacha,  
District:-North 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : Cultivation  
Identified By Kabirul Ali Mallick, son of Haji Year Ali Mallick, Matiagacha, Thana:-Barasat, P.O.  
:-Matiagacha, District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Muslim, By Profession:  
Business.

( Gautam Ghosh )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

On 28/05/2013

**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 Draft

1. Rs. 8114/- is paid , by the draft number 651395, Draft Date 25/05/2013, Bank Name State Bank of  
India, Narayanpur, received on 28/05/2013
2. Rs. 2431/- is paid , by the draft number 651408, Draft Date 28/05/2013, Bank Name State Bank of  
India, Narayanpur, received on 28/05/2013  
( Under Article . A(1) = 10538/- ,E = 7/- on 28/05/2013 )

**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.-9,58,814/-

Certified that the required stamp duty of this document is Rs.- 47951 /- and the Stamp duty paid as:  
Impresive Rs.- 1000/-

**Deficit stamp duty**

Deficit stamp duty

Additional District Sub-Registrar  
Barasat, North 24 Parganas.  
( Gautam Ghosh )

ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

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 - 03438 of 2013**  
**(Serial No. 03124 of 2013 and Query No. 1503L000007273 of 2013)**

1. Rs. 35888/- is paid , by the draft number 651392, Draft Date 25/05/2013, Bank : State Bank of India, Narayanpur, received on 28/05/2013
2. Rs. 11063/- is paid , by the draft number 651407, Draft Date 28/05/2013, Bank : State Bank of India, Narayanpur, received on 28/05/2013

( Gautam Ghosh )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

Additional District Sub-Registrar  
Barasat, North 24 Parganas.

( Gautam Ghosh )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

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

(1)

Name Meena Singhal

Status - Presentant



## LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

## RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

*All the above fingerprints are of the abovenamed person and attested by the said person*

Meena Singhal  
Signature of the presentant

(2)

Name Om Prakash Singh

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator



Om Prakash Singh

## LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

## RIGHT HAND FINGER PRINTS

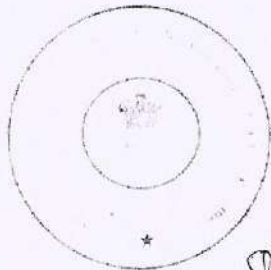
THUMB	FORE	MIDDLE	RING	LITTLE

*above fingerprints are of the abovenamed person and attested by the said person*

Om Prakash Singh  
Signature of the Presentant / Executant /  
Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 13  
Page from 1732 to 1745  
being No 03438 for the year 2013.



(Gautam Ghosh) 29-May-2013  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT  
Office of the A.D.S.R. BARASAT  
West Bengal