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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

W 284268

8-0-2-18548/16  
 06/6/16

Certified that the Document is Admitted to  
 Registration the Signature Sheet / Sheets the  
 Endorsement Sheet / Sheets Attached with  
 this Document are the part of this Document.

*[Signature]*  
 Additional District Sub-Registrar  
 Barasat, North 24 Parganas  
 06 JUN 2016

**DEED OF CONVEYANCE**

THIS INDENTURE OF CONVEYANCE is made on  
 this the 6th day of June Two Thousand and sixteen (2016)

BETWEEN



**MATIAR MONDAL @ MATIAR RAHAMAN** son of late Afchar Mondal , of village - Mobarakpur , post office - Lauhati , police station - Rajarhat ,district - North 24 Parganas , Pin - 700135 , by faith - Islam, by Nationality - Indian , herein after 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-**

**G L F PROJECTS LIMITED**, a Company, incorporated under the Provisions of 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, Permanent account no - AACCG9874H, represented by its Director **ROSHAN LAL SINGHAL** son of late Chandu Ban Singhal of 23A, N.S. Road, 4<sup>th</sup> floor, Room No.7A, Kolkata- 700001, P.S. - Hare Street, 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** at all material time the vendor herein was and till now is the recorded owner and possessor of the different plots of land measuring an area of total **13.51 Sataks** be the same and little more or less comprised in R.S. and L.R. Dag No. 5107,5116,5127,5175,5179 and 5175/5229 respectfully, under mouja - Matigacha ,J.L. No. -187 under L.R. Khatian No. - 3006 , Police station - Rajarhat , district - North 24 Parganas , within the limit of Kiritipur -II , Gram Panchayat in the District of North 24 Parganas , absolutely free from all encumbrances ,under the following table as under :-

L.R. Dag No.	Khatian No.	Nature of land.	Share of land.	Area of land in satak.
5107	3006	Sali	0.0365	7.34
5116	3006	Sali	0.0365	1.57
5127	3006	khal	0.0365	0.15
5175	3006	Sali	0.0183	2.84

5179	3006	Sali	0.0183	1.17
5175/5229	3006	khal	0.0365	0.44

**Total - 13.51 Sataks**

**AND WHEREAS** Since the vendors herein are seized and possessed of the aforesaid plots of land measuring an area total **13.51 Sataks** be the same and little more or less comprised in L.R. Dag No. 5107,5116,5127,5175,5179 and 5175/5229 respectfully under L.R. Khatian Nos. 3006 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 at present Rajarhat Police Station, in the District of North 24 Parganas, have been enjoying the same absolutely, peacefully, freely without any interruptions from any corners whatsoever by paying usual rents and taxes to the proper authorities in his name as absolute owners and possessors thereof and have the full right to dispose or transfer the same to any one in any way as the vendor herein will think fit and proper.

**AND WHEREAS** Now the Vendor herein have agreed to sell and the purchaser herein has agreed to purchase the aforesaid plots of land



measuring an area of **13.51 Sataks** be the same and little more or less , comprised in L.R. Dag No. 5107,5116,5127,5175,5179 and 5175/5229 respectfully under L.R. Khatian Nos. 3006 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 at present Rajarhat 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.14,73,816 /- (Rupees Fourteen Lakhs Seventy Three Thousands Eight Hundred Sixteen) only.

**NOW THIS INDENTURE WITNESSETH THAT** in pursuance of the said agreement and in consideration of Rs.14,73,816 /- (Rupees Fourteen Lakhs Seventy Three Thousands Eight Hundred Sixteen) 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 **13.51 Sataks** be the same and little more or less , comprised in comprised in L.R. Dag No. 5107,5116,5127,5175,5179 and 5175/5229 respectfully under L.R. Khatian Nos. 3006 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 vendors herein shall, 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 jointly 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 the said property 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 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 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 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 are 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.

AND 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 sold by the vendor herein).

**ALL THAT** piece or parcel of 'Rayati Dakhali Swattiya Bisistha land measuring an area of **13.51 Sataks** be the same and little more or less L.R. Dag No. 5107,5116,5127,5175,5179 and 5175/5229 respectfully under L.R. Khatian No. 3006 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 , at present Police Station Rajarhat, under A.D.S.R. Office, Barasat, in the District of North 24-Parganas, in the State of West Bengal under the following table as under:-

L.R. Dag No.	Khatian No.	Nature of land.	Share of land.	Area of land in satak.
5107	3006	Sali	0.0365	7.34
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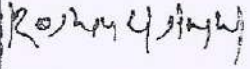

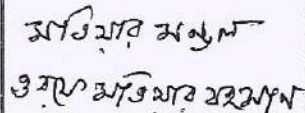
**Total - 13.51**

It is clearly stated herein that the vendors herein sold and conveyed total land measuring **13.51 Sataks** be the same a little more or less unto and in favour of the purchaser herein .

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





**SPECIMEN FORM FOR TEN FINGERPRINTS**



Sl. No.	Signature of the executants/ presentants					
	 					
		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)				
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				



## Seller, Buyer and Property Details

### A. Seller & Buyer Details

Presentant Details		
SL No.	Name, Address, Photo, Finger print and Signature of Presentant	
1	<p>MATIAR MONDAL (Alias Name: MATIAR RAHAMAN)                      Son of Late AFCHAR MONDAL                      MOBARAKPUR, P.O:- LAUHATI, P.S:- Rajarhat,                      District:-North 24-Parganas, West Bengal, India,                      PIN - 700135</p>	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">                       06/06/2016 3:09:59 PM                 </div> <div style="text-align: center;">                       LTI                      06/06/2016 3:10:09 PM                 </div> </div> <div style="text-align: center; margin-top: 10px;"> <p>মতিয়ার মন্ডল                      ওয়ার্ড মতিয়ার বরহাণ</p> <p>06/06/2016 3:11:06 PM</p> </div>


Seller Details		
SL No.	Name, Address, Photo, Finger print and Signature	
1	<p>MATIAR MONDAL (Alias: MATIAR RAHAMAN)                      Son of Late AFCHAR MONDAL                      MOBARAKPUR, P.O:- LAUHATI, P.S:- Rajarhat,                      District:-North 24-Parganas, West Bengal, India,                      PIN - 700135 Sex: Male, By Caste: Muslim,                      Occupation: Cultivation, Citizen of: India,; Status :                      Individual; Date of Execution : 06/06/2016; Date of                      Admission : 06/06/2016; Place of Admission of                      Execution : Office</p>	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">                       06/06/2016 3:09:59 PM                 </div> <div style="text-align: center;">                       LTI                      06/06/2016 3:10:09 PM                 </div> </div> <div style="text-align: center; margin-top: 10px;"> <p>মতিয়ার মন্ডল                      ওয়ার্ড মতিয়ার বরহাণ</p> <p>06/06/2016 3:11:06 PM</p> </div>



**Buyer Details**

SL No.	Name, Address, Photo, Finger print and Signature		
1	G L F PROJECTS LIMITED 23A, N.S. ROAD, 4TH FLOOR, ROOM NO. 7, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AACCG9874H,; Status : Organization; Represented by not executed as given below:-		
1(1)	Mr Roshan Lal Singhal 23 A N S Road Kolkata, P.O:- GPO, P.S:- Hastings, District:-Kolkata, West Bengal, India, PIN - 700001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. form 60,; Status : Representative; Date of Execution : ; Date of Admission : ; Place of Admission of Execution :	Photo	Finger Print
		Signature	

**B. Identifire Details**

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	AJIJUL MOLLA Son of ABDUL HAMID MOLLA LAUHATI, P.O:- LAUHATI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India,	MATIAR MONDAL	  06/06/2016 3:11:19 PM

**C. Transacted Property Details**

Land Detail						
Sch No.	Property Location	Plot No & Khatian No. Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5107 LR Khatian No:- 3006	7.34 Dec	8,00,727/-	8,56,336/-	Proposed Use: Bastu, ROR: Shali.
L2	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5116 LR Khatian No:- 3006	1.57 Dec	1,71,272/-	1,83,167/-	Proposed Use: Bastu, ROR: Shali



**Land Details**

Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L3	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5127 , LR Khatian No:- 3006	0.15 Dec	16,363/-	17,500/-	Proposed Use: Bastu, ROR: Shali
L4	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5175 , LR Khatian No:- 3006	2.84 Dec	3,09,818/-	3,31,334/-	Proposed Use: Bastu, ROR: Khal
L5	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5179 , LR Khatian No:- 3006	1.17 Dec	1,27,636/-	1,36,500/-	Proposed Use: Bastu, ROR: Shali
L6	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5175/5229 , LR Khatian No:- 3006	0.44 Dec	48,000/-	51,333/-	Proposed Use: Bastu, ROR: Khal

**Transfer of Property from Seller to Buyer**

Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	MATIAR MONDAL	G L F PROJECTS LIMITED	7.34	100
L2	MATIAR MONDAL	G L F PROJECTS LIMITED	1.57	100
L3	MATIAR MONDAL	G L F PROJECTS LIMITED	0.15	100
L4	MATIAR MONDAL	G L F PROJECTS LIMITED	2.84	100
L5	MATIAR MONDAL	G L F PROJECTS LIMITED	1.17	100
L6	MATIAR MONDAL	G L F PROJECTS LIMITED	0.44	100

**D. Applicant Details**

**Details of the applicant who has submitted the requisition form**

Applicant's Name	G L F PROJECTS LIMITED
Address	23A, N.S. ROAD, 4TH.FLOOR, ROOM NO. 7, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001
Applicant's Status	Buyer/Claimant



Office of the A.D.S.R. BARASAT, District: North 24-Parganas

Endorsement For Deed Number : I - 150304128 / 2016

Query No/Year	15030000758548/2016	Serial no/Year	1503004430 / 2016
Deed No/Year	I - 150304128 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	MATIAR MONDAL	Presented At	Office
Date of Execution	06-06-2016	Date of Presentation	06-06-2016

**Remarks**

On 06/06/2016

**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 of Indian Stamp Act 1899.

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

Presented for registration at 13:56 hrs on : 06/06/2016, at the Office of the A.D.S.R. BARASAT by MATIAR MONDAL Alias MATIAR RAHAMAN,Executant.

**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 15,76,170/-

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

Execution is admitted on 06/06/2016 by

MATIAR MONDAL, Alias MATIAR RAHAMAN, Son of Late AFCHAR MONDAL, MOBARAKPUR, P.O: LAUHATI, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Muslim, By Profession Cultivation

Indetified by AJIJUL MOLLA, Son of ABDUL HAMID MOLLA, LAUHATI, P.O: LAUHATI, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Muslim, By Profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 17,350/- ( A(1) = Rs 17,336/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 17,350/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 78,828/- and Stamp Duty paid by Draft Rs 78,728/-, by Stamp Rs 100/-

**Description of Stamp**

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 24400, Purchased on 03/06/2016, Vendor named A Sarkar.

**Description of Draft**

1. Rs 78,728/- is paid, by the Draft(other) No: 133125000383, Date: 05/06/2016, Bank: STATE BANK OF INDIA (SBI), PBB KANKURGACHI.

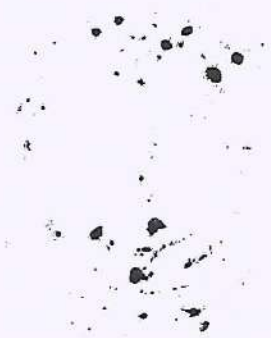
*L*

(Trideeb Kumar Acharjee)

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BARASAT

North 24-Parganas, West Bengal





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1503-2016, Page from 107666 to 107687  
being No 150304128 for the year 2016.



Digitally signed by TRIDEEB KUMAR  
ACHARJEE  
Date: 2016.06.06 17:02:20 +05:30  
Reason: Digital Signing of Deed.

(Trideeb Kumar Acharjee) 06/06/2016 17:02:19  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BARASAT  
West Bengal.

(This document is digitally signed.)