

4487/16

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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

284267

8-0-776397/16
 08/6/16

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

DEED OF CONVEYANCE

08 JUN 2016

THIS INDENTURE OF CONVEYANCE is made on
 this the 8th day of June Two Thousand and sixteen (2016)

BETWEEN

1. **MUCHA HAQUE SHA** (PAN No. -DYDPS4643R) son of late Kalu Sha of village - Langolpota , post office - Matiagacha , 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, 4th 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, 4th 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 Mucha Haque Sha was and till now the recorded owner and possessor of a Sali land measuring about 9.14 Sataks be the same and little more or less comprised in R.S. and L.R. Dag No. 5174, under mouja – Matigacha ,J.L. No. -187 under L.R. Khatian No. -2145 within the Police station – Rajarhat, district – North 24 Parganas , within the limit of Kiritipur –II , Gram Panchayat by way of inherit from his predecessors-in-interest and/or by purchase from one Musamat Ajedan @ Ahedannacha Bibi recorded in the office of A.D.S.R. Barasat in Book No. I, Volume No- 135, pages 479 to 492 being no. 10257 for the year 1992 and thus the vendor herein became the owner of 9.14 sataks of the said Sali land.

AND WHEREAS by three Bengali deed of purchase recorded in the office of A.D.S.R. Barasat being deed no. 06158, 06165 and 06166 all are of the year 2011, the said vendor herein Mucha Haque Sha along with his three brothers purchased 0.89 sataks Sali land in the said L.R. Dag No. 5174, under L.R. Khatian Nos – 1689, 1754 and 1755. mouja – Matigacha , J.L. No. -187. After the purchase as aforesaid the said vendor herein Mucha Haque Sha has further became the owner of 0.89 sataks of Sali land in the said plot no 5174 and thus became the owner of total **10.03 sataks** of Sali land in R.S. and L.R. Dag No. 5174, 1689, 1754 and 1755 under mouja – Matigacha ,J.L. No. -187 under L.R. Khatian No. -2145 within the Police station – Rajarhat, district – North 24 Parganas, within the limit of Kiritipur –II, Gram Panchayat.

AND WHEREAS since the vendor herein is seized and possessed of the aforesaid plots of land measuring an area total **10.03 Sataks** be the same and little more or less comprised in L.R. Dag No. 5174 under L.R. Khatian Nos. 2145, 1689, 1754 and 1755 lying and situated at **Mouza- MATIAGACHA**, J.L. No. 187, R.S. No. 17, Touzi No. 146, within the local limits of Kirtipur No. II Gram Panchayet, within the jurisdiction of Barasat at present Rajarhat Police Station, in the District of North 24 Parganas, 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 the absolute owner and possessor thereof and has 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 has agreed to sell and the purchaser herein has agreed to purchase the aforesaid plots of land measuring an area of **10.03 Sataks** be the same and little more or less, comprised in L.R. Dag No. 5174 under L.R. Khatian Nos. 2145, 1689, 1754 and 1755 lying and situated at **Mouza- MATIAGACHA**, J.L. No. 187, R.S. No. 17, Touzi No. 146, within the local limits of Kirtipur No. II 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.10,94,182 /- (Rupees -Ten Lakhs Ninety four Thousands One eighty two) only.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement and in consideration of Rs.10,94,182 /- (Rupees -Ten Lakhs Ninety four Thousands One eighty two) 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 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 **10.03 Sataks** be the same and little more or less , comprised in comprised in L.R. Dag No. 5174 under L.R. Khatian Nos. 2145, 1689, 1754 and 1755 lying and situated at **Mouza- MATIAGACHA**, J.L. No. 187, R.S. No. 17, Touzi No. 146, within the local limits of Kirtipur No. II 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 DO TH 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 **10.03 Sataks** be the same and little more or less L.R. Dag No. 5174 under L.R. Khatian Nos. 2145, 1689, 1754 and 1755 lying and situated at **Mouza- MATIAGACHA**, J.L. No. 187, R.S. No. 17, Touzi No. 146, within the local limits of Kirtipur No. II 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 .

It is clearly stated herein that the vendor herein sold and conveyed total land measuring **10.03 Sataks** be the same a little more or less unto and in favour of the purchaser herein without having any road.

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

IN WITNESS WHEREOF the Vendor has hereunto set and subscribed its authorized person's hand 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 parties abovenamed at
Kolkata in the presence of

WITNESSES :

1. Santanu Chatterjee
59/2 Raja Ram Mohan
Saran: Kol - 9

Handwritten signature

SIGNATURE OF THE VENDOR

2. Ajit Molla
Kankari, Rajarhat

Handwritten signature

Drafted by:-
Mrinal Kanti Mukherjee
Advocate
High Court At Calcutta.
WB/296/1989

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named purchaser, a sum of Rs. 10,94,182 /- (Rupees Ten Lakhs Ninety four Thousands One eighty two) only, being the full consideration money of the Schedule mentioned land and payment as per memo below:

MEMO

By Cheque	Dated	Drawn on	Amount (Rs.)
363933	31.05.2016	Kotak Mahindra Bank H.B. Sarani, Kolkata	10,94,182/-

(Rupees Ten Lakhs Ninety four Thousands One eighty two) only.


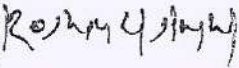











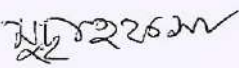










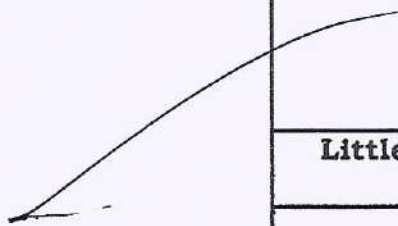
WITNESSES :

1. *Santam Ghosh*

2. *Ajijul Molla*



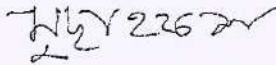

SIGNATURE OF THE VENDOR

SPECIMEN FORM FOR TEN FINGERPRINTS



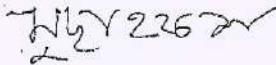
Sl. No.	Signature of the executants / presentants					
	 					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						
	 					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						
						
		Little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

Seller & Buyer Details

Presentant Details

SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	Mr MUCHA HAQUE SHA Son of Mr KALU SHA LANGOLPOTA, P.O:- MATIAGACHA, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135	 08/06/2016 1:10:31 PM	 LTI 08/06/2016 1:10:40 PM
		 08/06/2016 1:11:03 PM	

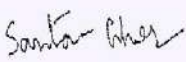
Seller Details

SL No.	Name, Address, Photo, Finger print and Signature		
1	Mr MUCHA HAQUE SHA Son of Mr KALU SHA LANGOLPOTA, P.O:- MATIAGACHA, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No. DYDPS4643R,; Status : Individual; Date of Execution : 08/06/2016; Date of Admission : 08/06/2016; Place of Admission of Execution : Office	 08/06/2016 1:10:31 PM	 LTI 08/06/2016 1:10:40 PM
		 08/06/2016 1:11:03 PM	

Buyer Details

SL No.	Name, Address, Photo, Finger print and Signature		
1	G L F PROJECTS LIMITED 23A, N.S. Road, Kolkata., Netaji Subhas Road, P.O:- Kolkata General, 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 Kolkata, P.O:- GPO Kolkata, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ALCPS8734J,; 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	Mr SANTANU GHOSH Son of Mr SAMIR KUMAR GHOSH 59/2, Raja Ramamohan Sarani, Kolkata., Raja Ram Mohan Sarani, P.O:- Amherst Street, P.S:- Amherst Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007 Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India,	Mr MUCHA HAQUE SHA	 08/06/2016 1:11:20 PM

C. Transacted Property Details

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
L1	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5174 LR Khatian No:- 2145	10.03 Dec	10,94,182/-	11,70,170/-	Proposed Use: Bastu, ROR: Shali

Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Mrinal Kanti Mukherjee
Address	High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001
Applicant's Status	Advocate

Endorsement For Deed Number : I - 150304192 / 2016

Query No/Year	15030000776397/2016	Serial no/Year	1503004487 / 2016
Deed No/Year	I - 150304192 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr MUCHA HAQUE SHA	Presented At	Office
Date of Execution	08-06-2016	Date of Presentation	08-06-2016

Remarks

On 08/06/2016

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 12:59 hrs on : 08/06/2016, at the Office of the A.D.S.R. BARASAT by Mr MUCHA HAQUE SHA ,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 11,70,170/-

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

Execution is admitted on 08/06/2016 by

Mr MUCHA HAQUE SHA, Son of Mr KALU SHA, LANGOLPOTA, P.O: MATIAGACHA, Thana: Rajarhat , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Muslim, By Profession Cultivation Indetified by Mr SANTANU GHOSH, Son of Mr SAMIR KUMAR GHOSH, 59/2,Raja Ramamohan Sarani, Kolkata., Road: Raja Ram Mohan Sarani, , P.O: Amherst Street, Thana: Amherst Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700007, By caste Hindu, By Profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 12,870/- (A(1) = Rs 12,870/-) and Registration Fees paid by Cash Rs 12,870/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 58,508/- and Stamp Duty paid by Draft Rs 58,408/-, by Stamp Rs 100/-

Description of Stamp

1. Rs 10/- is paid on Court Fees.
2. Rs 100/- is paid on Impressed type of Stamp, Serial no 24399, Purchased on 03/06/2016, Vendor named A Sarkar.

Description of Draft

1. Rs 58,408/- is paid, by the Draft(other) No: 133130000383, Date: 07/06/2016, Bank: STATE BANK OF INDIA (SBI), PBB KANKURGACHI.

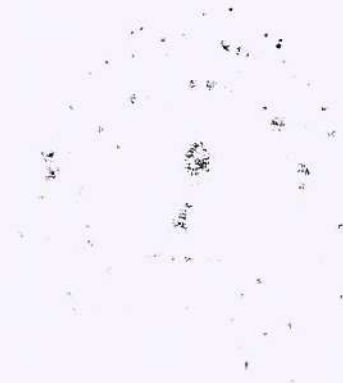
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(Trideeb Kumar Acharjee)

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 110101 to 110120
being Nc 150304192 for the year 2016.



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Digitally signed by TRIDEEB KUMAR
ACHARJEE
Date: 2016.06.09 13:11:03 +05:30
Reason: Digital Signing of Deed.

(Trideeb Kumar Acharjee) 09/06/2016 13:11:02
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
West Bengal.

(This document is digitally signed.)