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L-06230



पश्चिम बंगाल पश्चिम बंगाल

WEST BENGAL

W 307720

Certified that this document is Admitted to Registration the Stamp Duty / Sheets the Endorsement Sheet / Stamp is affixed with this document and the part of this document.

[Handwritten Signature]

Additional District Sub-Registrar
Barasat, North 24 Parganas

19 AUG 2016

DEED OF CONVEYANCE

THIS INDENTURE is made on this the 19th day of Aug, Two Thousand Sixteen (2016) Christian Era,

BETWEEN

2-114/358/16
19.8.16
ar
11:10

JULFIKKAR ALI @ JULFIKKAR MOLLA, PAN - BIMPM1042F, son of late Samser Ali Molla @ Samser Ali , by faith Muslim, by occupation Business , by nationality Indian , residing at village - Mobarakpur , Post Office - Lauhati, Police Station-Rajarhat, Kolkata- 700135, hereinafter 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** (PAN No. - ALCPS8734J) son of late Chander Bhan 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 , Julfikkar Ali @ Julfikkar Molla was and till now is the recorded owner and possessor of lands measuring about **16.17 Sataks** be the same and little more or less comprised under mouja – Matigacha ,J.L. No. -187, L.R. Khatian No. - 3538 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 to own record of right in his name under the following manner :

L.R. Dag No.	Khatian No.	Nature of land.	Area of land
5107	3538	Sali	5.75
5175	3538	Sali	9.92
5175/5229	3538	khal	0.50

Total - 16.17 Sataks

Thus the vendor herein has become the owner of the said **16.17 Sataks** of the land and 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 as absolute owners and possessor thereof and have the full right to dispose or transfer the same to anybody in any way as the vendor herein shall think fit and proper.

AND WHEREAS the Vendor herein has agreed to sell and the purchaser herein has agreed to purchase the aforesaid plots of land measuring an area of **16.17 Sataks** as mentioned hereinabove within the local limits of Kirtipur - II Gram Panchayet, within the jurisdiction of Barasat, at present Rajarhat Police Station, in the District of North 24 Parganas, more fully described in the schedule hereinafter written at or for the total consideration of Rs.18,86,506/- (Rupees Eighteen Lakes Eighty six Thousand Five Hundred Six) only.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement and in consideration of Rs.18,86,506/- (Rupees Eighteen Lakes Eighty six Thousand Five Hundred Six) only of the lawful money of the Union of India in hand and well and truly by the Purchaser to the Vendor paid at or before the execution hereof the

receipt whereof the Vendor doth hereby as also by the receipt and Memo of consideration hereunder written admit and 'acknowledge and of and from the payment of the same and every part thereof forever release discharge and acquit the Purchaser and the properties benefits and rights hereby granted sold, conveyed transferred assigned and assured or expressed or intended so to be the Vendor doth hereby grant sell, convey transfer assign unto and in favour of the Purchaser herein **ALL THAT** aforesaid plots of land measuring an area of **16.17 Sataks** more fully and particularly described in the Schedule hereunder written and hereinafter referred to as 'the **said plots of land**' together with all and singular the tangible and intangible assets edifices fixtures gates courts courtyards compound boundaries, areas sewers drains ways paths passages fences hedges ditches trees water courses lights and all manner of former and other right liberties benefits privileges easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel of member thereof which now is or are or hereto before were or was held used occupied or enjoyed therewith

AND reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof AND all the Raiyati estate right title interest inheritance use trust possession property claim easements quasi easements privileges claims and demands whatsoever of the Vendor out of or upon the properties benefits and rights hereby granted sold, conveyed transferred assigned and assured or expressed or intended so to be TOGETHER WITH all deeds paths writings and evidences of title in anywise relating to or connected with the said property or any part thereof which now are or is or hereafter may be in possession power custody or control of the Vendor or any person or persons from whom the Vendor or any of them may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the same unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances mortgages charges leases tenancies occupancy rights liens lispendences attachments bargaders

trusts claims demands acquisition requisition vesting alignment
claims demands and liabilities whatsoever or howsoever.

THE VENDOR 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 vendor is 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 in khas 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 vendor not any such notice has been published.
4. 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.

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 Required property of the Vendor and that he is not the benamder of any one.

7. It is hereby declared that the said purchaser has the absolute right to mutate the purchaser's 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 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.

9. It is hereby declared by the vendor 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 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.

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 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 costs and expenses of the Purchaser.

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

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

ALL THAT piece or parcel Rayati Dakhali Swattiya lands without having no road, measuring an area of total **16.17 Sataks** under Mouza – Matagachha, L.R. Khatian No - 3538 , J.L. No. – 187, R.S No. – 17, Touzi No – 146, Pargana – Anowarpur under the following plots as follows :

L.R. Dag No.	Khatian No.	Nature of land.	Area of land
5107	3538	Sali	5.75
5175	3538	Sali	9.92
5175/5229	3538	khal	0.50

Total - 16.17 Sataks

within the local limits of Kirtipur – II Gram Panchayet, within the jurisdiction of Barasat, at present Rajarhat Police Station, in the District of North 24-Parganas, under A.D.S.R. Office Barasat, now Rajarhat New Town , in the State of West Bengal. The annual proportionate rent will be payable as per State Government Rules and Regulations.

It is clearly stated herein that the Vendor herein sold and conveyed total land measuring an area of **16.17 Sataks** more or less with all easement rights of the same unto and in favour of the Purchaser. *there is no road surrounding the land.*

IN WITNESS WHEREOF the party has hereunto set and subscribed his hand and seal, on the day, month and year first above written.

Handwritten vertical text in Bengali script, likely a signature or name, written vertically on the left margin.

SIGNED, SEALED AND DELIVERED

by the **VENDOR** at Kolkata in the presence of :

1. *Ajijul Molla*
Lauhati, Rajarhat

Handwritten signature in Bengali script, appearing to be the signature of the vendor.

(SIGNATURE OF THE VENDOR)

2. *Santanu Choudhury*
5912 Q.R. Sarani, Kolkata

2.
Drafted by:
Mrinal Kanti Mukherjee
Mrinal Kanti Mukherjee
Advocate, High Court, Calcutta
Enrollment No. WB-296/89

RECEIVED on and from the within named Purchaser the within mentioned sum of Rs.18,86,506/- (Rupees Eighteen Lacs Eighty six Thousand Five Hundred Six) only. Being the full consideration money as per memo below:-

MEMO OF CONSIDERATION

1. Paid by ~~Cash~~/Cheque dated

Rs. 18,86,506/-

chno. 000006 Dt. 09.08.2016.

chno. 000002 Dt. 27.07.2016.

Kotak Mahindra Bank.

H. B. Sarani Branch

WITNESSES:

1. Sajid Molla
Kauhati, Rajarhat

ভূমি পরিদপ্তর
কোতাক মাহিন্দ্রা ব্যাংক























ভূমি পরিদপ্তর
কোতাক মাহিন্দ্রা ব্যাংক

VENDOR

2. Santan Ghosh

ভূমি পরিদপ্তর
কোতাক মাহিন্দ্রা ব্যাংক

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants/ presentants						
	 GLF PROJECTS LIMITED <i>Rohan Ujwal</i> Director						
		Little		Ring	Middle	Fore	Thumb
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					
	 <i>Rohan Ujwal</i>						
		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)					

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan Form

GRN: 19-201617-001909737-2 Payment Mode Counter Payment
GRN Date: 17/08/2016 11:32:43 Bank: State Bank of India

DEPOSITOR'S DETAILS

Id No. : 15030001141358/1/2016

[Query No./Query Year]

Name : MRINAL KANTI MUKHERJEE
Contact No. : Mobile No. : +91 9734822046
E-mail :
Address : HIGH COURT CALCUTTA, KOLKATA-700001.
Applicant Name : Mr MRINAL KANTI MUKHERJEE
Office Name :
Office Address :
Status of Depositor : Advocate
Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15030001141358/1/2016	Mutation/Conversion -Receipt	0029-00-800-028-27	26
2	15030001141353/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	20760
3	15030001141358/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	94245

Total

115031

In Words : Rupees One Lakh Fifteen Thousand Thirty One only

Verified

Note: Produce this challan to any branch of State Bank of India. Please ensure, to make your payment within 24/08/2016 (banking hours). This challan form shall be invalid 24/08/2016

Major Information of the Deed



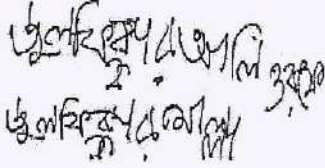
Deed No :	I-1503-06230/2016	Date of Registration	8/19/2016 1:13:46 PM
Query No / Year	1503-0001141358/2016	Office where deed is registered	
Query Date	11/08/2016 1:40:56 PM	A.D.S.R. BARASAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	MRINAL KANTI MUKHERJEE HIGH COURT, CALCUTTA, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9734822046, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 18,86,506/-	Rs. 18,86,506/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 94,345/- (Article:23)	Rs. 20,760/- (Article:A(1), E)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-5107	LR-3538	Bastu	Shali	5.75 Dec	6,70,835/-	6,70,835/-	
L2	LR-5175	LR-3538	Bastu	Shali	9.92 Dec	11,57,337/-	11,57,337/-	
L3	LR-5175/5229	LR-3538	Bastu	Khal	0.5 Dec	58,334/-	58,334/-	
		TOTAL :			16.17Dec	18,86,506 /-	18,86,506 /-	
	Grand Total :				16.17Dec	18,86,506 /-	18,86,506 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	JULFIKKAR ALI, (Alias: JULFIKKAR MOLLA) Son of Late SAMSER ALI MOLLA Executed by: Self, Date of Execution: 19/08/2016 , Admitted by: Self, Date of Admission: 19/08/2016 ,Place : Office			
		19/08/2016	LTI 19/08/2016	19/08/2016
MOBARAKPUR, 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, PAN No. BIMPM1042F, Status :Individual				

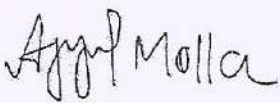
Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	G L F PROJECTS LIMITED 23A, N.S. ROAD, 4TH FLOOR, ROOM NO. 74,, P.O:- KOLKATA GENERAL, P.S:- Hare Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700001 PAN No. AACCG9874H, Status :Organization

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr ROSHAN LAL SINGHAL Son of Late CHANDER BHAN SINGHAL 23A, N.S. ROAD, 4TH FLOOR, ROOM NO. 7A, P.O:- KOLKATA GENERAL, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ALCPS8734J, Status : Representative, Representative of : G L F PROJECTS LIMITED (as DIRECTOR)

Identifier Details :

Name & address	
AJIJUL MOLLA Son of ABDUL HAMID MOLLA LOUHATI, P.O:- LOUHATI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135, Sex: Male, By Caste: Muslim, Occupation: Private Service, Citizen of: India, Identifier Of JULFIKKAR ALI	
	19/08/2016

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	JULFIKKAR ALI	G L F PROJECTS LIMITED-5.75 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	JULFIKKAR ALI	G L F PROJECTS LIMITED-9.92 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	JULFIKKAR ALI	G L F PROJECTS LIMITED-0.5 Dec*

Endorsement For Deed Number : I - 150306230 / 2016

On 19-08-2016

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.

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

Presented for registration at 12:00 hrs on 19-08-2016, at the Office of the A.D.S.R. BARASAT by JULFIKKAR ALI Alias JULFIKKAR MOLLA, 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 18,86,506/-

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

Execution is admitted on 19/08/2016 by JULFIKKAR ALI, Alias JULFIKKAR MOLLA, Son of Late SAMSER ALI MOLLA, MOBARAKPUR, P.O: LAUHATI, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Business

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 20,760/- (A(1) = Rs 20,746/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 20,760/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/08/2016 12:59PM with Govt. Ref. No: 192016170019097372 on 17-08-2016, Amount Rs: 20,760/-, Bank: State Bank of India (SBIN0000001), Ref. No. 170816090011873 on 17-08-2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

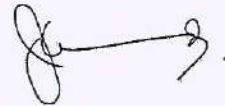
Certified that required Stamp Duty payable for this document is Rs. 94,345/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 94,245/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 30982, Amount: Rs.100/-, Date of Purchase: 21/06/2016, Vendor name: A Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/08/2016 12:59PM with Govt. Ref. No: 192016170019097372 on 17-08-2016, Amount Rs: 94,245/-, Bank: State Bank of India (SBIN0000001), Ref. No. 170816090011873 on 17-08-2016, Head of Account 0030-02-103-003-02



Joyjit Chanda
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 164741 to 164762
being No 150306230 for the year 2016.



Digitally signed by JOYJIT CHANDA
Date: 2016.08.19 16:22:57 +05:30
Reason: Digital Signing of Deed.

(Joyjit Chanda) 19/08/2016 16:22:56
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
West Bengal.

(This document is digitally signed.)