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L-06231



पश्चिमबङ्ग पश्चिम बंगाल

WEST BENGAL

W 307712

is Admitted to
 Registration that the Document which bears the
 Signatures of the Parties and is Affixed with
 this Document are the part of this Document.

Additional District Sub-Registrar
 Barasat, North 24 Parganas
 19 AUG 2016

DEED OF CONVEYANCE

1141043/H
 19/8/16
 ar
 11:25

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

BETWEEN

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 Sali land measuring about **17.57 Sataks** be the same and little more or less comprised in R.S. and L.R. Dag No. 5115 under mouja – Matigacha ,J.L. No. -187 under 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 inheritance from his predecessors-in-interest and to own record of right in his name .Thus the vendor herein has become the owner of **17.57 Sataks** of the said Sali 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 Sali land measuring an area of **17.57 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.20,49,840/- (Rupees Twenty Lakes Forty Nine Thousand Eight Hundred Forty) only.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement and in consideration of Rs.20,49,840/- (Rupees Twenty Lakes Forty Nine Thousand Eight Hundred Forty) 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 plot of Sali land measuring an area of **17.57 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.

A N D the vendor hereby deliver 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 Sali land without having no road, measuring an area of total **17.57 Sataks** under Mouza – Matiagachha, R.S. & L.R. Dag No. 5115, L.R. Khatian No - 3538 , J.L. No. – 187, R.S No. – 17, Touzi No – 146, Pargana – Anowarpur as follows hereunder, 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 jointly sold and conveyed total land measuring an area of **17.57 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.

SIGNED, SEALED AND DELIVERED

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

- 1. *Ajijulmolla
Kanhatai*
- 2. *Sankar Chatterjee*
- 3. *Pranab Kumar Chatterjee*

ভূমির ১৭.৫৭ সতাক
ভূমির ১৭.৫৭ সতাক

 (SIGNATURE OF THE VENDOR)

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

H/W ১৭.৫৭ সতাক

RECEIVED on and from the within named Purchaser the within mentioned sum of Rs.20,49,840/- (Rupees Twenty Lakes Forty Nine Thousand Eight Hundred Forty) only.being the full consideration money as per memo below:-

MEMO OF CONSIDERATION

1. Paid by ~~Cash~~/Cheque dated Rs. 20,49,840/-
 ch.No - 000006 Date .09.08.2016.
 Kotak Mahindra Bank
 H.B. Sarani Br.

WITNESSES :

1. *Ajijul Molla*
Kanhati, Rajarhat


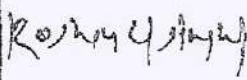





















ଅର୍ଜୁନ ମଲ୍ଲିକ
କନ୍ଧାଟି, ରାଜରହାଟ

VENDOR

2. *Santanu Ghosh*
S9/2 R.R. Sarani
Koel - 9

3. *ଅନନ୍ତ କୁମାର*
କନ୍ଧାଟି, ରାଜରହାଟ

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) | | | | | | |

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

GRN: 19-201617-001909623-2

Payment Mode Counter Payment

GRN Date: 17/08/2016 11:30:01

Bank : State Bank of India

DEPOSITOR'S DETAILS

Id No. : 15030001141043/1/2016

[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 | 15030001141043/1/2016 | Mutation/Conversion -Receipt | 0029-00-800-028-27 | 28 |
| 2 | 15030001141043/1/2016 | Property Registration- Registration Fees | 0030-03-104-001-16 | 22553 |
| 3 | 15030001141043/1/2016 | Property Registration- Stamp duty | 0030-02-103-003-02 | 102412 |

Total

124993

In Words : Rupees One Lakh Twenty Four Thousand Nine Hundred Ninety Three 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



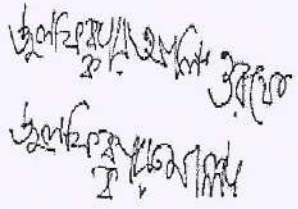
| | | | |
|---|--|---|----------------------|
| Deed No : | I-1503-06231/2016 | Date of Registration | 8/19/2016 1:15:12 PM |
| Query No / Year | 1503-0001141043/2016 | Office where deed is registered | |
| Query Date | 11/08/2016 1:11:51 PM | A.D.S.R. BARASAT, District: North 24-Parganas | |
| Applicant Name, Address & Other Details | Mrinal Kanti Mukherjee High Court At 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. 20,49,840/- | Rs. 20,49,840/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 1,02,512/- (Article:23) | Rs. 22,553/- (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 Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|----------------------|-------------|----------------|---------------|---------|-----------------|-------------------------|-----------------------|---------------|
| L1 | LR-5115 | LR-3538 | Bastu | Shali | 17.57 Dec | 20,49,840/- | 20,49,840/- | |
| Grand Total : | | | | | 17.57Dec | 20,49,840 /- | 20,49,840 /- | |

Seller Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|---|--|---|--|---|
| 1 | Name | Photo | Fingerprint | Signature |
| | Mr JULFIKKAR ALI, (Alias: Mr 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 , Post Office - Lauhati, Police Station, 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 | | | | |

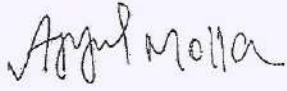
Buyer Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | G L F PROJECTS LIMITED 23A, N.S. Road, 4th Floor, Room No.7A, Kolkata- 70, Netaji Subhas Road, 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 | Roshan Lal Singhal Son-of Late Chander Bhan Singhal 23A, N. S. Road, 4th Floor, Room No 7A, Flat 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 | |
|--|------------|
| Mr Ajijul Molla Son of Mr 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 Mr JULFIKKAR ALI | |
|  | 19/08/2016 |

Endorsement For Deed Number : I - 150306231 / 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.

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

Presented for registration at 11:25 hrs on 19-08-2016, at the Office of the A.D.S.R. BARASAT by Mr JULFIKKAR ALI Alias Mr 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 20,49,840/-

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

Execution is admitted on 19/08/2016 by Mr JULFIKKAR ALI, Alias Mr JULFIKKAR MOLLA, Son of Late Samser Ali Molla, Mobarakpur, Post Office - Lauhati, Police Station, P.O: Lauhati, Thana: Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Business

Identified by Mr Ajijul Molla, Son of Mr 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 22,553/- (A(1) = Rs 22,539/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 22,553/-

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: 192016170019096232 on 17-08-2016, Amount Rs: 22,553/-, Bank: State Bank of India (SBIN0000001), Ref. No. 170816090011792 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. 1,02,512/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 1,02,412/-

Description of Stamp

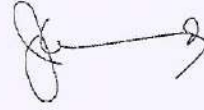
1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 30981, 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: 192016170019096232 on 17-08-2016, Amount Rs: 1,02,412/-,

Bank: State Bank of India (SBIN0000001), Ref. No. 170816090011792 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 165484 to 165505

being No 150306231 for the year 2016.



Digitally signed by JOYJIT CHANDA
Date: 2016.08.19 17:41:56 +05:30
Reason: Digital Signing of Deed.

(Joyjit Chanda) 19/08/2016 17:41:55
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
West Bengal.

(This document is digitally signed.)