

07207/14

65

L-06732



পশ্চিমবঙ্গ পশ্চিম বেঙ্গাল WEST BENGAL

K 449125

Q-14746/14
 19/08/14
 ar
 6:05 P.M.

verified that the document is stamped & registered. The signature sheet, stamp and other details are correct. The document is valid.

[Signature]
 Additional District Sub-Registrar
 Barasat, North 24 Parganas
 20/08/14

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on the 19th day of August Two Thousand Fourteen (2014).

B E T W E E N



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

K 449586

1) MASURA BIBI, wife of Late Mamud Molla @ Mamud Ali Molla, 2) TAMIMA YASMIN daughter of Late Mamud Molla @ Mamud Ali Molla, both are residing at Village - Langalpota, P.O. - Matiagachha, P.S. - Barasat Now Sashan, District - North 24 Parganas, Kolkata - 700135, West Bengal, both by nationality - Indian, by religion - Islam, by occupation - Household Work, hereinafter being referred to as the "VENDORS" (which expression shall unless exclude by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the FIRST PART.

AND

GLF PROJECTS LIMITED (PAN No. AACCG9874H), a Company incorporated under the Companies Act, 1956, having its registered office at 23A, Netaji Subash Road, 4th Floor, Room

[Page 2 of 14]

land unto the purchaser herein.



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

K 449587

No.- 7A, Kolkata- 700001, West Bengal, represented by its Director ROSHAN LAL SINGHAL (PAN No. ALCPS8734J), son of Late Chanderbhan 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 Mamud Molla @ Mamud Ali Molla, son of Late Daud Hossain Molla, of Langalpotia, P.S. - Barasat Now Gashan, District - North 24 Parganas, Kolkata - 700135, West Bengal, was the absolute owner and possessor and L.R. record holder of a piece and parcel of land admeasuring 1.87 decimal (more or less) comprised in R.S. & L.R. Dag No. 5109 (area of

[Page 3 of 14]

land unto the purchaser herein.



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

H 321686

land 0.55 dec. more or less) out of 29 decimal, 5112 (area of land 0.58 dec. more or less) out of 18 decimal, 5118 (area of land 0.48 dec. more or less) out of 15 decimal, 5132 (area of land 0.26 dec. more or less) out of 08 decimal, under L.R. Khatian No. 2115, under mouza - **Matiagachha**, J.L. No. 187, Re.Sa. No. 17, Hal Touzi No. 146, Pargana - Anowarpur, P. S. - Barasat Now Sashan, A.D.S.R.O. - Barasat, District - North 24 Parganas, within the local limits of Kirtipur -II Gram Panchayet.

AND WHEREAS said Mamud Ali @ Mamud Ali Molla, died intestate leaving behind his wife Masura Bibi and daughter Tamima Yasmin (i.e. vendor no. 1 & 2), and eight brothers namely Md. Idris Ali Molla, Md. Usman Ali Molla, Md. Ayub Ali Molla, Md. Ismail Molla, Md. Atar Ali Molla, Md. Golap Ali Molla, Md. Yunus Ali Molla, Md. Saidur Rahaman and three niece namely Lal Bibi, Shakila Bibi & Rashida Bibi as his legal heirs and successors as per Mohammedan Law of Succession.

[Page 4 of 14]

AND the vendors herein deliver this day khas possession of the said land unto the purchaser herein.



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

H 321687

AND WHEREAS said Masura Bibi and Tamima Yasmin jointly inherit 10/16 annas share (1.16 decimal out of 1.87 decimal) of land from said Mamud Ali @ Mamud Ali Molla. Vide R.S. & L.R. Dag No. 5109 (area of land 0.34 dec. more or less) out of 29 decimal, 5112 (area of land 0.36 dec. more or less) out of 18 decimal, 5118 (area of land 0.30 dec. more or less) out of 15 decimal, 5132 (area of land 0.16 dec. more or less) out of 08 decimal, under L.R. Khatian No. 2115, under mouza - **Matiagachha**, J.L. No. 187, Re.Sa. No. 17, Hal Touzi No. 146, Pargana - Anowarpur, P. S. - Barasat Now Sashan, A.D.S.R.O. - Barasat, District - North 24 Parganas, within the local limits of Kirtipur -II Gram Panchayet by way of inheritance.

AND WHEREAS said Masura Bibi & Tamima Yasmin are the joint owners and possessors of a piece and parcel of land admeasuring 1.16 decimal (more or less) out of 1.87 decimal's 10/16 share, comprised

[Page 5 of 14]

AND the vendors herein deliver this day khas possession of the said land unto the purchaser herein.



पश्चिम बङ्ग पश्चिम बंगाल WEST BENGAL

H 321688

in R.S. & L.R. Dag No. 5109 (area of land 0.34 dec. more or less) out of 29 decimal, 5112 (area of land 0.36 dec. more or less) out of 18 decimal, 5118 (area of land 0.30 dec. more or less) out of 15 decimal, 5132 (area of land 0.16 dec. more or less) out of 08 decimal, under L.R. Khatian No. 2115, under mouza - **Matiagachha**, J.L. No. 187, Re.Sa. No. 17, Hal Touzi No. 146, Pargana - Anowarpur, P. S. - Barasat Now Sashan, A.D.S.R.O. - Barasat, District - North 24 Parganas, within the local limits of Kirtipur -II Gram Panchayet by way of inheritance.

AND WHEREAS said Masura Bibi & Tamima Yasmin (i.e. Vendors) becoming absolute owners and possessors of the said plot of land in the way as explained herein before 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.

[Page 6 of 14]

AND the vendors herein deliver this day khas possession of the said land unto the purchaser herein.



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

R 797766

AND WHEREAS for personal reasons, it becoming necessary and expedient for the Vendors to sell an area of 1.16 decimal (more or less) comprised in R.S. & L.R. Dag No. 5109 (area of land 0.34 dec. more or less) out of 29 decimal, 5112 (area of land 0.36 dec. more or less) out of 18 decimal, 5118 (area of land 0.30 dec. more or less) out of 15 decimal, 5132 (area of land 0.16 dec. more or less) out of 08 decimal, under L.R. Khatian No. 2115, under **mouza - Matiagachha**, J.L. No. 187, Re.Sa. No. 17, Hal Touzi No. 146, Pargana - Anowarpur, P. S. - Barasat Now Sahan, A.D.S.R.O. - Barasat, District - North 24 Parganas, within the local limits of Kirtipur -II Gram Panchayet, which is fully explained in the schedule of property given hereunder, the vendor agreed to sale and the purchaser agreed to purchase the same together with all rights, privileges, easements, whatsoever there to at a total consideration of **Rs. 94,908/- (Ninety Four Thousand Nine Hundred Eight) only.**

NOW THIS DEED WITNESSETH as follows :-

That in consideration of the said sum of **Rs. 94,908/- (Ninety Four Thousand Nine Hundred Eight) only.** Well and truly paid by the purchaser to the vendors the receipts whereof the Vendors do hereby admit and acknowledge, the Vendors 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 1.16 Decimal (more / less) of land described in

[Page 7 of 14]

AND the vendors herein deliver this day khas possession of the said land unto the purchaser herein.



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

R 797767

the Schedule of property given hereunder **TO HAVE AND TO HOLD THE SAME** absolutely and forever unto an in favor of the Purchaser **TOGETHER WITH** all the rights and interest there to absolutely and forever free from all encumbrances, change, liens, lispences, attachments whatsoever liabilities all assessments are now seized and possessed of and / or otherwise well and sufficiently entitled and enjoyment of the said property.

AND THE VENDORS do hereby covenant with the Purchaser as follows:-

THE interest which the Vendors do hereby profess to transfer subsists and that the Vendors have 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 khash without any interruption, disturbances, claims or demand whatsoever for or by the Vendors and / or any person / persons claiming through or under or in trust for them.

[Page 8 of 14]

AND the vendors herein deliver this day khas possession of the said land unto the purchaser herein.

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

N 883515

And further that the vendors their heirs, executors, administrators and assignees, covenant, with the purchaser their heirs, executors, administrators or assignees to save harmless, indemnify and keep indemnified the purchaser his heirs, administrators or assigns from or against all encumbrances, charges and equities whatsoever.

And the vendors, their heirs, administrators or assigns further covenant that they 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 aforesaid manner.

That no notice issued under the public demand recovery act has been served on the Vendors not any such notice has been published.

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.

[Page 9 of 14]

AND the vendors herein deliver this day khas possession of the said land unto the purchaser herein.



पश्चिम बंगाल WEST BENGAL

16AA 665435.

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.

It is hereby declared by the Vendors 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.

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

[Page 10 of 14]

AND the vendors herein deliver this day khas possession of the said land unto the purchaser herein.

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.

It is hereby declared that the Vendors are absolutely free from all encumbrances and that are not the benamder of anyone and the same are not the DEBATTOR or PIROTTOR property or are not subject matter of any court case or not any litigation from any corners whatsoever.

That the Vendors 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.

It is transpired that the said property hereby sold, conveyed and transferred and assigned by the Vendors, 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 herein. And if any typographical mistake is discovered in later in this deed, that will be rectified by the Vendors without any claim or demand at the cost of the Purchaser herein.

AND WHEREAS the present vendors further declared that the purchaser may mutate his name in the relevant record in the said **LAND** and also mutate his name in the Panchayet record and also pay rent and taxes in his name against this **Deed Of Conveyance**.

AND the vendors herein deliver this day khas possession of the said land unto the purchaser herein.

SEHEDULE OF PROPERTY as referred to :-

ALL THAT piece and parcel Rayat Dakhali Swattiya of Shali LAND comprising in **Mouza - Matiagachha**, J.L. No. - 187, Re.Sa. No. 17, Hal Touzi No - 146, Pargana - Anowarpur. Under collector North 24 Parganas.

The annual proportionate rent will be payabel as per state government rules and regulations.

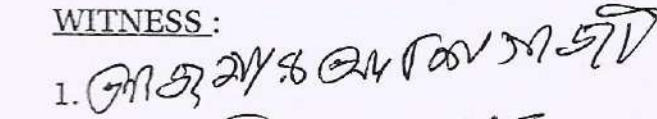
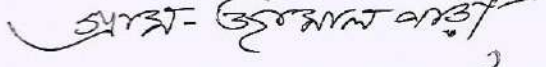
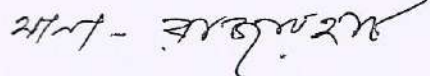
<u>R.S. & L.R.</u> <u>Dag No.</u>	<u>L.R.</u> <u>Khatian No.</u>	<u>Nature Of</u> <u>Land</u>	<u>Share</u>	<u>Area of</u> <u>Land Sold</u>	<u>Out Of</u> <u>Land</u>
5109	2115	Shali	118	0.34 Dec.	29 Dec.
5112	2115	Shali	200	0.36 Dec.	18 Dec.
5118	2115	Shali	200	0.30 Dec.	15 Dec.
5132	2115	Shali	200	0.16 Dec.	08 Dec.

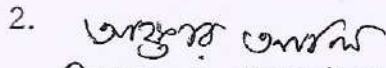
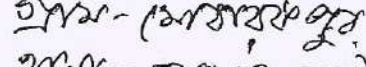
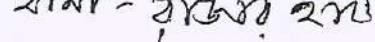
Total 4 (Four) Dag,

Total Area of Land sold = 1.16 (One Point One Six) Decimal. (more/less) of P. S. - Barasat now Sashan, A.D.S.R.O.- Barasat, District - North 24 Parganas within the local limits of Kirtipur - II Gram Panchayet.

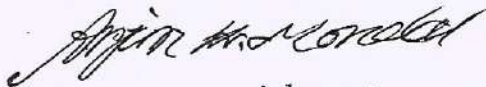
INWITNESS WHEREOF, the Vendors and the purchaser here described their hands, seals and signature on the day, month and year first above written.

WITNESS:

1. 
স্বাক্ষর - 
স্বাক্ষর - 

2. 
স্বাক্ষর - 
স্বাক্ষর - 

Drafted by :



Advocate

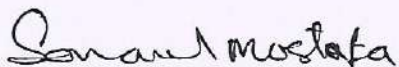
District Judges' Court

North 24 Parganas, Barasat

Enroll No. - ৬৬১/৭৭৪/১৭৭৫

স্বাক্ষর বিবি
তামিমাহেমাছামিন

Composed by :



A.T.M.SANAUL MOSTAFA

LAUHATI, RAJARHAT, KOL - 135

(Signature of Vendor)

[Page 3 of 14]

MEMO OF CONSIDERATION

Received a sum of **Rs. 94,908/- (Ninety Four Thousand Nine Hundred Eight) only.** Towards Consideration Money from the Purchaser here in above.

By Cheque no. 781116

Rs. 94,908/-

Date: - 09.05.2014

ING VYSYA BANK LTD.

H. B. SARANI BR.

KOLKATA-700001

Total

Rs. 94,908/-

(Ninety Four Thousand Nine Hundred Eight) only.

Signature

WITNESS:


























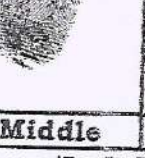




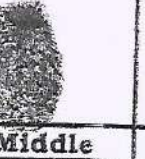


1. অমর্ত্য কলিতা-১৩
স্বাক্ষর - জুবান নাথ
নাম - হরদেব শর্মা

2. অক্ষয় কলিতা
স্বাক্ষর - অক্ষয় কলিতা
নাম - হরদেব শর্মা

স্বাক্ষর
অক্ষয় কলিতা

(Signature of Vendors)

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants/ presentants						
	 GLF PROJECTS LIMITED <i>Rohit Singh</i> Director						
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					
ବିପ୍ଳବିନୀ							
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					
ପ୍ରମିଳା କୁମାରୀ							
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					



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

Endorsement For Deed Number : I - 06732 of 2014

(Serial No. 07207 of 2014 and Query No. 1503L000014746 of 2014)

On 19/08/2014

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

Presented for registration at 18.05 hrs on :19/08/2014, at the Private residence by Masura Bibi , one of the Executants.

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

Execution is admitted on 19/08/2014 by

1. Masura Bibi, wife of Lt. Mamud Molla @ Mamud Ali Molla , Langalpota, Kolkata, Thana:-Barasat, P.O. :-Matiagachha, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : House wife
2. Tamima Yasmin, daughter of Lt. Mamud Molla @ Mamud Ali Molla , Langalpota, Kolkata, Thana:-Barasat, P.O. :-Matiagachha, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : House wife

Identified By Azgar Ali Gazi, son of Lt. Mokem Ali Gazi, Jamalpara, Thana:-Rajarhat, P.O. :-Kashinathpur, District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Muslim, By Profession: Business.

(Joyjit Chanda)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

On 20/08/2014

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 Cash

Rs. 1081.00/-, on 20/08/2014

(Under Article : A(1) = 1067/- ,E = 14/- on 20/08/2014)

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.-97,533/-

Certified that the required stamp duty of this document is Rs - 4897 /- and the Stamp duty paid as: Impressive Rs.- 4770/-



Additional District Sub-Registrar
Barasat, North 24 Parganas

(Joyjit Chanda)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

20/08/2014 13:02:00

Endorsement Page 1 of 2

20 AUG 2014



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

Endorsement For Deed Number : I - 06732 of 2014
(Serial No. 07207 of 2014 and Query No. 1503L000014746 of 2014)

Deficit stamp duty

Deficit stamp duty Rs. 130/- is paid , by the draft number 800972, Draft Date 19/08/2014, Bank : State Bank of India, Rajarhat Township, received on 20/08/2014

(Joyjit Chanda)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT



(Handwritten signature)
Additional District Sub-Registrar
Barasat, North 24 Parganas
(Joyjit Chanda)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

20/08/2014 13:02:00

EndorsementPage 2 of 2

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
- CD Volume number 43
Page from 1664 to 1691
being No 06732 for the year 2014.



(Handwritten signature)
(Joyjit Chanda) 21-August-2014
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT
Office of the A.D.S.R. BARASAT
West Bengal