

6996/15

104

D-06769



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

U 436539

Certified that the signature of [Name] is correct & the registration fee amounting to [Amount] has been paid in full with this certificate & the [Name] is the [Name]

Q-740309/15

28/9/15

ar

8:25 P.M

*[Signature]*  
 Additional District Sub-Registrar  
 Barisal, North 24 Parganas.  
 07/10/15

## DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this the  
 28th day of September, Two Thousand Fifteen (2015)

BETWEEN

To be cont .....



(2)

**ABUL KHAYER MOLLA**, (having PAN : BKWPM6876R), son of Late Samsar Ali Molla, residing at Village- Mobarekpur, P.O. - Lauhati, P.S. - Rajarhat, District - North 24 Parganas, Kolkata - 700135, by faith- Muslim, by occupation- Cultivation, by Nationality- Indian, 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-

**GLF PROJECTS LIMITED** (having PAN : AACCG9874H), a limited Company incorporated under the Companies Act. 1956, having its Office at 23A, Netaji Subash Road, 4th floor, Room No. 7A, Kolkata- 700001, P.O. Kolkata G.P.O., P.S. Hare Street, represented by its Director **SRI GIRDHARI LAL SINGHAL**, (having PAN : AIQPS7772P), son of Late Fateh chand singhal, by faith- Hindu, by occupation- Business, by Nationality- Indian, residing at GC-37, Sector-III, Bidhannagar (Salt Lake City), P.S. Bidhannagar (South), Kolkata-700106, 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.

To be cont .....

(3)

WHEREAS One Abul Khayer Molla the Vendor herein is the absolute owner and possessor of three plots of Sali and khal land total measuring an area of 04.94 Satak comprised in R.S. & L.R. Dag Nos. 5116, 5127 & 5175 under L.R. Khatian No. 3537, under the following manner as per Dag wise:-

Recorded land area	Share of land	Out of total land	R.S. & L.R. Dag	L.R. Khatian No.	Nature of land
01.79 Satak	0.0417	0.43 Acre	5116	3537	Shali
00.16 Satak	0.0417	0.04 Acre	5127	3537	Khal
02.99 Satak	0.0193	1.55 Acre	5175	3537	Shali
Total - 04.94 Satak					

lying and situated at Mouza- MATIAGACHA, J.L. No. 187, R.S. No. 154, Touzi No. 146, within the local limits of Kirtipur 2 No. Gram Panchayet, within the jurisdiction of Barasat P.S. at present Rajarhat Police Station, in the District of North 24 Parganas, by virtue of own L.R. Settlement Record of Rights being L.R. Khatian No. 3537, absolutely free from all encumbrances whatsoever.

AND WHEREAS Since then the Vendor herein in seized and possessed of the aforesaid ALL THAT piece or parcel of Sali and khal land total measuring an area of 04.94 Satak comprised in R.S. & L.R. Dag Nos. 5116, 5127

To be cont .....



(4)

& 5175 under all under L.R.Khatian No. 3537, lying and situate at Mouza-MATIAGACHA, J.L. No. 187, R.S. No. 154, Touzi No. 146, within the local limits of Kirtipur 2 No. Gram Panchayet, within the jurisdiction of Barasat P.S. at present Rajarhat Police Station, in the District of North 24 Parganas morefully described in the schedule hereinafter written and record of rights and have been enjoying the same as per demarcation peacefully, freely, absolutely and without any interruptions from any corners whatsoever by paying usual rents and taxes to the proper authorities in their names as absolute owner and possessors thereof and have the full right to dispose or transfer the same to any body in any way as the Vendor herein shall 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 admeasuring an area of 04.94 Satak more fully described in the schedule hereinafter written, for the total consideration of **Rs. 4,75,000/- (Rupees Four Lac Seventy-five Thousand) only.**

**NOW THIS INDENTURE WITNESSETH THAT** in pursuance of the said agreement and in consideration of **Rs. 4,75,000/- (Rupees Four Lac Sev-**

To be cont .....

(5)

enty-five Thousand) only, of the lawful money of the Union of India in hand and well and truly by the Purchaser to the Vendor paid at the time of or before the execution hereof (the receipt whereof the Vendor doth hereby by this receipt and Memo of consideration hereunder written admit and acknowledge 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 and assure unto and in favour of the Purchaser herein ALL THAT piece or parcel of Sali and Khal total land measuring an area of 04.94 Satak by virtue of inheritance, comprised in R.S. & L.R. Dag Nos. 5115, 5127 & 5175 all under L.R. Khatian No. 3537, lying and situated at Mouza- MATIAGACHA, J.L. No. 187, R.S. No. 154, Touzi No. 146, within the local limits of Kirtipur 2 No. Gram Panchayet, within the jurisdiction of Barasat P.S. at present Rajarhat Police Station, at present Rajarhat Police Station, in the District of North 24 Parganas, 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 append-

To be cont .....



(6)

ages 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 and entire share 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 muniments writings and evidences of title in anyway 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, lispences, attachments,

To be cont .....

(7)

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

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER  
AS UNDER :-

- 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/s is/are 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

To be cont .....



(8)

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 Estate Acquisition Act. 1953 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 have been described in the schedule hereinafter written is the self acquired 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 his 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

To be cont .....



(9)

the liability of the Vendors and realizable from the Vendor.

9. It is hereby declared by the Vendor that the said land are 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. If it is transpired subsequently that the said property hereby sold, conveyed and transferred and assigned by the Vendor is found to be not free from all encumbrances or if it is found that the total quantum or any quantum of the land sold, conveyed and transferred is physically absent or the Vendor do not have valid right title interest and possession of the said land or any part thereof, the Vendor shall be bound to give possession of the equal quantum of land owned held and possessed by him/ them and if any mistake is/are detected hereafter in this deed, that will

To be cont .....

(10)

be ratified by the Vendor without any claim or demand at the cost of the purchaser.

AND the Vendor 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 sali and khal land total measuring an area 04.94 Satak comprised in R.S. & L.R. Dag No. 5116, 5127 & 5175, all under L.R. Khatian No. 3537 (in the name of Abul Khayer Molla) the said land clearly as under as per Dag and Khatian wise :-

Recorded land area	Share of land	Out of total land	R.S. & L.R. Dag	L.R. Khatian No.	Nature of land
01.79 Satak	0.0417	0.43 Acre	5116	3537	Shali
00.16 Satak	0.0417	0.04 Acre	5127	3537	Khal
02.99 Satak	0.0193	1.55 Acre	5175	3537	Shali
Total land measuring 04.94 (Four point Nine Four) Satak.					

To be cont .....



(11)

the aforesaid land under lying and situated at Mouza- MATIAGACHA, J.L. No. 187, R.S. No. 154, Touzi No. 146, at present Touzi No. 12, within the local limits of Kirtipur 2 No. Gram Panchayet, within the jurisdiction of Barasat Police Station, at present Rajarhat Police Station, Pargana- Anowarpur, 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 the said total land measuring of 04.94 Satak be the same a little more or less together with all easement right of the same unto and in favour of the Purchaser herein.

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

To be cont .....

(12)

IN WITNESS WHEREOF the Parties have hereunto set and subscribed their hand's and seal's on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

by the Vendor at Rajaraht in Presence of:

1. *Ajijul Molla*  
*Caution*  
*Rajaraht*
2. *Gangam Kumar*  
*Adv.*
3. *Scheb'Ali*

*Signature of Vendor*

-----  
SIGNATURE OF THE VENDOR

Deed prepared, read over and vernacular language explained by me.

*Signature of Director*  
**GLF PROJECTS LIMITED**  
**Director**

-----  
SIGNATURE OF THE PURCHASER

*Nefai Chandrase*  
*Adv.*  
*Ref 800/77*  
*Barasat Judges Club*  
*Barasat.*

TYPED BY:

*U. Biswas*

(UPANANDA BISWAS)

Asha Computer, Kol - 135.

To be cont .....



(13)

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named purchaser, a sum of **Rs. 4,75,000/- (Rupees Four Lac Seventy-five Thousand)** only, being the full consideration money of the schedule mentioned land and payment as per memo below.

MEMO

<u>Dated</u>	<u>Cheque No.</u>	<u>Drawn on</u>	<u>Amount (Rs)</u>
23/09/15	543297	Kotak Mahindra Bank H.B. Sarani Branch, Kolkata	4,75,000/-

-----  
Total Rs. 4,75,000/-

(Rupees Four Lac Seventy-five Thousand) only.

WITNESSES :-

1. *Ajijul Molla*  
*Kauhati; Rajarhat*

2. *Sahab Ali*  
*Rajarhat, Kolkata-135*

3. *Mr. K. M. S. S.*  
*Mr. K. M. S. S.*

*Signature of the Vendor*

-----  
SIGNATURE OF THE VENDOR





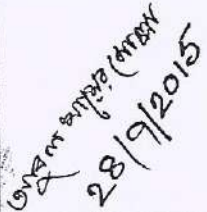


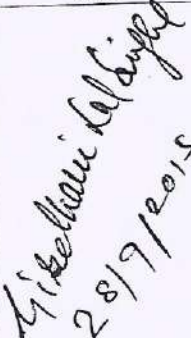

Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. BARASAT, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15030000740309/2015

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Abul Khayer Molla Mobarakpur, P.O:- Lauhati, P.S:- Rajarhat, District:-North 24- Parganas, West Bengal, India, PIN - 700135	Seller			 28/9/2015
2	Shri Girdhari Lal Singhal GC- 37, Sector-3, Salt Laka City, P.O:- Bidhan Nagar IB Market, P.S:- South Bidhannagar, Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN - 700106	Represent ative of Buyer [GLF PROJECTS LTD]			 28/9/2015
SI No.	Name and Address of identifier	Identifier of		Signature with date	
1	Ajjul Molla Son of Abdul Hamid Molla Lauhati, P.O:- Lauhati, P.S:- Rajarhat, District:-North 24- Parganas, West Bengal, India, PIN - 700135	Abul Khayer Molla, Shri Girdhari Lal Singhal		 28/9/15	

(Joyjit Chanda)

ADDITIONAL DISTRICT  
SUB-REGISTRAR  
OFFICE OF THE A.D.S.R.  
BARASAT



North 24-Parganas, West  
Bengal



SPECIMEN FORM FOR TEN FINGERPRINTS



*Richard L. Siford*

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



*Richard L. Siford*

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

PHOTO

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

PHOTO

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



## Seller, Buyer and Property Details

### Seller & Buyer Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Shri Girdhari Lal Singhal GC- 37, Sector-3, Salt Laka City, P.O:- Bidhan Nagar IB Market, P.S:- South Bidhannagar, Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700106

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Abul Khayer Molla Son of Late Samser Ali Molla Mobarakpur, P.O:- Lauhati, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No. BKWPM6876R.; Status : Individual; Date of Execution : 28/09/2015; Date of Admission : 28/09/2015; Place of Admission of Execution : Pvt. Residence

### Buyer Details

SL No.	Name, Address, Photo, Finger print and Signature
1	GLF PROJECTS LTD 23A, Netaji Subash Road, 4th Floor, Room No-7A, P.O:- Kolkata GPO, P.S:- Hare Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700001 PAN No. AACCG9874H,; Status : Organization; Represented by representative as given below:-
1(1)	Shri Girdhari Lal Singhal GC- 37, Sector-3, Salt Laka City, P.O:- Bidhan Nagar IB Market, P.S:- South Bidhannagar, Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700106 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AIQPS7772P,; Status : Representative; Date of Execution : 28/09/2015; Date of Admission : 28/09/2015; Place of Admission of Execution : Pvt. Residence

### B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Ajjul 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,	Abul Khayer Molla, Shri Girdhari Lal Singhal	

### 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:- 5116 , LR Khatian No:- 3537	1.79 Dec	2,08,834/-	2,08,834/-	Proposed Use: Bastu, ROR: Shali
L2	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5127 , LR Khatian No:- 3537	0.16 Dec	18,667/-	18,667/-	Proposed Use: Bastu, ROR: Shali
L3	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5175 , LR Khatian No:- 3537	2.99 Dec	2,47,499/-	3,48,834/-	Proposed Use: Bastu, ROR: Shali



**Transfer of Property from Seller to Buyer**

Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	Abul Khayer Molla	GLF PROJECTS LTD	1.79	100
L2	Abul Khayer Molla	GLF PROJECTS LTD	0.16	100
L3	Abul Khayer Molla	GLF PROJECTS LTD	2.99	100

**D. Applicant Details****Details of the applicant who has submitted the requisition form**

Applicant's Name	Girdhari Lal Singhal
Address	GC-37, SECTOR- 3, SALT Lake City, Thana : South Bidhannagar, District : North 24-Parganas, WEST BENGAL, PIN - 700106
Applicant's Status	Buyer/Claimant

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

Endorsement For Deed Number : I - 150306769 / 2015

Query No/Year	15030000740309/2015	Serial no/Year	1503006996 / 2015
Deed No/Year	I - 150306769 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Shri Girdhari Lal Singhal	Presented At	Private Residence
Date of Execution	28-09-2015	Date of Presentation	28-09-2015
Remarks			
On			

(No entry in Succession Register)

ADDITIONAL DISTRICT SUB-REGISTRAR

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

North 24-Parganas, West Bengal

On 07/10/2015

**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.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 6,350/- ( A(1) = Rs 6,336/- , E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 6,350/-

**Description of Draft**

1. Rs 6,350/- is paid, by the Draft(other) No: 630075000427, Date: 05/10/2015, Bank: STATE BANK OF INDIA (SBI), NEW TOWN TERMINUS BUILDING.

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 28,837/- and Stamp Duty paid by Draft Rs 28,737/-, 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 4251, Purchased on 24/09/2015, Vendor named M Dutta.

**Description of Draft**

1. Rs 28,737/- is paid, by the Draft(other) No: 630076000427, Date: 05/10/2015, Bank: STATE BANK OF INDIA (SBI), NEW TOWN TERMINUS BUILDING.

(Joyjit Chanda)

ADDITIONAL DISTRICT SUB-REGISTRAR



On 24/09/2015

**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 5,76,335/-



(Joyjit Chanda)

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BARASAT  
North 24-Parganas, West Bengal

On 28/09/2015

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

Presented for registration at 20:25 hrs on : 28/09/2015, at the Private residence by Shri Girdhari Lal Singhal ,.

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

Execution is admitted on 28/09/2015 by

Abul Khayer 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 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

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

Execution is admitted on 28/09/2015 by

Shri Girdhari Lal Singhal DIRECTOR, GLF PROJECTS LTD, 23A, Netaji Subash Road, 4th Floor, Room No-7A, P.O:- Kolkata GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001  
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



(Joyjit Chanda)

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BARASAT  
North 24-Parganas, West Bengal

ate of Registration under section 60 and Rule 69.

stered in Book - I

lume number 1503-2015, Page from 77911 to 77935

eing No 150306769 for the year 2015.



Digitally signed by JOYJIT CHANDA  
Date: 2015.10.09 11:17:15 +05:30  
Reason: Digital Signing of Deed.

(Joyjit Chanda) 10/9/2015 11:17:14 AM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BARASAT  
West Bengal.

(This document is digitally signed.)