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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Additional District Sub-Registrar
Barasat, North 24 Parganas
-1 SEP 2014

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on the 1st day of September, Two Thousand Fourteen (2014).

B E T W E E N

SK. ABDULLATIF @ AH. LATIF MONDAL @ LATIF MOLLAH
(Voter ID No. WB/20/091/750358), son of Late Sk. Khelafat @ Kolafat @
Khelafat, residing at Village - Mobarakpur, P.O. - Lauhati, P.S. - Rajarhat,
District - North 24 Parganas, Kolkata - 700135, West Bengal, by nationality -
Indian, by religion - Islam, by occupation - Cultivation, hereinafter being
referred to as the "**VENDOR**" (which expression shall unless exclude by or
repugnant to the subject or context be deemed to mean and include his
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 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 Sk. Abdul Latif @ Ah. Latif Mondal @ Latif Mollah (i.e.
vendor), of Mobarakpur is the absolute owner and possessor and L.R. record
holder of a piece and parcel of land admeasuring 05 decimal comprised in
R.S. & L.R. Dag No. 5128, under C.S. Khatian no. 639, R.S. Khatian no.
2608, L.R. Khatian No. 2869, 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 purchased deed recorded in Book no. 01, Vol no. 16, Pages from 15 to 17, Being no. 147, Dated - 06/01/1978, registered at S.R.O. Barasat from Batu Mondal, son of Late Mulluck Chand Mondal, of Mobarakpur.

AND WHEREAS Sk. Abdul Latif @ Ah. Latif Mondal @ Latif Mollah (i.e. vendor), is the absolute owner and possessor of a piece and parcel of land admeasuring 05 decimal (more or less), comprised in R.S. & L.R. Dag No. 5128 (area of land 05 dec. more or less) out of 15 decimal, under C.S. Khatian no. 639, R.S. Khatian no. 2608, L.R. Khatian No. 2869, 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 the present vendor becoming absolute owner and possessor of 05 decimal of the said plot of land, which have now marketable title to the property which is free from all encumbrances, charges, liens, lispendences, attachments whatsoever and are now seized and possessed of and / or otherwise well and sufficiently entitled to the said property.

AND WHEREAS for personal reasons, it becoming necessary and expedient for the Vendor to sell an area of 05 decimal (more or less) comprised in R.S. & L.R. Dag No. 5128, under C.S. Khatian no. 639, R.S. Khatian no. 2608, L.R. Khatian No. 2869, 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, 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 thereto at a total consideration of Rs. 4,06,250/- (Four Lakh Six Thousand Two Hundred Fifty) only.

NOW THIS DEED WITNESSETH as follows :-

That in consideration of the said sum of Rs. 4,06,250/- (Four Lakh Six Thousand Two Hundred Fifty) only. Well and truly paid by the purchaser to the vendor the receipts whereof the Vendor do hereby admit and acknowledge, the Vendor 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 05 Decimal (more/less) of land described in 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, charge, liens, lispendences, attachments whatsoever liabilities all assessmants are now seized and possessed of and / or otherwise well and sufficiently entitled and enjoyment of the said property.

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

THE INTEREST which the Vendor do hereby profess to transfer subsists and that the Vendor 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 Vendor and / or any person / persons claiming through or under or in trust for them.

And FURTHER that the vendor, his heirs, executors, administrators and assignees, covenant with the purchaser, his 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 vendor, his 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 Vendor not any such notice has been published.

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.

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 Vendor that the said land which described in the schedule hereinafter written is the self acquired property of the Vendor and that he is 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 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.

It is hereby declared that the Vendor 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.

That the Vendor 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.

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 cost of the Purchaser herein.

AND WHEREAS the present vendor 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 vendor 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 of **Shali & Khal 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 payable as per state government rules and regulations.

C.S. Khatian no. 639, R.S. Khatian no. 2608, L.R. Khatian No. 2869.				
<u>R.S. & L.R. Dag No.</u>	<u>Nature Of Land</u>	<u>Share</u>	<u>Area of Land Sold</u>	<u>Out Of Land</u>
5128	Shali	0.3333	05 Dec.	15 Dec.

Onle 01(One) Dag,

Area of Land sold = 05 (Zero Five) 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.

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

WITNESS :

1. *স্বাক্ষরিত*
স্বাক্ষরিত
স্বাক্ষরিত
স্বাক্ষরিত
স্বাক্ষরিত
2. *স্বাক্ষরিত*
স্বাক্ষরিত
3. *স্বাক্ষরিত*
স্বাক্ষরিত

Drafted by :

স্বাক্ষরিত
Advocate

District Judges' Court
North 24 Parganas, Barasat
Enroll No. - F 493/553 of 1995

স্বাক্ষরিত
স্বাক্ষরিত
স্বাক্ষরিত

Composed by :

(Signature of Vendor)

স্বাক্ষরিত
A.T.M.SANAUL MOSTAFA

MEMO OF CONSIDERATION

Received a sum of Rs. 4,06,250/- (Four Lakh Six Thousand Two Hundred Fifty) only. Towards Consideration Money from the Purchaser herein above.

By - Cheque

Cheque No.	Bank Name & Branch	Date	Amount
543336	ING Vysya Bank LTD, HB Sarani Branch, Kol - 700001	29/08/2014	Rs. 4,06,250/-

Total Rs. 4,06,250/-
(Four Lakh Six Thousand Two Hundred Fifty) only.

WITNESS:



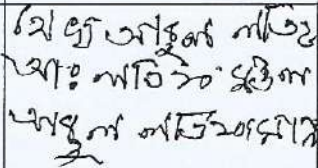
1. *Georgy S. V. ...*
...
2. *Fomal U. ...*
L. ...
3. *Akramul Molla.*
Vill - Mobarrack Pura.

...

(Signature of Vendor)

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. BARASAT, District- North 24-Parganas
Signature / LTI Sheet of Serial No. 07547 / 2014, Deed No. (Book - I , 07052/2014)

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Sk. Abdul Latif @ Ah. Latif Mondal @ Latif Mollah Mobarakpur, Kolkata, Thana -Rajarhat, P.O. :-Lauhati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135	 01/09/2014	 LTI 01/09/2014	 01/09/2014.


II . Signature of the person(s) admitting the Execution at Office.

Sl No	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Sk. Abdul Latif @ Ah. Latif Mondal @ Latif Mollah Address -Mobarakpur, Kolkata, Thana:-Rajarhat, P.O. :-Lauhati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135	Self	 01/09/2014	 LTI 01/09/2014	

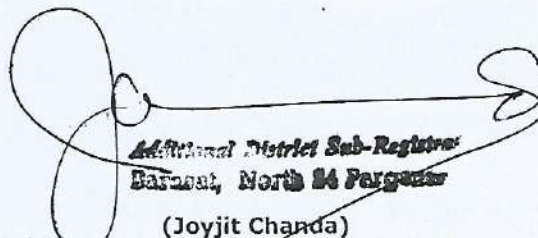
Name of Identifier of above Person(s)

Akramul Molla
Mobarakpur, Kolkata, Thana:-Rajarhat, P.O. :-Lauhati,
District:- North 24-Parganas, WEST BENGAL, India, Pin
:-700135

Signature of Identifier with Date


01/09/2014.




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

ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT
Office of the A.D.S.R. BARASAT



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

Endorsement For Deed Number : I - 07052 of 2014
(Serial No. 07547 of 2014 and Query No. 1503L000015351 of 2014)

On 01/09/2014

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.

Payment of Fees:

Amount By Cash

Rs. 4480.00/-, on 01/09/2014

(Under Article : A(1) = 4466/- ,E = 14/- on 01/09/2014)

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.-4,06,250/-

Certified that the required stamp duty of this document is Rs.- 20332 /- and the Stamp duty paid as:
Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 20232/- is paid , by the draft number 667467, Draft Date 01/09/2014, Bank :
State Bank of India, LAUHATI, received on 01/09/2014

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

Presented for registration at 12.35 hrs on :01/09/2014, at the Office of the A.D.S.R. BARASAT by Sk.
Abdul Latif @ Ah. Latif Mondal @ Latif Mollah ,Executant.

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

Execution is admitted on 01/09/2014 by

1. Sk. Abdul Latif @ Ah. Latif Mondal @ Latif Mollah, son of Lt. Sk. Khelafat @ Kolafat @ Khelafat ,
Mobarakpur, Kolkata, Thana:-Rajarhat, P.O. :-Lauhati, District:-North 24-Parganas, WEST BENGAL,
India, Pin :-700135, By Caste Muslim, By Profession : Cultivation

Identified By Akramul Molla, son of Sk. Abdul Latif , Mobarakpur, Kolkata, Thana:-Rajarhat, P.O.
Lauhati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste: Muslim, By
Profession: Business.

(Joyjit Chanda)























ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

Endorsement Page 1 of 1

01/09/2014 13:45:00

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants/ presentants					
	 GLF PROJECTS LIMITED <i>Rohan Singh</i> Director					
		(Left Hand)				
						
		(Right Hand)				
						
		(Left Hand)				
						
		(Right Hand)				
		(Left Hand)				
		(Right Hand)				

21/07/2020
 10:50 AM
 10/07/2020
 10:50 AM
 10/07/2020
 10:50 AM

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 45
Page from 2503 to 2516
being No 07052 for the year 2014.



(Signature)
(Joyjit Chanda) 02-September-2014
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT
Office of the A.D.S.R. BARASAT
West Bengal