

06710/12

36

F 7200/13



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

R 231052

Handwritten notes and signatures:
 - 14/11/13
 - 20/11/13
 - 11-10

Additional Director, Sub-Registrar
 Registrar, North 24 Parganas

Handwritten signature of the Additional Director, Sub-Registrar.

20 NOV 2013

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on the 20th day of November, Two Thousand Thirteen.

BETWEEN

1) **AJU MONDAL**, son of Late Latib@Latib Mondal, residing at Village– Mobarakpur, P.O.- Lauhati, P.S.- Rajarhat, Kolkata – 700135, District– North 24 Parganas 2) **ABID ALI** Son of late Fajer Ali Village Birpur, Post - Abdalpur, P.S. - Madhyamgram, Kolkata - 700135, Distric - North 24 Parganas, 3) **JAIDA BIBI** wife of Amir Ali , village - Chowghuriya, P.O. - Rohanda, P.S. - Madhyamgram, Kolkata - 700135, District - North 24 Parganas, 4) **ASURA BIBI** wife of Saheb Ali village - Chandigor, Post - Ganganagar, P.S. - Madhyamgram, Kolkata - 700135, District - North 24 Parganas, 5) **ASMA BIBI** wife of Lalbabu, Village - Patuli, Post - Abdalpur, P.S. - Madhyamgram, Kolkata - 700128, Distric - North 24 Parganas, 6) **AMINA BIBI** wife of Sekendar Ali, Village - Jerangacha, Post - Kadambagachi, P.S. - Barasat, Kolkata - 700128, Distric - North 24 Parganas all of by nationality- Indian, by faith- Islam, by occupation- Cultivation and House Hold Work, represented by their **constituted attorney ASAD ALI MOLLA**, son of Ajut Ali Molla, by nationality- Indian, by faith- Islam, by occupation- Cultivation, Village&P.O.- Matiagacha, P.S.- Sashan, Kolkata- 700135, District- North 24 Parganas, West Bengal, appointed by virtue of a registered general power of attorney being Deed no.- 06852 for the year 2013 in Book no.- 1, CD Volume no.- 30 Pages from 1356 to 1374 which was registered at A.D.S.R. Barasat, North 24 Parganas hereinafter being referred to as the **“VENDOR”** (which expression shall unless excluded 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, a Company incorporated under the Companies Act, 1956, having its registered office at 23A, Netaji Subhas Road, 4th Floor, Room No. – 7A, P.S. – Hare Street, Kolkata – 700001, represented by its Director **SRI ROSHAN LAL SINGHAL**, son of Late Chandra Bhan 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 Aju Mondal , son of Late Latib@Latib Mondal (i.e. Vendor No. 1) is the L.R. Record Holder, being L.R. Khatian No. 3120 and the original owner and possessor of a piece and parcel of land admeasuring 6.16 decimal (more or less) of Land comprised in Hal R.S.& L.R. Dag No- 5106 (Area of land 3.50 decimal out of 220 decimal), 5113(Area of land 1.20 decimal out of 19 decimal), 5117(Area of land 0.95 decimal out of 15 decimal), 5131(Area of land 0.51 decimal out of 08 decimal) of Mouza- Matiagacha, J.L. No.- 187, Re.Sa. No. 17, Hal Touzi No.- 146, Pargana- Anowarpur, P.S. & A.D.S.R.O.- Barasat, District- North 24 Parganas, within the local limits of Kritipur-II Gram Panchayet.

AND WHEREAS Sokhejan Bibi is the L.R. Record holder being L.R. Khatian No. 2244 and the the present Vendor becoming absolute owner and possessor of a piece and parcel of land comprised in Hal R.S.& L.R. Dag No- 5126 (Area of land 1.95 decimal out of 40 decimal)of Mouza- Matiagacha, J.L. No.- 187, Re.Sa. No. 17, Hal Touzi No.- 146, Pargana- Anowarpur, P.S. & A.D.S.R.O.- Barasat, District- North 24 Parganas, within the local limits of Kritipur-II Gram Panchayet.

AND WHEREAS Said Sokhejan Bibi died intestate leaving behaind One Son namely Abed Ali and Four daughters namely Jaida Bibi, Asura Bibi, Asma Bibi and Amina Bibi (i.e. Vendor No. 2 to 6) as her only legal heirs and successors as per Mohammedan Law of Succession.

AND WHEREAS the present Vendors becoming absolute joint owners and possessors of the said plot of land which 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.

AND WHEREAS aforesaid Vendors become the absolute joint owners and possessors of the plot of land measuring an area $6.16 + 1.95 = 8.11$ decimal be the same a little more or less by virtue of inheritance and he paid

all taxes and rents to the proper authority and peacefully enjoyed the same with good right title interest and otherwise well and sufficiently entitled to free from all encumbrances more fully and particularly described in the schedule hereunder written and the Vendors have absolute power of ownership and has every right to transfer to anybody by anyway.

AND WHEREAS for personal reasons, it becoming necessary and expedient for the Vendors no 1 to sale an area of 6.16 decimal (more or less) of Land comprised in Hal R.S.&L.R. Dag No- 5106 (Area of land 3.50 decimal out of 220 decimal), 5113(Area of land 1.20 decimal out of 19 decimal), 5117(Area of land 0.95 decimal out of 15 decimal), 5131(Area of land 0.51 decimal out of 08 decimal) of Mouza- Matiagacha, J.L. No.- 187, Re.Sa. No. 17, Hal Touzi No.- 146, Pargana- Anowarpur, P.S. & A.D.S.R.O.- Barasat, District- North 24 Parganas, within the local limits of Kritipur-II Gram Panchayet. **AND** Vendors No. 2 to 6 to sell of Land comprised in Hal LR. and R.S. Dag No. 5126 , area of land 1.95 decimal out of 40 decimal of Mouza- Matiagacha, J.L. No.- 187, Re.Sa. No. 17, Hal Touzi No.- 146, Pargana- Anowarpur, P.S. & A.D.S.R.O.- Barasat, District- North 24 Parganas, within the local limits of Kritipur-II Gram Panchayet. which is fully explained in the Schedule of property given hereunder, the Vendors 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. 3,00,000/- (Rupees Three Lakhs)** only.

NOW THIS DEED WITNESSETH as follows :~

That in consideration of the said sum of **Rs. 3,00,000/- (Rupees Three Lakhs)** 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 $6.16 + 1.95 = 8.11$ Decimal of land described in the **Schedule** of property given hereunder **TO HAVE AND TO HOLD THE SAME** absolutely and forever unto an in favour of the Purchaser **TOGETHER WITH** all the rights and interest thereto absolutely and for ever free from all encumbrances, liabilities whatsoever **TOGETHER WITH** all assessments, quasi-assessments and other stipulations or provisions in connection with the beneficial use 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 has 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 Khas 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. **And further** that the Vendors his heirs, executors, administrators and assignees, covenant with the Purchaser their heirs, executors, administrators or assignees to save harmless, indemnify and keep indemnified the Purchaser her heirs, administrators or assigns from or against all encumbrances, charges, and equities whatsoever. **And the Vendors**, his heirs, administrators or assigns further covenant that he 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 manner as aforesaid.

AND WHEREAS the present Vendors further declare that the purchaser may mutate his name in the relevant record in the said **Land** and also mutated his name in the Panchyet record and also pay rent and taxes in his name against **this deed of conveyance**.

SCHEDULE OF PROPERTY as referred to :-

ALL THAT piece and parcel of **Shali** LAND situated at **Mouza - Matiagacha**, J.L. No. - 187, Re.Sa. No. - 17, Hal Touzi No. - 146, Pargana - Anowarpur.

<u>R.S.&L.R.</u> <u>Dag No.</u>	<u>L.R.</u> <u>Khatian No.</u>	<u>Nature</u> <u>of Land</u>	<u>Share</u>	<u>Area</u> <u>of Land</u>	<u>Out</u> <u>of Land</u>
5106	3120	Shali	159	3.50 Dec.	220 Dec.
5113	3120	Shali	635	1.20 Dec.	19 Dec.
5117	3120	Shali	635	0.95 Dec.	15 Dec.
5131	3120	Shali	635	0.51 Dec.	08 Dec.
5126	2244	Shali	486	1.95 Dec.	40 Dec.

TOTAL 5 (FIVE) DAG.

TOTAL AREA OF LAND= 6.16 + 1.95 = 8.11 (Eight Point One One) Decimal (more/less) of **P.S. & A.D.S.R.O.- Barasat**, District-North 24 Parganas, within the local limits of Kirtipur-II No. Gram Panchayet.

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

WITNESSES :

1. Aynal Molla
VILL KHASIBAZIA

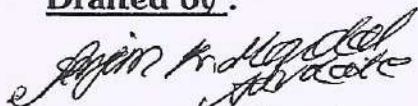
2. Hujjat Molla
Lauhati, Rajarhat

1. Aju Mondal
2. Abed Ali
3. Jaida Bibi
4. Asura Bibi
5. Asma Bibi
6. Amina Bibi

Represented by their
Constituted attorney

ASHAD ALI MOLLA
(Signature of Attorney)

Drafted by :


Advocate,
District Judges' Court
Barasat, North 24 Pgs.
WB/798/1995

Composed by :

A.T.M. Sanaul Mostafa

A.T.M. Sanaul Mostafa
Lauhati, Rajarhat, Kolkata - 135

MEMO OF CONSIDERATION

Received from a sum of **Rs. 3,00,000/- (Rupees Three Lakhs)** only towards Consideration Money from the Purchaser here in above.

By Draft No. Bank Name Rs. 3,00,000/-
DD - 367228 ING Vysya Bank
Dated - 19.11.13 H.B. Sarani Branch.

TOTAL Rs. 3,00,000/-

(Rupees Three Lakhs)

WITNESSES :

1. Aynal Molla
Aynal Molla
2. Ajijul Molla



1. Aju Mondal
2. Abed Ali
3. Jaida Bibi
4. Asura Bibi
5. Asma Bibi
6. Amina Bibi

Represented by their
Constituted attorney



Ashed Ali Molla
(Signature of Attorney)

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. 06710 / 2013, Deed No. (Book - I , 07200/2013)

I. Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Asad Ali Molla Matiagacha, Kolkata, Thana:-Barasat, P.O. :-Matiagacha, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135	 20/11/2013	 LTI 20/11/2013	Asad Ali Molla 20/11/13

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

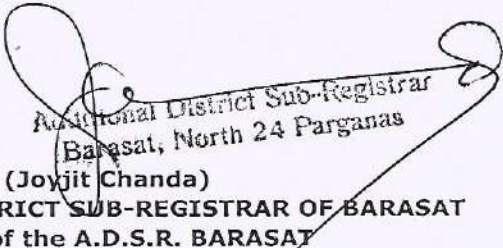
Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Asad Ali Molla Address -Matiagacha, Kolkata, Thana:-Barasat, P.O. :-Matiagacha, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135	Attorney	 20/11/2013	 LTI 20/11/2013	Asad Ali Molla 20/11/13

Name of Identifier of above Person(s)

Aynal Molla
Khariberia, Thana:-Barasat, P.O. :-Kamduni,
District:-North 24-Parganas, WEST BENGAL, India,

Signature of Identifier with Date

Aynal molla
20/11/13


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 - 07200 of 2013
(Serial No. 06710 of 2013 and Query No. 1503L000014475 of 2013)

On 20/11/2013

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 Draft

Rs. 7307/- is paid , by the draft number 753404, Draft Date 20/11/2013, Bank Name State Bank of India, Narayanpur, received on 20/11/2013

(Under Article : A(1) = 7293/- ,E = 14/- on 20/11/2013)

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.-6,63,540/-

Certified that the required stamp duty of this document is Rs.- 33197 /- and the Stamp duty paid as: Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 33097/- is paid , by the draft number 753403, Draft Date 20/11/2013, Bank : State Bank of India, Narayanpur, received on 20/11/2013

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

Presented for registration at 13.53 hrs on :20/11/2013, at the Office of the A.D.S.R. BARASAT by Asad Ali Molla ,Executant.

Executed by Attorney

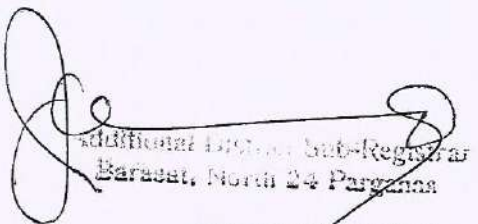
Execution by

1. Asad Ali Molla, son of Ajut Ali Molla , Matiagacha, Kolkata, Thana:-Barasat, P.O. :-Matiagacha, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135 By Caste Muslim By Profession: Cultivation,as the constituted attorney of 1. Aju Mondal 2. Abid Ali 3. Jaida Bibi 4. Asura Bibi 5. Asma Bibi 6. Amina Bibi is admitted by him.

Identified By Aynal Molla, son of Mujit Ali, Khariberia, Thana:-Barasat, P.O. :-Kamduni, District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Business.

(Joyjit Chanda)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

Asad Ali Molla
20/11/013


Additional District Sub-Registrar
Barasat, North 24 Parganas

(Joyjit Chanda)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

20/11/2013 14:30:00

EndorsementPage 1 of 1

SPECIMEN FORM FOR TEN FINGERPRINTS



GLF PESTS LIMITED
Rohand Singh
 Director.



Little Ring Middle Fore Thumb

(Left Hand)



Thumb Fore Middle Ring Little

(Right Hand)



AS hoda AG molla



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)

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 32
Page from 1971 to 1985
being No 07200 for the year 2013.



(Signature)
(Joyjit Chanda) 21-November-2013
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT
Office of the A.D.S.R. BARASAT
West Bengal