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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

M/v assessed = Rs 6,70,984²1051

Certified that the document is admitted for registration. The signature sheet, the endorser sheet and the attachment with this document are the same as the original.

Q-14919/13
 20/11/13
 ar
 5:55 P.M.

Additional District Sub-Registrar
 Barasat, North 24 Parganas
 21/11/13.

DEED OF CONVEYANCE

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

BETWEEN

1. **SIRAJUL ALAM SHA** Son of late Keramat Ali Sha 2. **MIJANUR SHA**
Son of Sirajul Alam Sha both residing at Village - Langalpota, Post -
Matiagachha, P.S. - Barasat Now Sashan, District - North 24 Parganas, by Na-
tionality - Indian, by faith - Muslim, by occupation - Cultivation, Hereinaf-
ter being referred to as the "**VENDORS**" (which expression shall unless ex-
clude 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 Com-
panies Act, 1956, having its registered office at 23A, Netaji Subash Road, 4th
Floor, Room No. - 59, Kolkata - 700001, represented by its Director **ROSHAN**
LAL SINGHAL, 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 repug-
nant 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 one Shokorjan Bibi Wife of late Keramat Ali Sha of
Langalpota were the original owner and possessor and L.R. Record holder of
a piece and parcel of land admeasuring 1.12 decimal (more or less) out of
194 decimal comprised in R.S. and L.R. Dag No. 5105 under L.R. Khatian No.
2172/2 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 Sokerjan Bibi died intestate living behind her Two sons namely Sirajul Alam Sha (i.e. vendor No. 1) and Mofijul Alam Sha and Three daughters namely Golapjan Bibi, Aklima Bibi & Moharjan Bibi as her legal heirs and successors as per mohammadan law of succession.

AND WHEREAS said Sirajul Alam Sha is the original woner and possessor of 0.32 decimal of land out of 1.12 decimal total out of 194 decimal by virtue of inheritance comprised in R.S. and L.R. Dag No. 5105 under L.R. Khatian No. 2172/2 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 One Madar Boksh Sapui of Mobarokpur ware the original woner and possessor of a piece and parcel of land admeasuring 11.75 decimel (mor or less) comprised in R.S. & L.R. Dag No. 5124 & 5142 under R.S. Khatian No 471 and L.R. Khatian No. 3024 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 registered Deed of Hebanama Being No 1558 dt. 26.05.1937 which was registered at sub-registry office Barasat, North24 parganas in recorded Book No -1, Volume No -19, Pages from 137 to141.

AND WHEREAS said Sundarjan Bibi @ Sundar Bibi wife of Late Madar Bokesh Sapui of Mobarokpur ware the original woner and possessor of a piece and parcel of land admeasuring 11.75 decimel (mor or less)

comprised in R.S. & L.R. Dag No. 5124 & 5142 under R.S. Khatian No 471 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 registered Deed of Hebanama Being No. 7968 dt. 21.08.1982 which was registered at Sub-registry office Barasat, North 24 parganas in recorded Book No -1, Volume No -120, Pages from 238 to 242 from her Husband said Madar Bokesh Sapui.

AND WHEREAS thereafter said Sundarjan Bibi @ Sundar Bibi while she were in peaceful possession & she got her name recorded correctly in the L.R. settlement operation vide L.R. Khatian No, 3024 and obtained parcha therefrom.

AND WHEREAS One Sk. Ibrahim S/O. Late Ajet ali of Mobarokpur becoming absolute owner and possessor of the said plot piece and parcel of land admeasuring 11.75 decimel (mor or less) comprised in R.S. & L.R. Dag No. 5124 & 5142 under R.S. Khatian No. 471 and L.R. Khatian No.3024 under Mouza - Matiagachha, J.L. No. 187, Re.Sa. No. 17, Hal Touzi No. 146, Pargana - Anowarpur, P. S. Barasat at Present Sashan, A.D.S.R.O. - Barasat, District - North 24 Parganas, within the local limits of Kirtipur -II Gram Panchayet, By way of registered Deed of sale being No- 04207 dt. 23.07.2008 which was registerd at A.D.S.R.O Barasat, North 24 parganas in recorded Book no-1 CD volume No 2, pages from 13401 to 13410 from said Sunderjan Bibi @ Sundar bibi W/o Late Madar Boksh Sapui of Mobarokpur, P.S.: Rajarhat, Dist. : North 24 parganas.

AND WHEREAS said Sirajul Alam Sha and Mijanur Sha i.c. Present Vendor No. 1 & 2 becoming absolute owners and joint possessors of the said plot piece and parcel of land admeasuring $0.32 + 11.75 = 12.07$ decimel (mor or less) comprised in R.S. & L.R. Dag No. 5105, 5124 & 5142 under R.S. Khatian No. 471 and L.R. Khatian No.2172/2 & 3024 under Mouza - Matiagachha, J.L. No. 187, Re.Sa. No. 17, Hal Touzi No. 146, Pargana - Anowarpur, P. S. Barasat at Present Sashan, A.D.S.R.O. - Barasat, Distric- North 24 Parganas, within the local limits of Kirtipur -II Gram Panchayet, By way of registered Deed of sale being No- 10782 dt. 07.08.2013 which was registerd at D.S.R. - II, North 24 parganas, Barasat in recorded Book no-1 , CD volume No 39, pages from 1461 to 1467 from said Sk. Ibrahim S/o Late Ajet Ali of Mobarokpur, P.S.: Rajarhat, Dist. : North 24 parganas.

AND WHEREAS by the aforesaid way the present Vendors became the absolute owners and joint possessors of a piece and parcel of land admeasuring 12.07 Decimal (more or less) comprised in R.S. & L.R. Dag no- 5105, 5124 & 5142 under R.S. Khatian No-471 and L.R. Khatian no- 2172/2 & 3024 under Mouza - Matiagachha, J.L. No. 187, Re.Sa. No. 17, Hal Touzi No. 146, Pargana- Anowarpur, P. S. Barasat at Present Sashan, A.D.S.R.O. - Barasat, Distric- North 24 Parganas, within the local limits of Kirtipur -II Gram Panchayet.

AND WHEREAS the present Vendors becoming absolute owners and joint 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 sufficicently entitled to the said property.

AND WHEREAS for personal reasons , it becoming necessary and expedient for the Vendors to sale an area of 12.07 decimal(more or less) comprised in R.S. Khatian No. 471 and L.R. Khatian No.-2172/2 & 3024, R.S. & L.R. Dag No.-5105, 5124 & 5142 under Mouza - Matiagachha, J.L. No. 187, Re.Sa. No. 17, Hal Touzi No. 146 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 , esements, whatsoever thereto at a total consideration of Rs-4,00,000/- (Four Lakh) only.

NOW THIS DEED WITNESSETH as follows :-

That in consideration of the said sum of Rs-4,00,000/- (Four Lakh) only. well and truly paid by the purchasre 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 12.07 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 favore of the Purchaser TOGETHER WITH all the rights and interest there to absolutely and for ever free from all encumbrances, change , liens, lispidences, attachments whatsoever liabilities all assessmants are now sezied 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 with out 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 farther that the vendors there 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 euqities 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, administartors 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 farthir declare that the purchser 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.

SEHEDULE OF PROPERTY as referred to :-

ALL THAT piece and parcel of LAND comprising in **Mouza -**
Matiagachha, J.L. No. - 187 , Re.Sa. No. 17, Hal Touzi No - 146, Pargana -
Anowarpur.

R. S. Khatian No. 471					
<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 of</u> <u>Land</u>	<u>Out of</u> <u>Land</u>
5105	2172/2	shali	0017	0.32 Dec	194 Dec.
5124	3024	shali	5417	9.75 Dec	18 Dec.
5142	3024	shali	10000	2.00 Dec	2.00 Dec.

Total 3 (Three) Dag.

Total Area of Land = 12.07 (Twelve Point Zero Seven) Decimal. (more/less)
of P. S. : Barasat Now Sashan, A.D.S.R.O.- Barasat, Distric - North 24 Parganas,
within the local limits of Kirtipur -II Gram Panchayet.

IN WITNESS WHERE OF ,the Vendors and the purchaser here de-
scribed their hands, seals and signature on the day, month and year
first above written.

WITNESS :

1. *Ajijul Molla*
Lauhati, Rajarhat
2. *Aynal malla*
Vill Khari Basua
P.S. Shorsan

Drafted by :

M. M. K. Mondal
Advocate

District Judges' Court
North 24 Parganas, Barasat
Enroll No. - *WB/798/1995*

Suzainul Alam Sha

Mijanur Sha

Composed by :

A.T.M. Sarau Mostafa

A.T.M.SANAUL MOSTAFA

LAUHATI, RAJARHAT, KOL - 135

(Signature of Vendors)

MEMO OF CONSIDERATION

Received from a sum of Rs. 4,00,000/- (Four Lakhs) only. Towards
Consideration Money from the Purchaser here in above.

By Cash

Rs. 4,00,000/-

Total

4,00,000/-

(Rupees Four Lakhs Only)

WITNESS :

1. *Ajijul Molla*
Rauhati, Rajarhat.
2. *Aynal molla*
vill knazi boria
P.S. Shasom

Sirajul Alam Sha

Mijanur Sha

(Signature of Vendors)



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

Endorsement For Deed Number : I - 07212 of 2013
(Serial No. 06716 of 2013 and Query No. 1503L000014919 of 2013)

On 20/11/2013

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

Presented for registration at 17.55 hrs on :20/11/2013, at the Private residence by Sirajul Alam Sha , one of the Executants.

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

Execution is admitted on 20/11/2013 by

1. Sirajul Alam Sha, son of Late Keramat Ali Sha , Langalpota, Thana:-Barasat, P.O. :-Matiagacha, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : Cultivation
 2. Mijanur Sha, son of Late Keramat Ali Sha , Langalpota, Thana:-Barasat, P.O. :-Matiagacha, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : Cultivation
- Identified By Ajijul Molla, son of Abdul Hamid Molla, Lauhati, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste: Muslim, By Profession: Business.

(Joyjit Chanda)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

On 21/11/2013

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. 7384/- is paid , by the draft number 753420, Draft Date 21/11/2013, Bank Name State Bank of India, Narayanpur, received on 21/11/2013

(Under Article : A(1) = 7370/- ,E = 14/- on 21/11/2013)

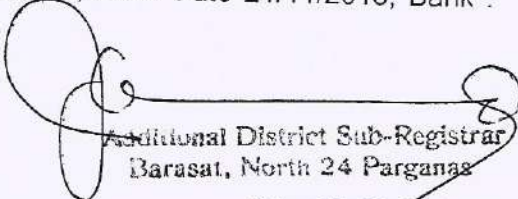
Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-6,70,904/-

Certified that the required stamp duty of this document is Rs.- 33565 /- and the Stamp duty paid as: Impressive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 33465/- is paid , by the draft number 753421, Draft Date 21/11/2013, Bank : State Bank of India, Narayanpur, received on 21/11/2013


Additional District Sub-Registrar
Barasat, North 24 Parganas

(Joyjit Chanda)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

21/11/2013 12:57:00

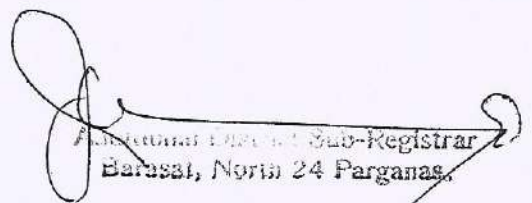
EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 07212 of 2013
(Serial No. 06716 of 2013 and Query No. 1503L000014919 of 2013)

(Joyjit Chanda)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT


Additional District Sub-Registrar
Barasat, North 24 Parganas.

21/11/2013 12:57:00

(Joyjit Chanda)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT
EndorsementPage 2 of 2

SPECIMEN FORM FOR TEN FINGERPRINTS



Roshan Ali Juyal

(Left Hand)				
(Right Hand)				



Shraigul Alam Sha

(Left Hand)				
(Right Hand)				



Mijanur Sha

(Left Hand)				
(Right Hand)				

PHOTO

(Left Hand)				
(Right Hand)				

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 32
Page from 2169 to 2183
being No 07212 for the year 2013.



(Signature)
(Joyjit Chanda) 22-November-2013
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT
Office of the A.D.S.R. BARASAT
West Bengal