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पश्चिम बंगाल WEST BENGAL

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Registered under the provisions of Act No. 19 of 1908.
 The Registrar has verified the contents of this document and has found them to be correct and true.
 25 NOV 2013

Regional District Sub-Registrar
 Barasat, North 24 Parganas

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on the 25th day of November, Two Thousand Thirteen.

BETWEEN

RUHUL AMIN SANPUI (voter id. no. GGC3078979) son of Late Mujit Ali sanpui , residing at Village- Mobarakpur, P.O.- Lauhati, P.S.- Rajarhat, Kolkata – 700135, District- North 24 Parganas , by nationality- Indian, by faith- Islam, by occupation- Cultivation, 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 Koshlal Sanpui son of late Tacher Sanpui of Mobarockpur was the original woner and possessor of a piece and parcel of land admesuring 20 decimal (more or less) out of 40 decimal of land & R.S record holder vide R.S khatian No. 641.

AND WHEREAS said Koshlal sanpui died living behind his three sons namley Kalamuddin Sanpui @ Kalu Sanpui, Lalbabu Sanpu, yead Ali Sanpui and three Doughters namley Sokhejan Bibi, Shokarjan Bibi & Afimjan Bibi only legal heirs and succears as per mahammadan law of succession.

AND WHEREAS Kalamuddin sapui @ Kalu Sapui, Lalbabu Sapui, Yead ali Sapui all sons of late Koshlal Sapui of Mobarackpur, P.O. - Lauhati, P.S. Rajarhat, Distric - North 24 Parganas was the original owner and possessor of a piece and parcel of land admeasuring 13.33 decimal (more or less) comprised in Hal R.S. & L.R. Dag No- 5126 under R.S. Khatian no. 641 and L.R. khatan No.-2238,2239,2240 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 Rawsan ali sapui @Rawsan ali and Ruhul Amin Sapui both sons of late Mujit Ali Sapui @ Mujit Ali of mobarackpur is the 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 10 decimal out of 13.33 decimal total 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. By way of registered did of sale being no-5339 dt. 14/06/1982 which was registered at - Subregistrery office at Barasat, North 24 parganas in recorded book No- 1, Volume No. 64 Pages from 221 to 224 from said Kalomuddin Sapui @ Kalu Sapui, Lalbabu Sapui & Yead ali sapui.

AND WHEREAS Thereafter said Rahul amin Sapui while they were in peaceful possession and they got mutata there name recorded in the L.R. Settlement operation vide L.R. khatian No- 2242 and obtained parcha therefrom.

AND WHEREA the present Vendor becoming absolute owner and possessor of the said plot of land comprised in Hal R.S & L.R. Dag No. 5126

area of land 05 decimal out of 40 decimal (more or less) under L.R. Khatian No. 2242, 2238 , 2239 & 2240 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 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 aforesaid Vendor become the absolute owner and possessor of the plot of land measuring an area 05 decimal (more or less) be the same a little more or less by virtue of parchesed 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 Vendor 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 Vendor to sale an area of 05 decimal (more or less) 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 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. 3,00000/- (Rupees Three Lakhs)** only.

NOW THIS DEED WITNESSETH as follows :~

That in consideration of the said sum of **Rs. 3,00000/- (Rupees three Lakhs)** only well and truly paid by the Purchaser to the Vendors 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 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 VENDOR do hereby covenant with the Purchaser as follows :~

THE INTEREST which the Vendor do hereby profess to transfer subsists and that the Vendor 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 Vendor 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 Vendor**, 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 Vendor 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.

R.S. KHATIAN NO. - 641					
<u>R.S.&L.R.</u>	<u>L.R.</u>	<u>Nature</u>	<u>Share</u>	<u>Area of</u>	<u>Out of</u>
<u>DAG No.</u>	<u>Khatian No.</u>	<u>of Land</u>		<u>Land</u>	<u>Land</u>
5126	2242, 2238 2239 & 2240	Shali	1250	05 Dec	40 Dec.

Area of Land 05 (Five) Decimal (more or less) of P.S. & A.D.S.R.O.- Barasat Now P.S. - Sashan, District- North 24 Parganas, within the local limits of Kirtipur-II No. 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*
of Lauhati, Rajarhat.
2. *Hazi-Abdul Quader.*
vill-Atghara, P.O.R-gopalpur
P.S. Beguniati Kol-700135

Drafted by :

Ajijul M. Molla
Advocate

District Judges' Court

North 24 Parganas, Barasat

Enroll No. - *WB/798/1995*

Composed by :

A.T.M. Sanaul Mostafa

A.T.M.SANAUL MOSTAFA

LAUHATI, RAJARHAT, KOL - 135

স্বাক্ষরিত

(Signature of Vendors)

MEMO OF CONSIDERATION

Received from a sum of **Rs.3,00000/- (Rupees Three Lakhs)** only towards Consideration Money from the Purchaser here in above.

By Draft

Draft No. 367227 Dt. 19.11.2013 Rs.3,00000/-

Bank Name ING VYSYA Bank limited
H.B.sarani Branch.

TOTAL Rs. 300000/-

(Rupees ThreeLaksh only)

WITNESSES :

1. *Ajjul Molla .*

2. *Hazi- Abdul Quader
vill- Satghara, P.O.R. Gopalpur
P.S. Baguicati Kol. 700136.*

স্বাক্ষর আব্দুল আজিজ

(Signature of Vendors)

SPECIMEN FORM FOR TEN FINGERPRINTS



Rashid Syed



Little



Ring



Middle



Fore

Thumb

(Left Hand)



Thumb

Fore

Middle

Ring

Little

(Right Hand)



Handwritten text in Urdu script, possibly a name or identifier.



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)

PHOTO

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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. 06848 / 2013, Deed No. (Book - I , 07315/2013)

Signature of the Presentant

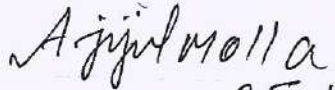
Name of the Presentant	Photo	Finger Print	Signature with date
Ruhul Amin Sanpui Mobarakpur, Thana:-Rajarhat, P.O. :-Lauhati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700125	 25/11/2013	 LTI 25/11/2013	 25.11.13

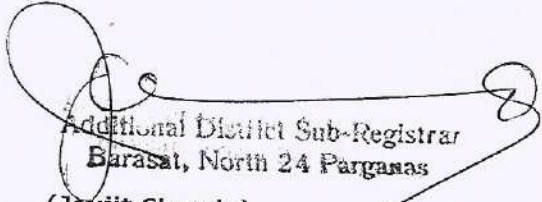
II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Ruhul Amin Sanpui Address -Mobarakpur, Thana:-Rajarhat, P.O. :-Lauhati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700125	Self	 25/11/2013	 LTI 25/11/2013	

Name of Identifier of above Person(s)
 Arjun Molla
 Lauhati, Thana:-Rajarhat, District:-North 24-Parganas,
 WEST BENGAL, India,

Signature of Identifier with Date


 25.11.13


 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 - 07315 of 2013
(Serial No. 06848 of 2013 and Query No. 1503L000015258 of 2013)

On 25/11/2013

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. 4513/- is paid , by the draft number 967356, Draft Date 23/11/2013, Bank Name State Bank of India, LAUHATI, received on 25/11/2013

(Under Article : A(1) = 4499/- ,E = 14/- on 25/11/2013)

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.-4,09,088/-

Certified that the required stamp duty of this document is Rs.- 20474 /- and the Stamp duty paid as: Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 20374/- is paid , by the draft number 967355, Draft Date 23/11/2013, Bank : State Bank of India, LAUHATI, received on 25/11/2013

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

Presented for registration at 12.40 hrs on :25/11/2013, at the Office of the A.D.S.R. BARASAT by Ruhul Amin Sanpui ,Executant.

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

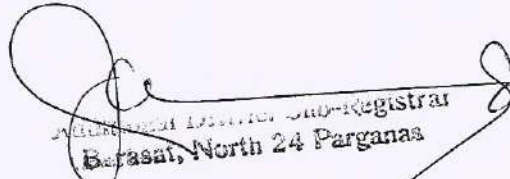
Execution is admitted on 25/11/2013 by

1. Ruhul Amin Sanpui, son of Late Mujit Ali Sanpui , Mobarakpur, Thana:-Rajarhat, P.O. :-Lauhati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700125, By Caste Muslim, By Profession : Cultivation

Identified By Arjun Molla, son of Abdul Hamid Molla, Lauhati, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Muslim, By Profession: Business.

(Joyjit Chanda)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

স্ব স্বাক্ষরিত সন্থি


ADDITIONAL DISTRICT SUB-REGISTRAR
Barasat, North 24 Parganas

(Joyjit Chanda)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

EndorsementPage 1 of 1

25/11/2013 14:53:00

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 33
Page from 1305 to 1318
being No 07315 for the year 2013.



(Handwritten signature)
(Joyjit Ghanda) 27-November-2013
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT
Office of the A.D.S.R. BARASAT
West Bengal