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पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL

R 797769

Q - 17731/14

When this document is submitted to
 the Registrar, the Registrar shall
 issue a receipt and the document shall
 be deemed to be a valid document.

31/10/14

or
12:05

(Signature)
 Additional District Sub-Registrar
 Pargana, North 24 Parganas
 31 OCT 2014

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on the 31st
 day of October, Two Thousand Fourteen (2014).

B E T W E E N

JALAL UDDIN MOLLA (Voter ID No. GGC2225357), son of Late Surat Ali Mondal @ Surat Ali Molla, residing at Village & P.O. - Matiagachha, P.S. - Sashan, 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 Surat Ali Mondal @ Surat Ali Molla, son of Late Faju Molla, of Matiagachha, was the original owner and possessor and L.R. record holder of a piece and parcel of land admeasuring 08 decimal (more or less) comprised in R.S. & L.R. Dag No. 5123 & 5141, under L.R. Khatian No. 1842, 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 Surat Ali Mondal @ Surat Ali Molla died leaving intestate behind his three sons namely Abdul Jabbar Ali Molla, Jumman Ali Molla & Jalal Uddin Molla (i.e. Vendor) and two daughters namely Ujala Bibi & Sakila Bibi and wife Durefan Bibi as his legal heirs and successors as per Mohammedan Law of Succession.

AND WHEREAS said Jalal Uddin Molla (i.e. vendor), became the absolute owner and possessor of a piece and parcel of land admeasuring 1.69 decimal (more or less), comprised in R.S. & L.R. Dag No. 5123 (area of land 0.93 dec. more or less) out of 17 decimal, 5141 (area of land 0.76 dec. more or less) out of 14 decimal, under L.R. Khatian No. 1842, 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 inheritance.

AND WHEREAS said Jalal Uddin Molla (i.e. vendor), becoming absolute owner and possessor of a piece and parcel of land admeasuring 1.69 decimal (as per his share) out of 08 decimal, 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 sufficiently entitled to the said property.

AND WHEREAS for personal reasons, it becoming necessary and expedient for the Vendor to sell an area of 1.69 decimal (more or less) out of 08 decimal, comprised in R.S. & L.R. Dag No. 5123 (area of land 0.93 dec. more or less) out of 17 decimal, 5141 (area of land 0.76 dec. more or less) out of 14 decimal, under L.R. Khatian No. 1842, 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 there to at a total consideration of **Rs. 1,37,313/- (One Lakh Thirty Seven Thousand Three Hundred Thirteen) only.**

NOW THIS DEED WITNESSETH as follows :-

That in consideration of the said sum of **Rs. 1,37,313/- (One Lakh Thirty Seven Thousand Three Hundred Thirteen) 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 1.69 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, change, 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 persents 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 their 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 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.

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 Rayat Dakhali Swattiya of Shali 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 payabel as per state government rules and regulations.

<u>R.S. Khatian No. 2757</u>					
<u>R.S. & L.R.</u> <u>Dag No.</u>	<u>L.R.</u> <u>Khatian No.</u>	<u>Nature Of</u> <u>Land</u>	<u>Share</u>	<u>Area of</u> <u>Land Sold</u>	<u>Out Of</u> <u>Land</u>
5123	1842	Shali	0.0547	0.93 Dec.	17 Dec.
5141	1842	Shali	0.0543	0.76 Dec.	14 Dec.

Total 2 (Two) Dag,

Total Area of Land sold = 1.69 (One Point Six Nine) 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 his hands, seals and signature on the day, month and year first above written.

WITNESS :

1. *Omprasad Mishra*
27/10/2017
2. *Jamal Uddin Molla*
Lauhati
3. *Kamal Uddin Sha*
Laughata

Drafted by:

Arjun K. Choudhary

Advocate

District Judges' Court

North 24 Parganas, Barasat

Enroll No. - WB/798/1995

Prepared By :

Sk. Sahana Nawazuddin Ahmed
Sk. Sahana Nawazuddin Ahmed

Composed by :

Nasim Ahmed
Sk. Nasim Ahmed

LAW CONCERN, LAUHATI, KOL - 135

Omprasad Mishra

(Signature of Vendors)

MEMO OF CONSIDERATION

Received a sum of Rs. 1,37,313/- (One Lakh Thirty Seven Thousand Three Hundred Thirteen) only. Towards Consideration Money from the Purchaser here in above.

Handwritten signature/initials in Urdu script, oriented vertically on the left side of the document.

By cash.

Rs. 1,37,313/-

Total

Rs. 1,37,313/-

(One Lakh Thirty Seven Thousand Three Hundred Thirteen) only.

WITNESS:



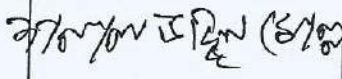
1. Handwritten name in Urdu script.
2. Kamil Uddin Mulla
Lahore
3. Kamil Uddin She
Lahore

Handwritten signature in Urdu script.

(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. 08950 / 2014, Deed No. (Book - I , 08350/2014)

I. Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Jalaluddin Molla Matiagachha, Kolkata, Thana: Barasat, P.O. :-Matiagachha, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135	 31/10/2014	 LTI 31/10/2014	 31/10/14

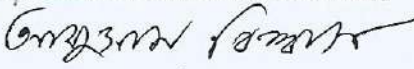
II. Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Jalaluddin Molla Address -Matiagachha, Kolkata, Thana:-Barasat, P.O. :-Matiagachha, District:-North 24-Parganas, WEST BENGAL, India, Pin 700135	Self	 31/10/2014	 LTI 31/10/2014	

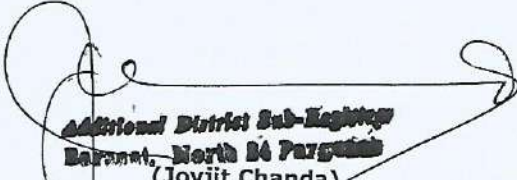
Name of Identifier of above Person(s)

Abusam Biswas
Kharibaria, Thana:-Rajarhat, P.O. :-Kamduni,
District:-North 24-Parganas, WEST BENGAL, India

Signature of Identifier with Date


31/10/14




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 - 08350 of 2014
(Serial No. 08950 of 2014 and Query No. 1503L000017731 of 2014)

On 31/10/2014

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. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 1521.00/-, on 31/10/2014

(Under Article : A(1) = 1507/- ,E = 14/- on 31/10/2014)

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.-1,37,313/-

Certified that the required stamp duty of this document is Rs.- 6886 7/- and the Stamp duty paid as: impressive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 6786/- is paid , by the draft number 667835, Draft Date 31/10/2014, Bank : State Bank of India, LAUHATI, received on 31/10/2014

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

Presented for registration at 12.05 hrs on :31/10/2014, at the Office of the A.D.S.R. BARASAT by Jalaluddin Molla ,Executant.

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

Execution is admitted on 31/10/2014 by

1 Jalaluddin Molla, son of Lt. Surat Ali Mondal @ Surat Ali Molla , Matiagachha, Kolkata, Thana:-Barasat, P.O. :-Matiagachha, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Cultivation

Identified By Abusam Biswas, son of Alibakkar Biswas, Khariberia, Thana:-Rajarhat, P.O. :-Kamduni, District:-North 24-Parganas, WEST BENGAL, India, By Caste: Muslim, By Profession: Business.

(Joyjit Chanda)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

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

ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

31/10/2014 13:26:00

Endorsement Page 1 of 1

31 OCT 2014

UNDER RULE 44A OF THE I.R. ACT 1908

(1)

Name ROSHAN LAL SINGHAL

Status - Presentant



Roshan Lal Singhal

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person

Roshan Lal Singhal
Signature of the presentant

(2)

Name JALAL UDDIN MOLLA

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)



Jalal Uddin Molla

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person

Jalal Uddin Molla
Signature of the Presentant / Executant /

Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 54
Page from 853 to 866
being No 08350 for the year 2014.



(Jyjit Ghanda) 05-November-2014
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT
Office of the A.D.S.R. BARASAT
West Bengal

31 OCT 2014