

09388/14

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R. 08739



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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verified that the document is authentic & registration. The signature sheet sheet and the other matter and sheet and sheet with this certificate are the 18.11.2014

[Handwritten Signature]
 Additional District Sub-Registrar
 Baranagar, North 24 Parganas
 18 NOV 2014

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on the 18th day of November, Two Thousand Fourteen (2014).

B E T W E E N

1. SADEK ALI, son of Late Ahad Box, 2. SADDAM HOSSAIN, son of Sadek Ali, both residing at Village - Mahishgadi (south), P.O. - Matiagachha, P.S. - Barasat Now Rajarhat, District - North 24 Parganas, West Bengal, Kolkata - 700135, 3. ANOWARA BIBI, wife of Ruhul Amin, residing at Village - Mochpole, P.O. - Dadpur, P.S. - Barasat, District - North 24 Parganas, West Bengal, by nationality - Indian, by religion - Islam, by occupation - Cultivation & Household Work, hereinafter being referred to as the "VENDORS" (which expression shall unless exclude by or repugnant to the subject or context be deemed to mean and include their 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 Jayeda Bibi, of Manikpur was the original owner and possessor and L.R. record holder of a piece and parcel of land admeasuring 4.64 decimal comprised in R.S. & L.R. Dag No. 5114, 5138, 5139 & 5140, R.S. Khatian No. 466, L.R. Khatian No. 2890, under mouza - Matiagachha, J.L. No. 187, Re.Sa. No. 17, Hal Touzi No. 146, Pargana - Anowarpur, P.S. - Barasat Now Rajarhat, 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 Jayeda Bibi (no issue) died instate living behind her three brothers namely Ebrahim Sapui, Rahajuddin Sapui, Idris Sapui, three sisters namely Jamila Bibi, Sayra Bibi & Johara Bibi as her only legal heirs and successors as per Mohammedan Law of Succession.

AND WHEREAS said Ebrahim Sapui, was the original & absolute owner and possessor of a piece and parcel of land admeasuring 12.40 + 1.03 (from said Jayeda Bibi) decimal (more or less), comprised in R.S. & L.R. Dag No. 5114, 5138, 5139 & 5140, R.S. Khatian No. 466, L.R. Khatian No. 2886 & 2890, under mouza - **Matiagachha**, J.L. No. 187, Re.Sa. No. 17, Hal Touzi No. 146, Pargana - Anowarpur, P.S. - Barasat Now Rajarhat, 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 Ebrahim Sapui died instate living behind his three sons namely Ansur Sapui, Abed Ali Sapui, Mohidul Sapui, three daughters namely Ketamon Bibi, Rashida Bibi & Anjamon Bibi as his only legal heirs and successors as per Mohammedan Law of Succession.

AND WHEREAS said Ketamon Bibi, became the absolute owner and possessor of a piece and parcel of land admeasuring 1.50 decimal (more or less), comprised in R.S. & L.R. - Dag No. 5114, 5138, 5139 & 5140, R.S. Khatian No. 466, L.R. Khatian No. 2886 & 2890, under mouza - **Matiagachha**, J.L. No. 187, Re.Sa. No. 17, Hal Touzi No. 146, Pargana - Anowarpur, P.S. - Barasat Now Rajarhat, 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 Ketamon Bibi died instate living behind her husband Sadek Ali, son Saddam Hossain & daughter Anowara Bibi (i.e.

vendor no. 1-3) as her only legal heirs and successors as per Mohammedan Law of Succession.

AND WHEREAS said Vendors, became the absolute owner and possessor of a piece and parcel of land admeasuring 1.50 decimal (more or less) comprised in R.S. & L.R. Dag No. 5114, 5138, 5139 & 5140, R.S. Khatian No. 466, L.R. Khatian No. 2886 & 2890, under **mouza - Matiagachha**, J.L. No. 187, Re.Sa. No. 17, Hal Touzi No. 146, Pargana - Anowarpur, P.S. - Barasat Now Rajarhat, 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 the present vendors is the absolute owner and possessor of 1.50 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 Vendors to sell an area of 1.50 decimal (more or less) comprised in R.S. & L.R. Dag No. 5114 (area of land 1.12 dec. more or less) out of 96 decimal, 5138 (area of land 0.20 dec. more or less) out of 14 decimal, 5139 (area of land 0.02 dec. more or less) out of 02 decimal & 5140 (area of land 0.16 dec. more or less) out of 12 decimal, R.S. Khatian No. 466, L.R. Khatian No. 2886 & 2890, under **mouza - Matiagachha**, J.L. No. 187, Re.Sa. No. 17, Hal Touzi No. 146, Pargana - Anowarpur, P.S. - Barasat Now Rajarhat, 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 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. 1,21,875/- (One Lakh Twenty One Thousand Eight Hundred Seventy Five) only.

NOW THIS DEED WITNESSETH as follows :-

That in consideration of the said sum of Rs. 1,21,875/- (One Lakh Twenty One Thousand Eight Hundred Seventy Five) 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 1.50 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, lispences, 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 VENDORS do hereby covenant with the Purchaser as follows:-

THE INTEREST which the Vendors do hereby profess to transfersubsists 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 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 Vendors and / or any person / persons claiming through or under or in trust for them.

And FURTHER that the vendors, their 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 vendors, their 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 Vendors not any such notice has been published.

That the land fully described in the schedule below stands retained by the Vendors 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 Vendors that the said land which described in the schedule hereinafter written is the self acquired property of the Vendors 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 Vendors 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 Vendors and realizable from the Vendors.

It is hereby declared that the Vendors are absolutely free from all encumbrances and that are not the benamder of anyone and the same are not the DEBATTOR or PIROTTOR property or are not subject matter of any court case or not any litigation from any corners whatsoever.

That the Vendors 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 Vendors, if not free from all encumbrances as herein covenant, the Vendors 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 Vendors without any claim or demand at the cost of the Purchaser herein.

AND WHEREAS the present vendors further declared that the purchaser may mutate his name in the relevant record in the said **LAND** and

also mutata his name in the Panchayet record and also pay rent and taxes in his name against this Deed Of Conveyance.

AND the vendors 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.

R.S. Khatian No. 466, L.R. Khatian No. 2886 & 2890.				
<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>
5114	Shali	0.0117	1.12 Dec.	96 Dec.
5138	Shali	0.0143	0.20 Dec.	14 Dec.
5139	Khal	0.0100	0.02 Dec.	02 Dec.
5140	Shali	0.0134	0.16 Dec.	12 Dec.

Total 04 (Four) Dag,

Area of Land sold = 1.50 (One Point Five Zero) Decimal (more/less) of P.S. - Barasat now Rajarhat, A.D.S.R.O.- Barasat, District - North 24 Parganas within the local limits of Kirtipur - II Gram Panchayet. No Road Surrounding these land.

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. *Handwritten signature*
স্বাক্ষর করেছেন
স্বাক্ষর করেছেন
স্বাক্ষর করেছেন

2. *Handwritten signature*
স্বাক্ষর করেছেন
স্বাক্ষর করেছেন
স্বাক্ষর করেছেন

3. *Handwritten signature*
লাহাতি

Drafted by:

Handwritten signature
Advocate

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

Composed by :

Handwritten signature
S.N. Ahmed

LAUHATI, KOL - 135

Handwritten signature

Handwritten signature

Handwritten signature

Handwritten signature

(Signature of Vendors)

MEMO OF CONSIDERATION

Received a sum of Rs. 1,21,875/- (One Lakh Twenty One Thousand Eight Hundred Seventy Five) only. Towards Consideration Money from the Purchaser herein above.

By - cash.

Rs. 1,21,875/-

Total

Rs. 1,21,875/-

(One Lakh Twenty One Thousand Eight Hundred Seventy Five) only.

WITNESS:

1. *Handwritten signature*
1. *Handwritten signature*

Handwritten signature

Handwritten signature

2. *Handwritten signature*
2. *Handwritten signature*

Handwritten signature

(Signature of Vendor)

3. *Handwritten signature*
3. *Handwritten signature*

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

GLF PROJECTS LIMITED
Roshan Lal Singhal
Signature of the presentant

(2)

Name SADIK ALI

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



SADIK ALI

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

SADIK ALI

Signature of the Presentant / Executant /
Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

SPECIMEN FORM FOR TEN FINGERPRINTS



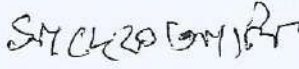


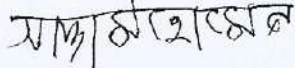



Sl. No.	Signature of the executants/ Vendors/ Developers presentants					
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">7120000000</p>						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">JN 091 5141 JARD</p>						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						
	Little	Ring	Middle	Fore	Thumb	
	(Left Hand)					
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						

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. 09388 / 2014, Deed No. (Book - I , 08739/2014)

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Sadek Ali Mahishgadi (South), Kolkata, Thana:-Rajarhat, P.O. :-Matiagachha, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135	 18/11/2014	 LTI 18/11/2014	 18/11/14

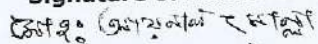
II . Signature of the person(s) admitting the Execution at Office.

Sl No	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Sadek Ali Address -Mahishgadi (South), Kolkata, Thana:-Rajarhat, P.O. :-Matiagachha, District:-North 24-Parganas, WEST BENGAL, India, Pin : 700135	Self	 18/11/2014	 LTI 18/11/2014	
2	Suddam Hossain Address -Mahishgadi (South), Kolkata, Thana:-Rajarhat, P.O. :-Matiagachha, District:-North 24-Parganas, WEST BENGAL, India, Pin 700135	Self	 18/11/2014	 LTI 18/11/2014	
3	Anowara Bibi Address -Mochpole, Kolkata, Thana:-Barasat, P.O. : Dadpur, District:-North 24-Parganas, WEST BENGAL, India	Self	 18/11/2014	 LTI 18/11/2014	

Name of Identifier of above Person(s)

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

Signature of Identifier with Date



18/11/14




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 - 08739 of 2014
(Serial No. 09388 of 2014 and Query No. 1503L000019440 of 2014)

On 18/11/2014

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 1345.00/-, on 18/11/2014

Under Article : A(1) = 1331/- ,E = 14/- on 18/11/2014)

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.-1,21,875/-

Certified that the required stamp duty of this document is Rs.- 6114 /- and the Stamp duty paid as: Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 6014/- is paid , by the draft number 667888, Draft Date 18/11/2014, Bank : State Bank of India, LAUHATI, received on 18/11/2014

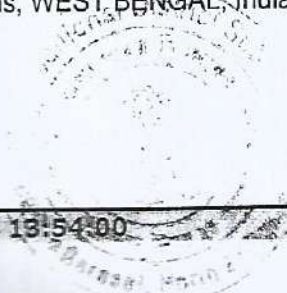
Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 13.40 hrs on :18/11/2014, at the Office of the A.D.S.R. BARASAT by Sadek Ali , one of the Executants.

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

Execution is admitted on 18/11/2014 by

1. Sadek Ali, son of Lt. Ahad Box , Mahishgadi (South), Kolkata, Thana:-Rajarhat, P.O. :-Matiagachha, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Cultivation
2. Saddam Hossain, son of Lt. Ahad Box , Mahishgadi (South), Kolkata, Thana:-Rajarhat, P.O. :-Matiagachha, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Cultivation
3. Anowara Bibi, wife of Ruhul Amin , Mochpole, Kolkata, Thana:-Barasat, P.O. :-Dadpur, District:-North 24 Parganas, WEST BENGAL, India, By Caste Muslim, By Profession : House wife



ADDITIONAL DISTRICT SUB-REGISTRAR
Barasat, North 24 Parganas
(Joyjit Chanda)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

EndorsementPage 1 of 2

18/11/2014 13:54:00




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

Endorsement For Deed Number : I - 08739 of 2014
(Serial No. 09388 of 2014 and Query No. 1503L000019440 of 2014)

Identified By Md. Aynal Molla, son of Md. Mujit Ali Molla, 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
Barasat, North 24 Parganas
(Joyjit Chanda)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

EndorsementPage 2 of 2

18/11/2014 13:54:00

18 NOV 2014

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 56
Page from 1784 to 1800
being No 08739 for the year 2014.



(Jyjit Chanda) 19-November-2014
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT
Office of the A.D.S.R. BARASAT
West Bengal

Additional District Sub-Registrar
Barasat, North 24 Parganas
18 NOV 2014