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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Certified that the document is admitted to
 Registration. The Registrar has not the
 authority to issue any certificate
 of registration.

[Signature]
 14/10/14

DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on
 this the 29th day September of Two Thousand and Fourteen (2014)

[Signature]
 22/8/14
 Kalyana Insurance Co.
 29/9/14

3513/1

T

28/10/14

29/10

BETWEEN

ABDUL HAMID TARAFDER, son of Fajar Ali Tarafder, by faith - Muslim, by Nationality - Indian, occupation- Cultivation, residing at Village - Podra P.O. Bishnupur, Police Station - Rajarhat, District - North 24 Parganas, having Electoral Voter Identity Card no GGC3631108, herein after called and referred to as the "**VENDOR**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors administrators, representatives nominees and assigns) of the **ONE PART**.

-AND-

GLF PROJECTS LIMITED, (PAN AACCG9874H) a Company, incorporated under the Provisions of the Companies Act. 1956, having its Office at 23A, N.S. Road, 4th floor, Room No.7A, Kolkata- 700001, P.S. Hare Street, represented by its Director **ROSHAN LAL SINGHAL** son of Chanderbhan Singhal of 23A, N.S. Road, 4th Floor, Room No.7A, Kolkata -700 001, by faith- Hindu, by occupation- Business, by Nationality-Indian, hereinafter called and referred to as the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its Director in office for the time being in force, executors, administrators, representatives and assigns) of the **OTHER PART**.

WHEREAS at all material time one Sundar Jan Bibi wife of Madar Box Shapui , was the owners and possessors of the Sali land measuring an

area 04 Sataks be the same and little more or less along with other lands in R.S. Dag No. 5126 under R.S. Khatian No. 1763 corresponding L.R. Khatian No 2864, lying and situated at **Mouza - MATIAGACHA**, J.L. No. 187, R.S. No. 17, Touzi No. 146, within the local limits of Kirtipur 2 No. Gram Panchayet, within the jurisdiction of Barasat Police Station, in the District of North 24 Parganas, absolutely free from all encumbrances whatsoever by virtue of own Settlement Record of Rights.

AND WHEREAS Since the said Sundar Jan Bibi was seized and possessed of the aforesaid plot of Sali land measuring an area 04 Sataks be the same and little more or less sold transferred and conveyed his right title and interest of the said land in favour of one Sk. Ibrahim by a Bengali deed of kobala being no 04207 of 2008 dated 23 - 07 - 2008.

AND WHEREAS By an another Bengali deed of kobala registered in the office of Additional District Sub-registrar at Barasat, on 25th November 2008 in deed no 6072 of 2008 the said Sk. Ibrahim transferred said land measuring an area of 04 Satak in favour of one Nur Mohammad Tarafder.

AND WHEREAS Since the said Nur Mohammad Tarafder was seized and possessed of the aforesaid plot of land sold transferred and conveyed his right title and interest of the said land measuring an area of 04 Satak by a Bengali deed of kobala registered in the office of

District Sub-registrar, at Barasat, in book no 1, volum no 16 pages 2756 to 2766 being no 04832 of 2010 to the vendor herein. After the purchase as aforesaid the vendor herein has been enjoying the same peacefully, freely, absolutely and without any interruptions from any corners whatsoever by paying usual rents and taxes to the proper authorities as absolute owner and possessor thereof and has the full right to dispose or transfer the same to any one in any way as the vendor herein will think fit and proper.

AND WHEREAS Now the Vendor herein has agreed to sell and the purchaser herein has agreed to purchase the aforesaid plot of Sali land measuring an area of 04 Sataks be the same and little more or less along in R.S. Dag No. 5126 under R.S. Khatian No. 1763 corresponding L.R. Khatian No 2864, lying and situated at **Mouza - MATIAGACHA**, J.L. No. 187, R.S. No. 17, Touzi No. 146, within the local limits of Kirtipur 2 No. Gram Panchayet, within the jurisdiction of Barasat Police Station at present Police Station Shasan, in the District of North 24 Parganas, together with all easement rights of the same more fully described in the schedule, hereinafter written, at or for the total consideration of Rs.325000/- (Rupees Three Lakh Twenty Five Thousand) only.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement and in consideration of Rs.325000/- (Rupees Three Lakh Twenty Five Thousand) only to the vendor paid by the purchaser as per memo below at or for the immediately before the

execution of these presents (the receipt whereof the vendor do hereby as well as by the receipt hereunder written, admit and acknowledge and from the same and every part thereof hereby acquit, release and forever discharged or conveyed the same to the said purchaser) as well as the said land measuring an area of 04 Sataks be the same and little more or less along in R.S. Dag No. 5126 under R.S. Khatian No. 1763 corresponding L.R. Khatian No 2864, lying and situated at **Mouza - MATIAGACHA**, J.L. No. 187, R.S. No. 17, Touzi No. 146, within the local limits of Kirtipur 2 No. Gram Panchayet, within the jurisdiction of Barasat Police Station at present Police Station Shasan, in the District of North 24 Parganas, together with all easement rights of the same which the vendor herein sell, grant, transfer, convey and assign unto the purchaser herein free from all encumbrances, liens lispendences and appurtenances as mentioned in the schedule hereinafter written TO HAVE AND TO HOLD the said land hereby granted, transferred conveyed and assured or intended so to be with the appurtenances unto the purchaser herein absolutely and free from all encumbrances whatsoever.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER:

1. That free and clear and freely and clearly and absolutely acquitted exonerated and release or otherwise by and at the cost and expenses of the vendor is and sufficiently entitled and saved defended kept harmless and other easement rights title claim mortgage liens lispendences, attachments whatsoever.

2. That the purchaser shall hereinafter peacefully and quietly possess and enjoy the said property without any claim or demand whatsoever from the vendor or his legal heirs, executors, administrators, representatives, nominees and assigns.

3. That no notice issued under the public demand recovery act has been served on the vendor not any such notice has been published.

4. 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.

5. 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.

6. 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.

7. It is hereby declared that the said purchaser has the absolute right to mutate its name in respect of the present purchased land.

8. 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.

9. It is hereby declared by the Vendor that the said land 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.

10. 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.

11. 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 and in this deed if any typographical mistake is discovered later, that will be rectified by the vendor without any claim or demand at the cost of the purchaser.

AND the vendor herein deliver this day khas possession of the said land unto the purchaser herein.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

(Description of land hereby sold by the vendor herein)

ALL THAT piece or parcel of 'Rayati Dakhali Swattiya Bisistha **Salt** land measuring an area of 04 Sataks be the same and little more or less without having road in R.S. Dag No. 5126 under R.S. Khatian No. 1763 corresponding L.R. Khatian No. 2864, lying and situated at **Mouza - MATIAGACHA**, J.L. No. 187, R.S. No. 17, Touzi No. 146, within the local limits of Kirtipur 2 No. Gram Panchayet, within the jurisdiction of Barasat Police Station at present Police Station Shasan, in the District of North 24 Parganas, in the State of West Bengal.

It is clearly stated herein that the vendor herein sold and conveyed total land measuring 04 Sataks be the same a little more or less unto and in favour of the purchaser herein and the said land is butted and bounded as under:-

The annual proportionate rent will be payable as per State Government Rules and Regulations.

IN WITNESS WHEREOF the Vendor has hereunto set and subscribed its authorized person's hand and seal after going through the contents of this deed of conveyance on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

by the parties abovenamed at
Kolkata in the presence of

WITNESSES :

1. শ্রীমতী সত্যজিৎ দেবী
সং - মনোরমা

গোবিন্দ চন্দ্র গুপ্তা
SIGNATURE OF THE VENDOR

2. আব্দুল হক
সং - গোবিন্দ চন্দ্র গুপ্তা
সং - মনোরমা

3. Sonal Uki'm Molla
of - Lankhat, Rajarhat

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named purchaser, a sum of Rs.325000/- (Rupees Three Lakh Twenty Five Thousand) only being the full consideration money of the Schedule mentioned land and payment as per memo below:

MEMO

By cheque	Dated	Drawn on	Amount (Rs.)
543339	27.09.2014	ING VYSYA BANK LTD. H.B. SARANI BRANCH.	325000/-
Total :			325000/-

(Rupees Three Lakhs Twenty Five Thousand) only

WITNESSES :

1. *হাসানাতুল্লাহা*

আব্দুল হামিদ বেহরাব

SIGNATURE OF THE VENDOR

2. *আব্বাসা বিবি*


3. *Fomal Ullumolla*

আব্দুল হামিদ বেহরাব

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

(1) Name ROSHAN LAL SINGHAL

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

	L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
		THUMB	FORE	MIDDLE	RING	LITTLE
	R.H.					

Roshan Lal Singhal
Director
GLF PROJECTS LIMITED

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

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

(2) Name

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


	L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
		THUMB	FORE	MIDDLE	RING	LITTLE
	R.H.					

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

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

(3) Name

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

	L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
		THUMB	FORE	MIDDLE	RING	LITTLE
	R.H.					

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

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



Government Of West Bengal
Office Of the A.R.A. - II KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 12667 of 2014
(Serial No. 12312 of 2014 and Query No. 1902L000027851 of 2014)

On 29/09/2014

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

Presented for registration at 15.00 hrs on :29/09/2014, at the Private residence by Abdul Hamid Tarafder ,Executant.

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

Execution is admitted on 29/09/2014 by

1. Abdul Hamid Tarafder, son of Fajar Ali Tarafder , Village:Podra, Thana:-Rajarhat, P.O. :-Bishnupur, District:-North 24-Parganas, WEST BENGAL, India, By Caste Muslim, By Profession : Cultivation

Identified By Samaraddin Molla, son of Yunus Molla, Village:Lauhati, Thana:-Rajarhat, P.O. :-Lauhati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste: Muslim, By Profession: Business.

On 04/10/2014

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.-3,25,000/-

Certified that the required stamp duty of this document is Rs.- 16270 /- and the Stamp duty paid as: Impresive Rs.- 100/-

(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCES-II

On 08/10/2014

Payment of Fees:

Amount By Cash

Rs. 3662.00/-, on 08/10/2014

(Under Article : A(1) = 3564/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 08/10/2014)

Deficit stamp duty

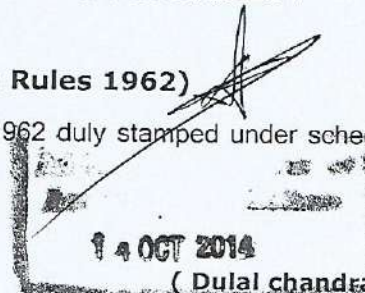
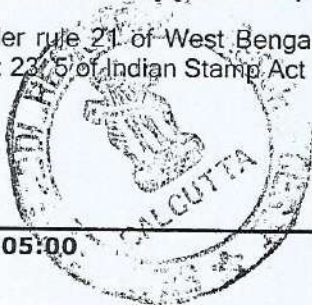
Deficit stamp duty Rs. 16170/- is paid , by the draft number 099152, Draft Date 27/09/2014, Bank : State Bank of India, P.B.B. KANKURGACHI, received on 08/10/2014

(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCES-II

On 14/10/2014

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 : 23/5 of Indian Stamp Act 1899.



(Dulal chandraSaha)
ADDL. REGISTRAR OF ASSURANCES-II

14/10/2014 16:05:00

EndorsementPage 1 of 2



Government Of West Bengal
Office Of the A.R.A. - II KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 12667 of 2014
(Serial No. 12312 of 2014 and Query No. 1902L000027851 of 2014)

(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II



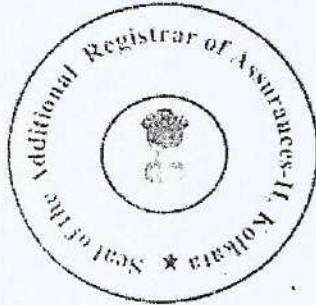

(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II

14/10/2014 16:05:00

EndorsementPage 2 of 2

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 62
Page from 1462 to 1476
being No 12667 for the year 2014.



(Dulal chandraSaha) 16-October-2014
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal

29 SEP 2014