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भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

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ONE
HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

S 64 98

Registered under the Land Revenue Act, 1901
Registration No. 100/100/100/100
The Land Revenue Act, 1901
with this document is the only document

0. 2467/14
31/12/14
or
3:40 P.M.

Additional District Sub-Registrar
Barrack, North M. Pargana
21/15

DEED OF CONVEYANCE

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

B E T W E E N

ALAUDDIN SHA (PAN No. **BLOPS6384M**), son of Late Lal Mohammad Sha, residing at Village - Langalpota, P.O. - Matiagachha, P.S. - Barasat Now Rajarhat, District - North 24 Parganas, 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 Alauddin Sha (i.e. vendor), of Langalpota is the absolute owner and possessor and L.R. record holder of a piece and parcel of land admeasuring 14 decimal comprised in R.S. & L.R. Dag No. **5138, 5139 & 5140**, Khatian No. 466, L.R. Khatian No. 2171/3, 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 purchased deed, recorded in Book No. 1, Volume No. 19, Pages from 83 to 85, Being No. 752, in the year 1975, registered at Sub-Registrar Barasat, North 24 Parganas.

AND WHEREAS said Alauddin Sha (i.e. vendor), is the absolute owner and possessor and L.R. record holder of a piece and parcel of land admeasuring 4.68 decimal (more or less) comprised in R.S. & L.R. Dag No. 5122, 5170, 5171, 5172 & 5186, L.R. Khatian No. 2171/3, 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 Alauddin Sha (i.e. vendor), became the absolute owner and possessor of a piece and parcel of land admeasuring 18.68 (14+4.68) decimal (more or less) comprised in R.S. & L.R. Dag No. 5122, 5138, 5139, 5140, 5170, 5171, 5172 & 5186, Malik Khatian No. 463, Nij Khatian - 466, L.R. Khatian No. 2171/3, 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 purchased deed and inheritance.

AND WHEREAS the present vendor is the absolute owner and possessor of 18.68 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 Vendor to sell an area of 18.68 decimal (more or less) comprised in R.S. & L.R. Dag No. 5122 (area of land 3.67 dec. more or less) out of 17 decimal, 5138 (area of land 07 dec. more or less) out of 14 decimal, 5139 (area of land 01 dec. more or less) out of 02 decimal, 5140 (area of land 6 dec. more or less) out of 12 decimal, 5170 (area of land 0.05 dec. more or less) out of 03 decimal, 5171 (area of land 0.06 dec. more or less) out of 04

decimal, 5172 (area of land 0.24 dec. more or less) out of 15 decimal & 5186 (area of land 0.66 dec. more or less) out of 53 decimal, under Malik Khatian No. 463, Nij Khatian - 466, L.R. Khatian No. 2171/3, 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 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. 15,24,313/- (Fifteen Lakh Twenty Four Thousand Three Hundred Thirteen)** only.

NOW THIS DEED WITNESSETH as follows :-

That in consideration of the said sum of **Rs. 15,24,313/- (Fifteen Lakh Twenty Four 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 **18.68** 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 transfersubsists 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 presents 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, 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 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 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 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 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.

Malik Khatian No. 463, Nij Khatian No. 466, L.R. Khatian No. 2171/3.				
<u>R.S. & L.R.</u> <u>Dag 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>
5122	Shali	0.2157	3.67 Dec.	17 Dec.
5138	Shali	0.5000	07 Dec.	14 Dec.
5139	Khal	0.5000	01 Dec.	02 Dec.
5140	Shali	0.5000	06 Dec.	12 Dec.
5170	Shali	0.0157	0.05 Dec.	03 Dec.
5171	Khal	0.0157	0.06 Dec.	04 Dec.
5172	Shali	0.0157	0.24 Dec.	15 Dec.
5186	Shali	0.0125	0.66 Dec.	53 Dec.

Total 08 (Eight) Dag,

Area of Land sold = 18.68 (One Eight Point Six Eight) 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.

MEMO OF CONSIDERATION

Received a sum of Rs. 15,24,313/- (Fifteen Lakh Twenty Four Thousand Three Hundred Thirteen) only. Towards Consideration Money from the Purchaser herein above.

By - Cheque

Cheque No.	Bank Name & Branch	Date	Amount
543302	ING Vysya Bank LTD, HB Sarani Branch, Kol - 700001	27/12/2014	Rs. 15,24,313/-

Total

Rs. 15,24,313/-

(Fifteen Lakh Twenty Four Thousand Three Hundred Thirteen) only.

WITNESS:

Sariful Sha

1. wild → langal parta

2. Gargan Gargan

— (Kishor) Kishor —



(Signature of Vendor)

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. *Sasiful Gha*
Son of *Alauddin Gha*
Vill → *Largol pata,*
P.O → *Motia gacha.* P.S → *Rouharhat*
2. *Dise* → 24 P.S (N) *puh* → #00135

গোবিন্দ চন্দ্র
সি.এ. গোবিন্দ চন্দ্র
শ্রী. সত্যজিৎ
শ্রী. সত্যজিৎ
সত্য - সত্য সত্য

Drafted by:

Apin Chandra
Advocate

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

Composed by :























S. N. Ahmed
S.N. Ahmed

LAUHATI, KOL - 135

(Signature of Vendors)

(Signature of Vendors)

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants/ presentants					
	 <i>Rahman, Juf</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	 <i>Umar, M. S. A.</i>					
		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
Office Of the A.D.S.R. BARASAT
District:-North 24-Parganas

Endorsement For Deed Number : I - 00001 of 2015
(Serial No. 00002 of 2015 and Query No. 1503L000022467 of 2014)

On 31/12/2014

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

Presented for registration at 15.40 hrs on :31/12/2014, at the Private residence by Alauddin Sha ,Executant.

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

Execution is admitted on 31/12/2014 by

1. Alauddin Sha, son of Lt. Lal Mohammad Sha , Langalpota, Thana:-Rajarhat, P.O. :-Matiagacha, District:-North 24-Parganas, WEST BENGAL, India, By Caste Muslim, By Profession : Cultivation

Identified By Sariful Sha, son of Alauddin Sha, Langalpota, Kolkata, Thana:-Rajarhat, P.O. :-Matiagacha, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste: Muslim, By Profession: Cultivation.

(Joyjit Chanda)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

On 02/01/2015

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. 16778.00/-, on 02/01/2015

(Under Article : A(1) = 16764/- ,E = 14/- on 02/01/2015)

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.-15,24,313/-

Certified that the required stamp duty of this document is Rs.- 76236 /- and the Stamp duty paid as: Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty



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

ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

02/01/2015 14:05:00

Endorsement Page 1 of 2

- 2 JAN 2015

way of purchased deed, recorded in Book No. 1, VOLUME NO. 17, pages from 83 to 85, Being No. 752, in the year 1975, registered at Sub-Registrar Barasat, North 24 Parganas.



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

Endorsement For Deed Number : I - 00001 of 2015
(Serial No. 00002 of 2015 and Query No. 1503L000022467 of 2014)

- 1 Rs. 44832/- is paid , by the draft number 668047, Draft Date 29/12/2014, Bank : State Bank of India, LAUHATI, received on 02/01/2015
- 2 Rs. 31404/- is paid , by the draft number 607769, Draft Date 03/12/2014, Bank : State Bank of India, LAUHATI, received on 02/01/2015

(Joyjit Chanda)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT



(Signature)
Additional District Sub-Registrar
Barasat, North 24 Parganas
(Joyjit Chanda)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT
Endorsement Page 2 of 2

02/01/2015 14:05:00

2 JAN 2015

way of purchased accu,

83 to 85, Being No. 752, in the year 1975, registered at Sub-Registrar Barasat,
North 24 Parganas.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 1
Page from 82 to 95
being No 00001 for the year 2015.



(Joyjit Chanda) 08-January-2015
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT
Office of the A.D.S.R. BARASAT
West Bengal