

0436/14

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1454/14

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE
HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

R 776041

Q -- 7264/13.

Sealed with the signature of the Registrar.
Registered. The signature of the Registrar.
The order of the Registrar.
With this document, the Registrar.

21.1.14

2.29 P.M.

Additional District Sub-Registrar
Barasat, North 24 Parganas.
29/1/14

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on the 21st
day of January, Two Thousand Fourteen.

BETWEEN

[Page 1 of 10]

1. SK. TASLIM UDDIN (Voter ID. No. WB/20/091/750262) 2. SK. CHOLIM UDDIN (Voter ID. No. WB/20/091/750589) 3. SK. ALIM UDDIN (Voter ID. No. WB/20/091/750693) All Sons of Late Sk. Sadaruddin 4. RUSIYA BIBI @ RASIYA BIBI (Voter ID. No. WB/14/107/006137) wife of Imam Ali 5. RABIYA BIBI (Voter ID. No. WB/20/091/750022) wife of Sk. Saheb Ali 6. RAJIYA BIBI @ KHUKU BIBI (Voter ID. No. WB/20/091/237540) wife of Akbar All are residing at Village - Mobarockpur, P.O. : Lauhati, P.S. : Rajarhat, District. : North 24 Parganas, Kolkata - 700135, West Bengal, by Nationality - Indian, by faith - Muslim, by occupation - Cultivation & House Hold Worker, Hereinafter being referred to as the "VEN-DORS" (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 LIMIED, (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, 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 SK. TASLIM UDDIN , SK.CHOLIM UDDIN,SK. ALIM UDDIN,RUSIYA BIBI@ RASIYA BIBI,RABIYA BIBI,RAJIYA BIBI @ KHUKU BIBI i.e. Vendor No. 1 to 6 and Jarijan Bibi wife of Late Sadaruddin, Atarjan Bibi wife of Late Komaruddin all of Mobarokpur were the original owner and possessor and L.R. Record Holder of a piece and parcel of land admeasuring 19.38 decimal (more or less) comprised in R.S. & L.R. Dag No. 5146 (Area of Land 14.49 Decimal out of 153 Decimal) 5148 (Area of Land 0.28 Decimal out of 03 Decimal), 5168 (Area of Land 0.64 Decimal out of 08 Decimal), 5172/5202 (Area of Land 3.97 Decimal out of 42 Decimal), under R.S. Khatian No. 246 and L.R. Khatian No. 3557, 3558, 3559, 3560, 3561, 3562, 3563, and 3565 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 Kiritipur -II Gram Panchayet by way of inheritance.

AND WHEREAS said Jarijan Bibi wife of Sadaruddin died intestate leaving behind Three sons namely Taslim Uddin, Cholim Uddin, Alim Uddin & Three Daughters Rusiya Bibi @ Rasiya Bibi, Rabiya Bibi and Rajiya Bibi @ Khuku Bibi (i.e. vendor No. 1 to 6) as her only legal heirs and successors as per mohammedan law of succession.

AND WHEREAS said Atarjan Bibi wife of late Komaruddin no issue died intestate leaving behind Three nephews namely Taslim Uddin, Cholim Uddin and Alim Uddin (i.e. vendor No. 1 to 3) as her only legal heirs and successors as per mohammedan law of succession.

AND WHEREAS the present Vendors becoming absolute joint owners and possessors 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 aforesaid Vendors become the absolute joint owners and joint possessors of the plot of land measuring an area 19.38 decimal (more or less) be the same a little more or less by virtue of

inheritance 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 Vendors 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 Vendors no 1 to 6 sale an area of 19.38 decimal (more or less) of Land comprised in Hal R.S. & L.R. Dag No- 5146 (Area of Land 14.49 Decimal out of 153 Decimal) 5148 (Area of Land 0.28 Decimal out of 03 Decimal), 5168 (Area of Land 0.64 Decimal out of 08 Decimal), 5172/5202 (Area of Land 3.97 Decimal out of 42 Decimal), under R.S. Khatian No. 246 and L.R. Khatian No. 3557, 3558, 3559, 3560, 3561, 3562, 3563, and 3565 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 Kiritipur -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. 13,74,206 /- (Rupees Thirteen Lakh Seventy Four Thousand Two Hundred and Six) only.

NOW THIS DEED WITNESSETH as follows :-

That in consideration of the said sum of Rs. 13,74,206 /- (Rupees Thirteen Lakh Seventy Four Thousand Two Hundred and Six) 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 19.38 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 VENDORS do hereby covenant with the Purchaser as follows :-

THE INTEREST which the Vendors do hereby profess to transfer subsists and that the Vendors 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 Vendors 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 Vendors, 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 Vendors further declare that the purchaser may mutate his name in the relevant record in the said Land and also mutated his name in the Panchayet record and also pay rent and taxes in his name against this deed of conveyance.

SEHEDULE OF PROPERTY as referred to :-

ALL THAT piece and parcel of **Khal And Shali LAND** comprising in **Mouza - Matiagachha**, J.L. No. - 187 , Re.Sa. No. 17, Hal Touzi No - 146, Pargana - Anowarpur.

R. S. Khatian No. 246.				
LR. Khatian No. 3557, 3558, 3559, 3560, 3561, 3562, 3563 & 3565.				
<u>R.S.& L.R.</u> <u>DAG No.</u>	<u>Nature</u> <u>of Land</u>	<u>Share</u>	<u>Area of Land</u> <i>Sold.</i>	<u>Out of</u> <u>Land</u>
5146	Shali	948	14.49 Dec	153 Dec.
5148	shali	934	0.28 Dec	03 Dec.
5168	Khal	800	0.64 Dec	08 Dec.
5172/ 5202	Shali	946	3.97 Dec	42 Dec.

Total 4 (Four) Dag.


Total Area of Land = 19.38 (One Nine Point Three Eight) 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 WHERE OF, the Vendors and the purchaser here described their hands, seals and signature on the day, month and year first above written.

WITNESS :

1. SK. Sahaleuddin
S/o SK. Sahab Ali
Vill. Mahabadi Pur
PO - Lauhati
PS - Rajarhat
Nay Pgs.
2. Ajaymolla
Of Ranchali, Rajarhat

Drafted by :


Advocate

District Judges' Court

North 24 Parganas, Barasat

Enroll No. - WPS/798/1995

CHOLEMUDDIN



LTI SK Cholemuddin
by the pen of SK Sahaleuddin



LTI SK Alimuddin
by the pen of
SK Sahaleuddin



LTI Rasiya Biki @
by the pen of Rasiya Biki
SK Sahaleuddin

স্বাক্ষরিত

Composed by :

(Signature of Vendors)

A.T.M. Sanaul Mostafa

A.T.M. SANAUL MOSTAFA

LAUHATI, RAJARHAT, KOL - 135

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MEMO OF CONSIDERATION

Received from a sum of Rs. 13,74,206 /- (Rupees Thirteen Lakh Seventy Four Thousand Two Hundred and Six) only. Towards Consideration Money from the Purchaser here in above.

By Chaque

Rs. 13,74,206/-

Chaque No. 035591, 035593, 035590, Dated-07.01.2014

035594 Date - 13.01.2014

Bank Name : HDFC Bank

Rajarhat Branch

Kolkata - 700135

Total

13,74,206 /-

(Rupees Thirteen Lakh Seventy Four Thousand Two Hundred and

Six Only) *CSH 2016 by Panchajanya*



LT1 SK Chalemuddu
by the pen of SK. Chalemuddu

WITNESS :

1. SK. Sahabuddin
S/o SK. Sahab Ali
Vil - Mahabadi Pur
to Lancheti, 13 Rajarhat -
N 24 Pge.



LT1 SK. Alimuddu
by the pen of SK. Chalemuddu




































LT1 Reesya Bala @ Rajarhat
by the pen of SK. Chalemuddu

2. Ajijul Molla

Signature of Vendors

(Signature of Vendors)

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants/ presentants					
	 <i>Roshan Singh</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
	 <i>CS 10162 Roshan Singh</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
<i>TI SK Roshan Singh</i> <i>4th of SK Roshan Singh</i>						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						

SPECIMEN FORM FOR TEN FINGERPRINTS



LT/ S/O Alimuddin

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

by the P. of K. Sahaleuddin



LT/ R. L'ya Baki

by the P. of K. Sahaleuddin

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



LT/ R. L'ya Baki

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



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

Endorsement For Deed Number : I - 00454 of 2014
(Serial No. 00436 of 2014 and Query No. 1503L000017264 of 2013)

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. 15128/- is paid , by the draft number 967626, Draft Date 10/01/2014, Bank Name State Bank of India, LAUHATI, received on 29/01/2014

(Under Article : A(1) = 15114/- ,E = 14/- on 29/01/2014)

Deficit stamp duty

Deficit stamp duty

1. Rs. 49630/- is paid , by the draft number 967625, Draft Date 10/01/2014, Bank : State Bank of India, LAUHATI, received on 29/01/2014

2. Rs. 19000/- is paid , by the draft number 967624, Draft Date 10/01/2014, Bank : State Bank of India, LAUHATI, received on 29/01/2014

(Joyjit Chanda)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

29/01/2014 16:21:00

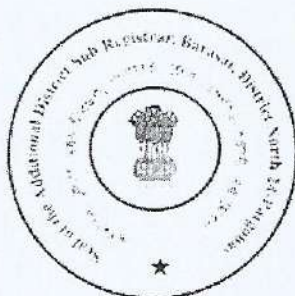
EndorsementPage 2 of 2

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 3
Page from 2167 to 2187
being No 00454 for the year 2014.



(Joyjit Chanda) 31-January-2014
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT
Office of the A.D.S.R. BARASAT
West Bengal

21 JAN 2014