



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

R 781326

2014/14
21/1/14
2:28 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 9]

SAHAJAN MOLLA@ SAIAHAN MOLLA (PAN NO.

AVWPA7043C) Son of Mohammad Molla residing at Village -
Langalpata, P. O. : Matiagachha, P. S. : Barasat Now Sashan ,
District. : North 24 Parganas, Kolkata - 700135, West Bengal, by
Nationality - Indian, by faith - Muslim, 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 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 cintext 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 Sahajan Molla @ Sajahan Molla of Langar pata is the original owner and possessor and L.R. Record Holder of a piece and parcel of land admeasuring 5.34 decimel (more or less) comprised in R.S. & L.R. Dag No. 5146 (Area of Land 2.38 Decimal out of 153 Decimal) 5148 (Area of Land 0.04 Decimal out of 03 Decimal), 5168 (Area of Land 0.12 Decimal out of 08 Decimal), 5169 (Area of Land 2.15 Decimal out of 168 Decimal), 5172/5202 (Area of Land 0.65 Decimal out of 42 Decimal), under R.S. Khatian No. 246 and L.R. Khatian No. 2435 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 Parched Deed being No. 584, recorded in Book No. - 1, Volum. No. - 12, Pages from - 198 to 204 Dated 21.01.1997 registred at D.S.R.- II North 24 Parganas, Barasat.

AND WHEREAS thereafter said Sahajan Molla @ Sajahan Molla while he were in peaceful possession & he got his name recorded correctly in the L.R. settlement operation vide L.R. Khatian No, 2435 and obtained parcha therefrom.

AND WHEREAS the present Vendor becoming absolute owner and possessor of the said plot of land which 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 aforesaid Vendor become the absolute owner and possessors of the plot of land measuring an area 5.34 decimal (more or less) be the same a little more or less by virtue of parched 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 Vendor 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 Vendor sale an area of 5.34 decimal (more or less) of Land comprised in Hal R.S. & L.R. Dag No- 5146 (Area of Land 2.38 Decimal out of 153 Decimal) 5148 (Area of Land 0.04 Decimal out of 03 Decimal), 5168 (Area of Land 0.12 Decimal out of 08 Decimal), 5169 (Area of Land 2.15 Decimal out of 168 Decimal), 5172/5202 (Area of Land 0.65 Decimal out of 42 Decimal), under R.S. Khatian No. 246 and L.R. Khatian No. 2435 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 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. 3,76,033 (Three Lak Seventy Six Thousand and Thirty Three) only.

NOW THIS DEED WITNESSETH as follows :~

That in consideration of the said sum of Rs. 3,76,033 (Three Lak Seventy Six Thousand and Thirty Three) 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 5.34 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 VENDOR do hereby covenant with the Purchaser as follows :~

THE INTEREST which the Vendor do hereby profess to transfer subsists and that the Vendor 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 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 her heirs, administrators or assigns from or against all encumbrances, charges, and equities whatsoever. And the Vendor, 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 Vendor further declare that the purchaser may mutate his name in the relevant record in the said Land and also mutated his name in the Panchyet 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. 2435				
<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> <u>Sold</u>	<u>Out of</u> <u>Land</u>
5146	Shali	0.0154	2.38 Dec	153 Dec.
5148	shali	0.0154	0.04 Dec	03 Dec.
5168	Khal	0.0154	0.12 Dec	08 Dec.
5169	Shali	0.0154	2.15 Dec	168 Dec.
5172/ 5202	Shali	0.0154	0.65 Dec	42 Dec.

Total 5 (Five) Dag.

Total Area of Land = 5.34 (Five Point Three Four) 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 de-
scribed their hands, seals and signature on the day, month and year
first above written.

WITNESS :

1. Sabir molla
S/o Sahajan molla
Nil- Langol Pota
P.S Barasat (N) 24 P.G.S
2. Ajjul Molla
of Lauhati, Rajarhat

Drafted by :

Ajijul Molla
Advocate

District Judges' Court

North 24 Parganas, Barasat

Enroll No. - WB/798/1995

5427 01761204

30 54 0727-16124

Composed by :

(Signature of Vendors)

A.T.M. Sanaul Mostafa

A.T.M.SANAUL MOSTAFA

LAUHATI, RAJARHAT, KOL - 135

MEMO OF CONSIDERATION

Received from a sum of Rs. 3,76,033 (Three Lak Seventy Six Thousand and Thirty Three) only. Towards Consideration Money from the Purchaser here in above.

By Draft

Rs. 3, 76,033/-

Draft No. 367639 Dated 18.01.2014

Bank Name - ING VYSYA BANK LIMITED

H.B. Sarani Branch

Kolkata.

Total

3,76,033 /-

(Rupees Three Lak Seventy Six Thousand and Thirty Three Only)

WITNESS :

1. Sabir molla

S/o Shahan molla

VII Langoi Pota

P.S. Barasat. (N) 24 P.G.S

2.

Ajijul Molla

66-Lankati, Rajarhat

51219176124
35 51372126124

(Signature of Vendor)



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

Endorsement For Deed Number : I - 00455 of 2014
(Serial No. 00434 of 2014 and Query No. 1503L000000709 of 2014)

On 21/01/2014

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

Presented for registration at 14.28 hrs on :21/01/2014, at the Private residence by Sahajan Molla
Alias Sajahan Molla, Executant.

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

Execution is admitted on 21/01/2014 by

1. Sahajan Molla Alias Sajahan Molla, son of Mohammad Molla , Langalpata, Kolkata, Thana:-Barasat,
P.O. :-Matiagacha, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste
Muslim, By Profession : Cultivation

Identified By Sabir Molla, son of Sahajan Molla, Langalpota, Thana:-Barasat, District:-North
24-Parganas, WEST BENGAL, India, , By Caste: Muslim, By Profession: Student.

(Joyjit Chanda)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

On 27/01/2014

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.-3,76,033/-

Certified that the required stamp duty of this document is Rs.- 18822 /- and the Stamp duty paid as:
Impresive Rs.- 100/-

(Joyjit Chanda)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

On 29/01/2014

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 Draft

Rs. 4150/- is paid , by the draft number 967651, Draft Date 17/01/2014, Bank Name State Bank of
India, LAUHATI, received on 29/01/2014

(Under Article : A(1) = 4136/- ,E = 14/- on 29/01/2014)

Deficit stamp duty

(Joyjit Chanda)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

29/01/2014 16:18:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 00455 of 2014
(Serial No. 00434 of 2014 and Query No. 1503L000000709 of 2014)

Deficit stamp duty Rs. 18722/- is paid , by the draft number 967656, Draft Date 17/01/2014, Bank :
State Bank of India, LAUHATI, received on 29/01/2014

(Joyjit Chanda)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

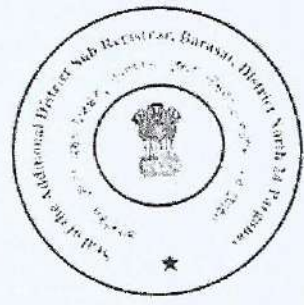
29/01/2014 16:18:00

ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

EndorsementPage 2 of 2

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 3
Page from 2188 to 2201
being No 00455 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