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भारतीय गैर न्यायिक

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शांतिबुर्जा पश्चिम बंगाल WEST BENGAL

S 654157

Notarized by the document is authentic to
acquisition The signature shall be valid and
be and shall be valid and shall be valid
with this certificate of the notary.

11.69/15
17.28/15
12.45

Signature
Additional Notary Sub-Registrar
North 24 Parganas
17 FEB 2015

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on the 17th
day of February, Two Thousand Fifteen (2015).

BETWEEN

RAHAN SHA (Voter ID No. GGC2311330), son of Late Sekandar Sha, residing at Village - Langalpota, P.O. - Matiagachha, P.S. -Rajarhat, Kolkata - 700135, District - North 24 Parganas, West Bengal, by nationality - Indian, by religion - Islam, by occupation - Cultivation, Represented by their registered consutituted Attorney **ABUSAM BISWAS** (Voter ID No. WB/20/091/093525), son of Ali Box Biswas, residing at Village - Kharibari, P.O. - Kamduni, P.S. - Rajarhat, Kolkata - 700135, District - North 24 Parganas, West Bengal, by Nationality - Indian, By Faith - Muslim, by Occupation - Business. Vide General Power of Attorney, being No. 00068, in the year 2015, Registered at A.D.S.R.O. - Barasat, North 24 Parganas, hereinafter being reffered 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.**

AND WHEREAS said Rahan Sha (i.e. vendor) is the original owner and possessor and L.R. record holder of a piece and parcel of land admeasuring 1.86 decimal comprised in R.S. & L.R. Dag No. 5104, 5108, 5121, 5145, 5173, 5174, 5181, 5183 & 5185, L.R. Khatian No. 2140, 1754 & 1755, 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 & purchased deed, being no. 10372, Registered at A.D.S.R.O. - Barasat, dated - 30/09/1992, from Mst. Wajedan @ Ohedannesa Bibi, wife of Late Abdul Jabbar.

WHEREAS said Rahan Sha (i.e. vendor) is the original owner and possessor and L.R. record holder of a piece and parcel of land admeasuring **0.64** decimal comprised in R.S. & L.R. Dag No. **5104, 5108, 5121, 5145, 5173, 5174, 5181, 5183 & 5185**, R.S. Khatian No. 190 & 2523, 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 deeds, being no. 00293, dated - 22/06/2009, from Moajjem Hossain Molla & others, being no. 00686, dated - 05/02/2013, from Alauddin Molla & others, Registered at A.D.S.R.O. - Barasat.

AND WHEREAS said Rahan Sha (i.e. vendor), is the absolute owner and possessor of a piece and parcel of land admeasuring **2.50 (1.86+0.64)** decimal (more or less) out of 546 decimal, comprised in R.S. & L.R. Dag No. **5104, 5108, 5121, 5145, 5173, 5174, 5181, 5183 & 5185**, under R.S. Khatian No. 190 & 2523, L.R. Khatian No. 2140, 1754 & 1755, 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 & purchased deed.

AND WHEREAS the present vendor is the absolute owner and possessor of 2.50 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 by the General Power of Attorney, said attorney **Abusam Biswas**, has full right to execute this deed of conveyance or transfer these lands to anybody on behalf of the vendors herein.

AND WHEREAS for personal reasons, it becoming necessary and expedient for the Vendor to sell an area of **2.50** decimal (more or less) comprised in R.S. & L.R. Dag No. 5104 (area of land 0.73 dec. more or less) out of 201 decimal, 5108 (area of land 0.21 dec. more or less) out of 17 decimal, 5121 (area of land 0.07 dec. more or less) out of 17 decimal, 5145 (area of land 0.02 dec. more or less) out of 02 decimal, 5173 (area of land 0.30 dec. more or less) out of 25 decimal, 5174 (area of land 0.55 dec. more or less) out of 200 decimal, 5181 (area of land 0.15 dec. more or less) out of 23 decimal, 5183 (area of land 0.25 dec. more or less) out of 74 decimal, 5185 (area of land 0.22 dec. more or less) out of 60 decimal, under R.S Khatian No. 190 & 2523, L.R. Khatian No. 2140, 1754 & 1755, 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. 2,18,750/- (Two Lakh Eighteen Thousand Seven Hundred Fifty)** only.

NOW THIS DEED WITNESSETH as follows :-

That in consideration of the said sum of **Rs. 2,18,750/- (Two Lakh Eighteen Thousand Seven Hundred Fifty)** only. Well and truly paid by the purchaser to the vendors the receipts whereof the Vendor 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 **2.50** 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, lispendences, attachments whatsoever liabilities all assessments 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 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 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, its heirs, executors, administrators or assignees to save harmless, indemnify and keep indemnified the purchaser, its heirs, administrators or assigns from or against all encumbrances, charges and euqities whatsoever.

And the vendor, his heirs, administrators or assigns further covenant that they shall at the request and costs of the purchaser, its 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.

R.S. Khatian No. 190 & 2523 L.R. Khatian No. 2140, 1754 & 1755.				
<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>
5104	Shali	0.0037	0.73 Dec.	201 Dec.
5108	Shali	0.0124	0.21 Dec.	17 Dec.
5121	Shali	0.0041	0.07 Dec.	17 Dec.
5145	Khal	0.0150	0.02 Dec.	02 Dec.
5173	Khal	0.0120	0.30 Dec.	25 Dec.
5174	Shali	0.0275	0.55 Dec.	200 Dec.
5181	Shali	0.0066	0.15 Dec.	23 Dec.
5183	Shali	0.0034	0.25 Dec.	74 Dec.
5185	Shali	0.0037	0.22 Dec.	60 Dec.

Total 09 (Nine) Dags,

Area of Land sold = 2.50 (Two 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 Lands.

IN WITNESS WHEREOF, the Vendor and the purchaser here described their hands, seals and signature on the day, month and year first above written.

WITNESS :

1. *Sh. Sahana Wazuddin Ahmed.*
Chandpur. Kol- 135.

2. *Chandpur (Chandpur)*
Chandpur (Chandpur)

Drafted by:

Agim K. Mandal

Advocate

District Judges' Court

North 24 Parganas, Barasat

Enroll No. - *WB/798/1995*

Rahan Sha

Vendor is Represented By his

Registered Constituted Attorney

Chandpur (Chandpur)

(Signature of Vendor's Attorney)

Composed by:-

S.N. Ahmed

S.N. Ahmed

LAUHATI, KOL - 135

MEMO OF CONSIDERATION

Received a sum of Rs. 2,18,750/- (Two Lakh Eighteen Thousand Seven Hundred Fifty) only. Towards Consideration Money from the Purchaser herein above.

By - Cheque

Cheque No.	Bank Name & Branch	Date	Amount
543313	ING VYSYA BANK, H.B. Sarani Branch, Kolkata - 700001	16/02/2015	Rs. 2,18,750/-

Total Rs. 2,18,750/-
(Two Lakh Eighteen Thousand Seven Hundred Fifty) only.

WITNESS:

1. *Sh. Ahamaduzzuddin Ahmed.*
Chandpur, tel-135.

2. *Sh. Ahamaduzzuddin Ahmed.*
Chandpur, tel-135.












Rahan Sha

Vendor is Represented By his

Registered Constituted Attorney

[Signature]

(Signature of Vendor's Attorney)

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					












Name Abouham... Misnos

Signature [Handwritten Signature]

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PHOTO	left hand					
	right hand					

Name

Signature

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name Roshan... Singh

Signature Roshan... Singh

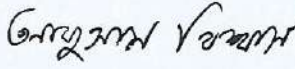
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	right hand					

Name



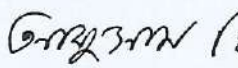
Signature

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. 01249 / 2015, Deed No. (Book - I , 01185/2015)

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Abusam Biswas Kharibari, Kolkata, Thana:-Rajarhat, P.O. :-Kamduni, District:-North 24-Parganas, WEST BENGAL India, Pin :-700135	 17/02/2015	 LTI 17/02/2015	 17.2.015

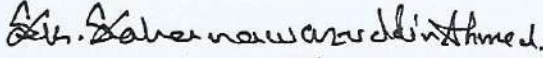
I. Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Abusam Biswas Address -Kharibari, Kolkata, Thana:-Rajarhat, P.O. :-Kamduni, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135	Attorney	 17/02/2015	 LTI 17/02/2015	

Name of Identifier of above Person(s)

Mr. Sahanawaz Uddin Ahmed
Chandpur, Kolkata, Thana:-Rajarhat, P.O. :-Chandpur,
District:-North 24-Parganas, WEST BENGAL, India, Pin
-700135

Signature of Identifier with Date


17-02-2015



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 - 01185 of 2015
(Serial No. 01249 of 2015 and Query No. 1503L000001669 of 2015)

On 17/02/2015

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 2412.00/-, on 17/02/2015

(Under Article : A(1) = 2398/- ,E = 14/- on 17/02/2015)

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.-2,18,750/-

Certified that the required stamp duty of this document is Rs.- 10958 /- and the Stamp duty paid as: Impressive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 10858/- is paid , by the draft number 803046, Draft Date 17/02/2015, Bank : State Bank of India, Rajarhat Township, received on 17/02/2015

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

Presented for registration at 12.45 hrs on :17/02/2015, at the Office of the A.D.S.R. BARASAT by Abusam Biswas ,Executant.

Executed by Attorney

Execution by

1. Abusam Biswas, son of Ali Box Biswas , Kharibari, Kolkata, Thana:-Rajarhat, P.O. :-Kamduni, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135 By Caste Muslim By Profession: Business,as the constituted attorney of Rahan Sha is admitted by him.

Identified By Sk. Sahanawaz Uddin Ahmed, son of Lt. Sk. Mahatabuddin Ahmed, Chandpur, Kolkata, Thana:-Rajarhat, P.O. :-Chandpur, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135 By Caste: Muslim, By Profession: Business.

(Joyjit Chanda)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT
EndorsementPage 1 of 1

17/02/2015 13:31:00

17 FEB 2015

(85)

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 8
Page from 1228 to 1241
being No 01185 for the year 2015.



(Joyjit Chanda) 17-February-2015
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT
Office of the A.D.S.R. BARASAT
West Bengal

17 FEB 2015