

2175/14

43

2.2053

भारतीय गैर न्यायिक

एक सौ रुपये

रु. 100



सत्यमेव जयते

Rs. 100

ONE HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

R 776042

24/3/14
14/03/14
6:30 P.M.

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Additional District Sub-Registrar
Barasat, North 24 Parganas

18 MAR 2014

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on the 20th
day of February, Two Thousand Fourteen.

BETWEEN

1. IKBAL MOLLA (Voter ID.No.GGC2167286)
2. KAFIUDDIN MOLLA (Voter ID.No.WB/20/091/750546) 3. PAPAI MOLLA (Voter ID.No.WB/20/091/750108) 4. MAHIUDDIN MOLLA (Voter ID.No.GGC3078557) All son of Jaynuddin Molla @ Jaynal Molla, 5. KHURSIDA KHATUN (BIBI) (Voter ID.No. GGC2242477) daughter of Jaynuddin Molla @ Jaynal Molla, Wife of Ayub Ali, 6. MARJINA BIBI (Voter ID.No.WB/20/091/750615) Wife of Late Jaynuddin Molla @ Jaynal Molla, All residing at Village - &, P.O. : Chandpur, P.S. : Rajarhat, District. : North 24 Parganas, Kolkata - 700135, West Bengal, by Nationality - Indian, by faith - Muslim, by occupation - Agriculture & House Hold Work, 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, 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. Magbul Molla of Mobarakpur is the original owner and possessor and L.R. Record Holder of a piece and parcel of land admeasuring 0.88 decimal (more or less) comprised in R.S. & L.R. Dag No. 5148 (Area of Land 0.24 Decimal out of 03 Decimal) 5168 (Area of Land 0.64 Decimal out of 08 Decimal), under R.S. Khatian No. 246 and L.R. Khatian No. 3036 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 Sk. Magbul Molla son of Late Sk. Khater died intestate leaving behind his Four Sons Jaynuddin Molla @ Jaynal Molla, Sakendar Molla, Jamal Molla, Sher Ali Molla as his legal heirs and successor as per Mohammedan Law of Succession.

AND WHEREAS said Jaynuddin Molla @ Jaynal Molla is the original owner and possessor of a piece and parcel of land admeasuring 0.22 decimal (more or less) comprised in R.S. & L.R.

Dag No. 5148 (Area of Land 0.06 Decimal out of 03 Decimal) 5168 (Area of Land 0.16 Decimal out of 08 Decimal), under R.S. Khatian No. 246 and L.R. Khatian No. 3036 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 Jaynuddin Molla @ Jaynal Molla is the original owner and possessor and L.R. Record Holder of a piece and parcel of land admeasuring 10.35 decimal (more or less) comprised in R.S. & L.R. Dag No. 5068 (Area of Land 2.19 Decimal out of 59 Decimal) 5106 (Area of Land 8.16 Decimal out of 220 Decimal), under L.R. Khatian No. 3102 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 Jaynuddin Molla @ Jaynal Molla son of Late Sk. Magbul Molla died intestate leaving behind his Four Sons Namely Ikbal Molla, Kafiuddin Molla, Papai — Molla, Mohiuddin Molla (i.e. vendors No. 1 to 4), One daughter Khursida Khatun (Bibi) (i.e. vendors Nos. 5) and Wife Marjina Bibi (i.e. vendors Nos. 6) as his legal heirs and successor as per Mohammeden Law of Succession.

AND WHEREAS the present Vendors becoming absolute joint owners and possessor 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 owner and possessors of the plot of land measuring an area 10.57 decimal (more or less) be the same a little more or less by virtue of inheritance and they 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 any way.

AND WHEREAS for personal reasons, it becoming necessary and expedient for the Vendors sale an area of 10.57 decimal (more or less) of Land comprised in R.S. & L.R. Dag No- 5148 (Area of Land 0.06 Decimal out of 03 Decimal), 5168 (Area of Land 0.16 Decimal out of 08 Decimal), 5068 (Area of Land 2.19 Decimal out of 59 Decimal), 5106 (Area of Land 8.16 Decimal out of 220 Decimal), under L.R. Khatian No. 3036 & 3102 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. 7,53,903 /- (Rupees Seven Lakh Fifty Three Thousand Nine Hundred Three) only.

NOW THIS DEED WITNESSETH as follows :-

That in consideration of the said sum of Rs. 7,53,903 /- (Rupees Seven Lakh Fifty Three Thousand Nine Hundred Three) 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 10.57 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 Vendor 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.

<u>R.S.& L.R.</u> <u>DAG No.</u>	<u>L.R.</u> <u>Khatian</u> <u>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>
5148	3036	shali	0.0200	0.06 Dec	03 Dec.
5168		Khal	0.0200	0.16 Dec	08 Dec.
5068	3102	Shali	0.0371	2.19 Dec	59 Dec.
5106		Shali	0.0371	8.16 Dec	220 Dec.

Total 4 (Four) Dag.

Total Area of Land = 10.57 (One Zero Point Five Seven) 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. *অবদানকারী*
অবদানকারী
স্ব. - অবদানকারী

2. *স্ব. অবদানকারী*
স্ব. অবদানকারী
স্ব. অবদানকারী

Drafted by :

Arjun Pr. Mandal
Advocate

District Judges' Court

North 24 Parganas, Barasat

Enroll No. - *WB/798/1995*

Composed by :

Sanaul Mostafa

A.T.M.SANAUL MOSTAFA

LAUHATI, RAJARHAT, KOL. - 135

অবদানকারী

স্ব. অবদানকারী
স্ব. অবদানকারী

অবদানকারী

অবদানকারী
অবদানকারী

অবদানকারী
স্ব. অবদানকারী

(Signature of Vendors)

MEMO OF CONSIDERATION

Received from a sum of Rs. 7,53,903 /- (Rupees Seven Lakh Fifty Three Thousand Nine Hundred Three) only. Towards Consideration Money from the Purchaser here in above.

By DID NO. - 326150

Date:- 20.02.2014

ING VYSYA BANK Rs. 7,53,903/-
BRABOURNE ROAD
BRANCH. KOLKATA.

Total

7,53,903 /-

(Rupees Seven Lakh Fifty Three Thousand Nine Hundred Three Only)


































WITNESS :

1. অধ্যক্ষ
নিম্নলিখিত ব্যক্তি
স্বাক্ষর করেছেন
2. স.ম.ম. উদ্ভিদ
স্বাক্ষর করেছেন
স্বাক্ষর করেছেন

স্বাক্ষর করেছেন
স.ম.ম. উদ্ভিদ
স্বাক্ষর করেছেন
স্বাক্ষর করেছেন

স্বাক্ষর করেছেন
স.ম.ম. উদ্ভিদ

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants/ presentants					
	 GLF PROJECTS LIMITED <i>Rohan Singh</i> Director					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
ADARSH SINGH						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
10/04/2015 11/04/2015 12/04/2015 13/04/2015 14/04/2015 15/04/2015 16/04/2015 17/04/2015 18/04/2015 19/04/2015 20/04/2015 21/04/2015 22/04/2015 23/04/2015 24/04/2015 25/04/2015 26/04/2015 27/04/2015 28/04/2015 29/04/2015 30/04/2015 01/05/2015 02/05/2015 03/05/2015 04/05/2015 05/05/2015 06/05/2015 07/05/2015 08/05/2015 09/05/2015 10/05/2015 11/05/2015 12/05/2015 13/05/2015 14/05/2015 15/05/2015 16/05/2015 17/05/2015 18/05/2015 19/05/2015 20/05/2015 21/05/2015 22/05/2015 23/05/2015 24/05/2015 25/05/2015 26/05/2015 27/05/2015 28/05/2015 29/05/2015 30/05/2015 31/05/2015 01/06/2015 02/06/2015 03/06/2015 04/06/2015 05/06/2015 06/06/2015 07/06/2015 08/06/2015 09/06/2015 10/06/2015 11/06/2015 12/06/2015 13/06/2015 14/06/2015 15/06/2015 16/06/2015 17/06/2015 18/06/2015 19/06/2015 20/06/2015 21/06/2015 22/06/2015 23/06/2015 24/06/2015 25/06/2015 26/06/2015 27/06/2015 28/06/2015 29/06/2015 30/06/2015 01/07/2015 02/07/2015 03/07/2015 04/07/2015 05/07/2015 06/07/2015 07/07/2015 08/07/2015 09/07/2015 10/07/2015 11/07/2015 12/07/2015 13/07/2015 14/07/2015 15/07/2015 16/07/2015 17/07/2015 18/07/2015 19/07/2015 20/07/2015 21/07/2015 22/07/2015 23/07/2015 24/07/2015 25/07/2015 26/07/2015 27/07/2015 28/07/2015 29/07/2015 30/07/2015 31/07/2015 01/08/2015 02/08/2015 03/08/2015 04/08/2015 05/08/2015 06/08/2015 07/08/2015 08/08/2015 09/08/2015 10/08/2015 11/08/2015 12/08/2015 13/08/2015 14/08/2015 15/08/2015 16/08/2015 17/08/2015 18/08/2015 19/08/2015 20/08/2015 21/08/2015 22/08/2015 23/08/2015 24/08/2015 25/08/2015 26/08/2015 27/08/2015 28/08/2015 29/08/2015 30/08/2015 31/08/2015 01/09/2015 02/09/2015 03/09/2015 04/09/2015 05/09/2015 06/09/2015 07/09/2015 08/09/2015 09/09/2015 10/09/2015 11/09/2015 12/09/2015 13/09/2015 14/09/2015 15/09/2015 16/09/2015 17/09/2015 18/09/2015 19/09/2015 20/09/2015 21/09/2015 22/09/2015 23/09/2015 24/09/2015 25/09/2015 26/09/2015 27/09/2015 28/09/2015 29/09/2015 30/09/2015 01/10/2015 02/10/2015 03/10/2015 04/10/2015 05/10/2015 06/10/2015 07/10/2015 08/10/2015 09/10/2015 10/10/2015 11/10/2015 12/10/2015 13/10/2015 14/10/2015 15/10/2015 16/10/2015 17/10/2015 18/10/2015 19/10/2015 20/10/2015 21/10/2015 22/10/2015 23/10/2015 24/10/2015 25/10/2015 26/10/2015 27/10/2015 28/10/2015 29/10/2015 30/10/2015 31/10/2015 01/11/2015 02/11/2015 03/11/2015 04/11/2015 05/11/2015 06/11/2015 07/11/2015 08/11/2015 09/11/2015 10/11/2015 11/11/2015 12/11/2015 13/11/2015 14/11/2015 15/11/2015 16/11/2015 17/11/2015 18/11/2015 19/11/2015 20/11/2015 21/11/2015 22/11/2015 23/11/2015 24/11/2015 25/11/2015 26/11/2015 27/11/2015 28/11/2015 29/11/2015 30/11/2015 01/12/2015 02/12/2015 03/12/2015 04/12/2015 05/12/2015 06/12/2015 07/12/2015 08/12/2015 09/12/2015 10/12/2015 11/12/2015 12/12/2015 13/12/2015 14/12/2015 15/12/2015 16/12/2015 17/12/2015 18/12/2015 19/12/2015 20/12/2015 21/12/2015 22/12/2015 23/12/2015 24/12/2015 25/12/2015 26/12/2015 27/12/2015 28/12/2015 29/12/2015 30/12/2015 31/12/2015						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				

SPECIMEN FORM FOR TEN FINGERPRINTS



Ne Ne 28 He Ne

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



Ne Ne 28 He Ne

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



Ne Ne 28 He Ne

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



Ne Ne 28 He Ne

	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 - 02053 of 2014
(Serial No. 02175 of 2014 and Query No. 1503L000002431 of 2014)

On 14/03/2014

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

Presented for registration at 20.30 hrs on :14/03/2014, at the Private residence by Ikbai Molla , one of the Executants.

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

Execution is admitted on 14/03/2014 by

1. Ikbai Molla, son of Jaynuddin Molla @ Jaynal Molla , Chandpur, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Cultivation
2. Kafiuddin Molla, son of Jaynuddin Molla @ Jaynal Molla , Chandpur, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Cultivation
3. Papai Molla, son of Jaynuddin Molla @ Jaynal Molla , Chandpur, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Cultivation
4. Mahiuddin Molla, son of Jaynuddin Molla @ Jaynal Molla , Chandpur, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Others
5. Khursida Khatun (Bibi), wife of Ayub Ali , Chandpur, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : House wife
6. Marjina Bibi, wife of Jaynuddin Molla @ Jaynal Molla , Chandpur, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : House wife

Identified By Salauddin Molla, son of Sekendar Molla, Mobarakpur, Kolkata, Thana:-Rajarhat, P.O. :-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste: Muslim, By Profession: Cultivation.

(Joyjit Chanda)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

On 18/03/2014

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/-

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

ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

18/03/2014 12:22:00

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 - 02053 of 2014
(Serial No. 02175 of 2014 and Query No. 1503L000002431 of 2014)

Payment of Fees:

Amount by Draft

Rs. 8297/- is paid , by the draft number 666462, Draft Date 26/02/2014, Bank Name State Bank of India, LAUHATI, received on 18/03/2014

(Under Article : A(1) = 8283/- ,E = 14/- on 18/03/2014)

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.-7,53,903/-

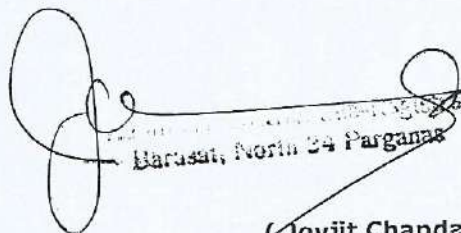
Certified that the required stamp duty of this document is Rs.- 37715 /- and the Stamp duty paid as: Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 37615/- is paid , by the draft number 666461, Draft Date 26/02/2014, Bank : State Bank of India, LAUHATI, received on 18/03/2014

(Joyjit Chanda)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT



Barasat, North 24 Parganas

(Joyjit Chanda)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

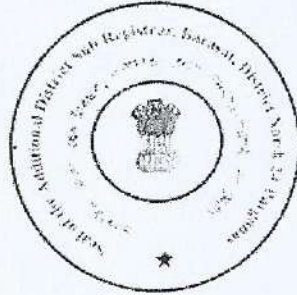
18/03/2014 12:22:00

EndorsementPage 2 of 2

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 13
Page from 1570 to 1592
being No 02053 for the year 2014.



(Joyjit Chanda) 20-March-2014
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT
Office of the A.D.S.R. BARASAT
West Bengal