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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Q - 3855/14

19/03/14

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7:10 P.M.

Certified that the document is admitted to registration. The signature and seal of the undersigned are duly attested with the seal of the office of the Registrar.

R 788311

Additional District Sub-Registrar
Barasat, North 24 Parganas

20/3/14

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on the 19th day of March, Two Thousand Fourteen.

BETWEEN

[Page 1 of 11]

1. **REJAUL MOLLA** (Voter ID.No.YMM0603449)
2. **JIYAU MOLLA** (Voter ID.No. GGC4391181) both sons of late Sher Ali Molla 3. **RIZIA BIBI** (Voter ID.No.WB/20/091/102672) wife of Nur Islam 4. **TAHMINA BIBI** (Voter ID.No.FKC2420628) wife of Saud Ali Molla, 5. **SABANA GAZI** (Voter ID.No.ZUB1037845) wife Bablu Gazi, 6. **AMENA BIBI** (Voter ID.No.LFH1420637) wife of Roup Sekh 7. **SAMINUR BIBI** (Voter ID.No.YMM0603456) wife of Md. Mintu Molla 8. **JAMIRUN BIBI** (Voter ID.No.WB/20/091/750211) Wife of Late Sher Ali Molla, All are residing at Village -Mobarakpur, P.O.- Lauhati, P.S. - Rajarhat, District. - North 24 Parganas, Kolkata - 700135, West Bengal, by Nationality - Indian, by faith -Muslim, by occupation - Cultivition & 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 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 Sk. Makbul Molla son of Sk Khater was 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 3 decimal) & 5168 (Area of Land 0.16 decimal out of 8 decimal) under 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.

AND WHEREAS Md Doulat Ali son of late Rekab Mondal of Mobarakpur was the original owner and possessor of a piece and parcel of land admeasuring 8.14 decimal (more or less) out of 220 comprised in R.S. & L.R. Dag No. 5106 under Khatian No. 286, R.S. Khatian No. 2031 & L.R. Khatian No. 3100 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 Deed of sale, registered at Sub Registrar at Cassipore Dum Dum recorded in Book No. 1, Vol. - 81, Pages Form 144 to 146, being No. 5305 dated - 17.06.1963 from Din Mohammad Molla.

AND WHEREAS Safar Ali Molla son of Late Hapajaddin Molla of Conchpukur, P.S. - Bhangar, District - South 24 parganas is the

original owner and possessor of a piece and parcel of land admeasuring 8.14 decimel (more or less) out of 220 comprised in R.S. & L.R. Dag No. 5106 under Khatian No. 286, R.S. Khatian No. 2031 and L.R. Khatian No. 3100 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 Deed of sale registered at Sub Registrar at Cassipore Dum Dum recorded in Book No. 1, Vol. - 86, Pages Form 164 to 166, being No. 6220 dated - 22.07.1963 from Md. Doulat Ali son of late Rekab Mondal of Mobarackpur, P.S. - Rajarhat, District - North 24 Parganas.

AND WHEREAS Sher Ali Molla son of late Makbul Ali Molla of Mobarackpur was the original owner and possessor of a piece and parcel of land admeasuring 8.14 decimel (more or less) comprised in R.S. & L.R. Dag No. 5106 under Khatian No. 286, R.S. Khatian No. 2031 & L.R. Khatian No. 3100 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 Deed of sale, registered at Sub Registrar at Cassipore Dum Dum recorded in Book No. 1, Vol. - 82, Pages Form 253 to 255, being No. 6214 dated - 23.07.1968 from Sofar Ali Molla son of late Hepajoddin Molla of Konchpukur, P.S. - Bhangar, District - South 24 Parganas.

AND WHEREAS said Sk. Makbul Molla died intestate leaving behind his Four Sons Namely Sakendar Molla, Jamal Molla, Sher Ali Molla & Jainal Molla as his legal heirs and successor as per Mohammaden Law of Succession.

AND WHEREAS said Sher Ali Molla son of Sk. Makbul Molla was the original owner & Possessor of a piece and parcel of land admeasuring 0.22 decimal (more / less) comprised in R.S. & L.R. Dag No. 5148 (Area of land 0.06 decimal out of 3 decimal), 5168 (Area of land 0.16 decimal out of 8 decimal) of land by way of inheritance.

AND WHEREAS said Sher Ali Molla died intestate leaving behind his Two Sons Namely Rejaul Molla, Jiyaul Molla, (i.e. vendor No. 1 & 2) five Daughters Namely Rizia Bibi, Tahamina Bibi, Sabana Gazi, Amina Bibi, Saminur Bibi (i.e. vendor No. 3 to 7) and wife Jamirun Bibi as his legal heirs and successor as per Mohammaden 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, lispences, 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 $0.22 + 8.14 = 8.36$ 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 **8.36** decimal (more or less) of Land comprised in R.S. & L.R. Dag No- **5106** (Area of Land 8.14 Decimal out of 220 Decimal), **5148** (Area of Land 0.06 Decimal out of 3 Decimal), **5168** (Area of Land 0.16 Decimal out of 8 Decimal), under Khatian No. 286, R.S. Khatian No.2031 & L.R. Khatian No. 3100 & 3036 under **Mouza - Matiagachha**, J.L. No. 187, Re.Sa. No. 17, Hal Touzi No. 146, Pargana - Anowarpur, P. S. Barasat Now Sashan,

- 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. 6,83,994 / - (Rupees Six Lakh Eighty Three Thousand Nine Hundred Ninty Four)** only.

NOW THIS DEED WITNESSETH as follows :~

That in consideration of the said sum of **Rs. 6,83,994 / - (Rupees Six Lakh Eighty Three Thousand Nine Hundred Ninty Four)** 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 **8.36** 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 **Shali & Khal 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>L.R.</u>	<u>Nature</u>	<u>Share</u>	<u>Area of Land</u>	<u>Out of</u>
<u>DAG No.</u>	<u>Khatian</u>	<u>of Land</u>		<u>Sold</u>	<u>Land</u>
	<u>No.</u>				
5106	3100	Shali	0.0370	8.14 Dec /	220 Dec.
5148	3036	Shali	0.0200	0.06 Dec	03 Dec.
5168	3036	Khal	0.0200	0.16 Dec	08 Dec.


Total Dag : 3 (Three)

Area of Land = 8.36 (Eight Point Three Six) 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. Mot Noor Islam
s/o - Jubbar Ali Mishi
Khari Beni'a.
2. মোহাম্মদ আলি মোস্তাফা
Moti a muzz
৬-০১ - ১৪

1. Regurul Malla
2. জিহাদ উলহামালা
3. হিজিরা মিস্ত্রি
4. ৩১২ মিনা বিবি
5. আমাবাজজি
6. আমিনা বিবি
7. আমিনুজ্জামিন
8. 

Drafted by :



Advocate

District Judges' Court

North 24 Parganas, Barasat

Enroll No. - ৬৩/৭৭৪/১৭৭৫.

জিহাদ উলহামালা

৬: মোহাম্মদ আলি মোস্তাফা

Composed by :

A. T. M. Sanaul Mostafa

A.T.M.SANAUL MOSTAFA

LAUHATI, RAJARHAT, KOL - 135

(Signature of Vendors)

Regard vladka

By CHG. NO- 781085 ING Vysya Rs. 6,83,994/-
Date:- 13.03.2014 BANK LTD.

(Rupees Six Lakh Eighty Three Thousand Nine Hundred Ninety Four Only)

1. Not Not Slamm

1. Regaul Malla

2. ਫਿਰਕਾਤੀ ਮੰਤਰਮੁਖੀ

3. विच्छिन्न विधि

৩. বিজ্ঞান

5. આવાના હાજી


































৬. আয়মেনবানিবি

7. ଆମିନୋ ଅମ୍ଳ

৭. আমিনুল্লাহ ১৪৮
৪. জেজি. ন. বিবি
৪. জেজি. ন. বিবি

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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)				
<i>Reepul Malla</i>						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
<i>Geeta Mohan Singh</i>						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				

SPECIMEN FORM FOR TEN FINGERPRINTS



Handwritten: ১৮৮৮৮৮৮৮

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



Handwritten: ১৮৮৮৮৮৮৮

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



Handwritten: ১৮৮৮৮৮৮৮

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



Handwritten: ১৮৮৮৮৮৮৮

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

SPECIMEN FORM FOR TEN FINGERPRINTS



Handwritten: 13/11/18

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



Handwritten: 13/11/18

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



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



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

(52)

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 14
Page from 114 to 140
being No 02136 for the year 2014.



(Joyjit Chanda) 21-March-2014
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT
Office of the A.D.S.R. BARASAT
West Bengal