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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. JIYAUL 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 decimel (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 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 & 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

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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 Mobarakpur 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 & Prossessor of a piece and purcel 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 inharitance.

AND WHEREAS said Sher Ali Molla died intestate leaving behind his Two Sons Namely Rejaul Molla, Jiyaul Molla, (i.e. vonder No. 1 & 2) five Doughters 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, lispendences, attachments whatsoever and are now seized and possessed of and / or otherwise well and sufficiently entitled to the said property.

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 anyway.

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 Panchayetwhich 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 Thusand 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 Thusand 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 purchser may mutate his name in the relevant record in the said <u>Land</u> and also mutated his name in the Panchyet record and also pay rent and taxes in his name against <u>this deed of conveyance</u>.

## **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.

R.S.& L.R. DAG No.	L.R. Khatian No.	Nature of Land	<u>Share</u>	Area of Land Sold	Out of Land
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. Met Nord Glarm

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2. Story on For (STAT)

Motion Prove

Vol - 18

Drafted by:

Arjim hr Manstate

Advocate

North 24 Parganas, Barasat
Enroll No. - 653 798 1995.

1. Regard Malla

2. 152 215 - 15 31

3. হিলেগে নিম

-4. 072 BUNGA

5. आयाना प्राप्ती

6. अश्वयम्ब

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8.



कि के प्रक्रिकार

Composed by:

A.T. M: Sanaw Mostrfa

A.T.M.SANAUL MOSTAFA

LAUHATI, RAJARHAT, KOL - 135

(Signature of Vendors)

[Page 10 of 11]

#### MEMO OF CONSIDERATION

Received from a sum of Rs. 6,83,994 /- (Rupees Six Lakh Eighty Thusand Nine Hundred Ninty Four ) only. Towards Consideration Money from the Purchaser here in above.

By CHG. NO- 781085 ING VYSYA Date: 13.03.2014 BANKLTD.

Rs. 6,83,994/-

Total

6,83,994 /-

(Rupees Six Lakh Eighty Three Thusand Nine Hundred Ninty Four Only)

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रम्द्रेर व्यान त्राक्ष

1. Regard Malls

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3. FR. 1998 969 4. 012 FUNGA

5 - आराना जाजी

6. अश्ववश्विव

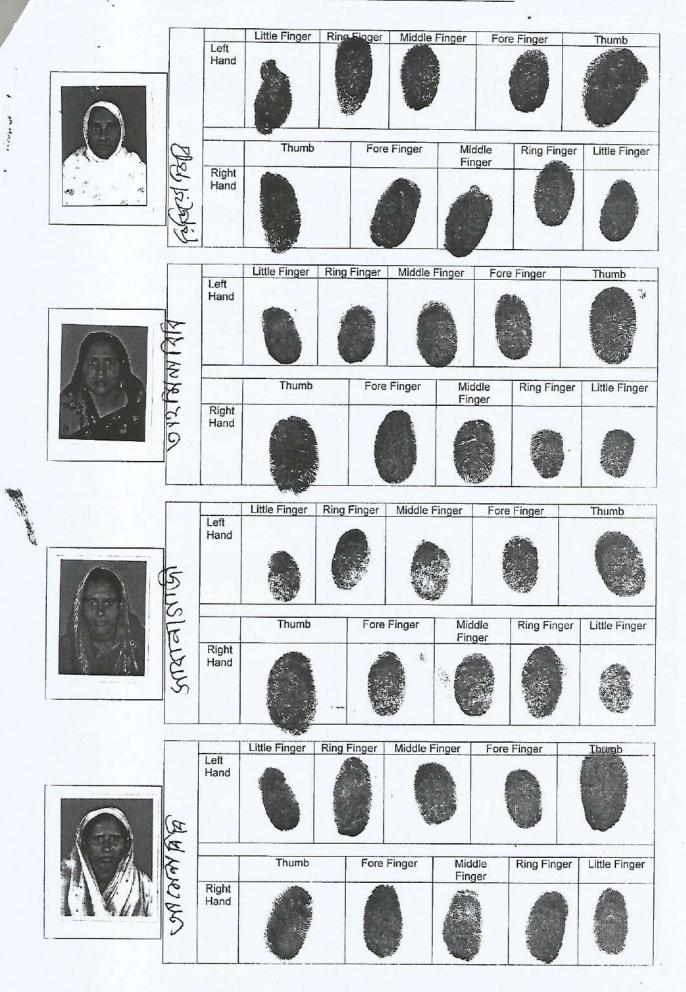
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(Signature of Vendors)

### SPECIMEN FORM FOR TEN FINGERPRINTS

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# SPECIMEN FORM FOR TEN FINGERPRINTS



# SPECIMEN FORM FOR TEN FINGERPRINTS

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	A Hai	nd							
	Left Han		ittle Finger   R	ting Finger   M	Middle Fin	ger F	ore Finger	<b>/</b>	Thumb
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РНОТО	Left Han Right Hand	d					ore Finger Ring Fing	er Li	Thumb
РНОТО	Righ	d	Thumb	Fore Fine		Middle		er Li	ttle Finger
РНОТО	Righ	d	Thumb	Fore Fine		Middle Finger		er Li	ttle Finger
	Right Hand	d	Thumb	Fore Fine	ger	Middle Finger	Ring Fing	er Li	ttle Finger
РНОТО	Right Hand	d	Thumb	Fore Fine	ger ddle Finge	Middle Finger	Ring Fing	er Li	ttle Finger
	Right Hand Left Hand	d	Thumb	Fore Fing	ger ddle Finge	Middle Finger	Ring Fing	er Li	ttle Finger



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

Endorsement For Deed Number : I - 02136 of 2014 (Serial No. 02258 of 2014 and Query No. 1503L000003855 of 2014)

#### On 19/03/2014

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

Presented for registration at 19.10 hrs on :19/03/2014, at the Private residence by Rejaul Molla , one of the Executants.

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

Execution is admitted on 19/03/2014 by

- Rejaul Molla, son of Late Sher Ali Molla, Mobarakpur, Kolkata, Thana:-Rajarhat, P.O.:-Lauhati, District:-North 24-Parganas, WEST BENGAL, India, Pin:-700135, By Caste Muslim, By Profession: Cultivation
- Jiyaul Molla, son of Late Sher Ali Molla , Mobarakpur, Kolkata, Thana:-Rajarhat, P.O. :-Lauhati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Cultivation
- Rizia Bibi, wife of Nur Islam, Mobarakpur, Kolkata, Thana:-Rajarhat, P.O.:-Lauhati, District:-North 24-Parganas, WEST BENGAL, India, Pin:-700135, By Caste Muslim, By Profession: House wife
- 4. Tahamina Bibi, wife of Saud Ali Molla , Mobarakpur, Kolkata, Thana: Rajarhat, P.O. :-Lauhati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : House wife
- Sabana Gazi, wife of Bablu Gazi , Mobarakpur, Kolkata, Thana.-Rajarhat, P.O. :-Lauhati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : House wife
- 6. Amena Bibi, wife of Roup Sekh, Mobarakpur, Kolkata, Thana:-Rajarhat, P.O.:-Lauhati, District:-North 24-Parganas, WEST BENGAL, India, Pin:-700135, By Caste Muslim, By Profession: House wife
- Saminur Bibi, wife of Md. Mintu Molla , Mobarakpur, Kolkata, Thana:-Rajarhat, P.O. :-Lauhati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : House wife
- Jamirun Bibi, wife of Lt. Sher Ali Molla , Mobarakpur, Kolkata, Thana:-Rajarhat, P.O. :-Lauhati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : House wife

Identified By Saud Ali Molla, son of Rahamat Ali Molla, W/ 35/1 Kankuli Road Metiabruz, P. S. Rajabagan, Kolkata, District:-South 24-Parganas, WEST BENGAL, India Pin :-700018, By Caste: Muslim, By Profession: Business.

( Joyjit Chanda )
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

Adultional District Sub-Registrar Barasat, North 24 Parganas

(Joyjit Chanda ) ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

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20/03/2014 12:28:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number: 1 - 02136 of 2014 (Serial No. 02258 of 2014 and Query No. 1503L000003855 of 2014)

### On 20/03/2014

# 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/-

### Payment of Fees:

Amount by Draft

Rs. 7527/- is paid, by the draft number 666673, Draft Date 17/03/2014, Bank Name State Bank of India, LAUHATI, received on 20/03/2014

( Under Article : A(1) = 7513/-, E = 14/- on 20/03/2014 )

# Certificate of Market Value(WB PUVI rules of 2001)

1962

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-6,83,994/-

Certified that the required stamp duty of this document is Rs.- 34220 /- and the Stamp duty paid as: Impresive Rs.- 100/-

### Deficit stamp duty

Deficit stamp duty Rs. 34120/- is paid, by the draft number 666675, Draft Date 17/03/2014, Bank: State Bank of India, LAUHATI, received on 20/03/2014

ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT ( Joyjit Chanda )

> Additional Claims Sub-Registrar Barasat, North 24 Parganas

( Joyjit Chanda ) ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

Ender mentPage 2 of 2

20/03/2014 12:28:00



# 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.



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