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Additional District Sub-Registrar
Barasat, North 24 Parganas.

10-5-13

DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this
the 8th day of May, two thousand and thirteen (2013)

BETWEEN

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8-5-13

MD. KUTUBUDDI alias **KUTUBUDDIN AHMED** son of Late Chhakowath Ali, residing at Village- Village- Moberakpur, P.O. Chandpur, P.S. Rajarhat, in the District of North 24 Parganas, Kolkata- 700135, by faith- Muslim, by occupation- Business, by Nationality- Indian, hereinafter called and referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, administrators, representatives nominees and assigns) of the **ONE PART**.

- AND -

GLF PROJECTS LIMITED, a Company, incorporated under the Provisions of the Companies Act. 1956, having its Office at 23A, N.S. Road, 4th floor, Room No. 7A, Kolkata- 700001, P.S. Hare Street, represented by its Director **MEENA SINGHAL** wife of Girdharilal Singhal, by faith- Hindu, by occupation- Business, by Nationality- Indian, hereinafter called and referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its Director in office for the time being in force, executors, administrators, representatives and assigns) of the **OTHER PART**;

WHEREAS :

A) The Vendor herein **Md. Kutubuddi** alias **Kutubuddin Ahmed** is the owner and possessor of four plots of Shali and khal land measuring an area of total **6.27 Satak** comprised in R.S. Dag Nos. 5128, 5135, 5136 & 5137 i.e. (i) land area 02.19 Satak as 0.1459 share out of total 15 Satak comprised in R.S. Dag No. 5128 (ii) land area 01.60 Satak as 0.1459 share out of total 11 Satak comprised in R.S. Dag No. 5135 (iii) land area 00.29 Satak as 0.1459 share out of total 02 Satak comprised in R.S. Dag No. 5136 and (iv) land area 02.19 Satak as 0.1459 share out of total 15

Satak comprised in R.S. Dag No. 5137 all under L.R. Khatian No. 3076, lying at *Mouza- MATIAGACHA*, J.L. No. 187, R.S. No. 17, Touzi No. 146, within the local limits of Kirtipur 2 No. Gram Panchayet, within the jurisdiction of Barasat Police Station, in the District of North 24 Parganas more fully described in the schedule hereinafter written, by virtue of inheritance and thereafter own L.R. Settlement Record of Rights being L.R. Khatian No. 3076, absolutely free from all encumbrances whatsoever.

B) Since then, the Vendor herein is seized and possessed of the aforesaid plots of land measuring an area of total **6.27 Satak** comprised in R.S. Dag Nos. 5128, 5135, 5136 & 5137 all under L.R. Khatian No. 3076, lying and situated at *Mouza- MATIAGACHA*, J.L. No. 187, R.S. No. 17, Touzi No. 146, within the local limits of Kirtipur 2 No. Gram Panchayet, within the jurisdiction of Barasat Police Station, in the District of North 24 Parganas, by virtue of above record of rights and has been enjoying the same peacefully, freely, absolutely and without any interruptions from any corners whatsoever by paying usual rents and taxes to the proper authorities in his name as absolute owner and possessor thereof and has the full right to dispose or transfer the same to any body in any way as he will think fit and proper.

C) Now the Vendor herein has agreed to sell and the purchaser herein has agreed to purchase the aforesaid Plots of land measuring an area of total **6.27 Satak** comprised in R.S. Dag Nos. 5128, 5135, 5136 & 5137 all under L.R. Khatian No. 3076, lying and situated at *Mouza- MATIAGACHA*, J.L. No. 187, R.S. No. 17, Touzi No. 146, within the local limits of Kirtipur 2 No. Gram Panchayet, within the jurisdiction of Barasat Police Station, in the District of North 24 Parganas, together with all easement rights of the same more fully described in the schedule

hereinafter written, at or for the total consideration of *Rs. 1,90,000/- (Rupees one lac ninety thousand) only.*

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement and in consideration of *Rs. 1,90,000/- (Rupees one lac ninety thousand) only* to the Vendor paid by the purchaser as per memo below at or for the immediately before the execution of these presents (the receipt whereof the Vendor do hereby as well as by the receipt hereunder written, admit and acknowledge and from the same and every part thereof hereby acquit, release and forever discharged or conveyed the same to the said purchaser) as well as the said land measuring an area of measuring an area of **6.27 Satak** comprised in R.S. Dag Nos. 5128, 5135, 5136 & 5137 all under L.R. Khatian No. 3076, lying and situated at *Mouza- MATIAGACHA*, J.L. No. 187, R.S. No. 17, Touzi No. 146, within the local limits of Kirtipur 2 No. Gram Panchayet, within the jurisdiction of Barasat Police Station, in the District of North 24 Parganas, together with all easement rights of the same which the Vendor herein sell, grant, transfer, convey and assign unto the purchaser herein free from all encumbrances, liens lispences and appurtenances as mentioned in the schedule hereinafter written **TO HAVE AND TO HOLD** the said land hereby granted, transferred conveyed and assured or intended so to be with the appurtenances unto the purchaser herein absolutely and free from all encumbrances whatsoever.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER:

1. That free and clear and freely and clearly and absolutely acquitted exonerated and release or otherwise by and at the cost and expenses of the Vendor is and sufficiently entitled and saved defended kept harmless

and other easement rights title claim mortgage liens lispendences, attachments whatsoever.

2. That the purchaser shall hereinafter peacefully and quietly possess and enjoy the said property in khas without any claim or demand whatsoever from the Vendor or his legal heirs, executors, administrators, representatives, nominees and assigns.
3. That no notice issued under the public demand recovery act has been served on the Vendor not any such notice has been published.
4. 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.
5. 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.
6. 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.
7. It is hereby declared that the said purchaser has the absolute right to mutate *its* name in respect of the present purchased land.
8. 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.

9. It is hereby declared by the Vendor that the said land 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.

10. That the Vendor has not yet taken any loan or financial benefits from any bank or financial institutions or any corners in respect of the schedule mentioned land.

11. 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 and in this deed if any typographical mistake is discovered later, that will be rectified by the Vendor without any claim or demand at the cost of the purchaser.

AND the Vendor herein deliver this day khas possession of the said land unto and in favour of the purchaser herein.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

(Description of land hereby sold by the Vendor herein).

ALL THAT piece or parcel of Rayati Dakhali Swattiya Bisistha four plots of **Shali** and **Khal** land measuring an area of total **6.27 Satak** comprised in **R.S. Dag Nos. 5128, 5135, 5136 & 5137** all under **L.R. Khatian No. 3076** (in the name of present Vendor- **Md. Kutubuddi**) which is clearly as under as per Dag-wise –

<i>Saleable land area</i>	<i>Share</i>	<i>Out of total land</i>	<i>R.S. Dag No.</i>	<i>L.R. Khatian</i>	<i>Nature of land</i>
02.19 Satak	0.1459	15 Satak	5128	3076	Shali
01.60 Satak	0.1459	11 Satak	5135	3076	Shali
00.29 Satak	0.1459	02 Satak	5136	3076	Khal
02.19 Satak	0.1459	15 Satak	5137	3076	Shali

6.27 Satak in total hereby sold

the aforesaid land lying and situated at **Mouza- MATLAGACHA**, J.L. No. 187, R.S. No. 17, Touzi No. 146, within the local limits of **Kirtipur 2 No. Gram Panchayet**, within the jurisdiction of Barasat Police Station, Pargana- Anowarpur, under A.D.S.R. Office, Barasat, in the District of North 24-Parganas, in the State of West Bengal.

It is clearly stated herein that the Vendor herein sold and conveyed total land measuring **6.27 Satak** more or less unto and in favour of the Purchaser herein.

The annual proportionate rent will be payable as per State Government Rules and Regulations.

IN WITNESS WHEREOF the Vendor has hereunto set and subscribed his hand and seal after going through the contents of this deed of conveyance on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

by the Vendor at Kolkata in Presence of :-

1. Ashed Ali
 n'u + po. mudiagach
 P.S. Barasat
 Rel. 700195
 2. Aynal malla
 Vill - Kharibaria
 P.S. - Barasat
- স্বঃ হুজুরুলী বেহার
 বিবেকানন্দ বিশ্ববিদ্যালয়
 কলিকতা

SIGNATURE OF THE VENDOR

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named Purchaser, a sum of Rs. 1,90,000/- (*Rupees one lac ninety thousand*) only being the full consideration money of the schedule mentioned land and payment as per memo below.

MEMO

By Cash of R.B.I. Notes.

Rs. 1,90,000/-

(*Rupees one lac ninety thousand*) only

WITNESSES:

1. Ashraf Ali
 C/o. Asad Ali
 Vill + PO Maligaach
 P.S. Barasat
 Kd. 700135
2. Aynal malla
 Vill - Kharibara
 P.S. - Barasat

श्री: गुरुदेवजी देवदत्त
 गुरुदेवजी देवदत्त

SIGNATURE OF THE VENDOR

Deed prepared by:

Ashraf ali
Barasat.

Asad ali cont.

on 12.5.51 / 1980

Composed by:

(Rahmat Shaikh)

Typists' Association Room

A.D.S.R. Office - Bidhannagar Kolkata-91

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

Endorsement For Deed Number : I - 02970 of 2013
(Serial No. 02701 of 2013 and Query No. L000005942 of 2013)

On 08/05/2013

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

Presented for registration at 19.30 hrs on :08/05/2013, at the Private residence by Md. Kutubuddi Alias Kutubuddi Ahmed, Executant.

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

Execution is admitted on 08/05/2013 by

1. Md. Kutubuddi Alias Kutubuddi Ahmed, son of Late Chhakowath Ali , Moberakpur, Kolkata, Thana:-Rajarhat, P.O. :-Chandpur, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Business

Identified By Ashed Ali, son of A Ali, Matiagachha, Kolkata, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste: Muslim, By Profession: Business.

(Gautam Ghosh)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

On 10/05/2013

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. 5023/- is paid , by the draft number 599120, Draft Date 08/05/2013, Bank Name State Bank of India, Rajarhat Township, received on 10/05/2013

(Under Article : A(1) = 5016/- , E = 7/- on 10/05/2013)

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.-4,56,935/-

Certified that the required stamp duty of this document is Rs.- 22857 /- and the Stamp duty paid as: Impresive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty Rs. 21870/- is paid , by the draft number 579082, Draft Date 04/05/2013, Bank : State Bank of India, Rajarhat Township, received on 10/05/2013

(Gautam Ghosh)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

Additional District Sub-Registrar
Barasat, North 24-Parganas.

(Gautam Ghosh)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

EndorsementPage 1 of 1

10/05/2013 16:24:00.

UNDER RULE 44A OF THE I.R. ACT 1908

(1)

Name Meena Singhal

Status - Presentant



LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person

Meena Singhal
Signature of the presentant

(2)

Name श्री: देवप्रकाश देवप्रकाश देवप्रकाश

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)



LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person

श्री: देवप्रकाश देवप्रकाश देवप्रकाश
Signature of the Presentant / Executant /
Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

6

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 11
Page from 3739 to 3751
being No 02970 for the year 2013.



C. Ghosh

(Gautam Ghosh) 13-May-2013
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT
Office of the A.D.S.R. BARASAT
West Bengal