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L-08395



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G 998893

Certified that the document is genuine and  
registered. The signature shown here is  
the endorsement of the Registrar. This  
document is valid for the purpose of registration.

Additional District Sub-Registrar  
Barasat, North 24 Parganas.

27 MAY 2013

## DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on the  
27th day of May, Two Thousand Thirteen

BETWEEN



**AJGAR ALI MONDAL**, son of Bahar Ali, by nationality – Indian,  
by faith – Islam, by occupation – Cultivation, both residing at Village &  
P.O. – Matiagacha, P.S. – Barasat, Kolkata – 700124, District – North 24  
Parganas, hereinafter being referred to as the **“VENDOR”** (which  
expression shall unless excluded 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**.

**A N D**

**GLF PROJECTS LIMITED**, a Company incorporated under the  
Companies Act, 1956, having its registered office at 23A, Netaji Subhas  
Road, 4<sup>th</sup> Floor, Room No. – 7A, P.S. – Hare Street, Kolkata – 700001,  
represented by its Director **MEENA SINGHAL**, wife of GiraharilalSinghal,  
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** Ajgar Ali Mondal the L.R. Record Holder, being L.R. Khatian No. 3037 and the original owners and possessors of a piece and parcel of land admeasuring 0.69 decimal (more or less) out of 11 decimal of Land comprised in Hal R.S. Dag No – 5148 & 5168 of Mouza – Matiagacha, J.L. No. – 187, Re.Sa. No. 17, Hal Touzi No. – 146, Pargana – Anowarpur, P.S. & A.D.S.R.O. – Barasat, District – North 24 Parganas, within the local limits of Matiagacha Gram Panchayet.

**AND WHEREAS** the present Vendor becoming absolute owner 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** for personal reasons, it becoming necessary and expedient for the Vendor to sell an area of 0.69 decimal (more or less) out of 11 decimal of Land comprised in Hal R.S. Dag No – 5148 & 5168 of Mouza – Matiagacha, J.L. No. – 187, Re.Sa. No. 17, Hal Touzi No. – 146, Pargana – Anowarpur, P.S. & A.D.S.R.O. – Barasat, District – North 24 Parganas,, which is fully explained in the Schedule of property given



hereunder, the Vendor agreed to sell and the Purchaser agreed to purchase the same together with all rights, privileges, easements, whatsoever thereto at a total consideration of **Rs. 33,454/- (Rupees Thirty Three Thousand Four Hundred Fifty Four)** only.

**NOW THIS DEED WITNESSETH** as follows :~

That in consideration of the said sum of **Rs. 33,454/- (Rupees Thirty Three Thousand Four Hundred Fifty Four)** only well and truly paid by the Purchaser to the Vendor the receipts whereof the Vendor do hereby admit and acknowledge, the Vendor 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 0.69 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 convenient with the Purchaser as

follows :~

- a) The interest which the Vendor do hereby profess to transfer subsists and that the Vendor 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 Vendor 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 Vendor, 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.

**SCHEDULE OF PROPERTY as referred to :~**

**ALL THAT** piece and parcel of LAND comprising in **Mouza - Matiagacha**, J.L. No. - 187, Re.Sa. No. - 17, Hal Touzi No. - 146, Pargana - Anowarpur,

<b><u>R.S. &amp; L.R.</u></b>	<b><u>L.R.</u></b>	<b><u>Nature</u></b>	<b><u>Share</u></b>	<b><u>Area of</u></b>	<b><u>Out of</u></b>
<b><u>Dag No.</u></b>	<b><u>Khatian No.</u></b>	<b><u>of Land</u></b>		<b><u>Land</u></b>	<b><u>Land</u></b>
5148	3037	Shali	625	0.19 Dec.	03 Dec.
5168	3037	Khal	625	0.50 Dec.	08 Dec.

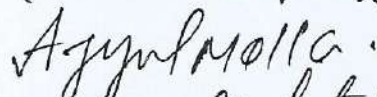
**Total Dag No. = 2      Total Area = 0.69  
dec.**

out of 11 decimal of **P.S. & A.D.S.R.O. - Barasat**, District - North 24 Parganas, within the local limits of Kirtipur 2 No. Gram Panchayet.

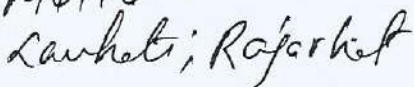
IN WITNESS WHEREOF, the Vendors and the Purchaser here described  
their hands, seals and signatures on the day, month and year first above  
written.

**WITNESSES :**

1.    
S/o  : 
2.  



( Signature of Vendor )

**Drafted by :** 

SK. ASIF AHMED

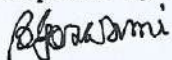
Advocate,

District Judges' Court

Barasat, 24 Pgs.(N)

Enroll No. - F-458/328 of 2010

Composed by :~



**Biplab Goswami**

Barasat Court, Barasat.

## MEMO OF CONSIDERATION

Received from a sum of Rs. 33,454/- (Rupees Thirty Three Thousand Four Hundred Fifty Four) only towards. Consideration Money from the Purchaser here in above.

By Cash      date - 27/5/2013.

Rs. 33,454/-

TOTAL

Rs. 33,454/-

(Rupees Thirty Three Thousand Four Hundred Fifty Four only)

### WITNESSES :



1. අමරසේන මහේස්වරිය      මහේස්වරිය මහේස්වරිය  
5/0-27/5/2013. මහේස්වරිය      2. අමරසේන මහේස්වරිය
2. අමරසේන මහේස්වරිය

( Signature of Vendor )



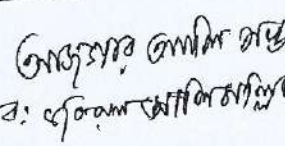
Ajitha Molla  
Lawyer, Rajarath



Signature / LTI Sheet of Serial No. 03094 / 2013, Deed No. (Book - I , 03395/2013)

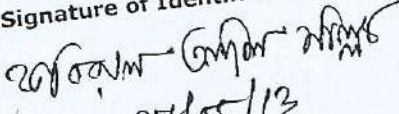
Name of the Presentant	Photo	Finger Print	Signature with date
Ajgar Ali Mondal Matiagachha, Kolkata, Thana:-Barasat, P.O. :-Barasat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700124	 27/05/2013	 LTI 27/05/2013	 28/05/13


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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Ajgar Ali Mondal Address -Matiagachha, Kolkata, Thana:-Barasat, P.O. :-Barasat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700124	Self	 27/05/2013	 LTI 27/05/2013	 28/05/13

Name of Identifier of above Person(s)

Kb ru/ Ali Mallick  
Matiagachha, Thana:-Barasat, P.O. :-Matiagachha,  
District:-North 24-Parganas, WEST BENGAL, India,

Signature of Identifier with Date  
  
28/05/13

  
Additional District Sub-Registrar  
Barasat, North 24 Parganas.

(Gautam Ghosh)  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT  
Office of the A.D.S.R. BARASAT

27/05/2013

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ATTESTED :-



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

**Endorsement For Deed Number : I - 03395 of 2013**  
**(Serial No. 03094 of 2013 and Query No. 1503L000007201 of 2013)**

**On 27/05/2013**

**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. 2283/- is paid , by the draft number 651397, Draft Date 25/05/2013, Bank Name State Bank of India, Narayanpur, received on 27/05/2013

( Under Article : A(1) = 2244/- , E = 7/- , Excess amount = 32/- on 27/05/2013 )

**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.-2,04,930/-

Certified that the required stamp duty of this document is Rs.- 10256 /- and the Stamp duty paid as: Impressive Rs.- 1000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 9256/- is paid , by the draft number 651396, Draft Date 25/05/2013, Bank : State Bank of India, Narayanpur, received on 27/05/2013

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

Presented for registration at 13.08 hrs on :27/05/2013, at the Office of the A.D.S.R. BARASAT by Ajar Ali Mondal ,Executant.

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

Execution is admitted on 27/05/2013 by

1. Ajar Ali Mondal, son of Bahar Ali , Matiagachha, Kolkata, Thana:-Barasat, P.O. :-Barasat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700124, By Caste Muslim, By Profession : Cultivation

Identified By Kbirul Ali Mallick, son of Hazi Year Ali Mallick, Matiagachha, Thana:-Barasat, P.O. -Matiagachha, District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Muslim, By Profession: Business.

*(Signature of Ajar Ali Mondal)*  
*(Signature of Kbirul Ali Mallick)*

*(Gautam Ghosh)*  
 ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

*(Signature of Gautam Ghosh)*  
 Additional District Sub-Registrar  
 Barasat, North 24 Parganas.

**( Gautam Ghosh )**  
**ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT**

EndorsementPage 1 of 1

27/05/2013 14:03:00

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ATTESTED :-




SIGNATURE OF THE  
PRESENTANT/  
EXECUTANT/SELLER/  
BUYER/CAJMENT  
WITH PHOTO

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

N.B.- LH BOX - SMALL TO THUMB PRINTS  
R.H. BOX - THUMB TO SMALL PRINTS

 <b>GLF PROJECTS LIMITED</b> <i>Meena Singh</i>	LH.					
	RH.					

ATTESTED :- *Director.*  
*Meena Singh*

 <i>Manoj Singh</i>	RH.					
	LH.					

ATTESTED :- *Manoj Singh*  
*Manoj Singh*

<div style="border: 1px solid black; width: 100px; height: 100px; margin: 0 auto; text-align: center; line-height: 100px;">             PHOTO           </div>	LH.					
	RH.					

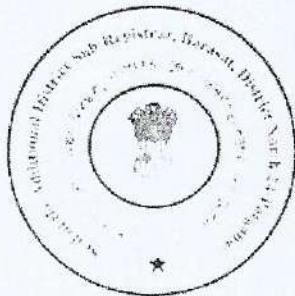
ATTESTED :-

<div style="border: 1px solid black; width: 100px; height: 100px; margin: 0 auto; text-align: center; line-height: 100px;">             PHOTO           </div>	LH.					
	RH.					

ATTESTED :-

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 13  
Page from 1109 to 1121  
being No 03395 for the year 2013.



(Sautam Ghosh) 28-May-2013  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT  
Office of the A.D.S.R. BARASAT  
West Bengal