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S.25 पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

G 998894

7270/11
27/5
nw. 308611/-
Stamp. 2544/-
fee. 5595/-

Stamp: This stamp is to be affixed to the document in accordance with the provisions of the Stamp Act, 1899. The revenue stamp is to be affixed to the document in accordance with the provisions of the Stamp Act, 1899.

Cm
Additional District Sub-Registrar
Barasat, North 24 Parganas.
28 MAY 2013

DEED OF CONVEYANCE

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

BETWEEN

525
Core no: 00524
250
250
27-5-13

(1) **ARJULLA BIBI**, wife of Asraf Molla and (2) **ASURA BIBI**, wife of Anar Molla, both by nationality – Indian, by faith – Islam, by occupation – Housewives, both residing at Village – Mobarakpur, P.O. – Lauhati, P.S. – Rajarhat, Kolkata – 700135, District – North 24 Parganas, hereinafter being referred to as the “**VENDORS**” (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their 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, 4th Floor, Room No. – 7A, P.S. – Hare Street, Kolkata – 700001, represented by its Director **MEENA SINGHAL**, wife of Giraharilal 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 Arjulla Bibi and Asura Bibi are the L.R. Record Holder, being L.R. Khatian No. 3090 & 3091 and the original owners and possessors of a piece and parcel of land admeasuring 6.85 decimal (more or less) out of 3.03 acre comprised in Hal R.S. Dag No – 5112; 5118; 5132; 5106; 5113; 5117 & 5131 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 Kirtipur 2 No. Gram Panchayet.

AND WHEREAS the present Vendors becoming absolute joint owners and possessors 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 Vendors to sell an area of 6.85 decimal (more or less) out of 3.03 acre comprised in Hal R.S. Dag No – 5112; 5118; 5132; 5106; 5113; 5117 & 5131 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 Kirtipur 2 No. Gram Panchayet, which is fully explained in the Schedule of property given

hereunder, the Vendors 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. 3,32,115/- (Rupees Three Lakh Thirty Two Thousand One Hundred Fifteen)** only.

NOW THIS DEED WITNESSETH as follows :~

That in consideration of the said sum of **Rs. 3,32,115/- (Rupees Three Lakh Thirty Two Thousand One Hundred Fifteen)** 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 6.85 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 Vendors do hereby profess to transfer subsists and that the Vendors have 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 Vendors and/or any person/persons claiming through or under or in trust for them. And further that the Vendors their 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, their heirs, administrators or assigns further covenant that they 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,

<u>R.S. & L.R.</u>	<u>L.R.</u>	<u>Nature</u>	<u>Share</u>	<u>Area of</u>	<u>Out of</u>
<u>Dag No.</u>	<u>Khatian No.</u>	<u>of Land</u>		<u>Land</u>	<u>Land</u>
5112	3090 & 3091	Shali	160	0.29 Dec.	18 Dec.
5118	3090 & 3091	Shali	160	0.24 Dec.	15 Dec.
5132	3090 & 3091	Shali	160	0.13 Dec.	08 Dec.
5106	3090 & 3091	Shali	160	3.52 Dec.	220 Dec.
5113	3090 & 3091	Shali	634	1.21 Dec.	19 Dec.
5117	3090 & 3091	Shali	634	0.95 Dec.	15 Dec.
5131	3090 & 3091	Shali	634	0.51 Dec.	08 Dec.

**Total Dag No. = 7 Total Area = 6.85
Dec.**

out of 303 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. মোবারকপুর
Mobarakpur.

2. আজমল মোল্লা
Dacehati

1. মোবারকপুর

2. আজমল মোল্লা

(Signature of Vendors)

Drafted by :

SK. ASIS 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. 3,32,115/- (Rupees Three Lakh Thirty Two Thousand One Hundred Fifteen) only towards Consideration Money from the Purchaser here in above.

By Cash

1) dated - 27/5/2013.

Rs. 47,117/-

2) dated - 27/5/2013

Rs. 47,117/-

By Demand Draft

1) No - 365623.

Rs. 1,18,940/-

dt - 24.5.2013.

ING VYSYA Bank Ltd.
H.B Sarani Branch

2) No - 365622

Rs. 1,18,940/-

dt - 24.5.2013.

ING VYSYA Bank Ltd.
H.B Sarani Branch

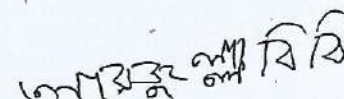
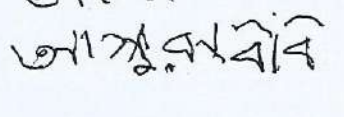
TOTAL

Rs. 3,32,115/-

(Rupees Three Lakh Thirty Two Thousand One Hundred Fifteen only)

WITNESSES :

1. মোবারক আলী
Mobarak Ali
2. আজিজ মল্লা
Ajijul Molla
Lauhati,

1. 
2. 

(Signature of Vendors)



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

Endorsement For Deed Number : I - 03439 of 2013
(Serial No. 03125 of 2013 and Query No. 1503L000007274 of 2013)

On 27/05/2013

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

Presented for registration at 17.35 hrs on :27/05/2013, at the Private residence by Arjulla Bibi , one of the Executants.

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

Execution is admitted on 27/05/2013 by

1. Arjulla Bibi, wife of Asraf Molla , Mobarakpur, Kolkata, Thana:-Rajarhat, P.O. :-Lauhati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : House wife

2. Asura Bibi, wife of Anar 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 Chhakbat Ali, son of Anar Molla, Mobarakpur, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste: Muslim, By Profession: Business.

(Gautam Ghosh)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

On 28/05/2013

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. 5595/- is paid , by the draft number 651393, Draft Date 25/05/2013, Bank Name State Bank of India, Narayanpur, received on 28/05/2013

(Under Article : A(1) = 5588/- ,E = 7/- on 28/05/2013)


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.-5,08,611/-

Certified that the required stamp duty of this document is Rs.- 25441 /- and the Stamp duty paid as: Impresive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty Rs. 24441/- is paid , by the draft number 651394, Draft Date 25/05/2013, Bank : State Bank of India, Narayanpur, received on 28/05/2013


Additional District Sub-Registrar
Barasat, North 24 Parganas
(Gautam Ghosh)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

EndorsementPage 1 of 2

28/05/2013 16:00:00



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

Endorsement For Deed Number : I - 03439 of 2013
(Serial No. 03125 of 2013 and Query No. 1503L000007274 of 2013)

(Gautam Ghosh)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

Additional District Sub-Registrar
District:-North 24-Parganas.

(Gautam Ghosh)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

28/05/2013 16:00:00 .

EndorsementPage 2 of 2

ATTESTED

ARTICLE 11 OF THE
PRESIDENTIAL
ORDINANCE 1973
BY THE PRESIDENT
IN EXERCISE OF HIS
POWERS

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

L.H. BOX - SMALL TO THUMB PRINTS
R.H. BOX - THUMB TO SMALL PRINTS



GLF PROJECTS LIMITED
Meena Singhal

L.H.					
R.H.					

ATTESTED BY ^{Director} Meena Singhal

অবস্থান



L.H.					
R.H.					

ATTESTED

অবস্থান

অবস্থান



L.H.					
R.H.					

ATTESTED অবস্থান

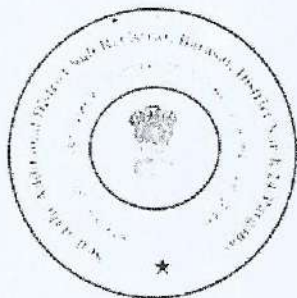
L.H.					
R.H.					

ATTESTED

9

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 13
Page from 1746 to 1758
being No 03439 for the year 2013.



(Gautam Ghosh) 29-May-2013
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT
Office of the A.D.S.R. BARASAT
West Bengal