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भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये
रु.1000



ONE THOUSAND RUPEES
Rs.1000

सत्यमेव जयते

INDIA

6-15
0-71
8

पश्चिम बंगाल WEST BENGAL

F 922405

THE SIGNATURE OF THE SUB-REGISTRAR IS REQUIRED TO VALIDATE THE SIGNATURE SHEET AND THE SIGNATURE SHEET MUST BE ATTACHED TO THE DEED OF CONVEYANCE.

C. S. M.

Additional District Sub-Registrar
Barasat, North 24 Parganas.

11 JUL 2013

DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this
the 10th day of *July* two thousand and thirteen (2013)

BETWEEN

00722

580

C. S. M.

00722

(1) **MONOWARA BIBI** wife of Sujauddin, residing at Bhogali (Purbapara), Jamirgachi, P.S. Bhangore, District- Southn 24 Parganas bearing Voter Identity card No. WB/14/107/405288 (2) **JOHARA BIBI** wife of Mofajjel Molla, residing at Ramnagar, Bokjuri, P.S. Haroa, in the District of North 24 Pargnas, PIN- 743425 bearing Voter Identity card No. LFH1910124 (3) **CHHALIMA BIBI** wife of Chakat Molla, residing at Shanpukur, Molla Para, P.S. Kashipur, District South 24 Parganas, PIN- 743502 bearing Voter Identity card No. CCR1316991 and (4) **ANOWARA BIBI** wife of Fakir Molla, residing at Chariswar, Musalmanpara, P.S. K.L.C, in the District of South 24 Parganas bearing Voter Identity card No. WB/14/107/243717 all by faith Muslim, by occupation- Housewives, all by Nationality- Indian, hereinafter jointly called and referred to as the **VENDORS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their and each of their 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 **SRI ROSHAN LAL SINGHAL** son of Late Chander Bhan 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) One **Samsher Sha** son of Late Panchu Sha resident of Langolpota, P.S. Barasat, in the District of North 24 Parganas, was the owner and possessor of eight plots of land measuring an area of total **47.12 Satak** be the same a little more or less comprised in R.S. Dag Nos. 5121, 5181, 5183, 5108, 5145, 5147, 5173 & 5174 all under **L.R. Khatian No. 2149** under the following manner :-

<i>Recorded land area</i>	<i>Share</i>	<i>Total out of land</i>	<i>R.S. Dag No.</i>	<i>L.R. Khatian</i>	<i>Nature of land</i>
02.12 Satak	0.1250	17 Satak	5121	2149	Shali
02.88 Satak	0.1250	23 Satak	5181	2149	Shali
09.25 Satak	0.1250	74 Satak	5183	2149	Shali
02.12 Satak	0.1250	17 Satak	5108	2149	Shali
00.25 Satak	0.1250	02 Satak	5145	2149	Shali
02.38 Satak	0.1250	19 Satak	5147	2149	Shali
03.12 Satak	0.1250	25 Satak	5173	2149	Shali
25.00 Satak	0.1250	2 Acre	5174	2149	Shali

47.12 Satak more or less in total

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 inheritance and thereafter own L.R. Settlement Record of Rights.

B) While seized and possessed of the aforesaid plots of land measuring an area of 47.12 Satak more or less, the said **Samsher Sha** died intestate leaving behind his four daughters namely (1) **MONOWARA BIBI** (2) **JOHARA BIBI** (3) **CHHALIMA BIBI** (4) **ANOWARA BIBI** (the

Vendor Nos. 1 to 4 herein) only son namely- *Fazlu Sha* and only wife namely- *Saulatan Bibi alias Chhowlatonnessa Bibi* as his legal heirs and successors to his estate and they become the owners of the aforesaid plot of land in terms of the Muslim Farayez Act. and in terms of the Muslim Farayez Act. the said

C) While seized and possessed of the aforesaid Saulatan Bibi alias Chhowlatonnessa Bibi have entitled land measuring an area of 05.89 Satak as two annas (0.1250 share) out of 47.12 Satak as first time and remaining land measuring an area of 41.23 Satak have divided into the said four daughters and one son where each daughter has entitled land measuring 06.88 Satak as $\frac{1}{6}^{\text{th}}$ share and the said son has entitled land measuring 13.74 Satak as $\frac{2}{6}^{\text{th}}$ share out of said 41.23 Satak in terms of the Muslim Farayez Act.

D) Since then, the Vendor Nos. 1 to 4 herein (1) **MONOWARA BIBI** (2) **JOHARA BIBI** (3) **CHHALIMA BIBI** and (4) **ANOWARA BIBI** are jointly seized and possessed of the aforesaid plots of land measuring an area of total **27.50 Satak** *be the same a little more or less comprised in R.S. Dag Nos. 5121, 5181, 5183, 5108, 5145, 5147, 5173 & 5174 all under L.R. Khatian No. 2149*, 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 inheritance from father and have been enjoying the same as per demarcation peacefully, freely, absolutely and without any interruptions from any corners whatsoever as absolute owners and possessors thereof and have the full right to dispose or transfer the same to any body in any way as they will think fit and proper.

E) Now the Vendor Nos. 1 to 4 herein jointly have agreed to sell and the Purchaser herein have agreed to purchase the said plot of land measuring an area of total **27.50 Satak** *be the same a little more or less comprised in R.S. Dag Nos. 5121, 5181, 5183, 5108, 5145, 5147, 5173 & 5174 all under L.R. Khatian No. 2149*, 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, more fully described in the schedule hereinafter written, at or for the total consideration of **Rs. 8,66,664/- (Rupees eight lacs sixty six thousand six hundred sixty four) only**.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement and in consideration of **Rs. 8,66,664/- (Rupees eight lacs sixty six thousand six hundred sixty four) only** of the lawful money of the Union of India in hand and well and truly by the Purchaser to the Vendors paid at or before the execution hereof (the receipt whereof the Vendors doth hereby as also by the receipt and Memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof forever release discharge and acquit the Purchaser and the properties benefits and rights hereby granted sold, conveyed transferred assigned and assured or expressed or intended so to be) the Vendors doth hereby grant sell, convey transfer assign and assure unto and in favour of the Purchaser herein **ALL THAT** the said plots of Sali land measuring an area of total **27.50 Satak** *be the same a little more or less comprised in R.S. Dag Nos. 5121, 5181, 5183, 5108, 5145, 5147, 5173 & 5174 all under L.R. Khatian No. 2149*, 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, more fully and particularly described in the Schedule hereunder written and hereinafter referred to as '*the SAID LAND*' together with all and singular the tangible and intangible assets edifices fixtures gates courts courtyards compound boundaries, areas sewers drains ways paths passages fences hedges ditches trees water courses lights and all manner of former and other right liberties benefits privileges easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel of member thereof which now is or are or hereto before were or was held used occupied or enjoyed therewith AND reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof AND all the Raiyati and entire share estate right title interest inheritance use trust possession property claim easements quasi easements privileges claims and demands whatsoever of the Vendors out of or upon the properties benefits and rights hereby granted sold, conveyed transferred assigned and assured or expressed or intended so to be *TOGETHER WITH* all deeds paths muniments writings and evidences of title in anywise relating to or connected with the said property or any part thereof which now are or is or hereafter may be in possession power custody or control of the Vendors or any person or persons from whom the Vendors or any of them may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the same unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances mortgages charges leases tenancies occupancy rights liens lispendences attachments trusts claims demands acquisition requisition vesting alignment claims demands and liabilities whatsoever or howsoever.

THE VENDORS 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 Vendors are 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 Vendors or their legal heirs, executors, administrators, representatives, nominees and assigns.
3. That no notice issued under the public demand recovery act has been served on the Vendors not any such notice has been published.
4. That the land fully described in the schedule below stands retained by the Vendors 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 Vendors that the said land which described in the schedule hereinafter written is the self acquired property of the Vendors and that they are 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 Vendors 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 Vendors and realizable from the Vendors.

9. It is hereby declared by the Vendors 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 Vendors have 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 Vendors, if not free from all encumbrances as herein covenant, the Vendors 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 herein. And if any typographical mistake is discovered in later in this deed, that will be rectified by the Vendors without any claim or demand at the cost of the Purchaser herein.

AND the Vendors herein deliver this day khas possession of the said land unto the Purchaser herein.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

(Description of land hereby sold by the Vendor Nos. 1 to 4 herein).

ALL THAT piece or parcel of Rayati Dakhali Swattiya Bisistha eight plots of *Sali* land measuring an area of *total 27.50 Satak* be the same a little more or less comprised in *R.S. Dag Nos. 5121, 5181, 5183, 5108, 5145, 5147, 5173 & 5174* all under *L.R. Khatian No. 2149* (in the name of *Samsher Sha*, now deceased) and the same is clearly as under as per Dag-wise :-

<i>Saleable land area</i>	<i>Share</i>	<i>Total out of land</i>	<i>R.S. Dag No.</i>	<i>L.R. Khatian</i>	<i>Nature of land</i>
<i>01.24 Satak</i>	<i>0.0729</i>	<i>17 Satak</i>	<i>5121</i>	<i>2149</i>	<i>Shali</i>
<i>01.68 Satak</i>	<i>0.0730</i>	<i>23 Satak</i>	<i>5181</i>	<i>2149</i>	<i>Shali</i>
<i>05.39 Satak</i>	<i>0.0729</i>	<i>74 Satak</i>	<i>5183</i>	<i>2149</i>	<i>Shali</i>
<i>01.24 Satak</i>	<i>0.0729</i>	<i>17 Satak</i>	<i>5108</i>	<i>2149</i>	<i>Shali</i>
<i>00.15 Satak</i>	<i>0.0750</i>	<i>02 Satak</i>	<i>5145</i>	<i>2149</i>	<i>Shali</i>
<i>01.39 Satak</i>	<i>0.0732</i>	<i>19 Satak</i>	<i>5147</i>	<i>2149</i>	<i>Shali</i>
<i>01.82 Satak</i>	<i>0.0728</i>	<i>25 Satak</i>	<i>5173</i>	<i>2149</i>	<i>Shali</i>
<i>14.59 Satak</i>	<i>0.0729</i>	<i>2 Acre</i>	<i>5174</i>	<i>2149</i>	<i>Shali</i>

27.50 Satak more or less in total hereby sold

the aforesaid land 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, 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 Vendors herein sold and conveyed total land measuring of **27.50 Satak** be the same a little 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 Vendors have hereunto set and subscribed their respective hands 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 Vendors at Kolkata in Presence of :-

1. Kabilul Ali Mallick
Vill + po - Matigachha
ps - Barasat

2. Md. Aynal Molla
Khoriborder
P.S. Barasat

3. সুজয় কুমার
সুজয় কুমার
স্বাক্ষর - সুজয় কুমার
৪৭.৬৮১৩ জমি
স্বাক্ষর - সুজয় কুমার
৪৭.৬৮১৩ জমি
২৮/০১/১৯

— মোহন শঙ্কর সিং
স্বাক্ষর - মোহন শঙ্কর সিং

জামনাধারাবিধি

স্বাক্ষর - মোহন শঙ্কর সিং

জামনাধারাবিধি

SIGNATURE OF THE VENDORS

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named purchaser, a sum of **Rs. 8,66,664/- (Rupees eight lacs sixty six thousand six hundred sixty four) only** being the full consideration money of the schedule mentioned land and payment as per memo below.

MEMO

By Draft No.	Dated	Drawn on	Amount
365950	18.06.2013	ING VYSYA BANK LTD., HB Sarani, Kolkata	2,16,666/-
365949	18.06.2013	ING VYSYA BANK LTD., HB Sarani, Kolkata	2,16,666/-
365951	18.06.2013	ING VYSYA BANK LTD., HB Sarani, Kolkata	2,16,666/-
365952	18.06.2013	ING VYSYA BANK LTD., HB Sarani, Kolkata	2,16,666/-

Total Rs. 8,66,664/-

(Rupees eight lacs sixty six thousand six hundred sixty four) only

WITNESSES:

1. Kabirul Ali Manna
Vill + PO - Nabagacha
PS - Barasat

2. Md Aynul Molla
Nabagacha
P.S. Barasat

(মহানন্দ মল্লিক)
ব: ২০০৮/১০/১০

১৫/১২/১৩

দলিম মল্লিক

জামাল মল্লিক

Deed prepared by:

Aslamuzzaman

SIGNATURE OF THE VENDORS

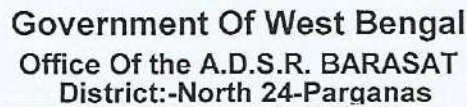
Advocate
Barasat Judicial
Composed by: No. F. 248/624/99.

(Rahamat Shaikh)

Typists' Association Room

A.D.S.R. Office - Bidhannagar

folder- anarul



On 10/07/2013

Presented for registration at 18.15 hrs on :10/07/2013, at the Private residence by Monowara Bibi , one of the Executants.

- 1 Monowara Bibi, wife of Sujauddin , Bhogali(Purbapara), Jamigachhi, Thana:-Bhangar, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : House wife
- 2 Johara Bibi, wife of Mofajjel Molla , Ramnagar, Bokjuri, Thana:-Haroa, District:-North 24-Parganas, WEST BENGAL, India, Pin :-743425, By Caste Muslim, By Profession : House wife
- 3 Chhalima Bibi, wife of Chakat Molla , Shanpukur Mollapara, Thana:-Kashipur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-743502, By Caste Muslim, By Profession : House wife
- 4 Anowara Bibi, wife of Fakir Molla , Chariswar, Musalmanpara, Thana:-K. L. C, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : House wife

On 11/07/2013

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/-

Amount by Draft

Rs. 22465/- is paid , by the draft number 245708, Draft Date 18/06/2013, Bank Name State Bank of India, Rajarhat Township, received on 11/07/2013

(Under Article : A(1) = 22451/- ,E = 14/- on 11/07/2013)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-20,41,875/-

I Certify that the required stamp duty of this document is Rs.- 102114 /- and the Stamp duty paid as:
Impressive Rs.- 1000/-

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

ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

11/07/2013 12:27:00

EndorsementPage 1 of 2

		Hand				
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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 - 04576 of 2013
(Serial No. 04211 of 2013 and Query No. 1503L000008268 of 2013)

Deficit stamp duty

Deficit stamp duty

1. Rs. 49000/- is paid , by the draft number 245712, Draft Date 18/06/2013, Bank : State Bank of India, Rajarhat Township, received on 11/07/2013
2. Rs. 49000/- is paid , by the draft number 245711, Draft Date 18/06/2013, Bank : State Bank of India, Rajarhat Township, received on 11/07/2013
3. Rs. 3120/- is paid , by the draft number 245713, Draft Date 18/06/2013, Bank : State Bank of India, Rajarhat Township, received on 11/07/2013

(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 2 of 2

11/07/2013 12:27:00

	Hand					
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SPECIMEN FORM FOR TEN FINGERPRINTS



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



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

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

(1)

GLF PROJECTS LIMITED

Name ROSHAN LAL SINGHAL
Director

Status - Presentant



Roshan Lal Singhal

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

GLF PROJECTS LIMITED
Roshan Lal Singhal
Signature of the presentant
Director

(2)

Name

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator



LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

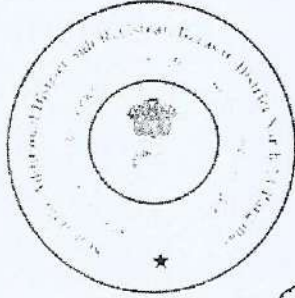
THUMB	FORE	MIDDLE	RING	LITTLE

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

Roshan Lal Singhal
Signature of the Presentant / Executant /
Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 17
Page from 1649 to 1665
Serial No 04576 for the year 2013.



CSM

(Autam Ghosh) 12-July-2013
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT
Office of the A.D.S.R. BARASAT
West Bengal