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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

R 772986

16/12/13  
12/12/13  
12/12/13

অতিরিক্ত ডিস্ট্রিক্ট সু-রেজিস্ট্রার  
কলকাতা, পশ্চিম বঙ্গাল  
৬ ডিসেম্বর ২০১৩

Additional District Sub-Registrar  
Kolkata, North 24 Parganas  
6 DEC 2013

## DEED OF CONVEYANCE

**THIS DEED OF CONVEYANCE made on the 16<sup>th</sup> day of December, Two Thousand Thirteen.**

**BETWEEN**



SK NURUDDIN @ AHMED NURUDDIN (Voter ID No. : WB/ 20/091/750228) Son's of Late Samiruddin residing at Village - Mobarakpur , P.O. : Lauhati, P.S. : Rajarhat, District. : North 24 Parganas , Kolkata - 700135 by Nationality - Indian, by faith - Muslim, by occupation - Cultivation, Hereinafter being referred 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 LIMIED, 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, 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 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 Ahad Ali son of Sk. Achir Uddin of Mobarakpur is the absolute owner, possessor and R.S. Record holder vide R.S. Khatian No. 246 of a piece and parcel of land comprised in R.S. Dag No. 5146, 5148, 5168, 5172/5202 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 said Ahad Ali died intestate leaving behaind vendor as his one of the legal heirs and successors as per Mohammedan Law of Succession.

AND WHEREAS said Sk. Nuruddin @ Ahmed Nuruddin is the original owner and possessor & L.R. Record Holder of a piece and parcel of land admeasuring 5.30 decimal (more or less) comprised in R.S. & L.R. Dag No. 5146 (Area of Land 3.95 Decimal out of 153 Decimal) 5148 (Area of Land 0.07 Decimal out of 03 Decimal), 5168 (Area of Land 0.20 Decimal out of 08 Decimal), 5172/5202 (Area of Land 1.08 Decimal out of 42 Decimal), under R.S. Khatian No. 246 and L.R. Khatian No. 3554 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 inherritance.

AND WHEREAS in the aforesaid manner the present Vendor became the absolute owner and possessor & L.R. Record holder of a piece and parcel of land admeasuring 5.30 decimal (more or less) comprised in R.S. Khatian No. 246 & L.R. Khatian No. 3554



of a piece and parcel of land comprised in R.S. & L.R. Dag No. 5146 (Area of Land 3.95 Decimal out of 153 Decimal) 5148 (Area of Land 0.07 Decimal out of 03 Decimal), 5168 (Area of Land 0.20 Decimal out of 08 Decimal), 5172/5202 (Area of Land 1.08 Decimal out of 42 Decimal), 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 the present Vendor becoming absolute owner and possessor of the said plot of land in the way as explained herein before 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 sufficicently entitled to the said property.

AND WHEREAS for personal reasons , it is becoming necessary and expedient for the Vendor to sale an area of 5.30 decimal (more or less) comprised in R.S. Khatian No. 246 & L.R. Khatian No. 3554 of a piece and parcel of land comprised in R.S. & L.R. Dag No. 5146 (Area of Land 3.95 Decimal out of 153 Decimal) 5148 (Area of Land 0.07 Decimal out of 03 Decimal), 5168 (Area of Land 0.20 Decimal out of 08 Decimal), 5172/5202 (Area of Land 1.08 Decimal out of 42 Decimal), under Mouza - Matiagachha, J.L. No. 187, Re.Sa. No. 17, Hal Touzi No. 146, which is fully explained in

the Schedule of property given hereunder, the Vendor agreed to sale and the Purchaser agreed to purchase the same together with all rights, privileges assessments, whatsoever thereto at a total consideration of Rs. 3,00,000(Rupees Three Laksh ) only.

NOW THIS DEED WITNESSETH as follows:

That in consideration of the said sum of Rs. 3,00,000(Rupees Three Laksh ) only. well and truly paid by the purchasre to the vendor the receipts whererof the Vendors 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 land 5.30 Decimal (more / less) described in the Schedule of property given hereunder TO HAVE AND TO HOLD THE SAME absolutely and forever unto an in favore of the Purchaser TOGETHER WITH all the rights and interest there to absolutely and for ever free from all encumbrances, change , liens, lispences, attachments whatsoever liabilities all assessmants are now seziel and possessed of and / or otherwise well and sufficiently entitled and enjoyment of the said property.

AND THE VENDORS DO AND EACH OF THEM DOTH HEREBY COVENANT WITH THE PURCHASER as follows : -

THE interest which the Vendor do hereby profess to



transfer subsists and that the Vendor 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 khash with out 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 furthir 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 & the heirs, administrators or assigns from or against all encumbrances, charges and euqities whatsoever. And the vendor, their heirs, administrators or assigns furthir covenant that they shall at the request and costs of the purchaser, their heirs, executors, administartors or assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for furthir and more perfectly conveying and assuring the said property and every part thereof in the manner as aforesaid.

AND WHEREAS the present Vendor farthir declare that the purchser may mutate his name in the relevant record in the said Land and also mutated his name in the Panchyet record and also pay rent and taxes i n his name against this deed of conveyance.

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. Khatian No. 246.					
<u>R.S.&amp; L.R.</u> <u>DAG No.</u>	<u>L.R.</u> <u>Khatian No</u>	<u>Nature</u> <u>of Land</u>	<u>Share</u>	<u>Area of</u> <u>Land</u>	<u>Out of</u> <u>Land</u>
5146	3554	Shali	258	3.95 Dec	153 Dec.
5148	3554	shali	258	0.07 Dec	03 Dec.
5168	3554	Khal	258	0.20 Dec	08 Dec.
5172/ 5202	3554	Shali	258	1.08 Dec	42 Dec.

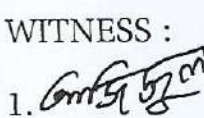
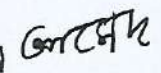
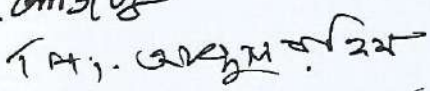
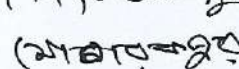
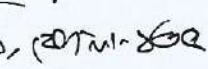
Total Dag No. = 4 (Four )

Total Area of Land = 5.30 (Five Point Three Zero) Decimal. (more/ less) of P. S. : Barasat now Sashan, A.D.S.R.O.- Barasat, District - North 24 Parganas, within the local limits of Kiritipur -II Gram Panchayet.



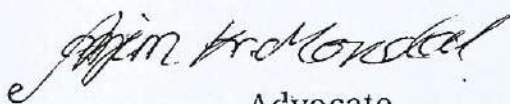
IN WITNESS WHERE OF, the Vendors and the purchaser here described their hands, seals and signature on the day, month and year first above written.

WITNESS :

1.    
T A. J.   
(, )

2. Kabirul Ali Mallick  
S/o - Haji Yeas Ali Mallick  
VTP - Matia Gachua  
P.S. - Barasat  
Dist - 24th Pgs (V)

Drafted by :

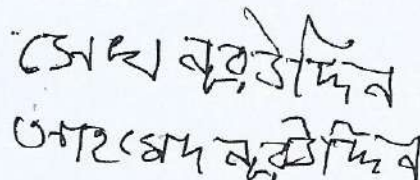


Advocate

District Judges' Court

North 24 Parganas, Barasat

Enroll No. - WB/798/1995



Composed by :

(Signature of Vendors)

A.T.M. Sanaul Mostafa

A.T.M. SANAUL MOSTAFA



LAUHATI, RAJARHAT, KOL - 135

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**Government of West Bengal**  
**Department of Finance (Revenue), Directorate of Registration and Stamp Revenue**  
**Office of the A.D.S.R. BARASAT, District- North 24-Parganas**  
**Signature / LTI Sheet of Serial No. 07527 / 2013, Deed No. (Book - I , 07974/2013)**

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Sk. Nuruddin Mobarakpur, Kolkata, Thana Rajarhat, P.O. :-Layuhati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135	 16/12/2013	 LTI 16/12/2013	(সক) নূরুদ্দিন ১৬/১২/২০১৩

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

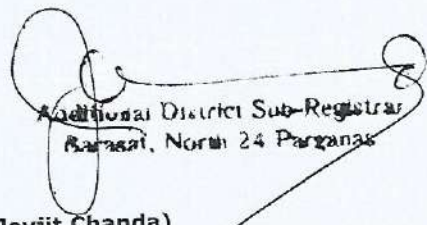
Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Sk. Nuruddin Address -Mobarakpur, Kolkata, Thana:-Rajarhat, P.O. :-Layuhati, District:-North 24-Parganas, WEST BENGAL, India, Pin 700135	Self	 16/12/2013	 LTI 16/12/2013	(সক) নূরুদ্দিন ১৬/১২/২০১৩

Name of Identifier of above Person(s)

Sk. Basir Uddin Ahamed  
Mobarakpur, Thana:-Rajarhat, P.O. :-Layuhati,  
District:-North 24-Parganas, WEST BENGAL, India,

Signature of Identifier with Date


















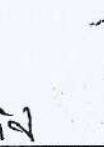







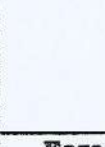
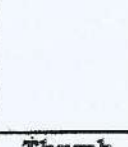




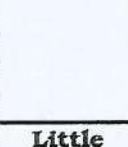
সকর আসির উদ্দিন আহমেদ  
১৬/১২/১৩

  
Additional District Sub-Registrar  
Barasat, North 24 Parganas

(Joyjit Chanda)

**ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT**  
**Office of the A.D.S.R. BARASAT**

**SPECIMEN FORM FOR TEN FINGERPRINTS**

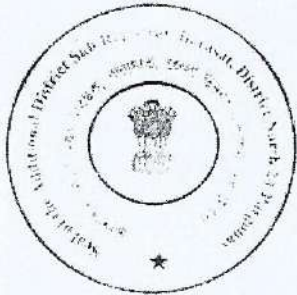
Sl. No.	Signature of the executants/ presentants					
	 GLF PROJECTS LIMITED <i>Rohan Singh</i> Director					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	 <i>Manoj Kumar</i> <i>Manoj Kumar</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				



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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 37  
Page from 2131 to 2144  
being No 07974 for the year 2013.



(Joyjit Chanda) 19-December-2013  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT  
Office of the A.D.S.R. BARASAT  
West Bengal