

7758/13

42

8199/13

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

My assessed = Rs 9,21,811/- R 776043

Certified that the document is registered in
registration. The signature sheet, index and
the endowment sheet are attached
with this certificate and the fee of the registration.

Additional District Sub-Registrar
Barasat, North 24 Parganas.

27/12/13.

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on the 26th
day of December, Two Thousand Thirteen.

BETWEEN

[Page 1 of 10]

NAJRUL ISLAM SHA Son of Late Nur Islam Sha residing at Village - Langalpota, P.O. : Matiagachha, P.S. : Barasat Now Sashan , District. : North 24 Parganas, Kolkata - 700135, West Bengal, by Nationality - Indian, by faith -Muslim, by occupation - Business, represented by his **constituted attorney** **ABED ALI MOLLA** (Pan No. AKMPM3107E)son of Late Babur Ali Molla, residing at Village - Langalpota, P.O. : Matiagachha, P.S. : Barasat Now Sashan , District. : North 24 Parganas , Kolkata - 700135, West Bengal, by Nationality - Indian, by faith -Muslim, by occupation - Business, appointed by virtue of a registered general power of attorney being Deed No. 00864 for the year 2011 in Book No. IV, C.D. Volume No. 3, Pages from 362 - 370 which was registered at A.D.S.R. Office Barasat, North 24 Parganas, 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, (Pan No. AACCG9874H) 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, Voter ID No. WB/23/152/519332) 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 Madar Boksh Sapui of Mobarokpur were the original owner and possessor of a piece and parcel of land admeasuring 13 decimal (more or less) comprised in R.S. & L.R. Dag No. 5143 & 5144 under R.S. Khatian No 471 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 Kirtipur - II Gram Panchayet. by way of registered Deed of Hebanama Being No 1558 dt. 26.05.1937 which was registered at sub-registrey office Barasat, North 24 parganas in recorded Book No -1, Volume No -19, Pages from 137 to 141.

AND WHEREAS Sundar Bibi @ Sundarjan Bibi wife of Late Madar Bokesh Sapui of Mobarokpur were the original owner and possessor of a piece and parcel of land admeasuring 13 decimal (more or less) comprised in R.S. & L.R. Dag No. 5143 & 5144 under R.S. Khatian No 471 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 Kirtipur -II Gram Panchayet. by way of registered Deed of Hebanama Being No. 7968 dt. 21.08.1982 which was registered at Sub-registry office Barasat, North 24 parganas in recorded Book No -1, Volume No -120, Pages from 238 to 242 from her Husband said Madar Boksh Sapui.

AND WHEREAS thereafter said Sundarjan Bibi @ Sundar Bibi while she were in peaceful possession & she got her name recorded correctly in the L.R. settlement operation vide L.R. Khatian No, 3024 and obtained parcha therefrom.

AND WHEREAS said Vendor Najrul Islam Sha son of Late Nur Islam Sha of Langalpota ware the original woner and possessor of a piece and parcel of land admeasuring 13 decimel (mor or less) comprised in R.S. & L.R. Dag No. 5143 (Area of Land 02 decimal) & 5144 (Area of Land 11 decimal) under R.S. Khatian No 471 and L.R. Khatian No. 3024 under Mouza - Matiagachha, J.L. No. 187, Re.Sa. No. 17, Hal Touzi No. 146, Paṛgana - Anowarpur, P. S. Barasat Now Sashan, A.D.S.R.O. - Barasat, District - North 24 Parganas, within the local limits of Kirtipur -II Gram Panchayet. by way of registered Deed of sale Being No. 04635 dt. 12.08.2011 which was registered at A.D.S.R. office Barasat, North 24 parganas in recorded Book No - 1, Volume No -16, Pages from 3704 to 3713 from said Sundar Bibi wife of Late Madar Boksh Sapui of Mobarakpur, P.S. - Rajarhat, District - North 24 Parganas.

AND WHEREAS by the aforesaid way the present Vendor became the absolute owner, possessor of a piece and parcel of land admeasuring 13 Decimal (more or less) comprised in R.S. & L.R. Dag no- 5143 (Area of Land 02 decimal) & 5144 (Area of Land 11 decimal) under R.S. Khatian No-471 and L.R. Khatian no- 3024 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 Kirtipur -II Gram Panchayet.

AND WHEREAS the present Vendor becoming absolute owner, 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 becoming necessary and expedient for the Vendors to sale an area of 13 decimal (more or less) comprised in R.S. Khatian No. 471 and L.R. Khatian No.- 3024, R.S. & L.R. Dag No.- 5143 (Area of Land 02 decimal) & 5144 (Area of Land 11 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 , esements, whatsoever thereto at a total consideration of Rs-4,50,000/- (Four Lakh Fifty Thousand) only.

NOW THIS DEED WITNESSETH as follows :-

That in consideration of the said sum of Rs-4,50,000/- (Four Lakh Fifty Thousand) only. well and truly paid by the purchaser to the vendor the receipts whereof the Vendors do hereby admit and acknowledge, the Vendor out of own free will, in a sound mind and without any pressure whatsoever hereby sale, grant, convey, transfer, assign and assure unto the Purchaser ALL THAT the said piece and parcel of 13 Decimal (more / less) of land 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, lispendences, attachments whatsoever liabilities all assessmants are now seized and possessed of and / or otherwise well and sufficiently entitled and enjoyment of the said property.

AND THE VENDOR do 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 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 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 vendor**, 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.

AND WHEREAS the present Vendor further declare that the purchaser may mutate his name in the relevant record in the said Land and also mutated his name in the Panchayet record and also pay rent and taxes in his name against this deed of conveyance.

SEHEDULE OF PROPERTY as referred to :-

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

R. S. Khatian No. 471					
<u>R.S.& 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>
5143	3024	Khal	10000	02 Dec	02 Dec.
5144	3024	shali	10000	11 Dec	11 Dec.

Total 2 (Two) Dag.

Total Area of Land = 13 (One Three) Decimal. (more/less)

of P. S. : Barasat Now Sashan, A.D.S.R.O.- Barasat, District - North 24
Parganas, within the local limits of Kirtipur -II Gram Panchayet.

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

WITNESS:

1. Jahangir sha
Langal Pata
Matigaehia
Barasat
2. N. 24 Pargana
Nazrul Baichya
Vill- Lauhati

Drafted by :

Najrul Islam Sha
Advocate

District Judges' Court

North 24 Parganas, Barasat

Enroll No. - WB/798/1995

Najrul Islam Sha

Represented by his
Constituted Attorney

Composed by :

A.T.M. Sanaul Mostafa
A.T.M.SANAUL MOSTAFA

Najrul Islam Sha

(Signature of Vendor)



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

Endorsement For Deed Number : I - 08199 of 2013
(Serial No. 07758 of 2013 and Query No. 1503L000016856 of 2013)

On 26/12/2013

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

Presented for registration at 16.50 hrs on :26/12/2013, at the Private residence by Abed Ali Molla
Executant.

Executed by Attorney

Execution by

I. Abed Ali Molla, son of Late Babur Ali Molla , Langalpota, Kolkata, Thana:-Barasat, P.O. :-Matiagacha,
District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135 By Caste Muslim By Profession:
Business,as the constituted attorney of Najrul Islam Sha is admitted by him.

Identified By Hazi Abdul Quader Molla, son of Late Noor Mahammad, Atghara, Thana:-Baguiati, P.O.
R Gopalpur, District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Muslim, By Profession:
Service.

(Joyjit Chanda)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

On 27/12/2013

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. 10145/- is paid , by the draft number 967524, Draft Date 21/12/2013, Bank Name State Bank of
India, LAUHATI, received on 27/12/2013

(Under Article : A(1) = 10131/- ,E = 14/- on 27/12/2013)

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.-9,21,811/-

Certified that the required stamp duty of this document is Rs.- 46111 /- and the Stamp duty paid as:
Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 46011/- is paid , by the draft number 967525, Draft Date 21/12/2013, Bank :
State Bank of India, LAUHATI, received on 27/12/2013

(Joyjit Chanda)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

Additional District Sub-Registrar
Barasat, North 24 Parganas
(Joyjit Chanda)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

7/12/2013 13:26:00

EndorsementPage 1 of 1

MEMO OF CONSIDERATION

Received from a sum of 4,50,000/- (Four Lakh Fifty Thousand)
only. Towards Consideration Money from the Purchaser here in above.

By Cash

Rs. 4,50,000/-

Total

4,50,000/-

(Four Lakh Fifty Thousand Only)























WITNESS :

1. Jahangir Sha
Lungal Pata
Matia gochia
Borsat .
2. N. 24 Pongus
Nazmul Baidya
vill- Lauhati

Najrul Islam Sha

*Represented by his
Constituted Attorney*

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)				
2	 <i>[Signature]</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)				

42

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 39
Page from 1271 to 1284
being No 08199 for the year 2013.



(Joyjit Chanda) 31-December-2013
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT
Office of the A.D.S.R. BARASAT
West Bengal