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পশ্চিমবঙ্গ/পশ্চিম বঙ্গাল WEST BENGAL

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Certified that the documents are registered in accordance with the provisions of the Registration Act, 1908 and the Stamp Act, 1899.

Additional District Sub-Registrar
Barisal, North 24 Parganas

10/11/14

DEED OF CONVEYANCE

7 THIS DEED OF CONVEYANCE made on the
day of November, Two Thousand Fourteen (2014).

B E T W E E N

RAFIK SHA (Voter ID No. WB/20/091/087297), son of Late Faim Sha, residing at Village - Langalpota, P.O. - Matiagachha, P.S. - Barasat Now Rajarhat, District - North 24 Parganas, West Bengal, by nationality - Indian, by religion - Islam, 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 LIMITED (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, West Bengal, represented by its Director **ROSHAN LAL SINGHAL** (PAN No. ALCPS8734J), 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 Rafik Sha (i.e. vendor), of Langalpote is the absolute owner and possessor and L.R. record holder of a piece and parcel of land admeasuring 12.30 decimal comprised in R.S. & L.R. Dag No. 5121, 5145, 5173, 5174, 5181, 5183 & 5185, L.R. Khatian No. 2148, under mouza - **Matiagachha**, J.L. No. 187, Re.Sa. No. 17, Hal Touzi No. 146, Pargana - Anowarpur, P.S. - Barasat Now Rajarhat, A.D.S.R.O. - Barasat, District - North 24 Parganas, within the local limits of Kirtipur - II Gram Panchayet by way of inheritance.

AND WHEREAS said Rafik Sha (i.e. vendor), is the absolute owner and possessor of a piece and parcel of land admeasuring **04** decimal (more or less) comprised in R.S. & L.R. Dag No. **5174**, R.S. Khatian No. 190, under **mouza - Matiagachha**, J.L. No. 187, Re.Sa. No. 17, Hal Touzi No. 146, Pargana - Anowarpur, P.S. - Barasat Now Rajarhat, A.D.S.R.O. - Barasat, District - North 24 Parganas, within the local limits of Kirtipur - II Gram Panchayet by way of purchased deed recorded in Book No. I, Volume No. 81, Pages from 153 to 158, Being No. 4266, dated - 21/06/1999, registered at A.D.S.R. - Barasat, North 24 Parganas from Abdul Gani Molla.

AND WHEREAS said Rafik Sha (i.e. vendor), is the absolute owner and possessor of a piece and parcel of land admeasuring **0.62** decimal (more or less) out of 1.24 decimal, comprised in R.S. & L.R. Dag No. **5121 & 5185**, L.R. Khatian No. 2154 & 2156, under **mouza - Matiagachha**, J.L. No. 187, Re.Sa. No. 17, Hal Touzi No. 146, Pargana - Anowarpur, P.S. - Barasat Now Rajarhat, A.D.S.R.O. - Barasat, District - North 24 Parganas, within the local limits of Kirtipur - II Gram Panchayet by way of purchased deed, Being No. 00678, dated - 05/02/2013, registered at A.D.S.R. - Barasat, North 24 Parganas from Hamida Bibi & Others.

AND WHEREAS said Rafik Sha (i.e. vendor), is the absolute owner and possessor of a piece and parcel of land admeasuring **0.58** decimal (more or less) comprised in R.S. & L.R. Dag No. **5121, 5145, 5173, 5174, 5181, 5183 & 5185**, R.S. Khatian No. 190, L.R. Khatian No. 1754 & 1755, under **mouza - Matiagachha**, J.L. No. 187, Re.Sa. No. 17, Hal Touzi No. 146, Pargana - Anowarpur, P.S. - Barasat Now Rajarhat, A.D.S.R.O. - Barasat, District - North 24 Parganas, within the local limits of Kirtipur - II Gram Panchayet by way of purchased deed, Being No. 00680, dated - 05/02/2013, registered at A.D.S.R. - Barasat, North 24 Parganas from Moajjem Hossein Molla & Others.

AND WHEREAS said Rafik Sha (i.e. vendor), is the absolute owner

and possessor of a piece and parcel of land admeasuring 1.92 decimal (more or less) comprised in R.S. & L.R. Dag No. **5121, 5145, 5173, 5174, 5181, 5183 & 5185**, R.S. Khatian No. 190 & 2523, L.R. Khatian No. 1754 & 1755, under **mouza - Matiagachha**, J.L. No. 187, Re.Sa. No. 17, Hal Touzi No. 146, Pargana - Anowarpur, P.S. - Barasat Now Rajarhat, A.D.S.R.O. - Barasat, District - North 24 Parganas, within the local limits of Kirtipur - II Gram Panchayet by way of purchased deed, Being No. 00684, dated - 05/02/2013, registered at A.D.S.R. - Barasat, North 24 Parganas from Romjan Sarkar & Others.

AND WHEREAS said Rafik Sha (i.e. vendor), is the absolute owner and possessor of a piece and parcel of land admeasuring 1.51 decimal (more or less) comprised in R.S. & L.R. Dag No. **5121, 5145, 5173, 5174, 5181, 5183 & 5185**, R.S. Khatian No. 190 & 2523, L.R. Khatian No. 1754 & 1755, under **mouza - Matiagachha**, J.L. No. 187, Re.Sa. No. 17, Hal Touzi No. 146, Pargana - Anowarpur, P.S. - Barasat Now Rajarhat, A.D.S.R.O. - Barasat, District - North 24 Parganas, within the local limits of Kirtipur - II Gram Panchayet by way of purchased deed, Being No. 00689, dated - 05/02/2013, registered at A.D.S.R. - Barasat, North 24 Parganas from Alauddin Molla & Others.

AND WHEREAS the present vendor is the absolute owner and possessor of 20.93 decimal 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 **20.93** decimal (more or less) comprised in R.S. & L.R. Dag No. 5121 (area of land 1.02 dec. more or less) out of 17 decimal, 5145 (area of land 0.12 dec. more or less) out of 02 decimal, 5173 (area of land 1.51 dec. more or less) out of 25 decimal, 5174 (area of

land 7.34 dec. more or less) out of 200 decimal, 5181 (area of land 2.27 dec. more or less) out of 23 decimal, 5183 (area of land 5.29 dec. more or less) out of 74 decimal & 5185 (area of land 3.38 dec. more or less) out of 60 decimal, under R.S Khatian No. 190 & 2523, L.R. Khatian No. 2148, 2145, 2156, 1754 & 1755, under **mouza - Matiagachha**, J.L. No. 187, Re.Sa. No. 17, Hal Touzi No. 146, Pargana - Anowarpur, P.S. - Barasat Now Rajarhat, A.D.S.R.O. - Barasat, District - North 24 Parganas, within the local limits of Kirtipur -II Gram Panchayet, 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, easements, whatsoever thereto at a total consideration of **Rs. 17,00,811/- (Seventeen Lakh Eight Hundred Eleven)** only.

NOW THIS DEED WITNESSETH as follows :-

That in consideration of the said sum of **Rs. 17,00,811/- (Seventeen Lakh Eight Hundred Eleven)** 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 **20.93** 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 favor of the Purchaser **TOGETHER WITH** all the rights and interest there to absolutely and forever 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 transfersubsists 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 vendor, his heirs, executors, administrators and assignees, covenant with the purchaser, his heirs, executors, administrators or assignees to save harmless, indemnify and keep indemnified the purchaser, his heirs, administrators or assigns from or against all encumbrances, charges and equities whatsoever.

And the vendor, his 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 aforesaid manner.

That no notice issued under the public demand recovery act has been served on the Vendor not any such notice has been published.

That the land fully described in the schedule below stands retained by the Vendor through operation of family ceiling as envisaged in chapter II-B, West Bengal Land Reforms Act.

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.

It is hereby declared by the Vendor that the said land which described in the schedule hereinafter written is the self acquired property of the Vendor and that he is not the benamder of any one.

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 Vendor 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 Vendor and realizable from the Vendor.

It is hereby declared that the Vendor 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.

That the Vendor 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.

It is transpired that the said property hereby sold, conveyed and transferred and assigned by the Vendor, if not free from all encumbrances as herein covenant, the Vendor 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 Vendor without any claim or demand at the cost of the Purchaser herein.

AND WHEREAS the present vendor further declared that the purchaser may mutate his name in the relevant record in the said LAND and also mutate his name in the Panchayet record and also pay rent and taxes in his name against this Deed Of Conveyance.

AND the vendor herein deliver this day khas possession of the said land unto the purchaser herein.

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. Under collector North 24 Parganas.

The annual proportionate rent will be payable as per state government rules and regulations.

R.S. Khatian No. 190 & 2523.				
L.R. Khatian No. 2148, 2145, 2156, 1754 & 1755.				
<u>R.S. & L.R.</u> <u>Dag No.</u>	<u>Nature Of</u> <u>Land</u>	<u>Share</u>	<u>Area of</u> <u>Land Sold</u>	<u>Out Of</u> <u>Land</u>
5121	Shali	0.1905	1.02 Dec.	17 Dec.
5145	Shali	0.1412	0.12 Dec.	02 Dec.
5173	Khal	0.1412	1.51 Dec.	25 Dec.
5174	Shali	0.0992	7.34 Dec.	200 Dec.
5181	Shali	0.2024	2.27 Dec.	23 Dec.
5183	Shali	0.2024	5.29 Dec.	74 Dec.
5185	Shali	0.1904	3.38 Dec.	60 Dec.

Total 07 (Seven) Dag,

Area of Land sold = 20.93 (Two Zero Point Nine Three) Decimal. (more/less) of P.S. - Barasat now Rajarhat, 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 his hands, seals and signature on the day, month and year first above written.

WITNESS :

1. *মুহম্মদ হুসেইন*
মুহম্মদ হুসেইন
৩নং ২৪, ১৪১, ২৪ -
৩নং ২৪, ১৪১, ২৪ -
৩নং ২৪, ১৪১, ২৪ -
৩নং ২৪, ১৪১, ২৪ -
2. *Md Sydul Haque Sha*
do Rafik Sha
Langal Pota
3. *Tamal Uddin Molla*
Lauhati

Drafted by:

Muhammad

Advocate

District Judges' Court

North 24 Parganas, Barasat

Enroll No. - WB/798/1995

Prepared By :

Sk. Sahana Wazuddin Ahmed
Sk. Sahana Wazuddin Ahmed

Composed by :

Sk. Nasim Ahmed
Sk. Nasim Ahmed

LAW CONCERN, LAUHATI, KOL - 135

স্বাক্ষর

(Signature of Vendors)

MEMO OF CONSIDERATION

Received a sum of Rs. 17,00,811/- (Seventeen Lakh Eight Hundred Eleven) only. Towards Consideration Money from the Purchaser herein above.

By - cheque,

Rs. 17,00,811/-

NO - 543341 dt 07.11.2014

ING. VYSYA BANK LTD.

H. B. SARANI BRANCH.

Total

Rs. 17,00,811/-

(Seventeen Lakh Eight Hundred Eleven) only.

WITNESS:

1. *Gangadhar Prasad*
श्री गंगधर प्रसाद

2. *Md Sydul Haque Sha*
clo Rafik Sha
Langa Pota

3. *Jamal Uddin Mollo*
Lauhati

श्री राम कृष्ण

(Signature of Vendor)



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

Endorsement For Deed Number : I - 08506 of 2014
(Serial No. 09122 of 2014 and Query No. 1503L000018936 of 2014)

On 07/11/2014

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

Presented for registration at 18.20 hrs on :07/11/2014, at the Private residence by Rafik Sha
Executant.

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

Execution is admitted on 07/11/2014 by

1 Rafik Sha, son of Lt. Faim Sha , Langalpota, Thana:-Rajarhat, P.O. :-Matiagachha, District:-North 24-Parganas, WEST BENGAL, India, By Caste Muslim, By Profession : Cultivation

Identified By Abusam Biswas, son of Ali Baksh Biswas, Khariberia, Thana:-Rajarhat, P.O. :-Kamduni, District:-North 24-Parganas, WEST BENGAL, India, By Caste: Muslim, By Profession: Business.

(Joyjit Chanda)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

On 10/11/2014

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 Cash

Rs. 18714.00/-, on 10/11/2014

(Under Article : A(1) = 18700/- ,E = 14/- on 10/11/2014)

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.-17,00,811/-

Certified that the required stamp duty of this document is Rs.- 85061 /- and the Stamp duty paid as: Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 84961/- is paid , by the draft number 667839, Draft Date 07/11/2014, Bank : State Bank of India, LAUHATI, received on 10/11/2014



ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

EndorsementPage 1 of 2

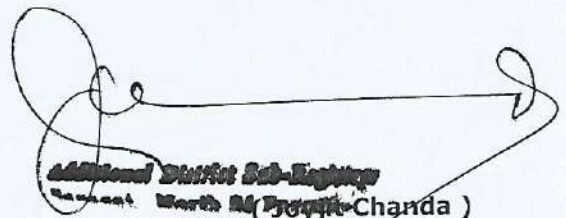
10 NOV 2014



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

Endorsement For Deed Number : I - 08506 of 2014
(Serial No. 09122 of 2014 and Query No. 1503L000018936 of 2014)

(Joyjit Chanda)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT



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

ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

10/11/2014 13:08:00

EndorsementPage 2 of 2

10 NOV 2014

FORM NO. 60

ANNEXURE -

(See this provision to of Rule 114B)

Form of Declaration to be filed by a person who has agricultural income and is not in receipt of any other income chargeable To income tax in respect of transactions specified in Clause (a) to (h) of rule 114B.

1. Full name and Address of the Declarant : Ratik sha 80.4. Fairm sha
vill-Kangal Pota, P.O-matiagachha
P.S - Banasat, Tal. Rajnagar, North 24 P.S.
Vel-700135
2. Particulars of Transaction : sale
3. Amount of the Transaction : 17,00,811/-
4. Are you Assessed to Tax ? Yes / No
5. If Yes :
 - i) Detail of Ward / Circle / range where the last return of Income as filled ?
 - ii) Reason for not having Permanent Account Number / General Index Register Number ?
6. Details of the document being produced in support of address in column (i)

Verification

I, Ratik sha do hereby declare that what is stated above true to the best of my knowledge and belief.

Verified today the 07th Date of November 20 14

Date : 07-11-2014

Place : Kangal Pota

Signature of declarant

Instructions : Documents which can be produced in support of the Address are.

- (a) Ration Card.
- (b) Passport.
- (c) Driving Licence.
- (d) Identity Card Issued by any institution.
- (e) Copy of the electricity bill or telephone bill showing residential address.
- (f) Any document or communication issued by any authority of General Govt. State Govt. of local bodies showing residential address.
- (g) Any other documentary evidence in support of his address given in the declaration.

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

(1) Name ROSHAN LAL SINGHAL

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)

 <u>Roshan Lal Singhal</u>	L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
						
	R.H.	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)

(2) Name RAJESH SHARMA

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)

 <u>राजेश शर्मा</u>	L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
						
	R.H.	THUMB	FORE	MIDDLE	RING	LITTLE
						

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

राजेश शर्मा

Signature of the Presentant/Executant/

Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(3) Name

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)

<div style="border: 1px solid black; width: 100px; height: 100px; display: flex; align-items: center; justify-content: center;"> PHOTO </div>	L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
	R.H.	THUMB	FORE	MIDDLE	RING	LITTLE

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

Signature of the Presentant/Executant/

Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

N.B. : L.H = Left hand finger prints & R.H. = Right hand finger prints.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 55
Page from 682 to 697
being No 08506 for the year 2014.



(Joyjit Chanda) 12-November-2014
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT
Office of the A.D.S.R. BARASAT
West Bengal