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पश्चिम बंगाल WEST BENGAL

H 978444

82 - 1015/14

28/1/14

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11:15

123 JAN 2014

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on the 28th day of January, Two Thousand Fourteen.

BETWEEN

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पश्चिम बंगाल WEST BENGAL

H 978445

1. ABU TALEB MOLLA (Voter ID. No.WB/20/091/636369) Son of Late Barket Mondal, residing at Village - Podra, P.O. : Rajarhat - Bishnupur , P.S. : Rajarhat, District : North 24 Parganas, Kolkata - 700135, West Bengal. 2. MUCHA HAQUE SHA (Voter ID. No. WB/20/091/087296), Son of late Kalu Sha, residing at Village - Langalpota, P.O. : Matiagachha, P.S. : Barasat Now Sashan, District : North 24 Parganas, Kolkata - 700135, West Bengal both by Nationality - Indian, by faith - Muslim, by occupation - Cultivation, Hereinafter being referred to as the "VENDORS" (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.

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अन्तिमवर्ग पश्चिम बंगाल WEST BENGAL

H 978446

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, (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 cintext 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.

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

H 978447

WHEREAS Arfan Mondal, Son of Rahatulla of Mobarokpur was the original owner and possessor and R.S. Record Holder of a piece and parcel of land comprised in R.S. & L.R. Dag No. 5127 & 5175/5229 under R.S. Khatian No. 2106 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 Arishan Ali Mondal Son of Said Arfan Mondal of Mobarokpur is the the original owner and possessor and L.R. Record Holder of a piece and parcel of land admeasuring 1.34 decimel (more or

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पश्चिम बंगाल WEST BENGAL

H 315068

less) comprised in R.S. & L.R. Dag No. 5127 (Area of Land 0.34 Decimal out of 04 Decimal) & 5175/5229 (Area of Land 01 Decimal out of 12 Decimal) under R.S. Khatian No. 2106 & L.R. Khatian No. 3001 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 inheritance.

AND WHEREAS said Abu Taleb Mollai & Mucha Haque Sha (i.e. Vendors) is the original owner and joint possessor of a piece and parcel of land admeasuring 1.34 decimel (more or less) comprised in R.S. & L.R. Dag No.

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R 782206

पश्चिम बंगाल WEST BENGAL

5127 (Area of Land 0.34 Decimal out of 04 Decimal) &
5175/5229 (Area of Land 01 Decimal out of 12 Deci-
mal) under R.S. Khatian No. 2106 & L.R. Khatian No.
3001 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 Parched Deed, registered
at A.D.S.R.of Barasat , recoareded in Book No. -1, C.D.
Volume No. 22, Pages from 685 to 694 being No. 06163
in the year 2011 form Arishan Ali Mondal son of Late
Arfan mondal of Mobarokpur.

AND WHEREAS the present Vendors becoming

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follows :-

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अन्तिमवर्ग पश्चिम बंगाल WEST BENGAL

R 782207

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 aforesaid Vendors become the absolute joint owners and joint possessors of the plot of land measuring an area 1.34 decimal (more or less) be the same a little more or less by virtue of purchd and he paid all taxes and rents to the proper authority and peacefully enjoyed the same with good right title interest and otherwise well and sufficiently entitled to free from all

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अन्तिम पश्चिम बंगाल WEST BENGAL

R 782208

encumbrances more fully and particularly described in the schedule hereunder written and the Vendors have absolute power of ownership and has every right to transfer to anybody by anyway.

AND WHEREAS for personal reasons, it becoming necessary and expedient for the Vendors sale an area of 1.34 decimal (more or less) of Land comprised in R.S. & L.R. Dag No- 5127 (Area of Land 0.34 Decimal out of 4 Decimal) 5175/5229 (Area of Land 1.00 Decimal out of 12 Decimal), under R.S. Khatian No. 2106 and L.R. Khatian No. 3001 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. -

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follows :~

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Barasat, District - North 24 Parganas, within the local limits of Kiritipur -II Gram Panchayet. which is fully explained in the Schedule of property given hereunder, the Vendors 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. 95,017/- (Rupees Ninty Five Thusand Seventeen) only.

NOW THIS DEED WITNESSETH as follows :-

That in consideration of the said sum of Rs. 95,017/- (Rupees Ninty Five Thusand Seventeen) 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 1.34 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 covenant with the Purchaser as follows :-

THE INTEREST which the Vendors do hereby profess to transfer subsists and that the Vendors has 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 his 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**, his heirs, administrators or assigns further covenant that he 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 Vendors 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 LAND comprising in Mouza - Matiagachha, J.L. No. - 187, Re.Sa. No. 17, Hal Touzi No - 146, Pargana - Anowarpur.

R. S. Khatian No. 2106				
LR. Khatian No. 3001				
<u>R.S.& L.R.</u> <u>DAG No.</u>	<u>Nature</u> <u>of Land</u>	<u>Share</u>	<u>Area of Land</u> <u>Sold</u>	<u>Out of</u> <u>Land</u>
5127	Khal	0.0834	0.34 Dec	4 Dec.
5175/ 5229	Khal	0.0834	1.00 Dec	12 Dec.

Total 2 (Two) Dag.

Total Area of Land Sold = 1.34 (One Point Three Four) 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 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. *Ajmal Molla*
of Lauhati, Rajarhat
2. *Sh. Sahawaruddin Ahmed*
of Chandpur.

Drafted by :

Ajmal K. Molla
Advocate

District Judges' Court

North 24 Parganas, Barasat

Enroll No. - *WB/798/1995*

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২৫/২৬২৮

Composed by :

A.T.M. Saraul Mostafa

A.T.M.SANAUL MOSTAFA

LAUHATI, RAJARHAT, KOL - 135

(Signature of Vendors)

MEMO OF CONSIDERATION

Received from a sum of Rs. 95,017/- (Rupees Ninty Five
Thusand Seventeen) only. Towards Consideration Money from the
Purchaser here in above.

By *Cash*

Rs. 95,017/-

Rs. 95,017/-

Total

95,017/-

(Rupees Ninty Five Thusand Seventeen Only)

WITNESS :

1. *Ajij Molla*

2. *Shah Nawazuddin*

Rs. 95,017/-

(Signature of Vendors)

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants/ presentants					
	 Rohan Singh					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
	 [Signature]					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
	 [Signature]					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						

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. 00484 / 2014, Deed No. (Book - I , 00408/2014)

Name of the Presentant	Photo	Finger Print	Signature with date
Abu Taleb Molla Podra, Thana:-Rajarhat, P.O. :-Rajarhat Bishnupur, District:-North 24-Parganas, WEST BENGAL, India,	 28/01/2014		আবু তাইব মোল্লা 28.01.14.

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Abu Taleb Molla Address -Podra, Thana:-Rajarhat, P.O. :-Rajarhat Bishnupur, District:-North 24-Parganas, WEST BENGAL, India,	Self	 28/01/2014		আবু তাইব মোল্লা
2	Mucha Haque Sha Address -Langalpota, Thana:-Barasat, P.O. :-Matiagacha, District:-North 24-Parganas, WEST BENGAL, India,	Self	 28/01/2014		মুচা হাশেম শা

Name of Identifier of above Person(s)

Ajjul Molla
Lauhati, Thana:-Rajarhat, P.O. :-Lauhati,
District:-North 24-Parganas, WEST BENGAL, India,

Signature of Identifier with Date

Ajjul Molla
28.01.14



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

Endorsement For Deed Number : I - 00408 of 2014
(Serial No. 00484 of 2014 and Query No. 1503L000001015 of 2014)

On 28/01/2014

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. 1059.00/-, on 28/01/2014

(Under Article : A(1) = 1045/- ,E = 14/- on 28/01/2014)

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.-95,017/-

Certified that the required stamp duty of this document is Rs.- 4771 /- and the Stamp duty paid as: Impresive Rs.- 4800/-

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

Presented for registration at 11.15 hrs on :28/01/2014, at the Office of the A.D.S.R."BARASAT by Abu Taleb Molla , one of the Executants.

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

Execution is admitted on 28/01/2014 by

1. Abu Taleb Molla, son of Late Barket Mondal , Podra, Thana:-Rajarhat, P.O. :-Rajarhat Bishnupur, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : Cultivation
 2. Mucha Haque Sha, son of Late Kalu Sha , Langalpota, Thana:-Barasat, P.O. :-Matiagacha, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : Cultivation
- Identified By Ajjul Molla, son of Abdul Hamid Molla, Lauhati, Thana:-Rajarhat, P.O. :-Lauhati, District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Muslim, By Profession: Business.

(Joyjit Chanda)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT



(Joyjit Chanda)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

EndorsementPage-1 of 1

28/01/2014 13:07:00

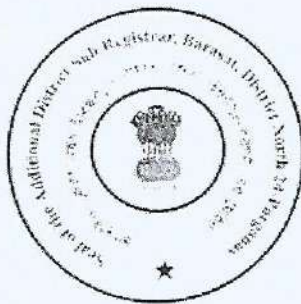
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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 3
Page from 1370 to 1394
being No 00408 for the year 2014.



(Joyjit Chanda) 30-January-2014
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT
Office of the A.D.S.R. BARASAT
West Bengal