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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

S 654160

Registration The Government of West Bengal
the District Sub-Registrar Office, Barasat
with this stamp, the deed is valid for registration

[Signature]
Additional District Sub-Registrar
Barasat, North 24 Parganas.

22 JUN 2015

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on the 22nd
day of June, Two Thousand Fifteen (2015).

B E T W E E N

1. FAJER ALI MOLLA (Voter ID NO. WB/20/091/090158), 2. MOMIN ALI MOLLA (Voter ID NO. WB/20/091/090214), 3. USMAN ALI MOLLA (Voter ID NO. WB/20/091/090585), no. 1-3 sons of Late Ajet Ali Molla, residing at Village & P.O. - Matiagachha, P.S. - Rajarhat, District - North 24 Parganas, Kolkata - 700135, 4. UJALA BIBI (Voter ID NO. GGC1083278), wife of Karim Ali, residing at Village - Jagdishpur, P.O. & P.S. - Rajarhat, District - North 24 Parganas, Kolkata - 700135, West Bengal, all by nationality - Indian, by religion - Islam, by occupation - Cultivation & Household Work, Represented by their registered consutituted Attorney AJIJUL MOLLA (Voter ID NO. GGC4391819), son of Rohim Molla, residing at Village & P.O. - Lauhati, P.S. - Rajarhat, Kolkata - 700135, District - North 24 Parganas, West Bengal, by Nationality - Indian, By Faith - Muslim, by Occupation - Business, Vide General Power of Attorney, being No. 150300462, in the year 2015, Registered at A.D.S.R.O. - Barasat, North 24 Parganas, hereinafter being reffered to as the "VENDORS" (which expression shall unless exclude by or repugnant to the subject or context be deemed to mean and include their 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 Fuljan Bibi, wife of Late Afsar Ali Molla, of Matiagachha, was the original owner and possessor and L.R. record holder of a piece and parcel of land admeasuring 1.55 decimal (more or less) comprised in R.S. & L.R. Dag No. 5123 & 5141, L.R. Khatian No. 2096, **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.

AND WHEREAS said Fuljan Bibi died intestate leaving behind her three nephew namely Fajer Ali Molla, Momin Ali Molla, Usman Ali Molla (i.e. Vendor no. 1-3) as her legal heirs and successors as per Mohammedan Law of Succession.

AND WHEREAS said Fajer Ali Molla, Momin Ali Molla, Usman Ali Molla (i.e. Vendor no. 1-3), became the absolute owner and possessor of a piece and parcel of land admeasuring 1.55 decimal (more or less) as per their share, comprised in R.S. & L.R. Dag No. 5123 & 5141, L.R. Khatian No. 2096, **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 Surat Ali Molla @ Surat Ali Mondal, son of Late Faju Molla, of Matiagachha, was the original owner and possessor and L.R. record holder of a piece and parcel of land admeasuring 7.75 decimal (more or less) comprised in R.S. & L.R. Dag No. **5123 & 5141**, L.R. Khatian No. 1842, **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.

AND WHEREAS said Surat Ali Mollá @ Surat Ali Mondal died intestate leaving behind his three sons namely Abdul Jabbar Ali Molla, Jumman Ali Molla, Jalal Uddin Molla, three daughters namely Ujala Bibi, Shakila Bibi (i.e. Vendor no. 4) & Churefan Bibi as his legal heirs and successors as per Mohammedan Law of Succession.

AND WHEREAS said Ujala Bibi (i.e. Vendor no. 4), became the absolute owner and possessor of a piece and parcel of land admeasuring 0.86 decimal (more or less) out of 7.75 Decimal, as per her share, comprised in R.S. & L.R. Dag No. **5123 & 5141**, L.R. Khatian No. 1842, **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 Fajer Ali Molla, Momin Ali Molla, Usman Ali Molla, Ujala Bibi (i.e. Vendors) became the absolute owner and possessor of a piece and parcel of land admeasuring **2.41 (1.55+0.86)** decimal (more or

less) comprised in R.S. & L.R. Dag No. L.R. Khatian No. 2096 & 1842, **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 the present vendors are the absolute owner and possessor of 2.41 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 by the General Power of Attorney, said attorney **Ajijul Molla**, has full right to execute this deed of conveyance or transfer these lands to anybody on behalf of the vendors herein.

AND WHEREAS for personal reasons, it becoming necessary and expedient for the Vendors to sell an area of **2.41** decimal (more or less) comprised in R.S. & L.R. Dag No. 5123 (area of land 1.32 dec. more or less) out of 17 decimal, 5141 (area of land 1.09 dec. more or less) out of 14 decimal, L.R. Khatian No. 2096 & 1842, **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. 2,11,500/- (Two Lakh Eleven Thousand Five Hundred)** only.

NOW THIS DEED WITNESSETH as follows :-

That in consideration of the said sum of **Rs. 2,11,500/- (Two Lakh Eleven Thousand Five Hundred)** 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 **2.41** 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 VENDORS do hereby covenant with the Purchaser as follows:-

THE INTEREST which the Vendors do hereby profess to transfer subsists and that the Vendors 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 persents 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 Vendors 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, 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 euqities whatsoever.

And the vendors, 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 aforesaid manner.

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

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.

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 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.

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.

It is hereby declared that the Vendors are absolutely free from all encumbrances and that are not the benamder of anyone and the same are not the DEBATTOR or PIROTTOR property or are not subject matter of any court case or not any litigation from any corners whatsoever.

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.

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 WHEREAS the present vendors 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 vendors 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 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.

L.R. Khatian No. 1842 & 2096				
<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>
5123	Shali	0.0777	1.32 Dec.	17 Dec.
5141	Shali	0.0778	1.09 Dec.	14 Dec.

Total 02 (Two) Dags,

Area of Land sold = 2.41 (Two Point Four One) 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. No Road Surrounding These Lands.

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. *Fomal & Selim Molla*
of Lauhati, Kol - 135.

2. *Ajijul Molla*
of Lauhati, Rajarhat

Drafted by:

Ajijul Molla
Advocate

District Judges' Court

North 24 Parganas, Barasat

Enroll No. - *WB/798/1995*

Composed by:-

S.N. Ahmed
S.N. Ahmed

LAUHATI, KOL - 135

1. FAJER ALI MOLLA,

2. MOMIN ALI MOLLA,

3. USMAN ALI MOLLA,

4. UJALA BIBI,

Vendors are Represented By their

Registered Constituted Attorney

Amirul Karim

(Signature of Vendors' Attorney)

MEMO OF CONSIDERATION

Received a sum of Rs. 2,11,500/- (Two Lakh Eleven Thousand Five Hundred) only. Towards Consideration Money from the Purchaser herein above.

By - Cheque

Cheque No.	Bank Name & Branch	Date	Amount
543292	Kotak Mahindra Bank LTD, HB Sarani Branch, Kolkata - 700001	11/06/2015	Rs. 2,11,500/-

Total Rs. 2,11,500/-
(Two Lakh Eleven Thousand Five Hundred) only.

WITNESS:

1. *Fajal Uddin Molla*
of Lawhati, Kol-135

2. *Ajijul Molla*

of Lawhati; Rajarhat

1. FAJER ALI MOLLA,

2. MOMIN ALI MOLLA,

3. USMAN ALI MOLLA,

4. UJALA BIBI,

Vendors are Represented By their
Registered Constituted Attorney

[Signature]

(Signature of Vendors' 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)				
						
		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)				

Seller, Buyer and Property Details

Seller & Buyer Details

Seller Details

SL No.	Name, Address, Photo, Finger print and Signature
1	FAJER ALI MOLLA Son of Late AJET ALI MOLLA MATIAGACHHA, P.O:- MATIAGACHHA, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, Status : Self
2	MOMIN ALI MOLLA Son of Late AJET ALI MOLLA MATIAGACHHA, P.O:- MATIAGACHHA, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, Status : Self
3	USMAN ALI MOLLA Son of Late AJET ALI MOLLA MATIAGACHHA, P.O:- MATIAGACHHA, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, Status : Self
4	UJALA BIBI Wife of KARIM ALI JAGDISHPUR, P.O:- RAJARHAT, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, Status : Self Represented by their (1-4) constituted attorney as given below:-

Seller Details

SL No	Name, Address, Photo, Finger print and Signature		
1-4 (1)	AJIJUL MOLLA Son of Late RAHIM MOLLA LAUHATI, P.O:- LAUHATI, P.S:- Rajarhat, District:-North 24- Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Status : Attorney Date of Execution : 22/06/2015 Date of Admission : 22/06/2015 Place of Admission of Execution : Office	 6/22/2015 2:27:14 PM hrs	 LTI 6/22/2015 2:27:24 PM hrs
		 6/22/2015 2:27:46 PM hrs	



Buyer Details

SL No.	Name, Address, Photo, Finger print and Signature		
1	GLF PROJECTS LIMITED 23A, NETAJI SUBHASH ROAD, 4TH FLOOR, ROOM NO. 7A., Amherst Street, P.O:- NETAJI SUBHASH ROAD, P.S:- Amherst Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AACCG9874H, Status : Organization Not Executed	Photo	Finger Print
		Signature	

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	AJIJUL MOLLA Son of ABDUL HAMID ALI LAUHATI, P.O:- LAUHATI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India,	AJIJUL MOLLA	6/22/2015 2:28:03 PM hrs

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5123 , LR Khatian No:- 1842	1.32 Decimal	1,00,000/-	1,15,500/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 10 Ft.,
L2	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5141 , LR Khatian No:- 2096	1.09 Decimal	96,000/-	96,000/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 10 Ft.,

Transfer of Land from Seller To Buyer

Sch No.	Seller Name	Buyer Name	Transferred Area (in decimal)	Transferred Area in(%)
L1	FAJER ALI MOLLA	GLF PROJECTS LIMITED	0.29	21.9697
	MOMIN ALI MOLLA	GLF PROJECTS LIMITED	0.28	21.2121
	UJALA BIBI	GLF PROJECTS LIMITED	0.47	35.6061
	USMAN ALI MOLLA	GLF PROJECTS LIMITED	0.28	21.2121
L2	FAJER ALI MOLLA	GLF PROJECTS LIMITED	0.13	11.9266
	MOMIN ALI MOLLA	GLF PROJECTS LIMITED	0.13	11.9266
	UJALA BIBI	GLF PROJECTS LIMITED	0.7	64.2202
	USMAN ALI MOLLA	GLF PROJECTS LIMITED	0.13	11.9266

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Sahanawazuddin Ahmed
Address	DISTRICT JUDGES COURT, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124
applicant's Status	Deed Writer

Office of the A.D.S.R. BARASAT, District: North 24-Parganas

Endorsement For Deed Number : I - 150304295 / 2015

Query No/Year	15030000243593/2015	Serial no/Year	1503004635 / 2015
Deed No/Year	I - 150304295 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	AJIJUL MOLLA	Presented At	Office
Date of Execution	22-06-2015	Date of Presentation	22-06-2015

Remarks

On 05/06/2015

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 2,11,500/-

(Joyjit Chanda)

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BARASAT

North 24-Parganas, West Bengal

On 22/06/2015

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 of Indian Stamp Act 1899.

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

Presented for registration at 13:10 hrs on : 22/06/2015, at the Office of the A.D.S.R. BARASAT by AJIJUL MOLLA ,.

Executed by Attorney

Execution by

1. AJIJUL MOLLA, LAUHATI, P.O: LAUHATI, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135

as the constituted attorney of

1. FAJER ALI MOLLA , MATIAGACHHA, P.O: MATIAGACHHA, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135

2. MOMIN ALI MOLLA , MATIAGACHHA, P.O: MATIAGACHHA, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135

3. USMAN ALI MOLLA , MATIAGACHHA, P.O: MATIAGACHHA, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135

4. UJALA BIBI , JAGDISHPUR, P.O: RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135

...ed by AJIJUL MOLLA, Son of ABDUL HAMID ALI, LAUHATI, P.O: LAUHATI, Thana: Rajarhat, , North
-Parganas, WEST BENGAL, India, PIN - 700135, By caste Muslim, By Profession Business
is admitted by him

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,321/- (A(1) = Rs 2,321/-) and
Registration Fees paid by Cash Rs 2,321/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,575/- and Stamp Duty paid by Draft Rs
10,475/-, by Stamp Rs 110/-

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 812, Purchased on 06/01/2015, Vendor named S
Bose.
2. Rs 10/- is paid on Court Fees.

Description of Draft

1. Rs 10,475/- is paid, by the Draft(other) No: 668515000382, Date: 30/05/2015, Bank: STATE BANK OF INDIA
(SBI), LAUHATI.

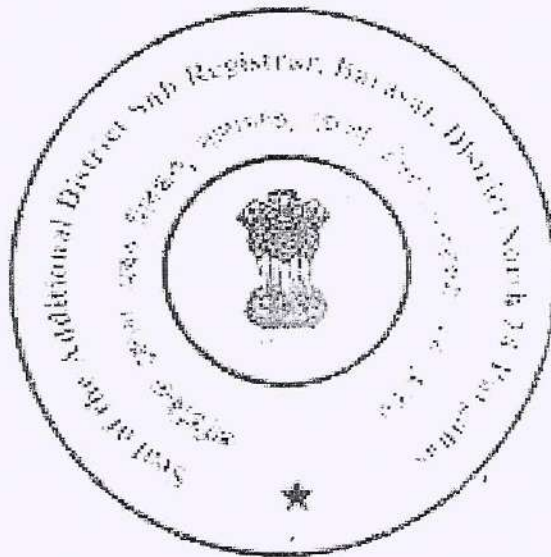
(Joyjit Chanda)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R -BARASAT
North 24-Parganas, West Bengal

ate of Registration under section 60 and Rule 69.

tered in Book - I

Volume number 1503-2015, Page from 17298 to 17317
being No 150304295 for the year 2015.



Digitally signed by JOYJIT CHANDA
Date: 2015.06.23 11:55:24 +05:30
Reason: Digital Signing of Deed.

(Joyjit Chanda) 6/23/2015 11:55:24 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
West Bengal.

(This document is digitally signed.)