



पश्चिमबङ्ग पश्चिम बंगाल WEST-BENGAL

T 518987

RECEIVED
THE DISTRICT SUB-REGISTRAR
BARASAT, NORTH 24 PARGANAS
WEST-BENGAL
DATE 03 DEC 2015

[Signature]
Additional District Sub-Registrar
Barasat, North 24 Parganas
3 DEC 2015

DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this the 3rd
day of December, Two Thousand Fifteen (2015)

BETWEEN

To be cont.....

62F

(2)

ATIIAR RAHAMAN, son of Late Mawla Box, residing at Village- Mobarakpur, P.O. - Lauhati, P.S. - Rajarhat, District - North 24 Parganas, Kolkata - 700135, by faith- Muslim, by occupation- Cultivation, by Nationality- Indian, hereinafter called and referred to as the "**VENDOR**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, administrators, representatives nominees and assigns) of the ONE PART.

-AND-

GLF PROJECTS LIMITED (having PAN : AACCG9874H), a limited Company incorporated under the Companies Act. 1956, having its Office at 23A, Netaji Subash Road, 4th floor, Room No. 7A, Kolkata- 700001, P.O. Kolkata G.P.O., P.S. Hare Street, represented by its Director **SRI ROSHAN LAL SINGHAL**, (having PAN : ALCPS8734J), son of Late Chander Bhan Singhal, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at 23A, Netaji Subash Road, 4th floor, Room No. 7A, Kolkata- 700001, P.O. Kolkata G.P.O., P.S. Hare Street, hereinafter called and referred to as the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its Director in office for the time being in force, executors, administrators, representatives and assigns) of the OTHER PART.

To be cont

(3)

WHEREAS One Atiyar Rahaman the Vendor herein is the absolute owner and possessor of seven plots of Sali and khal land total measuring an area of 09.94 Satak comprised in R.S. & L.R. Dag Nos. 5107, 5115, 5116, 5127, 5175, 5179 & 5175/5229, under L.R. Khatian No. 2998, under the following manner as per Dag wise:-

Recorded land area	Share of land	Out of total land	R.S. & L.R. Dag	L.R. Khatian No.	Nature of land
03.14 Satak	0.0156	201 Satak	5107	2998	Shali
02.29 Satak	0.0081	283 Satak	5115	2998	Shali
00.67 Satak	0.0156	43 Satak	5116	2998	Shali
00.07 Satak	0.0182	04 Satak	5127	2998	Khal
02.51 Satak	0.0162	155 Satak	5175	2998	Shali
01.04 Satak	0.0162	64 Satak	5179	2998	Shali
00.22 Satak	0.0182	12 Satak	5175/5229	2998	Khal
Total - 09.94 Satak					

lying and situated at Mouza- MATIAGACHA, J.L. No. 187, R.S. No. 154, Touzi No. 146, within the local limits of Kirtipur 2 No. Gram Panchayet, within the jurisdiction of Barasat P.S. at present Rajarhat Police Station, in the District of North 24 Parganas, by virtue of own L.R. Settlement Record of Rights being L.R. Khatian No. 2998, absolutely free from all encumbrances whatsoever.

To be cont

(4)

AND WHEREAS Since then the Vendor herein in seized and possessed of the aforesaid ALL THAT piece or parcel of Sali and khal land total measuring an area of 09.94 Satak comprised in R.S. & L.R. Dag Nos. 5107, 5115, 5116, 5127, 5175, 5179 & 5175/5229, under all under L.R.Khatian No. 2998, lying and situate at Mouza- MATIAGACHA, J.L. No. 187, R.S. No. 154, Touzi No. 146, within the local limits of Kirtipur 2 No. Gram Panchayet, within the jurisdiction of Barasat P.S. at present Rajarhat Police Station, in the District of North 24 Parganas morefully described in the schedule hereinafter written and record of rights and have been enjoying the same as per demarcation peacefully, freely, absolutely and without any interruptions from any corners whatsoever by paying usual rents and taxes to the proper authorities in their names as absolute owner and possessors thereof and have the full right to dispose or transfer the same to any body in any way as the Vendor herein shall think fit and proper.

AND WHEREAS Now the Vendor herein has agreed to sell and the Purchaser herein has agreed to purchase the aforesaid plots of land admeasuring an area of 09.94 Satak more fully described in the schedule hereinafter writ-

To be cont

(5)

ten, for the total consideration of Rs. 10,84,363/- (Rupees Ten Lac Eighty-four Thousand Three Hundred Sixty-three) only.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement and in consideration of Rs. 10,84,363/- (Rupees Ten Lac Eighty-four Thousand Three Hundred Sixty-three) only, of the lawful money of the Union of India in hand and well and truly by the Purchaser to the Vendor paid at the time of or before the execution hereof (the receipt whereof the Vendor doth hereby by this receipt and Memo of consideration hereunder written admit and acknowledge the payment of the same and every part thereof forever release, discharge and acquit the Purchaser and the properties benefits and rights hereby granted sold, conveyed transferred assigned and assured or expressed or intended so to be) the Vendor doth hereby grant sell, convey transfer assign and assure unto and in favour of the Purchaser herein ALL THAT piece or parcel of Sali and Khal total land measuring an area of 09.94 Satak by virtue of inheritance, comprised in R.S. & L.R. Dag Nos. 5107, 5115, 5116, 5127, 5175, 5179 & 5175/5229, under all under L.R.Khatian No. 2998, lying and situated at Mouza- MATIAGACHA, J.L. No. 187, R.S. No. 154, Touzi No. 146, within the local limits of Kirtipur 2 No. Gram Panchayet, within the jurisdiction of Barasat P.S. at present Rajarhat Police Station, at present Rajarhat Police Station, in the District of

To be cont

(6)

North 24 Parganas, more fully and particularly described in the Schedule hereunder written and hereinafter referred to as the 'SAID PLOTS OF LAND' together with all and singular the tangible and intangible assets edifices fixtures gates courts courtyards compound boundaries, areas sewers drains ways paths passages fences hedges ditches trees water courses lights and all manner of former and other right liberties benefits, privileges easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel of member thereof which now is or are or hereto before were or was held used occupied or enjoyed therewith AND reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof AND all the Raiyati and entire share estate right title interest inheritance use trust possession property claim easements quasi easements privileges claims and demands whatsoever of the Vendor out of or upon the properties benefits and rights hereby granted sold, conveyed transferred assigned and assured or expressed or intended so to be TOGETHER WITH all deeds paths muniments writings and evidences of title in anyway relating to or connected with the said property or any part thereof which now are or is or hereafter may be in possession, power, custody or control of the Vendor or any person or persons from whom the Vendor or any of them may procure the same without any action

To be cont

(7)

or suit at law or in equity TO HAVE AND TO HOLD the same unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances mortgages, charges, leases, tenancies, occupancy rights, liens, lispendences, attachments, bargaders, trusts, claims, demands, acquisition, requisition, vesting, alignment claims demands and liabilities whatsoever or howsoever.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER AS UNDER :-

- 1 That free and clear and freely and clearly and absolutely acquitted exonerated and release or otherwise by and at the cost and expenses of the Vendor/s is/are and sufficiently entitled and saved defended kept harmless and other easement rights title claim mortgage liens lispendences, attachments whatsoever.
2. That the Purchaser shall hereinafter peacefully and quietly possess and enjoy the said property in khas without any claim or demand whatsoever from the Vendor or his legal heirs, executors, administrators, rep-

To be cont

(8)

representatives, nominees and assigns.

3. That no notice issued under the public demand recovery act has been served on the Vendor nor any such notice has been published.
4. 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.
5. 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 Estate Acquisition Act. 1953 or statutory modification thereof or under the Urban Land (Ceiling & Regulations) Act. 1976 or any other law for the time being in force.
6. It is hereby declared by the Vendor that the said land which have been described in the schedule hereinafter written is the self acquired property of the Vendor and that he is not the benamdar of any one.
7. It is hereby declared that the said Purchaser has the absolute right to

To be cont

(9)

mutate his name in respect of the present purchased land.

8. 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 Vendors and realizable from the Vendor.
9. It is hereby declared by the Vendor that the said land are 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.
10. That the Vendor has not yet taken any loan or financial benefits from any bank or financial institutions or any corners in respect of the schedule mentioned land.
11. If it is transpired subsequently that the said property hereby sold, conveyed and transferred and assigned by the Vendor is found to be not free

To be cont

(10)

from all encumbrances or if it is found that the total quantum or any quantum of the land sold, conveyed and transferred is physically absent or the Vendor do not have valid right title interest and possession of the said land or any part thereof, the Vendor shall be bound to give possession of the equal quantum of land owned held and possessed by him/them and if any mistake is/are detected hereafter in this deed, that will be ratified by the Vendor without any claim or demand at the cost of the purchaser.

AND the Vendor herein deliver this day khas possession of the said land unto the Purchaser herein.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO;

(Description of land hereby sold by the Vendor herein)

ALL THAT piece or parcel of rayati dakhali swattiya bisistha sali and khal land total measuring an area 09.94 Satak comprised in R.S. & L.R. Dag No. 5107, 5115, 5116, 5127, 5175, 5179 & 5175/5229, under all under L.R.Khatian No. 2998 (in the name of Atiyar Rahaman) the said land clearly as under as per Dag wise :-

To be cont

Salable land area	Share of land	Out of total land	R.S. & L.R. Dag	L.R. Khatian No.	Nature of land
03.14 Satak	0.0156	201 Satak	5107	2998	Shali
02.29 Satak	0.0081	283 Satak	5115	2998	Shali
00.67 Satak	0.0156	43 Satak	5116	2998	Shali
00.07 Satak	0.0182	04 Satak	5127	2998	Khal
02.51 Satak	0.0162	155 Satak	5175	2998	Shali
01.04 Satak	0.0162	64 Satak	5179	2998	Shali
00.22 Satak	0.0182	12 Satak	5175/5229	2998	Khal
Total land measuring 09.94 (Nine point Nine Four) Satak.					

the aforesaid land under lying and situated at Mouza- MATIAGACHA, J.L. No. 187, R.S. No. 154, Touzi No. 146, at present Touzi No. 12, within the local limits of Kirtipur 2 No. Gram Panchayet, within the jurisdiction of Barasat Police Station, at present Rajarhat Police Station, Pargana- Anowarpur, under A.D.S.R. Office, Barasat, in the District of North 24- Parganas, in the State of West Bengal.

It is clearly stated herein that the Vendor herein sold and conveyed the said total land measuring of 09.94 Satak be the same a little more or less together with all easement right of the same unto and in favour of the Purchaser herein.

To be cont

(12)

The annual proportionate rent will be payable as per State Government Rules and Regulations.

IN WITNESS WHEREOF the Parties have hereunto set and subscribed their hand's and seal's on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

by the Vendor at Rajaraht in Presence of:

1. *Handwritten signature*
Handwritten text

Handwritten signature

2. *Handwritten signature*
Handwritten text

SIGNATURE OF THE VENDOR

Deed prepared, read over and
vernacular language explained
by me.

Handwritten signature
Handwritten text
Handwritten text
Handwritten text

TYPED BY:

(UPANANDA BISWAS)

Asha Computer, Kol - 135.

To be cont

(13)

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named purchaser, a sum of Rs. 10,84,363/- (Rupees Ten Lac Eighty-four Thousand Three Hundred Sixty-three) only, being the full consideration money of the schedule mentioned land and payment as per memo below.

MEMO

<u>Dated</u>	<u>Cheque No.</u>	<u>Drawn on</u>	<u>Amount (Rs)</u>
02/12/2015	543254	Kotak Mahindra Bank H.B. Sarani Branch, Kolkata .	10,84,363/-

Total Rs. 10,84,363/-

(Rupees Ten Lac Eighty-four Thousand Three Hundred Sixty-three) only.

WITNESSES :-

১. অমল কলিতা
আম-সেবাকার

২. অমল কলিতা
আম-সেবাকার

অমল কলিতা

SIGNATURE OF THE VENDOR

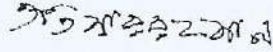
SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants/ presentants					
	 GLF PROJECTS LIMITED <i>Rohit 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)		

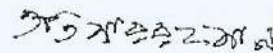
Seller, Buyer and Property Details

& Buyer Details

Presentant Details

Sl. No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	Atiyar Rahaman Son of Late Maola Box Mobarakpur, P.O:- Lauhati, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135	 03/12/2015 2:22:01 PM	 LTI 03/12/2015 2:22:08 PM
		 03/12/2015 2:22:41 PM	

Seller Details

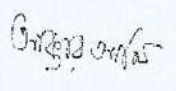
Sl. No.	Name, Address, Photo, Finger print and Signature		
1	Atiyar Rahaman Son of Late Maola Box Mobarakpur, P.O:- Lauhati, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India,; Status : Individual; Date of Execution : 03/12/2015; Date of Admission : 03/12/2015; Place of Admission of Execution : Office	 03/12/2015 2:22:01 PM	 LTI 03/12/2015 2:22:08 PM
		 03/12/2015 2:22:41 PM	

Buyer Details

Name, Address, Photo, Finger print and Signature

1 GLF PROJECTS LIMITED
 23A,N.S. Road, 4th Floor, Room No-7A, P.O:- Kolkata GPO, P.S:- Hare Street, Kolkata, District:-Kolkata,
 West Bengal, India, PIN - 700001 PAN No. AACCG9874G,; Status : Organization

B. Identifier Details**Identifier Details**

SL No.	Identifier Name & Address	Identifier of	Signature
1	Aktar Ali Son of Malek Molla Mobarakpur, 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,	Atiyar Rahaman	 03/12/2015 2:23:10 PM

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:- 5107 , LR Khatian No:- 2998	3.14 Dec	3,66,334/-	3,66,334/-	Proposed Use: Bastu, ROR: Shali
L2	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5115 , LR Khatian No:- 2998	2.29 Dec	2,67,167/-	2,67,167/-	Proposed Use: Bastu, ROR: Shali
L3	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5116 , LR Khatian No:- 2998	0.67 Dec	78,167/-	78,167/-	Proposed Use: Bastu, ROR: Shali
L4	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5127 , LR Khatian No:- 2998	0.07 Dec	8,167/-	8,167/-	Proposed Use: Bastu, ROR: Khal

Land Details						
	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5175 , LR Khatian No:- 2998	2.51 Dec	2,17,527/-	2,92,834/-	Proposed Use: Bastu, ROR: Shali
L6	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5179 , LR Khatian No:- 2998	1.04 Dec	1,21,334/-	1,21,334/-	Proposed Use: Bastu, ROR: Shali
L7	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5175/5229 , LR Khatian No:- 2998	0.22 Dec	25,667/-	25,667/-	Proposed Use: Bastu, ROR: Khal

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	Atiyar Rahaman	GLF PROJECTS LIMITED	3.14	100
L2	Atiyar Rahaman	GLF PROJECTS LIMITED	2.29	100
L3	Atiyar Rahaman	GLF PROJECTS LIMITED	0.67	100
L4	Atiyar Rahaman	GLF PROJECTS LIMITED	0.07	100
L5	Atiyar Rahaman	GLF PROJECTS LIMITED	2.51	100
L6	Atiyar Rahaman	GLF PROJECTS LIMITED	1.04	100
L7	Atiyar Rahaman	GLF PROJECTS LIMITED	0.22	100

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	GLF PROJECTS LIMITED
Address	23A, N.S. Road, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001
Applicant's Status	Buyer/Claimant

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

Endorsement For Deed Number : I - 150308006 / 2015

Deed No/Year	15030001011812/2015	Serial no/Year	1503008557 / 2015
Deed No/Year	I - 150308006 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Atiyar Rahaman	Presented At	Office
Date of Execution	03-12-2015	Date of Presentation	03-12-2015

Remarks

On 03/12/2015

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 : 03/12/2015, at the Office of the A.D.S.R. BARASAT by Atiyar Rahaman ,Executant.

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 11 59,670/-

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

Execution is admitted on 03/12/2015 by

Atiyar Rahaman, Son of Late Maola Box , Mobarakpur, P.O: Lauhati, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Muslim, By Profession Cultivation
Indetified by Aktar Ali, Son of Malek Molla, Mobarakpur, P.O: Lauhati, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Muslim, By Profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 12,763/- (A(1) = Rs 12,749/- ,E = Rs 14') and Registration Fees paid by Cash Rs 0/-, by Draft Rs 12,763/-

Description of Draft

1. Rs 12,763/- is paid, by the Draft(other) No: 146166000429, Date: 03/12/2015, Bank: STATE BANK OF INDIA (SBI), NEW TOWN TERMINUS BUILDING.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 58,004/- and Stamp Duty paid by Draft Rs 57,904/-, by Stamp Rs 100/-

Description of Stamp

1. Rs 10/- is paid on Court Fees.
2. Rs 100/- is paid on Impressed type of Stamp, Serial no 407, Purchased on 03/12/2015, Vendor named T K Sahia.

of Draft

000/- is paid, by the Draft(other) No: 146165000429, Date: 03/12/2015, Bank: STATE BANK OF INDIA
NEW TOWN TERMINUS BUILDING.
8,904/- is paid, by the Draft(other) No: 146164000429, Date: 03/12/2015, Bank: STATE BANK OF INDIA
(SBI), NEW TOWN TERMINUS BUILDING.



(Joyjit Chanda)

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

of Registration under section 60 and Rule 69.

ed in Book - I

Number 1503-2015, Page from 108283 to 108305
g No 150308006 for the year 2015.



Digitally signed by JOYJIT CHANDA
Date: 2015.12.04 12:35:42 +05:30
Reason: Digital Signing of Deed.

(Joyjit Chanda) 12/4/2015 12:35:42 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
West Bengal.

(This document is digitally signed.)