



THIS DEED OF CONVEYANCE made on the Loth day of February, Two Thousand Fifteen (2015).

BETWEEN

[Page 1 of 11]

& P.O. - Matiagachha, P.S. - Rajarhat, District - North 24 Parganas, Kolkata -700135, West Bengal, 18. SHAKILA BIBI (Voter ID No. WB/20/091/ 636011), daughter of Late Surat Ali Molla @ Surat Ali Mondal, wife of Meher Ali, residing at Village - Podra, P.O. - R-Bishnupur, P.S. - Rajarhat, District -North 24 Parganas, Kolkata - 700135, all from West Bengal, all by nationality - Indian, by religion - Islam, by occupation - Cultivation & Household work, Represented by their registered consutituted Attorney MD. JANABALI SA (PAN No. BDXPS0779M), Son of Md. Jaidar Rahaman, Village - Langalpota, P.O. - Matiagacha, P.S. - Rajarhat, District - North 24 Parganas, Kolkata -700135, By Nationality - Indian, by faith - Muslim, by occupation - Business. Vide General Power of Attorney, Vendor No. 1-16, being No. 00059, dated -21/01/2015, and Vendor No. 17 & 18, being No. 00076, dated - 02/02/2015, 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

NICKY COMMERCIAL & INVESTMENT PRIVATE LIMITED

(PAN No. AAACN8443M), 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 MEENA SINGHAL (PAN No. AJIPS8139F), wife of Girdhari Lal Singhal, residing at GC-37, Sector - III, Bidhan Nagar (Salt Lake City) P.S. - Bidhan Nagar South, Kolkata - 700106, 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 Aptar Ali, of Matiagachha was the original owner and possessor and L.R. record holder of a piece and parcel of land admeasuring 7.75 decimal comprised in R.S. & L.R. Dag No. 5123 & 5141, under R.S. Khatian No. 2757, L.R. Khatian No. 379, 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 Aptar Ali Molla died intestate leaving behind his wife Sahar Banu Bibi @ Sarbanu Bibi, two sons namely Habibar Rahaman Molla, Abdar Rahaman Molla, six daughters namely Amena Bibi, Akina Bibi, Majida Bibi, Rehana Khatun, Rangina Bibi & Sakera Bibi as his legal heirs and successors as per Mohammedan Law of Succession.

AND WHEREAS said Sahar Banu Bibi @ Sarbanu Bibi, wife of Late Aptar Ali Molla, died intestate leaving behind her two sons namely Habibar Rahaman Molla, Abdar Rahaman Molla, six daughters namely Amena Bibi, Akina Bibi, Majida Bibi, Rehana Khatun, Rangina Bibi & Sakera Bibi as her legal heirs and successors as per Mohammedan Law of Succession.

AND WHEREAS said Habibar Rahaman Molla, son of Late Aptar Ali Molla, died intestate leaving behind his wife Masura Bibi, five sons namely Jaynal Abedin, Aynul Molla, Saddam Hosen, Najir Hossain, Tajir Hossain, three daughters namely Khadija Bibi, Sajida Bibi & Farida Bibi as his legal heirs and successors as per Mohammedan Law of Succession.

AND WHEREAS said Abdar Rahaman Molla, Majida Bibi, Rehana Khatun, Masura Bibi, Jaynal Abedin, Aynul Molla, Saddam Hosen, Najir Hossain, Tajir Hossain, Amena Bibi, Sakera Khatun, Rangina Bibi, Akina Bibi, Khadija Bibi, Sajida Bibi & Farida Bibi (i.e. Vendor No. 1-16), became the absolute owners and possessors of a piece and parcel of land admeasuring 7.75 decimal (more or less), comprised in R.S. & L.R. Dag No. 5123 (area of land 4.25 dec. more or less) out of 17 decimal, 5141 (area of land 3.50 dec.

more or less) out of 14 decimal, under L.R. Khatian No. 379, 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 Atiar Mondal @ Atiar Molla (i.e. vendor No. 17), of Matiagachha, is the original owner and possessor and L.R. record holder of a piece and parcel of land admeasuring 2.71 decimal comprised in R.S. & L.R. Dag No. 5123 & 5141, L.R. Khatian No. 1839, 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 Surat Ali Molla @ Surat Ali Mondal, son of Late Faju Molla @ Faju, of Matiagachha, was the original owner and possessor and L.R. record holder of a piece and parcel of land admeasuring 7.75 decimal 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 Molla @ Surat Ali Mondal, died intestate leaving behind his three sons namely Abdul Jabbar Ali Molla, Jumman Ali Molla, Jalal Uddin Molla, two daughters namely Ujala Bibi, Shakila Bibi (i.e. vendor No. 18) and wife Durefan Bibi as his legal heirs and successors as per Mohammedan Law of Succession.

AND WHEREAS said Shakila Bibi (i.e. Vendor No. 18), became the absolute owner and possessor of a piece and parcel of land admeasuring 0.85 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 the present vendors are the absolute owners and possessors of 11.31 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 Md. Janab Ali Sa, 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 11.31 decimal (more or less) comprised in R.S. & L.R. Dag No. 5123 (area of land 6.21 dec. more or less) out of 17 decimal, 5141 (area of land 5.10 dec. more or less) out of 14 decimal, under R.S Khatian No. 2757, L.R. Khatian No. 379, 1839 & 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. 9,89,625/- (Nine Lakh Eighty Nine Thousand Six Hundred Twenty Five) only.

## NOW THIS DEED WITNESSETH as follows:-

That in consideration of the said sum of Rs. 9,89,625/- (Nine Lakh Eighty Nine Thousand Six Hundred Twenty Five) only. Well and truly paid by the purchaser to the vendors the receipts whereof the Vendor 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 <u>ALLTHAT</u> the said piece and parcel of 11.31 Decimal(more/less) of land described in the **Schedule** of property given hereunder <u>TO HAVE AND TO HOLD THE SAME</u> absolutely and forever unto an in favor of the Purchaser <u>TOGETHER WITH</u> all the rights and interest there to absolutely and forever free from all encumbrances, change, liens, lispendences, attachments whatsoever liabilities all assessmants are now sezied 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 transfersubsists 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 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 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 stampand 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 <u>LAND</u> and also mutate his name in the Panchayet record and also pay rent and taxes in his name against this <u>Deed Of Conveyance</u>.

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 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. I	Khatian No. 2757	, L.R. Khatiar	No. 379, 1839 &	1842.
R.S. & L.R. Dag No.	Nature Of Land	Share	Area of Land Sold	Out Of Land
				1
5123	Shali	0.3653	6.21 Dec.	17 Dec.
5141	Shali	0.3643	5.10 Dec.	14 Dec.

Total 02 (Two) Dags,

Area of Land sold = 11.31 (One One Point Three 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.

- 1. Abdar Rahaman Molla
- 2. Majida Bibi
- 3. Rehana Khatun
- 4. Masura Bibi
- 5. Jaynal Abedin
- 7. Saddam Hosen

- 10. Amena Bibi
- 11. Sakera Khatun
- 12. Rangina Bibi
- 13. Akina Bibi
- 14. Khadija Bibi
- 15. Sajida Bibi
- 16. Farida Bibi
- 17. Atiar Mondal @ Atiar Molla
- 18. Shakila Bibi

Vendors are Represented By their

Registered Constituted Attorney

WITNESS:

1. Grand Carend Edward

300 Engrand (MY: 2014) 6. Aynul Molla
2000 2000 2000 2000 - 7. Saddam Hosen
2. J: 28 2723007 - 8. Najir Hossain
2. John (Ulim Mollo) 9. Tajir Hossain
Xauladi

Drafted by:

SK. Masnot - Alamad.

Advocate

District Judges' Court

North 24 Parganas, Barasat

Enroll No. 2-242/12

Md Janah Ali Sa

(Signature of Vendors' Attorney)

Composed by:-

S.N. Ahmed

LAUHATI, KOL - 135

## MEMO OF CONSIDERATION

Received a sum of Rs. 9,89,625/- (Nine Lakh Eighty Nine Thousand Six Hundred Twenty Five) only. Towards Consideration Money from the Purchaser herein above.

By - Cheque

Cheque No.	Bank Name & Branch	Date	Amount
624482	The South Indian Bank LTD, 6 Brabourne Road, Kolkata - 700001	07/02/2015	Rs. 9,89,625/-

Total

Rs. 9,89,625/-

(Nine Lakh Eighty Nine Thousand Six Hundred Twenty Five)only.

WITNESS:

2001 - 210 Compassor - 2001 - 1900 - 310 Compassor - 310 Compassor - 300 Compa

2. Somal udel. n mollo

- 1. Abdar Rahaman Molla
- 2. Majida Bibi
- 3. Rehana Khatun
- 4. Masura Bibi
- 5. Jaynal Abedin
- 6. Aynul Molla
- 7. Saddam Hosen
- 8. Najir Hossain
- 9. Tajir Hossain
- 10. Amena Bibi
- 11. Sakera Khatun
- 12. Rangina Bibi
- 13. Akina Bibi
- 14. Khadija Bibi
- 15. Sajida Bibi
- 16. Farida Bibi
- 17. Atiar Mondal @ Atiar Molla
- 18. Shakila Bibi

Vendors are Represented By their Registered Constituted Attorney

Md Janab Ali Sa
(Signature of Vendors' Attorney)

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. 01031 / 2015, Deed No. (Book - I , 00984/2015) Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Md. Janab Ali Sa Langaipota, Kolkata, Thana:-Rajarhat, P.O. :-Matiagacha, District:-North 24-Parganas, WEST BENGAL, India, Pin:-700135	10/02/2015	LTI 10/02/2015	MdJanab Ali Sa 10f02/2015

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

SI No. Admission of Execution By

Status

Photo

**Finger Print** 

Signature

Md. Janab Ali Sa Address -Langalpota, Kolkata, Thana:-Rajarhat, P.O. :-Matiagacha, District:-North 24-Parganas, WEST BENGAL, India, Pin:-700135

Attorney



Md Janab Ali Sa

10/02/2015

10/02/2015

Name of Identifier of above Person(s)

Abusam Biswas

chariberia, Thana:-Rajarhat, P.O. :-Kamduni, District: North 24-Parganas, WEST BENGAL, India Signature of Identifier with Date

10/2/015-



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10/02/2015

SECOVITÉ S ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT Office of the A.D.S.R. BARASAT

1 0 FEB 2015



# Government Of West Bengal

#### Office Of the A.D.S.R. BARASAT District:-North 24-Parganas

Endorsement For Deed Number : I - 00984 of 2015 (Serial No. 01031 of 2015 and Query No. 1503L000002073 of 2015)

#### Òn 10/02/2015

### Čertificate 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. 10893.00/-, on 10/02/2015

(Under Article: A(1) = 10879/-, E = 14/- on 10/02/2015)

#### 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.-9,89,625/-

Certified that the required stamp duty of this document is Rs.- 49501 /- and the Stamp duty paid as: Impresive Rs.- 100/-

#### Deficit stamp duty

Deficit stamp duty Rs. 49410/- is paid, by the draft number 668147, Draft Date 10/02/2015, Bank: State Bank of India, LAUHATI, received on 10/02/2015

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

Presented for registration at 12.35 hrs on :10/02/2015, at the Office of the A.D.S.R. BARASAT by Md. Janab Ali Sa ,Executant.

#### **Executed by Attorney**

#### Execution by

1. Md. Janab Ali Sa, son of Md. Jaidar Rahaman, Langalpota, Kolkata, Thana:-Rajarhat, P.O. :-Matiagacha, District:-North 24-Parganas, WEST BENGAL, India, Pin:-700135 By Caste Muslim By Profession: Business, as the constituted attorney of 1. Abdar Rahaman Molla 2. Ahena Bibi 3. Sakera Khatun( Bibi) 4. Rangina Bibi 5. Akina Bibi 6. Khadija Bibi 7. Sajida Bibi 8. Farida Bibi 9. Atiar Mondal alias Atiar Molla 10. Shakila Bibi 11. Majida Bibi 12. Rehana Khatun 13. Masura Bibi 14. Jaynal Abedin 15. Avnul Molla 16. Saddam Hosen 17. Najir Hossain 18. Tajir Hossain is admitted by him.

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

ADDITIONAL DISTRICT SUBSIFICATION FOR A CONTROL OF A CONT

10/02/2015 14:12:00 North

1 0 FEB 2015

# SPECIMEN FORM FOR TEN FINGERPRINTS

			Little Finger	Ring F	inger	Middle F	inger	Fore	Finger	Thumb
	Singhal	Left Hand		6						
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	Heena	Right Hand						BI THE PARTY OF TH		0
1 2 1 1		1	Little Finger	Ring F	inger	Middle F	inger	Fore	Finger	Thumb
	6 At. 5a	Left Hand								
	3		Thumb		Fore	Finger	Mid Fin	dle	Ring Finger	Little Finger
	Md Janab	Right Hand								
									45.3	
		1.56	Little Finger	Ring f	Finger	Middle f	Finger	Fore	Finger	Thymb
		Left Hand	Little Finger	Ring f	Finger	Middle F	Finger	Fore	Finger	Thumb
. РНОТО		Left Hand	Little Finger	Ring		Middle F	Mic	idle	Finger Ring Finge	
рното		Left Hand Right Hand	Thụmb	Ring			Mic			
РНОТО		Hand	Thụmb				Mic	idle		
РНОТО		Hand	Thụmb				Mid Fin	idle ger		
		Right Hand	Thymb		Fore	Finger	Mid Fin	idle ger	Ring Finge	Little Finger
РНОТО		Right Hand	Thymb		Fore	Finger	Mic Finger	Fore	Ring Finge	Little Finger
		Right Hand	Thumb		Fore	Finger	Mic Finger	ddle ger	Ring Finger	Little Finger



## Certificate of Registration under section 60 and Rule 69.

Registered in Book - I CD Volume number 7 Page from 622 to 638 being No 00984 for the year 2015.



(Joyjir Chanda) 10-February-2015 ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT Office of the A.D.S.R. BARASAT West Bengal