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25/11/15



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Deed

Official Stamp Sub-Register  
Sarak, North 24 Parganas

31/3/15

## DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on the 30<sup>th</sup>

day of March, Two Thousand Fifteen (2015).

B E T W E E N



**ACHIYA MOLLA @ ACHIYA BIBI** (Voter ID No. WB/14/107/126613), wife of Monajat, residing at Village - Oyari (Molla Para), P.O. - Oyari, P.S. - Bhangar, District - South 24 Parganas, West Bengal, by nationality - Indian, by religion - Islam, by occupation - Housewife, Represented by her registered consutituted Attorney **JAMALUDDIN MOLLA** (PAN No. AIYPM1138K), son of Mojambari 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. 00230, in the year 2015, Registered at A.D.S.R.O. - Barasat, North 24 Parganas, hereinafter being reffered to as the **"VENDOR"** (which expression shall unless exclude by or repugnant to the subject or context be deemed to mean and include her 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, ex-ecutors, administrators, successors in office for the time being in force and assigns) of the **OTHER PART.**

**AND WHEREAS** said Achiya Molla @ Achiya Bibi (i.e. vendor) is the original owner and possessor and L.R. record holder of a piece and parcel of land admeasuring 3.32 decimal comprised in R.S. & L.R. Dag No.



5106, 5112, 5118 & 5132, L.R. Khatian No. 3083, 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** the present vendor is the absolute owner and possessor of 3.32 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 **JAMALUDDIN 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 Vendor to sell an area of 3.32 decimal (more or less) comprised in R.S. & L.R. Dag No. 5106 (area of land 2.66 dec. more or less) out of 220 decimal, 5112 (area of land 0.29 dec. more or less) out of 18 decimal, 5118 (area of land 0.24 dec. more or less) out of 15 decimal, 5132 (area of land 0.13 dec. more or less) out of 08 decimal, L.R. Khatian No. 3083, 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. 2,90,500/- (Two Lakh Ninety Thousand Five Hundred)** only.

**NOW THIS DEED WITNESSETH** as follows :-

**That** in consideration of the said sum of **Rs. 2,90,500/- (Two Lakh Ninety Thousand Five Hundred)** 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 ALL THAT the said piece and parcel of 3.32 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 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 Vendor and / or any person / persons claiming through or under or in trust for them.

And Further that the vendor, her heirs, executors, administrators and assignees, covenant with the purchaser, its heirs, executors, administrators or assignees to save harmless, indemnify and keep indemnified the purchaser, its heirs, administrators or assigns from or against all encumbrances, charges and euqities whatsoever.

And the vendor, her heirs, administrators or assigns further covenant that they shall at the request and costs of the purchaser, its 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 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.

| <b>L.R. Khatian No. 3083.</b>                          |   |                     |  |  |
|--|---|---------------------|--|--|
| <b><u>R.S. &amp; L.R.</u></b><br><b><u>Dag No.</u></b> | <b><u>Nature Of</u></b><br><b><u>Land</u></b> | <b><u>Share</u></b> | <b><u>Area of</u></b><br><b><u>Land Sold</u></b> | <b><u>Out Of</u></b><br><b><u>Land</u></b> |
| 5106   | Shali   | 0.0121              | 2.66 Dec.  | 220 Dec.                                   |
| 5112   | Shali   | 0.0162              | 0.29 Dec.  | 18 Dec.                                    |
| 5118   | Shali   | 0.0162              | 0.24 Dec.  | 15 Dec.                                    |
| 5132   | Shali   | 0.0162              | 0.13 Dec.  | 08 Dec.                                    |

Total 04 (Four) Dags,

**Total Area of Land = 3.32 (Three Point Three Two) 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 Vendor and the purchaser here described their hands, seals and signature on the day, month and year first above written.

**WITNESS:**

1. *Sk Sahanaawazuddin Ahmed*  
*of Chandpur, Rajarhat-*  
*Kolkata - 700135.*

2. *Achiya Molla*  
*Lauhati,*

Drafted by:

*Ajij K. Mondal*

Advocate

District Judges' Court

North 24 Parganas, Barasat

Enroll No. - *WB/798/1995* **Achiya Molla @ Achiya Bibi**

*Vendor is Represented By her*

*Registered Constituted Attorney*

Composed by:-

*S.N. Ahmed*

**S.N. Ahmed**

**CHANDPUR, KOL - 135**

*Tomal Uddin Molla*

**(Signature of Vendor's Attorney)**



### MEMO OF CONSIDERATION

Received a sum of Rs. 2,90,500/- (Two Lakh Ninety Thousand Five Hundred) only. Towards Consideration Money from the Purchaser herein above.

By - Cheque & Cash.

| Cheque No. | Bank Name & Branch                          | Date       | Amount         |
|------------|---|------------|----------------|
| 624493     | SOUTH INDIAN BANK,<br>Brabourne Road Branch | 13/03/2015 | Rs. 2,88,750/- |
| By Cash    | Date - 13/03/2015                           |            | Rs. 1,750/-    |

Total Rs. 2,90,500/-  
(Two Lakh Ninety Thousand Five Hundred) only.

### WITNESS:

1. *Sk. Sahana Wazuddin Ahmed.*  
*At Chandpur, Rajarhat,*  
*Kolkata - 700135.*

2. *Ajiya Molla*  
*Lauhati*

**Achiya Molla @ Achiya Bibi**

*Vendor is Represented By her*

*Registered Constituted Attorney*

*Fomal Uddin Molla*

(Signature of Vendor's Attorney)





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

**Endorsement For Deed Number : I - 02359 of 2015**  
**(Serial No. 02511 of 2015 and Query No. 1503L000005260 of 2015)**

**On 30/03/2015**

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

Presented for registration at 14.15 hrs on :30/03/2015, at the Private residence by Jamaluddin Molla, Executant.

**Executed by Attorney**

Execution by

1. Jamaluddin Molla, son of Mojambari Molla , Lauhati, Kolkata, Thana:-Rajarhat, P.O. :-Lauhati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135 By Caste Muslim By Profession: Business,as the constituted attorney of Achiya Molla alias Achiya Bibi is admitted by him.

Identified By Ajijul Molla, son of Abdul Hamid Molla, Lauhati, Kolkata, Thana:-Rajarhat, P.O. :-Lauhati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste: Muslim, By Profession: Business.

( Joyjit Chanda )  
 ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

**On 31/03/2015**

**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, 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. 3204.00/-, on 31/03/2015

( Under Article : A(1) = 3190/- ,E = 14/- on 31/03/2015 )

**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.-2,90,500/-

Certified that the required stamp duty of this document is Rs.- 14545 /- and the Stamp duty paid as: Impresive Rs.- 100/-

**Deficit stamp duty**



*(Signature)*  
 ADDITIONAL DISTRICT SUB-REGISTRAR  
 Barasat, North 24 Parganas

( Joyjit Chanda )

ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

31/03/2015 12:29:00

EndorsementPage 1 of 2

**31 MAR 2015**

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

**Endorsement For Deed Number : I - 02359 of 2015**  
**(Serial No. 02511 of 2015 and Query No. 1503L000005260 of 2015)**

Deficit stamp duty Rs. 14445/- is paid , by the Bankers cheque number 038485, Bankers Cheque Date  
• 30/03/2015, Bank : State Bank of India, BARASAT, received on 31/03/2015

( Joyjit Chanda )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT



*(Signature)*  
**ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT**  
**(Joyjit Chanda)**  
**Barasat, North 24 Parganas**

31/03/2015 12:29:00

EndorsementPage 2 of 2

**31 MAR 2015**

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# SPECIMEN FORM FOR TEN FINGERPRINTS



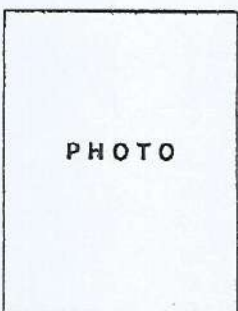
|                    |            |               |             |               |             |               |
|--------------------|------------|---------------|-------------|---------------|-------------|---------------|
| <i>Meena Singh</i> | Left Hand  | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb         |
|                    | Right Hand | Thumb         | Fore Finger | Middle Finger | Ring Finger | Little Finger |



|                    |            |               |             |               |             |               |
|--------------------|------------|---------------|-------------|---------------|-------------|---------------|
| <i>Jyoti Singh</i> | Left Hand  | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb         |
|                    | Right Hand | Thumb         | Fore Finger | Middle Finger | Ring Finger | Little Finger |



|  |            |               |             |               |             |               |
|--|------------|---------------|-------------|---------------|-------------|---------------|
|  | Left Hand  | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb         |
|  | Right Hand | Thumb         | Fore Finger | Middle Finger | Ring Finger | Little Finger |



|  |            |               |             |               |             |               |
|--|------------|---------------|-------------|---------------|-------------|---------------|
|  | Left Hand  | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb         |
|  | Right Hand | Thumb         | Fore Finger | Middle Finger | Ring Finger | Little Finger |



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 15  
Page from 2784 to 2796  
being No 02359 for the year 2015.



(Joyjit Chanda) 31-March-2015  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT  
Office of the A.D.S.R. BARASAT  
West Bengal