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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

T 540260

Certified that the Document is Admitted to Registration the Signature Sheet / Sheets the Endorsement Sheet / Sheets Attached with this Document are the part of this Document.

Q - 833/21/16

17/6/16

9:40 P.M.

Additional District Sub-Registrar
Barasat, North 24 Parganas
20/6/16

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on the
17th day of June, Two Thousand Sixteen (2016).

B E T W E E N

ABDUI HAI (Voter ID No. WB/20/091/750301), son of Late Habibar Rahman, residing at Village - Mobarockpur, P.O. - Lauhati, P.S. - Rajarhat, District - North 24 Parganas, Kolkata - 700135, West Bengal, by nationality - Indian, by religion - Islam, by occupation - Cultivation, hereinafter being referred 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 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 **ROSHAN LAL SINGHAL** (PAN No. ALCPS8734J), son of Chanderbhan Singhal, residing at 23A, Netaji Subash Road, 4th Floor, Room No.- 7A, Kolkata- 700001, by Nationality - Indian, by faith - Hindu, by occupation - Business, Hereinafter called and referred to as the **"PURCHASER"** (which expression shall unless excluded by or repug--nant 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 Habibar Rahman, son of Late Ujir, of Mobarockpur, was the original owner and possessor and L.R. record holder of a piece and parcel of land admeasuring **28.43** decimal-(more or less) comprised in R.S. & L.R. Dag No. **5107, 5115, 5116, 5127, 5175, 5179, 5182, 5175/5229 & 5169**, L.R. Khatian No. **2702 & 3016**, 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 Habibar Rahman, died intestate leaving behind his three sons namely Abdul Jalil Molla, Abdul Rafik Molla, Abdul Hai (i.e. Vendor) and two daughters namely Latifan Bibi & Masura Bibi as his legal heirs and successors as per Mohammedan Law of Succession.

AND WHEREAS said Abdul Hai (i.e. Vendor) became the absolute owner and possessor and of a piece and parcel of land admeasuring **7.11 decimal** (more or less) as per his share inherited from his father, comprised in R.S. & L.R. Dag No. **5107, 5115, 5116, 5127, 5175, 5179, 5182, 5175/5229 & 5169, L.R. Khatian No. 2702 & 3016, 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 vendor is the absolute owner and possessor of 7.11 decimal (more/less) 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 for personal reasons, it becoming necessary and expedient for the Vendor to sell an area of **7.11 decimal** (more or less) comprised in R.S. & L.R. Dag No. 5107 (area of land 1.18 dec. more or less) out of 201

decimal, 5115 (area of land 1.47 dec. more or less) out of 283 decimal, 5116 (area of land 0.25 dec. more or less) out of 43 decimal, 5127 (area of land 0.02 dec. more or less) out of 04 decimal, 5175 (area of land 0.81 dec. more or less) out of 155 decimal, 5179 (area of land 0.33 dec. more or less) out of 64 decimal, 5182 (area of land 0.84 dec. more or less) out of 89 decimal, 5175/5229 (area of land 0.06 dec. more or less) out of 12 decimal, 5169 (area of land 2.15 dec. more or less) out of 138 decimal, L.R. Khatian No. 2702 & 3016, 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. 7,75,636/- (Seven Lakh Seventy Five Thousand Six Hundred Thirty Six) only.**

NOW THIS DEED WITNESSETH as follows :-

That in consideration of the said sum of **Rs. 7,75,636/- (Seven Lakh Seventy Five Thousand Six Hundred Thirty Six) only.** Well and truly paid by the purchaser to the vendors the receipts whereof the Vendors do hereby admit and acknowledge, the Vendor 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 **7.11** 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 & Khal 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.

<u>R.S. & L.R. Dag No.</u>	<u>L.R. Khatian No.</u>	<u>Nature Of Land</u>	<u>Share</u>	<u>Area of Land Sold</u>	<u>Out Of Land</u>
5107	2702	Shali	0.0059	1.18 Dec.	201 Dec.
5115	2702	Shali	0.0052	1.47 Dec.	283 Dec.
5116	2702	Shali	0.0059	0.25 Dec.	43 Dec.
5127	2702	Khal	0.0053	0.02 Dec.	04 Dec.
5175	2702	Shali	0.0053	0.81 Dec.	155 Dec.
5179	2702	Shali	0.0052	0.33 Dec.	64 Dec.
5182	2702	Shali	0.0095	0.84 Dec.	89 Dec.
5175/5229	2702	Khal	0.0053	0.06 Dec.	12 Dec.
5169	3016	Shali	0.0156	2.15 Dec.	138 Dec.

Total 09 (Nine) Dags,

Area of Land sold = 7.11 (Seven Point One 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. *Ajijul Molla*
of Lauhati, Rajarhat
2. *Loma Uddin Molla*
of Lauhati, Rajarhat

Drafted by:

Arjun M. Mondal
Advocate

District Judges' Court

North 24 Parganas, Barasat

Enroll No. - 68/798/1995

Composed by:-

S.N. Ahmed
S.N. Ahmed

LAW CONCERN,

LAUHATI, KOL - 135

Abdul Haq

(Signature of Vendor)

MEMO OF CONSIDERATION

Received a sum of Rs. 7,75,636/- (Seven Lakh Seventy Five Thousand Six Hundred Thirty Six) only. Towards Consideration Money from the Purchaser herein above.

By - Cheque

Cheque No.	Bank Name & Branch	Date	Amount
049984	The South Indian Bank Ltd., Kolkata	16/06/2016	Rs. 7,75,636/-

Total

Rs. 7,75,636/-

(Seven Lakh Seventy Five Thousand Six Hundred Thirty Six) only.

WITNESS:

1. *Ajijul Molla*
of Lawhati, Rajarhat.

2. *Lomas Uddin Molla*
of Lawhati, Rajarhat.

Abdul Hai

(Signature of Vendor)



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. BARASAT, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15030000833121/2016























I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with
1	Abdul Hai Village - Mobarockpur, P.O:- Lauhati, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135	Seller			
SI No.	Name and Address of identifier	Identifier of			Signature with date
1	Ajjul Molla Son of Abdul Hamid Molla Village - Lauhati, P.O:- Lauhati, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135	Abdul Hai			

(Joyjit Chanda)

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

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)						
	 Abdul Hai					
		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

A. Seller & Buyer Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Abdul Hai Son of Late Habibar Rahman Village - Mobarockpur, P.O:- Lauhati, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Abdul Hai Son of Late Habibar Rahman Village - Mobarockpur, 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 : Individual; Date of Execution : 17/06/2016; Date of Admission : 17/06/2016; Place of Admission of Execution : Pvt. Residence



Buyer Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	Nicky Commercial Private Limited 23A, Netaji Subhash Road, 4th Floor, Room No. 7A, P.O:- Netaji Subhash Road, P.S:- Amherst Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AAACN8443M,; Status : Organization; Represented by not executed as given below:-		
1(1)	Rosanlal Singhal 23A, Netaji Subhash Road, 4th Floor, Room No 7A, P.O:- Netaji Subhash Road, P.S:- Amherst Street, District:-Kolkata, West Bengal, India, PIN - 700001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ALCPS8734J,; Status : Representative; Date of Execution : ; Date of Admission : ; Place of Admission of Execution :	Photo	Finger Print
		Signature	

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Ajijul Molla Son of Abdul Hamid Molla Village - 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,	Abdul Hai	

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:- 2702	1.18 Dec	1,37,667/-	1,37,667/-	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:- 2702	1.47 Dec	1,71,500/-	1,71,500/-	Proposed Use: Bastu, ROR: Shali

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
L3	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5116 , LR Khatian No:- 2702	0.25 Dec	29,167/-	29,167/-	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:- 2702	0.02 Dec	2,333/-	2,333/-	Proposed Use: Bastu, ROR: Khal
L5	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5175 , LR Khatian No:- 2702	0.81 Dec	94,500/-	94,500/-	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:- 2702	0.33 Dec	38,500/-	38,500/-	Proposed Use: Bastu, ROR: Shali
L7	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5182 , LR Khatian No:- 2702	0.84 Dec	98,000/-	98,000/-	Proposed Use: Bastu, ROR: Shali
L8	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5175/5229 , LR Khatian No:- 2702	0.06 Dec	7,000/-	7,000/-	Proposed Use: Bastu, ROR: Khal
L9	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5169 , LR Khatian No:- 3016	2.15 Dec	1,96,969/-	2,50,834/-	Proposed Use: Bastu, ROR: Shali

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	Abdul Hai	Nicky Commercial Private Limited	1.18	100
L2	Abdul Hai	Nicky Commercial Private Limited	1.47	100
L3	Abdul Hai	Nicky Commercial Private Limited	0.25	100
L4	Abdul Hai	Nicky Commercial Private Limited	0.02	100
L5	Abdul Hai	Nicky Commercial Private Limited	0.81	100
L6	Abdul Hai	Nicky Commercial Private Limited	0.33	100
L7	Abdul Hai	Nicky Commercial Private Limited	0.84	100

Transfer of Property from Seller to Buyer

Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L8	Abdul Hai	Nicky Commercial Private Limited	0.06	100
L9	Abdul Hai	Nicky Commercial Private Limited	2.15	100

D. Applicant Details

Details of the applicant who has submitted the requisition form

Applicant's Name	Sk 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 - 150304504 / 2016

Query No/Year	15030000833121/2016	Serial no/Year	1503004786 / 2016
Deed No/Year	I - 150304504 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Abdul Hai	Presented At	Private Residence
Date of Execution	17-06-2016	Date of Presentation	17-06-2016

Remarks

On 17/06/2016

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

Presented for registration at 21:40 hrs on : 17/06/2016, at the Private residence by Abdul Hai ,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 8,29,501/-

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

Execution is admitted on 17/06/2016 by

Abdul Hai, Son of Late Habibar Rahman, Village - Mobarockpur, P.O: Lauhati, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Muslim, By Profession Business
Indetified by Ajijul Molla, Son of Abdul Hamid Molla, Village - Lauhati, P.O: Lauhati, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Muslim, By Profession Business



(Joyjit Chanda)

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

On 20/06/2016

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 9,133/- (A(1) = Rs 9,119/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 9,133/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 41,495/- and Stamp Duty paid by Draft Rs 41,450/-, 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 162, Purchased on 04/04/2016, Vendor named S Bose.

Description of Draft

1. Rs 41,450/- is paid, by the Draft(other) No: 592881200040, Date: 17/06/2016, 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



Certificate of Registration under section 60 and Rule 69.

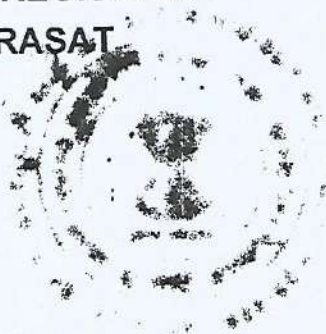
Registered in Book - I

**Volume number 1503-2016, Page from 117215 to 117238
being No 150304504 for the year 2016.**



Digitally signed by JOYJIT CHANDA
Date: 2016.06.20 13:27:49 +05:30
Reason: Digital Signing of Deed.

**(Joyjit Chanda) 20/06/2016 13:27:48
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
West Bengal.**



(This document is digitally signed.)