

7061/16

(137)

I - 08576



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Q-1/32627/16

15/09/16

1:35 P.M.

Certified that the Document is Admitted to Register as a Single Sheet / Sheets the
which is attached with this document as a part of this Document

W 358684

Additional District Sub-Registrar
Barasat, North 24 Parganas

05 SEP 2016

DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this
the *5th* day of *September* Two Thousand Sixteen (2016),

BETWEEN

(2)

RAJJAK ALI MOLLA, son of Late Mujibar Rahaman alias Mujibar Mondal, residing at Village - Mobarakpur, P.O. - Lauhati, P.S.- Rajarhat, District of North 24 Parganas, Kolkata - 700135, by faith- Islam, by occupation- Business, 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.

IT IS NOTED THAT by a registered General Power of Attourney the Vendor herein represent by his Constituted Attorney **SARIF UDDIN**, son of Nazir Ali, residing at Village - Naipukur, Reckjaoni, P.O. & P.S. - Rajarhat, Dist. North 24 Parganas, Kolkata - 700135, by faith - Islam, by occupation - Business, by Nationality - Indian.

-AND-

NICKY COMMERCIAL PRIVATE LIMITED (having PAN : **AAACN8443M**), a limited Company incorporated under the Companies Act. 1956, having its Office at 23A, Netaji Subash Road, 4th floor, Room No. 7A, P.O. Kolkata G.P.O., P.S. Hare Street, Kolkata- 700001, represented by its Director **SRI ROSHAN LAL SINGHAL**, (having PAN : **ALCPS8734J**), son of Late Chander Bhan Singhal, residing at 23A, Netaji Subash Road, 4th floor, Room No. 7A, P.O. Kolkata G.P.O., P.S. Hare Street, Kolkata- 700001, by faith- Hindu, by

To be cont

(3)

occupation- Business, by Nationality- Indian, 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.

WHEREAS One Mujibar Rahaman alias Mujibar Mondal was the absolute recorded owner and possessor of a plot of Sali land measuring an area of 08.62 Satak comprised in R.S. & L.R. Dag No. 5169, under L.R. Khatian No. 3044, under the following manner :-

Recorded land area	Share of land	Total land	R.S. & L.R. Dag	L.R. Khatian No.	Nature of land
08.62 Satak	0.0625	138 Satak	5169	3044	Shali
Total land measaring 08.62 Satak more or less					

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. 3044 (in the name of Mujibar Mondal),

To be cont

(4)

absolutely free from all encumbrances whatsoever.

AND WHEREAS While seized and possessed of the aforesaid plots of land, the said Mujibar Rahaman alias Mujibar Mondal died intestate leaving behind his only son namely Rajjak Ali Molla (the Vendor herein), as his legal heirs and successor to his estate and he become the absolute owner of the aforesaid plot of land in terms of the Muslim Farayez Act. and free from all encumbrances whatsoever.

AND WHEREAS Since then, the said Rajjak Ali Molla (the Vendor herein) is the absolute owner of land measuring an area 08.62 Satak comprised in R.S. & L.R. Dag No. 5169, under L.R. Khatian No. 3044, 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, more fully and particularly described in the schedule hereinafter written, by virtue of above inheritance from his father 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 his name as absolute owner and

To be cont

(5)

possessor thereof and have the full right to dispose or transfer the same to any body in any way as he will think fit and proper.

AND WHEREAS Now the Vendor herein has agreed to sell and the Purchaser herein has agreed to purchase the aforesaid plot of land measuring an area of 08.62 Satak comprised in R.S. & L.R. Dag No. 5169, under L.R. Khatian No. 3044, 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, more fully described in the schedule hereinafter written, for the total consideration of **Rs. 9,40,000/- (Rupees Nine Lac Forty Thousand) only.**

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement and in consideration of **Rs. 9,40,000/- (Rupees Nine Lac Forty Thousand) 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, dis-

To be cont

(6)

charge 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 land total measuring an area of 08.62 Satak comprised in R.S. & L.R. Dag No. 5169, under L.R. Khatian No. 3044, 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 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

To be cont

(7)

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 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.

To be cont

(8)

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 is 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, representatives, nominees and assigns.
3. That no notice issued under the public demand recovery act has been served on the Vendor not 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

To be cont

(9)

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 benamder of any one.
7. It is hereby declared that the said Purchaser has the absolute right to 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 Vendor 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

To be cont

(10)

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 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.

To be cont

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 land total measuring an area 08.62 Satak comprised in R.S. & L.R. Dag No. 5169, under L.R. Khatian No. 3044 (in the name of Mujibar Mondal), the said land clearly as under :-

Saleable land area	Share of land	Total land	R.S. & L.R. Dag	L.R. Kh No.	Nature of land
08.62 Satak	0.0625	138 Satak	5169	3044	Shali
Total land measuring 08.62 (Eight point Six Two) Satak more or less,					

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.

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

It is clearly stated herein that the Vendor herein sold and conveyed the said total land measuring of 08.62 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. There is no road surrounding those plot.

To be cont

(12)

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. *Ajijul Molla*
Lauhati.

राजकाली मल्ला
As constituted Attorney of :

RAJJAK ALI MOLLA

2. *Gomal Uddin Molla*
Lauhati, Rajarhat
Deed prepared and explained

गोमल उद्दीन मल्ला

SIGNATURE OF THE VENDOR

by me.

Sd/- Mr. Pal

R-1000/966/93
DIPAK KR. PAL
ADVOCATE
B.Sc.; LL.B.
Barasat Judges' Court
TYPED BY:

UPANANDA BISWAS
(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. 9,40,000/- (Rupees Nine Lac Forty Thousand) 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>
23/08/2016	049998	The South Indian Bank Ltd. Brabourn Road, Kolkata	7,52,165/-
	Cash	-----	1,87,835/-

Total Rs. 9,40,000/-

(Rupees Nine Lac Forty Thousand) only.

WITNESSES :-

1. *Ajijul Molla*
Kanhat

राजक अलि मल्ला
As constituted Attorney of :

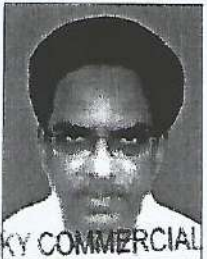





















RAJJAK ALI MOLLA

2. *Somas Chel'm Molla*
Lakhat, Rajkhat

राजक अलि मल्ला

SIGNATURE OF THE VENDOR

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants/ presentants					
	 NICKY COMMERCIAL PVT. LTD. <i>Rohan Chandra</i> Director					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	 <i>Manoj Kumar</i>					
		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)				

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201617-002167223-1
GRN Date: 05/09/2016 11:18:56
BRN: IKC2871189

Payment Mode: Online Payment
Bank: State Bank of India
BRN Date: 05/09/2016 11:36:00

DEPOSITOR'S DETAILS

Name: SUVANKAR DAS
Contact No.:
E-mail: dassuva1685@gmail.com
Address: 28/1 B B ST. KOL 36
Applicant Name: Mr Roshan Lal Singhal
Office Name:
Office Address:
Status of Depositor: Others
Purpose of payment / Remarks: Sale, Sale Document

Id No. : 15030001232627/1/2016
[Query No./Query Year]

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15030001232627/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	13445
2	15030001232627/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	60978
Total				74423

In Words : Rupees Seventy Four Thousand Four Hundred Twenty Three only

Major Information of the Deed

Deed No :	I-1503-06576/2016	Date of Registration	9/5/2016 1:58:52 PM
Query No / Year	1503-0001232627/2016	Office where deed is registered	
Query Date	02/09/2016 8:50:01 PM	A.D.S.R. BARASAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	Roshan Lal Singhal 23A, N.S. ROAD, 4TH FLOOR, ROOM NO. 7A,, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9874150248, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 9,40,000/-	Rs. 12,21,170/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs 61,078/- (Article:23)	Rs. 13,445/- (Article:A(1), E)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-5169	LR-3044	Bastu	Shali	8.62 Dec	9,40,000/-	12,21,170/-	
Grand Total :					8.62Dec	9,40,000 /-	12,21,170 /-	



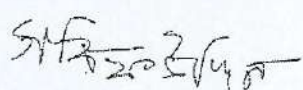
Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Rajjak Ali Molla Son of Late Mujibar Mondal 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, Form 60/61 supplied, Status :Individual, Executed by: Attorney

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	NICKY COMMERCIAL PRIVATE 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. AAACN8443M, Status :Organization

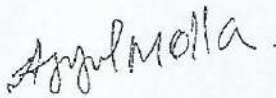
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	SARIF UDDIN Son of NAJIR ALI Date of Execution - 05/09/2016, , Admitted by: Self, Date of Admission: Sep 5 2016 , Place of Admission of Execution: Office			
		Sep 5 2016 1:56PM	LTI Sep 5 2016 1:56PM	Sep 5 2016 1:57PM
NAIPUKUR RECKJOANI, P.O:- RAJARHAT, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No. AEZPU8682F, Status : Attorney, Attorney of : Rajjak Ali Molla				

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ROSHAN LAL SINGHAL Son of Late CHANDERBHAN SINGHAL 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, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ALCPS8734J, Status : Representative Representative of : NICKY COMMERCIAL PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name & address	
AJIJUL MOLLA Son of ABDUL HAMID MOLLA LAUHATI, P.O:- LAUHATI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135, Sex: Male, Caste: Muslim, Occupation: Business, Citizen of: India, Identifier Of SARIF UDDIN	05/09/2016
	

Endorsement For Deed Number : I - 150306576 / 2016

On 05-09-2016

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 : of Indian Stamp Act 1899.

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

Presented for registration at 13:35 hrs on 05-09-2016, at the Office of the A.D.S.R. BARASAT by SARIF UDDIN ,

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 12,21,170/-

Executed by Attorney

Execution by SARIF UDDIN, Son of NAJIR ALI, NAIPUKUR RECKJOANI, P.O: RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Business as the constituted attorney of Rajjak Ali Molla Mobarockpur, P.O: Lauhati, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135 is admitted by him

Indetified by AJIJUL MOLLA, Son of ABDUL HAMID MOLLA, LAUHATI, 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 13,445/- (A(1) = Rs 13,431/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 13,445/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/09/2016 11:36AM with Govt. Ref. No: 192016170021672231 on 05-09-2016, Amount Rs: 13,445/-, Bank: State Bank of India (SBIN0000001), Ref. No. IKC2871189 on 05-09-2016, Head of Account 0030-03-104-001-1

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 61,078/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 60,978/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-
 2. Stamp: Type: Impressed, Serial no 475, Amount: Rs.100/-, Date of Purchase: 05/09/2016, Vendor name: M Dutta
- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/09/2016 11:36AM with Govt. Ref. No: 192016170021672231 on 05-09-2016, Amount Rs: 60,978/-, Bank: State Bank of India (SBIN0000001), Ref. No. IKC2871189 on 05-09-2016, Head of Account 0030-02-103-003-1



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 173327 to 173349
being No 150306576 for the year 2016.



Digitally signed by JOYJIT CHANDA
Date: 2016.09.05 16:38:11 +05:30
Reason: Digital Signing of Deed.

(Joyjit Chanda) 05/09/2016 16:38:10
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
West Bengal.

(This document is digitally signed.)