

00507/15

(83) A

L-0550/15



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

U 057036

Q-22472/14
 &
 21/1/15
 at
 6:05 PM

Registration this document is required to be made in the office of the Registrar of Assurances. The signature sheet shall be filled up and submitted to the Registrar of Assurances with this document and the fee thereon.

(Handwritten Signature)
 Assistant District Sub-Registrar
 Barisal, West Bengal
 22 JAN 2015

DEED OF CONVEYANCE

THIS INDENTURE is made on this the *21st* day of *January*,
 Two Thousand Fifteen (2015) Christian Era,

BETWEEN

(1) **NASIRUDDIN MALI** son of Rajman Mali (2) **AFTARUDDIN @ APTABUDDIN MALI** son of Rajman Mali (3) **MAMTAJ BIBI** daughter of Rajman Mali (4) **JAMSED ALI MALI** son of Rajab Ali Mali (5) **JAYNAL MALI** son of Rajab Ali Mali (6) **KASHEM MALI** son of Rajab Ali Mali, (7) **RAHIMA BIBI** wife late Salauddin @Alauddin Mali (8) **NAJMINA BIBI** daughter of late Salauddin @Alauddin Mali (9) **YEASMINA BIBI** daughter of late Salauddin @Alauddin Mali and (10) **ROHINA KHATUN** daughter of late Salauddin @Alauddin Mali, all are by faith - Islam, by Nationality - Indian, residing at Village - Podra , Police Station - Rajarhat ,District - North 24 Parganas, herein after called and referred to as the "**VENDORS**" (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-

NICKY COMMERCIAL & INVESTMENT PRIVATE LIMITED, a Company, incorporated under the Provisions of the Companies Act. 1956, having its Office at 23A, N.S. Road, 4th floor, Room No.7A, Kolkata- 700001, P.S. Hare Street, Permanent account no - AAACN8443M, represented by its Director **MEENA SINGHAL** wife of Girdhari Lal Singhal of GC-37, Sector-III , Bidhannagar , Salt lake city, Police station- Bidhannagar south , Kolkata -700 106, by faith-

Hindu, by 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 at all material time 1. Nasiruddin Mali 2. Aftaruddin @ Aptabuddin Mali 3. Mamtaj Bibi 4. Rahima Bibi 5. Jamsed Ali Mali 6. Jaynalabadin Mali @ Jaynal Mali 7. Kashem Ali Mali And 8. Salauddin @Alauddin Mali are the owners and possessors of the plots of Sali land measuring an area of total 20.50 Satak comprised in R.S. and L.R. Dag No.5170,5171,5172 and 5187 under L.R. Khatian No.2761,2762,2764,2765,2772,2773,2774; and 2763 respectfully lying and situated at **Mouza - MATIAGACHA**, J.L. No. 187, R.S. No. 17, Touzi No. 146, within the local limits of Kirtipur 2 No. Gram Panchayet, within the jurisdiction of Barasat at present Rajarhat Police Station, in the District of North 24 Parganas, absolutely free from all encumbrances whatsoever, by virtue of inheritance and thereafter own L.R. Settlement Record of Rights.

AND WHEREAS Since the said Rahima Bibi was seized and possessed of the aforesaid undivided plot of Sali lands along with their other co-shares, as the legal heirs and successors of her husband Rajman Mali ,the said Rahima Bibi died intestate leaving behind her three sons Nasiruddin Mali , Aftaruddin @ Aptabuddin Mali , Salauddin

@Alauddin Mali and one daughter Mamtaj Bibi ,who become the owners of her share as her legal heirs and successors to her estate .

AND WHEREAS the said Salauddin @Alauddin Mali,while seized and possessed of the aforesaid undivided plot of Sali lands along with his other co-shares, according to his share in the said total land, died intestate leaving behind his wife Rahima Bibi and three daughters namely Najmina Bibi , Yeasmina Bibi , Rohina Khatun, the vendor no to herein who become the owners of his share as his legal heirs and successors to his estate .

AND WHEREAS Since the vendors herein are seized and possessed of the aforesaid plot of Sali land measuring an area total 20.50 Sataks be the same and little more or less comprised in R.S and L.R. Dag No. 5170,5171,5172 and 5187 under L.R. Khatian No. 2761,2762,2764,2765,2772,2773,2774, and 2763 respectfully ,be the same a little more or less lying and situated at **Mouza- MATIAGACHA**, J.L. No. 187, R.S. No. 17, Touzi No. 146, within the local limits of Kirtipur 2 No. Gram Panchayet, within the jurisdiction of Barasat Police Station at present Rajarhat Police Station, in the District of North 24 Parganas, have been enjoying the same jointly,peacefully, freely, absolutely and without any interruptions from any corners whatsoever by paying usual rents and taxes to the proper authorities in their name as absolute owners and possessors thereof and have the full right to dispose or transfer the same to any one in any way as the vendors herein will think fit and proper.

AND WHEREAS Now the Vendors herein have agreed to sell and the purchaser herein has agreed to purchase the aforesaid plot of Sali land measuring an area of 20.50 Sataks be the same and little more or less , comprised in R.S and L.R. Dag No. 5170,5171,5172 and 5187 under L.R. Khatian No. 2761,2762,2764,2765,2772,2773,2774, and 2763 respectfully lying and situated at **Mouza- MATIAGACHA**, J.L. No. 187, R.S. No. 17, Touzi No. 146, within the local limits of Kirtipur 2 No. Gram Panchayet, within the jurisdiction of Barasat Police Station at present Rajarhat Police Station , in the District of North 24 Parganas, together with all easement rights of the same more fully described in the schedule, hereinafter written, at or for the total consideration of Rs16,65,626/- (Rupees sixteen laces sixty five thousand six hundreds twenty six) only.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement and in consideration of Rs16,65,626/- (Rupees sixteen laces sixty five thousand six hundreds twenty six) only to the vendor paid by the purchaser as per memo below at or for the immediately before the execution of these presents (the receipt whereof the vendors do hereby as well as by the receipt hereunder written, admit and acknowledge and from the same and every part thereof hereby acquit, release and forever discharged or conveyed the same to the said purchaser) as well as the said land measuring an area of Sataks be the same and little more or less , comprised in R.S and L.R. Dag No. 5170,5171,5172 and 5187 under L.R. Khatian No. . 2761,2762,2764,2765,2772,2773,2774, and 2763 lying and situated

at **Mouza- MATIAGACHA**, J.L. No. 187, R.S. No. 17, Touzi No. 146, within the local limits of Kirtipur 2 No. Gram Panchayet, within the jurisdiction of Barasat Police Station at present Rajarhat Police Station, in the District of North 24 Parganas, together with all easement rights of the same which the vendors herein shall, grant, transfer, convey and assign unto the purchaser herein free from all encumbrances, liens lispendences and appurtenances as mentioned in the schedule hereinafter written TO HAVE AND TO HOLD the said land hereby granted, transferred conveyed and assured or intended so to be with the appurtenances unto the purchaser herein absolutely and free from all encumbrances whatsoever.

THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER:

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 vendors are jointly 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 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 vendors not any such notice has been published.

4. 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.

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 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.

6. 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 vendors and that they are not the benamder of any one.

7. It is hereby declared that the said purchaser has the absolute right to mutate its 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 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.

9. It is hereby declared by the Vendors that the said land is absolutely free from all encumbrances and that are 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 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.

11. 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 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 and in this deed if any typographical mistake is discovered later, that will be rectified by the vendors without any claim or demand at the cost of the purchaser.

AND the vendors 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** land and khal measuring an area of **20,50 Satak** comprised in R.S. and L.R. Dag No.5170,5171,5172 and 5187 under L.R. Khatian No. . 2761,2762,2764,2765,2772,2773,2774, and 2763 respectfully lying and situated at **Mouza- MATIAGACHA**, J.L. No. 187, R.S. No. 17, Touzi No. 146, within the local limits of Kirtipur 2 No. Gram Panchayet, within the jurisdiction of Barasat Police Station, at present Rajarhat Police Station , under A.D.S.R. Office, Barasat, in the District of North 24-Parganas, in the State of West Bengal under the following manner:-

Nature of the Land	Out of total land.	R.S. and L.R. Dag No.	L.R. Khatian	Share of land	Area of land
Sali	03Satak	5170	2761,2762,2764,2765,2772,2773,2774, and 2763	2500	0.75
Sali	04Satak	5171	2761,2762,2764,2765,2772,2773,2774, and 2763	2500	1.00
Sali	15Satak	5172	2761,2762,2764,2765,2772,2773,2774, and 2763	2500	3.75
Sali	30Satak	5187	2761,2762,2764,2765,2772,2773,2774, and 2763	5000	15

Total -**20.50 Satak**

It is clearly stated herein that the vendors herein sold and conveyed total land measuring **20,50 Satak** be the same a little more or less unto and in favour of the purchaser herein and the said land is butted and bounded as under:-

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

IN WITNESS WHEREOF the Vendors have hereunto set and subscribed its authorized person's hand and seal after going through the contents of this deed of conveyance on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

by the parties abovenamed at
Kolkata in the presence of

WITNESSES :

1. *prostakin Mallah -*
no. Langol Pata

2. *Aijul Molla*
Lanhati, Rajarhat

1. *নাজিম উম্মেদুল্লাহ*
2. *আব্দুল হক মল্লিক*
আব্দুল মল্লিক সড়ক
3. *মুহম্মদ রিফি*
4. *আব্দুল হক মল্লিক*
5. *জাহাঙ্গীর হান্না*
6. *আব্দুল হক মল্লিক*
7. *রশিদা বিবি*
8. *Najma bibi*
9. *শাহজাহান বিবি*

Drafted by.
Normal Hazrat Mukherjee
Assebate
High Court of Calcutta.

SIGNATURE OF THE VENDORS

X

SIGNATURE OF THE PURCHASER

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named purchaser, a sum of Rs16,65,626/- (Rupees sixteen lacs sixty five thousand six hundreds twenty six) only being the full consideration money by the account payee cheque drawn on South Indian Bank. Brabourne Road Branch, Kolkata-700001, as per memo below:

MEMO

By A/c. Payee cheque	Dated	Amount (Rs.)
624478	08-01-15	2,37,946/-
624480	08-01-15	4,99,867/-
624479	08-01-15	95,000/-
624469	06-01-15	2,77,604/-
624472	06-01-15	2,77,604/-
624471	06-01-15	2,77,605/-

Rs16,65,626/-

(Rupees sixteen lacs sixty five thousand six hundreds twenty six) only

WITNESSES :

1. *Mst. Anis Mulla*
Mil - Langal Pata

2. *Ajijul Molla*
Kewhati, Rajerhat

1. *নাসির উম্মে সালমা*
2. *আব্দুল হক মল্লিক*
3. *আব্দুল হক মল্লিক*
3. *মুস্তাফিজুর রহিম*
4. *কাজিমুল হক*
5. *আব্দুল হক মল্লিক*
6. *আব্দুল হক মল্লিক*
7. *শাহিনা বিবি*
8. *Najmina bibi*
9. *শাহিনা বিবি*

SIGNATURE OF THE VENDORS

SPECIMEN FORM FOR TEN FINGERPRINTS



Meena Singhal	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



আব্দুল উম্মেদুল হক

①	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



আব্দুল হামিদুল হক
আব্দুল হামিদুল হক


















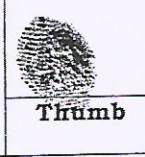








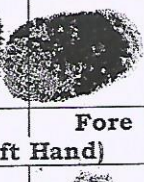
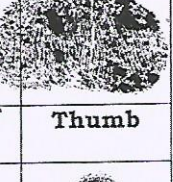
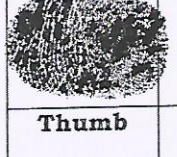










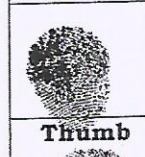





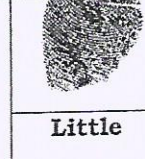




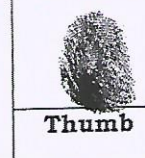




②	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



এম এম এম বিবি


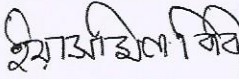










③	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants/ presentants					
4	 ۛۛۛۛۛۛ ۛۛۛۛۛۛ	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
5	 ۛۛۛۛۛۛ ۛۛۛۛۛۛ	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
6	 ۛۛۛۛۛۛ ۛۛۛۛۛۛ	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
7	 ۛۛۛۛۛۛ ۛۛۛۛۛۛ	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
8	 Najmina bibi	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				

SPECIMEN FORM FOR TEN FINGERPRINTS

9

Sl. No.	Signature of the executants/					
	 	 Little	 Ring	 Middle (Left Hand)	 Fore	 Thumb
		 Thumb	 Fore	 Middle (Right Hand)	 Ring	 Little
		Little	Ring	Middle (Left Hand)	Fore	Thumb
		Thumb	Fore	Middle (Right Hand)	Ring	Little
		Little	Ring	Middle (Left Hand)	Fore	Thumb
		Thumb	Fore	Middle (Right Hand)	Ring	Little
		Little	Ring	Middle (Left Hand)	Fore	Thumb
		Thumb	Fore	Middle (Right Hand)	Ring	Little



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

Endorsement For Deed Number : I - 00550 of 2015
(Serial No. 00507 of 2015 and Query No. 1503L000022472 of 2014)

On 21/01/2015

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

Presented for registration at 18.05 hrs on :21/01/2015, at the Private residence by Nasiruddin Mali , one of the Executants.

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

Execution is admitted on 21/01/2015 by

1. Nasiruddin Mali, son of Rajman Mali , Podra , Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, By Caste Muslim, By Profession : Cultivation
 2. Aftaruddin . Alias Aftabuddin Mali, son of Rajman Mali , Podra , Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, By Caste Muslim, By Profession : Cultivation
 3. Mamtaj Bibi, daughter of Rajman Mali , Podra , Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, By Caste Muslim, By Profession : Others
 4. Jamsed Ali Mali, son of Rajab Ali Mali , Podra , Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, By Caste Muslim, By Profession : Cultivation
 5. Jaynal Mali, son of Rajab Ali Mali , Podra , Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, By Caste Muslim, By Profession : Cultivation
 6. Kashem Mali, son of Rajab Ali Mali , Podra , Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, By Caste Muslim, By Profession : Cultivation
 7. Rahima Bibi, wife of Lt. Salauddin @ Alauddin Mali , Podra , Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, By Caste Muslim, By Profession : House wife
 8. Najmina Bibi, daughter of Lt. Salauddin @ Alauddin Mali , Podra , Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, By Caste Muslim, By Profession : Others
 9. Yeasmina Bibi, daughter of Lt. Salauddin @ Alauddin Mali , Podra , Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, By Caste Muslim, By Profession : Others
- Identified By Mostakin Mollah, son of Lt. Achahak Mollah, Langalpota, Thana:-Rajarhat, P.O. :-Matiagacha, District:-North 24-Parganas, WEST BENGAL, India, By Caste: Muslim, By Profession: Business.

(Joyjit Chanda)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

On 22/01/2015

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)



(Joyjit Chanda)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

EndorsementPage 1 of 2

22 JAN 2015



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

Endorsement For Deed Number : I - 00550 of 2015
(Serial No. 00507 of 2015 and Query No. 1503L000022472 of 2014)

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 Draft

Rs. 18329/- is paid , by the draft number 131420, Draft Date 21/01/2015, Bank Name State Bank of India, P.B.B. KANKURGACHI, received on 22/01/2015

(Under Article : A(1) = 18315/- ,E = 14/- on 22/01/2015)

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.-16,65,626/-

Certified that the required stamp duty of this document is Rs.- 83301 /- and the Stamp duty paid as: Impressive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 83201/- is paid , by the draft number 131417, Draft Date 21/01/2015, Bank : State Bank of India, P.B.B. KANKURGACHI, received on 22/01/2015

(Joyjit Chanda)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT



(Handwritten Signature)
Additional District Sub-Registrar
Barasat, North 24 Parganas

(Joyjit Chanda)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

22/01/2015 16:14:00

EndorsementPage 2 of 2


22 JAN 2015

83

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 4
Page from 1341 to 1377
being No 00550 for the year 2015.




(Joyjit Chanda) 27-January-2015
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT
Office of the A.D.S.R. BARASAT
West Bengal