

02836/15 (91)

E-02661



पश्चिम बंगाल WEST BENGAL

T 130575

Notarized by the Notary in accordance with the provisions of the Notary Act, 1956 and the Notary Rules, 1956. The document is a true and correct copy of the original as shown to the Notary on the date of the Notarization.

5802/15
 13/4/15
 at
 11:20

[Handwritten Signature]
 Additional District Registrar
 North 24 Parganas
 17 APR 2015

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on the 13th day of April, Two Thousand Fifteen (2015).

B E T W E E N

SAHIDUL ISLAM SHA @ SAHIDUL ISLAM (PAN No. ALTPS0803K), son of Late Nur Islam Sha @ Nur Islam, residing at Village - Langalpota, P.O. - Matiagachha, P.S. - Rajarhat, District - North 24 Parganas, Kolkata - 700135, West Bengal, by nationality - Indian, by Religion - Islam, by occupation - Cultivation, Represented by their registered consutituted Attorney **AKTAR ALI MOLLA** (PAN No. CJQPM8902A), son of Aynal Molla, residing at Village - Khariberia (Paschim Para), P.O. - Kamduni, P.S. - Rajarhat, Kolkata - 700135, District - North 24 Parganas, West Bengal, by Nationality - Indian, By Religion - Islam, by Occupation - Business, Vide General Power of Attorney, being No. 0302, dated - 07/04/2015, 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 his 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**.

WHEREAS said Sahidul Islam Sha @ Sahidul Islam (i.e. Vendor), of Langalpota, is the absolute owner and possessor and L.R. record holder of a piece and parcel of land admeasuring 11 decimal comprised in R.S. & L.R.

Dag No. **5180**, L.R. Khatian No. 2173, 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 purchased deed, recorded in Book No. I, Volume No. 109, Pages from 445 to 454, Being No. 7229, Dated - 16/08/1989, from Sri Subal Chandra Ghosh & others.

AND WHEREAS the present vendor is the absolute owner and possessor of 11 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 **Aktar Ali Molla**, has full right to execute this deed of conveyance or transfer these lands to anybody on behalf of the vendor herein.

AND WHEREAS for personal reasons, it becoming necessary and expedient for the Vendor to sell an area of 11 decimal (more or less) comprised in R.S. & L.R. Dag No. 5180 (area of land 11 dec. more or less) out of 25 decimal, under L.R. Khatian No. 2173, 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. 9,62,500/- (Nine Lakh Sixty Two Thousand Five Hundred)** only.

NOW THIS DEED WITNESSETH as follows :-

That in consideration of the said sum of **Rs. 9,62,500/- (Nine Lakh Sixty Two 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 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 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, charge, liens, lispendences, attachments whatsoever liabilities all assessments 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 presents 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, his 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 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.

L.R. Khatian No. 2173.				
<u>R.S. & L.R. Dag No.</u>	<u>Nature Of Land</u>	<u>Share</u>	<u>Area of Land Sold</u>	<u>Out Of Land</u>
5180	Shali	0.4400	11 Dec.	25 Dec.

Only 01 (One) Dags,

Area of Land sold = 11 (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 his hands, seals and signature on the day, month and year first above written.

WITNESS :

1. *Jonas Uddin Molla*
of *Lauhati, Kol-135*
2. *Sh. Sabanawazuddin Ahmed*
of *Chandpur, Kol-135.*

Drafted by:

Apur K. Mondal
Advocate

District Judges' Court
North 24 Parganas, Barasat
Enroll No. - WB/798/1995

1. Sahidul Islam Sha @ Sahidul Islam
Vendor is Represented By his
Registered Constituted Attorney

Composed by :

S.N. Ahmed
S.N. Ahmed

LAUHATI, KOL - 135

AKBARU MOLLA

(Signature of Vendors)

MEMO OF CONSIDERATION

Received a sum of Rs. 9,62,500/- (Nine Lakh Sixty Two Thousand Five Hundred) only. Towards Consideration Money from the Purchaser herein above.

By - Cheque

Cheque No.	Bank Name & Branch	Date	Amount
624494	The South Indian Bank LTD, 6 Brabourne Road, Kolkata - 700001	09/04/2015	Rs. 9,62,500/-

Total

Rs. 9,62,500/-

(Nine Lakh Sixty Two Thousand Five Hundred) only.

WITNESS:

1. *Somal Uddin Molla*
of Louhali. Kat- 135

2. *Ak Saharawatuddin Ahmed,*
chandpur. Kat-135.

1. **Sahidul Islam Sha @ Sahidul Islam**




























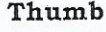

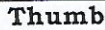

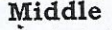




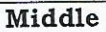

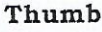

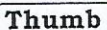



Vendor is Represented By his

Registered Constituted Attorney

AKHIL MOLLA

(Signature of Vendors)

SPECIMEN FORM FOR TEN FINGERPRINTS



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

11/05/2014
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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. 02836 / 2015, Deed No. (Book - I , 02661/2015)

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Aktar Ali Molla Khariberia (Paschimpara), Kolkata, Thana:-Rajarhat, P.O. :-Kamduni, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135	 17/04/2015	 LTI 17/04/2015	AKTAR ALI MOLLA 17-04-2015

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Aktar Ali Molla Address -Khariberia (Paschimpara), Kolkata, Thana:-Rajarhat, P.O. :-Kamduni, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135	Attorney	 17/04/2015	 LTI 17/04/2015	AKTAR ALI MOLLA

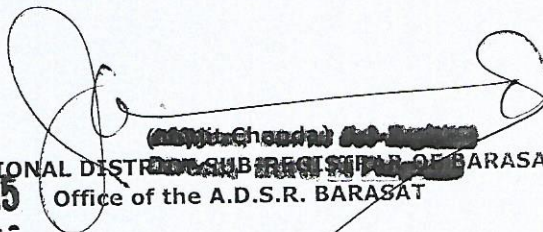
Name of Identifier of above Person(s)

Sk. Sahamawazuddin Ahmed
Chandpur, Kolkata, Thana:-Rajarhat, District:-North
24-Parganas, WEST BENGAL, India, Pin :-700135

Signature of Identifier with Date

Sk. Sahamawazuddin Ahmed.
17-04-2015







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

Endorsement For Deed Number : I - 02661 of 2015
(Serial No. 02836 of 2015 and Query No. 1503L000005802 of 2015)

On 17/04/2015

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 10596.00/-, on 17/04/2015

(Under Article : A(1) = 10582/- ,E = 14/- on 17/04/2015)

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.-9,62,500/-

Certified that the required stamp duty of this document is Rs.- 48145 /- and the Stamp duty paid as: Impressive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 48045/- is paid , by the draft number 668366, Draft Date 10/04/2015, Bank : State Bank of India, LAUHATI, received on 17/04/2015

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

Presented for registration at 11.20 hrs on :17/04/2015, at the Office of the A.D.S.R. BARASAT by Aktar Ali Molla ,Executant.

Executed by Attorney

Execution by

1. Aktar Ali Molla, son of Aynal Molla , Khariberia (Paschimpara), Kolkata, Thana:-Rajarhat, P.O. Kamduni, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135 By Caste Muslim By Profession: Business,as the constituted attorney of Sahidul Islam Sha @ Sahidul Islam is admitted by him.

Identified By Sk. Sahamawazuddin Ahmed, son of Lt. Sk. Mhatabuddin Ahmed, Chandpur, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste: Muslim, By Profession: Business.

(Joyjit Chanda)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT



17 APR 2015

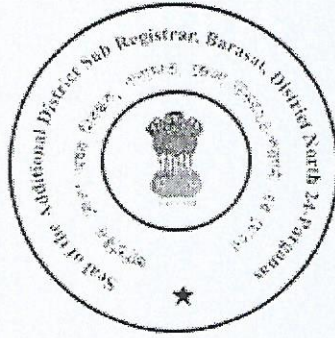
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

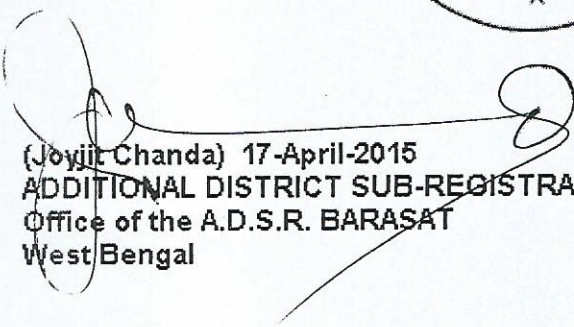
EndorsementPage 1 of 1

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 17
Page from 2605 to 2617
being No 02661 for the year 2015.




(Joyjit Chanda) 17-April-2015
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT
Office of the A.D.S.R. BARASAT
West Bengal