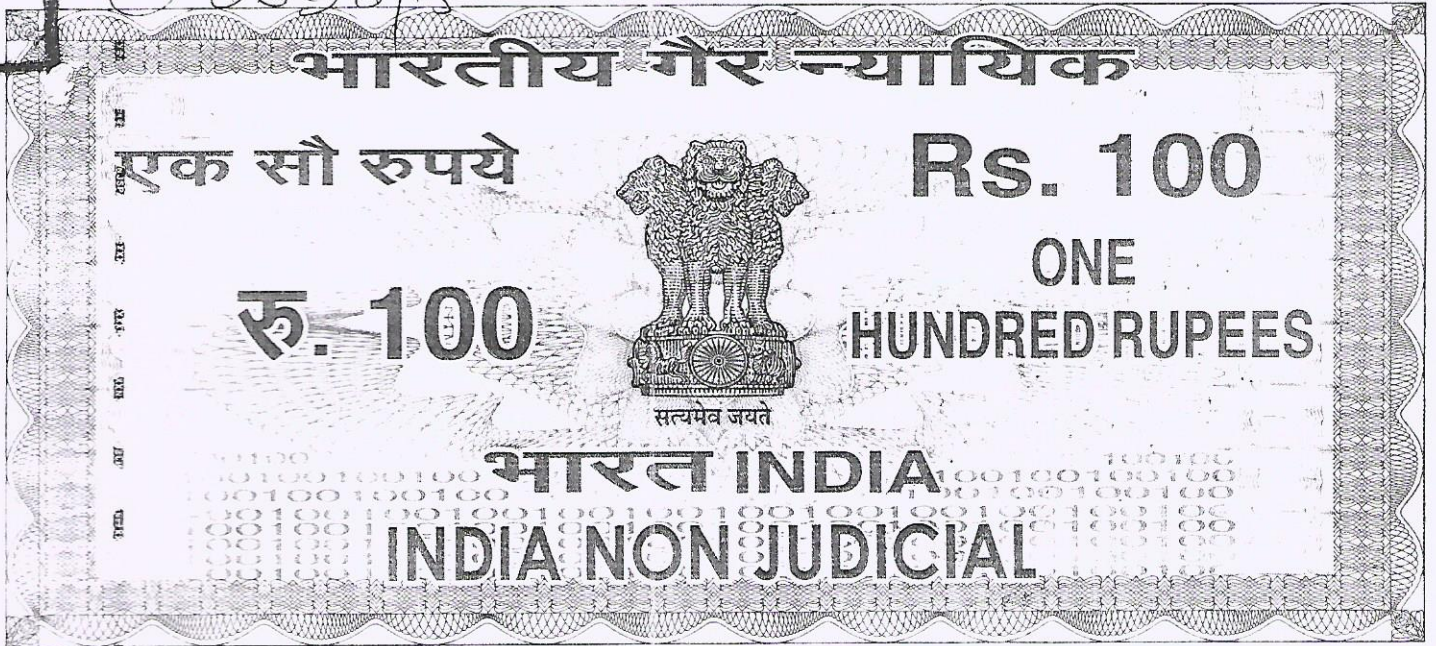


3693/15

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E-03448



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

T 135692

certified that the execution of documents for registration. The signatures were authentic and the endorsement given thereon was correct with this certificate is the part of the instrument.

Q-6513/15
 12/5/15
 135

[Signature]
 Additional District Sub-Registrar
 Barasat, North 24 Parganas.
 12 MAY 2015

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on the 12th day of May, Two Thousand Fifteen (2015).

BETWEEN

1. CHYARA BIBI (Voter ID NO. WB/14/097/090202), wife of Yachin, residing at Village - Shonapukur-Shankarpur, P.O. & P.S. - Haroa, District - North 24 Parganas, West Bengal, **2. ROKEYA BIBI** (Voter ID NO. LFH0127423), wife of Yachin Molla, residing at Village - Talberia, P.O. - Shalipur, District - North 24 Parganas, Pincode - 743425, West Bengal, both by nationality - Indian, by religion - Islam, by occupation - Household Work, Represented by their 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. 00350, in the year 2015, Registered at A.D.S.R.O. - Barasat, North 24 Parganas, hereinafter being reffered to as the **"VENDORS"** (which expression shall unless exclude by or repugnant to the subject or context be deemed to mean and include their 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 Osman Ali Mondal, was the original owner and possessor and L.R. record holder of a piece and parcel of land admeasuring 21.03 decimal (more or less) comprised in R.S. & L.R. Dag No.5146, 5148, 5168, 5169 & 5172/5202, L.R. Khatian No. 3038, **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 Osman Ali Mondal, died intestate leaving behind his son Abed Ali, three daughters namely Sajeda Bibi, Chyara Bibi (i.e. Vendor no. 1), Rokeya Bibi (i.e. Vendor no. 2) as his legal heirs and successors as per Mohammedan Law of Succession.

AND WHEREAS said Chyara Bibi & Rokeya Bibi (i.e. Vendors), became the absolute owner and possessor of a piece and parcel of land admeasuring **8.41** (as per their share) decimal (more or less) comprised in R.S. & L.R. Dag No. **5146, 5148, 5168, 5169 & 5172/5202**, L.R. Khatian No. 3038, **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 vendors are the absolute owner and possessor of 8.41 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 Vendors to sell an area of **8.41** decimal (more or less) comprised in R.S. & L.R. Dag No. 5146 (area of land 3.82 dec. more or less) out of 153 decimal, 5148 (area of land 0.02 dec. more or less) out of 03 decimal, 5168 (area of land 0.07 dec. more or less) out of 08 decimal, 5169 (area of land 3.45 dec. more or less) out of 138 decimal, 5172/5202 (area of land 1.05 dec. more or less) out of 42 decimal, L.R. Khatian No. 3038, **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. 7,35,875/- (Seven Lakh Thirty Five Thousand Eight Hundred Seventy Five) only.

NOW THIS DEED WITNESSETH as follows :-

That in consideration of the said sum of Rs. 7,35,875/- (Seven Lakh Thirty Five Thousand Eight Hundred Seventy Five) only. Well and truly paid by the purchaser to the vendors the receipts whereof the Vendors 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 8.41 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 sezied 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 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. 3038.				
<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>
5146	Shali	0.0250	3.82 Dec.	153 Dec.
5148	Shali	0.0067	0.02 Dec.	03 Dec.
5168	Shali	0.0088	0.07 Dec.	08 Dec.
5169	Shali	0.0250	3.45 Dec.	138 Dec.
5172/5202	Shali	0.0250	1.05 Dec.	42 Dec.

Total 05 (Six) Dags,

Area of Land sold = 8.41 (Eight Point Four 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. *Ajijul Molla*
Laohati
2. *Sh. Saharawozuddin Ahmed,*
Chandpur,

Drafted by:

Ajijul Molla

Advocate

District Judges' Court

North 24 Parganas, Barasat

Enroll No. - WB/798/1995

1. CHYARA BIBI

2. ROKEYA BIBI

*Vendors are Represented By their
Registered Constituted Attorney*

Composed by :

S.N. Ahmed
S.N. Ahmed

LAUHATI, KOL - 135

Fomal Uddin Molla

(Signature of Vendors)

MEMO OF CONSIDERATION

Received a sum of **Rs. 7,35,875/- (Seven Lakh Thirty Five Thousand Eight Hundred Seventy Five) only.** Towards Consideration Money from the Purchaser herein above.

By - Cheque

Cheque No.	Bank Name & Branch	Date	Amount
624498	The South Indian Bank Limited, Brabourne Road Branch, Kolkata	29/04/2015	Rs. 7,35,875/-

Total

Rs. 7,35,875/-

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

WITNESS:

1. *Ajijulatta*
Kachol

2. *Sh. Sahana wasudhithmed*
Chandpu.

1. CHYARA BIBI




























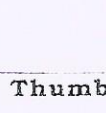
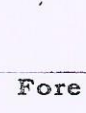
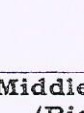

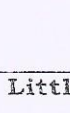






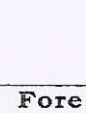
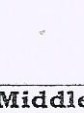

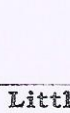
2. ROKEYA BIBI

*Vendors are Represented By their
Registered Constituted Attorney*

Imam Uddin M o/s
(Signature of Vendors' Attorney)



SPECIMEN FORM FOR TEN FINGERPRINTS

NICKY COMMERCIAL & INVESTMENT PVT. LTD



Sl. No.	Signature of the executants/ presentants					
1 <i>Veena Singh</i>						
		Little	Ring	Middle Fore (Left Hand)		Thumb
						
		Thumb	Fore	Middle Ring (Right Hand)		Little
2 <i>Soman A. S. S. M.</i>						
		Little	Ring	Middle Fore (Left Hand)		Thumb
						
		Thumb	Fore	Middle Ring (Right Hand)		Little
						
		Little	Ring	Middle Fore (Left Hand)		Thumb
						
		Thumb	Fore	Middle Ring (Right Hand)		Little
						
		Little	Ring	Middle Fore (Left Hand)		Thumb
						
		Thumb	Fore	Middle Ring (Right Hand)		Little

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. 03693 / 2015, Deed No. (Book - I , 03448/2015)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Jamaluddin Molla Lauhati, Kolkata, Thana:-Rajarhat, P.O. :-Lauhati, District:-North 24-Parganas, WEST BENGAL India Pin : 700135	 12/05/2015	 LTI 12/05/2015	<i>Jamaluddin Molla</i> 12/05/15

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Jamaluddin Molla Address -Lauhati, Kolkata, Thana:-Rajarhat, P.O. :-Lauhati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135	Attorney	 12/05/2015	 LTI 12/05/2015	<i>Jamaluddin Molla</i>

Name of Identifier of above Person(s)
Ajjul Molla
Lauhati, Kolkata, Thana:-Rajarhat, P.O. :-Lauhati,
District:-North 24-Parganas, WEST BENGAL, India, Pin
:-700135

Signature of Identifier with Date

Ajjul Molla
12.05.15



(Signature)
Additional District Sub-Registrar
Barasat, North 24 Parganas.
(Joyjit Chanda)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT
Office of the A.D.S.R. BARASAT



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

Endorsement For Deed Number : I - 03448 of 2015
(Serial No. 03693 of 2015 and Query No. 1503L000006513 of 2015)

On 12/05/2015

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. 8099.00/-, on 12/05/2015

(Under Article : A(1) = 8085/- ,E = 14/- on 12/05/2015)

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.-7,35,875/-

Certified that the required stamp duty of this document is Rs.- 36814 /- and the Stamp duty paid as Impresive Rs - 100/-

Deficit stamp duty

Deficit stamp duty Rs. 36714/- is paid , by the draft number 668455, Draft Date 11/05/2015, Bank : State Bank of India, LAUHATI, received on 12/05/2015

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

Presented for registration at 13.35 hrs on :12/05/2015, at the Office of the A.D.S.R. BARASAT 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 1. Chyara Bibi 2. Rokeya Bibi is admitted by him.

Identified By Ajjul 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.

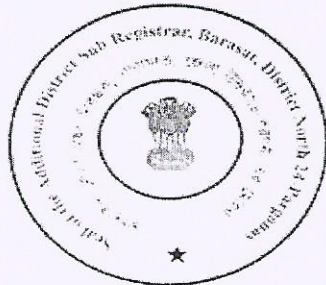


(Joyjit Chanda)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

12 MAY 2015
Additional District Sub-Registrar
Barasat, North 24 Parganas
Joyjit Chanda
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 22
Page from 1999 to 2011
being No 03448 for the year 2015.



(Joyjit Chanda) 12-May-2015
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT
Office of the A.D.S.R. BARASAT
West Bengal

12 MAY 2015