

4798/15

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I - 04453



पश्चिमबङ्ग पश्चिम बंगाल WEST-BENGAL

Certified that the above is a true and correct copy of the original as registered in the office of the Sub-Registrar, Beresat, North 24 Parganas, West Bengal, India.

T 135691

Q-350194/15

29/6/15
at
12:20

[Handwritten Signature]
Additional District Sub-Registrar
Beresat, North 24 Parganas.
29 JUN 2015

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on the 29th day of June, Two Thousand Fifteen (2015).

B E T W E E N

1. Abed Ali Molla (Voter ID NO. WB/20/091/750598), son of Late Osman Ali Mondal, residing at Village - Mobarockpur, P.O. - Lauhati, P.S. - Rajarhat, **2. Sajeda Bibi (Voter ID NO. GGC4167946)**, wife of Belaluddin Sardar, residing at Village - Bishnupur (Shibtola), P.O. - Rajarhat-Bishnupur, P.S. - Rajarhat, both vendor's District - North 24 Parganas, Kolkata - 700135, West Bengal, all by nationality - Indian, by religion - Islam, by occupation - Cultivation & House Wife, hereinafter being referred 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 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, executors, administrators, successors in office for the time being in force and assigns) of the **OTHER PART**.

WHEREAS Osman Ali Mondal, son of Late Bahar Ali, 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**, R.S. Khatian No. 246, 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 Molla (i.e. Vendor no. 1), three daughters namely Sajeda Bibi (i.e. Vendor no. 2), Chyara Bibi, Rokeya Bibi as his legal heirs and successors as per Mohammedan Law of Succession.

AND WHEREAS said Abed Ali Molla & Sajeda Bibi (i.e. Vendors) became the absolute owner and possessor of a piece and parcel of land admeasuring **12.60** (8.40+4.20 as per their share) decimal (more or less) comprised in R.S. & L.R. Dag No. **5146, 5148, 5168, 5169 & 5172/5202**, R.S. Khatian No. 246, 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 by way of inheritance.

AND WHEREAS the present vendors are the absolute owner and possessor of 12.60 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 for personal reasons, it becoming necessary and expedient for the Vendors to sell an area of **12.60** decimal (more or less) comprised in R.S. & L.R. Dag No. 5146 (area of land 5.73 dec. more or less) out of 153 decimal, 5148 (area of land 0.03 dec. more or less) out of 03 decimal, 5168 (area of land 0.10 dec. more or less) out of 08 decimal, 5169 (area of land 5.17 dec. more or less) out of 138 decimal, 5172/5202 (area of land 1.57 dec. more or less) out of 42 decimal, R.S. Khatian No. 246, 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. 11,02,500/- (Eleven Lakh Two Thousand Five Hundred)** only.

NOW THIS DEED WITNESSETH as follows :-

That in consideration of the said sum of **Rs. 11,02,500/- (Eleven Lakh Two Thousand Five Hundred)** 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 **12.60** 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, lispences,

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 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 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 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 equities 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.

R.S. Khatian No. 246, 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 | 0.0375 | 5.73 Dec. | 153 Dec. |
| 5148 | Shali | 0.0100 | 0.03 Dec. | 03 Dec. |
| 5168 | Shali | 0.0125 | 0.10 Dec. | 08 Dec. |
| 5169 | Shali | 0.0375 | 5.17 Dec. | 138 Dec. |
| 5172/5202 | Shali | 0.0374 | 1.57 Dec. | 42 Dec. |

Total 05 (five) Dags,

Area of Land sold = 12.60 (One Two Point Six Zero) 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'

2. *Abdul Ali*
S/O - *Abdul Ali Molla*
of - *Mobarokpur*

3. *Proved of the ...*

[Signature]

Drafted by:

[Signature]

Advocate

District Judges' Court

North 24 Parganas, Barasat

Enroll No. -

Composed by:-

[Signature]
S.N. Ahmed

LAW CONCERN,

LAUHATI, KOL - 135

[Signature]

[Signature]

(Signature of Vendor >)

MEMO OF CONSIDERATION

Received a sum of Rs. 11,02,500/- (Eleven Lakh Two Thousand Five Hundred) only. Towards Consideration Money from the Purchaser herein above.

1102500/-

By - cheque NO. 624500

11,02,500/-

Date. 24.06.2015

The South Indian Bank Ltd.

Brabourne Road Branch.

Total

Rs. 11,02,500/-

(Eleven Lakh Two Thousand Five Hundred) only.

WITNESS:

1. Ajijulmolla

of. Lauhati'

2. ABU ALI

S/o. Abed ALI Molla

of. Lau Mobarockpur.

WITNESS (Signature)




































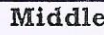

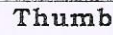
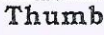

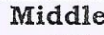


Sr (Signature)

3. [Signature]

[Signature]





(Signature of Vendors)

SPECIMEN FORM FOR TEN FINGERPRINTS

| Sign | Signature of the executants/ presentants | | | | | | | |
|---|---|---|---|--|---|---|---|---|
| Meenu Singh |  |  |  |  |  |  | | |
| | | (Left Hand) | | | | | | |
| | |  |  |  |  |  | | |
| | | (Right Hand) | | | | | | |
| | | Vijay Singh |  |  |  |  |  |  |
| | | | | (Left Hand) | | | | |
|  |  | | |  |  |  | | |
| (Right Hand) | | | | | | | | |
| Surbhi Singh |  | | |  |  |  |  |  |
| | | | | (Left Hand) | | | | |
| | |  |  |  |  |  | | |
| | | (Right Hand) | | | | | | |
| | | | | | | | | |
| | | | |  |  |  |  |  |
| | | (Left Hand) | | | | | | |
| | |  |  |  |  |  | | |
| | | (Right Hand) | | | | | | |

Seller, Buyer and Property Details

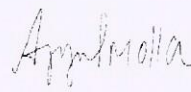
Seller & Buyer Details

| Seller Details | | | |
|----------------|--|--|--|
| SL No. | Name, Address, Photo, Finger print and Signature | | |
| 1 | <p>Abed Ali Molla Son of Late Osman Ali Mondol Village - Mobarockpur, P.O:- Lauhati, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, Status : Self Date of Execution : 29/06/2015 Date of Admission : 29/06/2015 Place of Admission of Execution : Office</p> |  |  |
| | | <p>6/29/2015 12:57:32 PM hrs</p> | <p>LTI 6/29/2015 12:57:45 PM hrs</p> |
| | | <p><i>Handwritten signature: Abed Ali Molla</i></p> <p>6/29/2015 12:58:23 PM hrs</p> | |
| 2 | <p>Sajeda Bibi Wife of Belal Uddin Sardar Village - Bishnupur Shibtola, P.O:- Rajarhat Bishnupur, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, Status : Self Date of Execution : 29/06/2015 Date of Admission : 29/06/2015 Place of Admission of Execution : Office</p> |  |  |
| | | <p>6/29/2015 12:58:37 PM hrs</p> | <p>LTI 6/29/2015 12:58:51 PM hrs</p> |
| | | <p><i>Handwritten signature: Sajeda Bibi</i></p> <p>6/29/2015 12:59:17 PM hrs</p> | |

Buyer Details

| SL No. | Name, Address, Photo, Finger print and Signature |
|--------|--|
| 1 | <p>NICKY COMMERCIAL PRIVATE LIMITED 23A, Netaji Subhash Road, 4th Floor, Room No. 7A, Amherst Street, P.O:- Netaji Subhash Road, P.S:- Amherst Street, Kolkata, District-Kolkata, West Bengal, India, PIN - 700001 PAN No. AAACN8443M, Status : Organization Not Executed</p> |

B. Identifire Details

| Identifier Details | | | |
|--------------------|--|------------------------------|--|
| SL No. | Identifier Name & Address | Identifier of | Signature |
| 1 | <p>Ajjul 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,</p> | Abed Ali Molla , Sajeda Bibi |  6/29/2015 12:59:31 PM hrs |

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:- 5146 , LR Khatian No:- 3038 | 5.73 Decimal | 5,01,375/- | 5,01,375/- | Proposed Use: Bastu, ROR: Shali |
| L2 | District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha | LR Plot No:- 5148 , LR Khatian No:- 3038 | 0.03 Decimal | 2,625/- | 2,625/- | Proposed Use: Bastu, ROR: Shali |
| L3 | District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha | LR Plot No:- 5168 , LR Khatian No:- 3038 | 0.1 Decimal | 8,750/- | 8,750/- | Proposed Use: Bastu, ROR: Shali |

Land Details

| Property Location | Plot No & Khatian No/ Road Zone | Area of Land | Setforth Value(In Rs.) | Market Value(In Rs.) | Other Details |
|-------------------|---|-----------------|------------------------|----------------------|---------------------------------|
| L4 | District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha LR Plot No:- 5169 , LR Khatian No:- 3038 | 5.17 Decimal | 4,52,375/- | 4,52,375/- | Proposed Use: Bastu, ROR: Shali |
| L5 | District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha LR Plot No:- 5172/5202 , LR Khatian No:- 3038 | 1.57 Decimal | 1,37,375/- | 1,37,375/- | Proposed Use: Bastu, ROR: Shali |

Transfer of Land from Seller To Buyer

| Sch No. | Seller Name | Buyer Name | Transferred Area (in decimal) | Transferred Area in(%) |
|---------|----------------|----------------------------------|-------------------------------|------------------------|
| L1 | Abed Ali Molla | NICKY COMMERCIAL PRIVATE LIMITED | 3.82 | 66.6667 |
| | Sajeda Bibi | NICKY COMMERCIAL PRIVATE LIMITED | 1.91 | 33.3333 |
| L2 | Abed Ali Molla | NICKY COMMERCIAL PRIVATE LIMITED | 0.02 | 66.6667 |
| | Sajeda Bibi | NICKY COMMERCIAL PRIVATE LIMITED | 0.01 | 33.3333 |
| L3 | Abed Ali Molla | NICKY COMMERCIAL PRIVATE LIMITED | 0.06 | 60 |
| | Sajeda Bibi | NICKY COMMERCIAL PRIVATE LIMITED | 0.04 | 40 |
| L4 | Abed Ali Molla | NICKY COMMERCIAL PRIVATE LIMITED | 3.44 | 66.5377 |
| | Sajeda Bibi | NICKY COMMERCIAL PRIVATE LIMITED | 1.73 | 33.4623 |
| L5 | Abed Ali Molla | NICKY COMMERCIAL PRIVATE LIMITED | 1.04 | 66.242 |
| | Sajeda Bibi | NICKY COMMERCIAL PRIVATE LIMITED | 0.53 | 33.758 |

D. Applicant Details

| Details of the applicant who has submitted the requisition form | |
|---|---|
| Applicant's Name | Sahanawazuddin Ahmed |
| Address | District Judges Court, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124 |

Details of the applicant who has submitted the requisition form

| | |
|--------------------|---|
| Applicant's Name | 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 - 150304453 / 2015

| | | | |
|--------------------|----------------------------|----------------------|-------------------|
| Query No/Year | 15030000350194/2015 | Serial no/Year | 1503004798 / 2015 |
| Deed No/Year | I - 150304453 / 2015 | | |
| Transaction | [0101] Sale, Sale Document | | |
| Name of Presentant | Abed Ali Molla | Presented At | Office |
| Date of Execution | 29-06-2015 | Date of Presentation | 29-06-2015 |

Remarks

On 22/06/2015

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 11,02,500/-

(Joyjit Chanda)

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

On 29/06/2015

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 of Indian Stamp Act 1899.

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

Presented for registration at 12:20 hrs on : 29/06/2015, at the Office of the A.D.S.R. BARASAT by Abed Ali Molla , one of the Executants.

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

Execution is admitted on 29/06/2015 by

Abed Ali Molla , Son of Late Osman Ali Mondol , Village - Mobarockpur, P.O: Lauhati, Thana: Rajarhat , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Muslim, By Profession Cultivation
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

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

Execution is admitted on 29/06/2015 by

Sajeda Bibi , Wife of Belal Uddin Sardar , Village - Bishnupur Shibtola, P.O: Rajarhat Bishnupur, Thana: Rajarhat , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Muslim, By Profession House wife

by Ajjul Molla, Son of Abdul Hamid Molla , Village - Lauhati, P.O: Lauhati, Thana: Rajarhat, , North
arganas, 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 12,122/- (A(1) = Rs 12,122/-) and
Registration Fees paid by Cash Rs 12,122/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 55,125/- and Stamp Duty paid by Draft Rs
55,025/-, by Stamp Rs 110/-

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 977, Purchased on 10/04/2015, Vendor named S
Bose.

2. Rs 10/- is paid on Court Fees.

Description of Draft

1. Rs 55,025/- is paid, by the Draft(other) No: 668708000382, Date: 27/06/2015, Bank: STATE BANK OF INDIA
(SBI), LAUHATI.



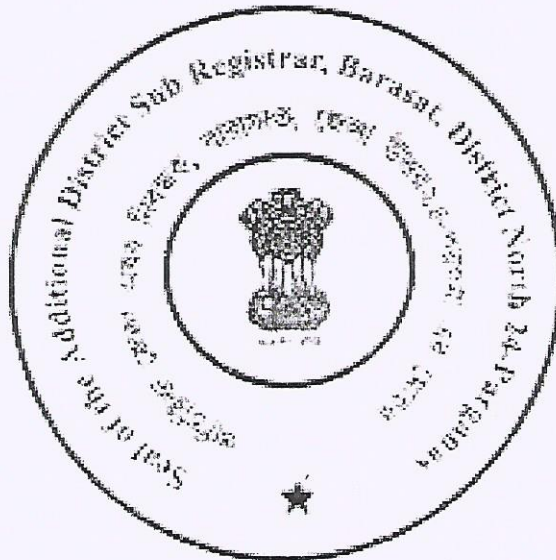
(Joyjit Chanda)

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

Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1503-2015, Page from 21561 to 21583
being No 150304453 for the year 2015.



Digitally signed by JOYJIT CHANDA
Date: 2015.06.29 15:59:41 +05:30
Reason: Digital Signing of Deed.

(Joyjit Chanda) 6/29/2015 3:59:41 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
West Bengal.

(This document is digitally signed.)