

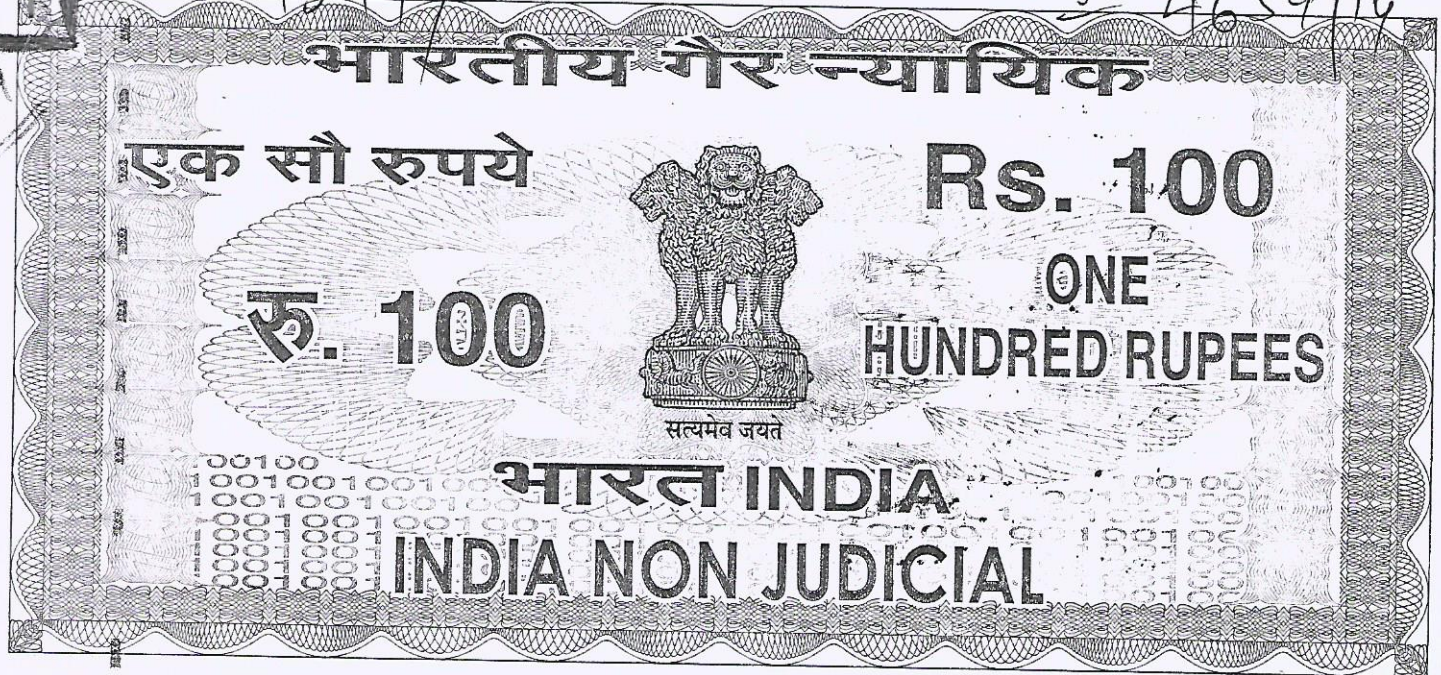
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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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Additional District Sub-Registrar  
 Barasat, North 24 Parganas.

17.6.14

**DEED OF CONVEYANCE**

THIS DEED OF CONVEYANCE made on the  
 day of June, Two Thousand Fourteen (2014).

B E T W E E N

**1. SALEHAR BIBI** (Voter ID No. WB/14/107/387594), daughter of Sattar Mondal, wife of Kaji Sirajul, residing at Village - Noyabad (Purba Para), P.O. - Polerhat, P.S. - Kashipur, District - South 24 Parganas, West Bengal, **2. ALEHAR BIBI** (Voter ID No. WB/14/107/321312), daughter of Sattar Mondal, wife of Jobedali, residing at Village - Chinipukur, P.O. - Shonpur, P.S. - Kashipur, District - South 24 Parganas, West Bengal, **3. TAHMINA BIBI** (Voter ID No. WB/14/107/402412), daughter of Sattar Mondal, wife of Habibar Molla, residing at Village - Nangla Palpur, P.O. - Alakuiliya, P.S. - Kashipur, District - South 24 Parganas, West Bengal, **4. TACHMINA BIBI** (Voter ID No. WB/14/107/108653), daughter of Sattar Mondal, wife of Rafikul Molla, residing at Village - Uttar Natapukur, P.O. - Pithapukur, P.S. - Kashipur, District - South 24 Parganas, West Bengal, All by nationality - Indian, by religion - Islam, by occupation - Household Work, 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 & 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, executors, administrators, successors in office for the time being in force and assigns) of the **OTHER PART**.

**WHEREAS** Hayatannesa Bibi, wife of Late Entaj Ali Molla @ Wahed of Mobarakpur, P.O. - Lauhati, P.S. -Rajarhat, District - North 24 Parganas, Kolkata -700135, West Bengal, was the original owner and possessor and L.R. record holder of a piece and parcel of land admeasuring **6.95** decimal (more or less) as per her share, comprised in R.S. & L.R. Dag No. **5115, 5175, 5179**, L.R. Khatian No. 3130, under **mouza - Matiagachha**, J.L. No. 187, Re.Sa. No. 17, Hal Touzi No. 146, Pargana - Anowarpur, P.S. - Barasat Now Sashan, A.D.S.R.O. - Barasat, District - North 24 Parganas, within the local limits of Kirtipur -II Gram Panchayet by way of inheritance as per Mohammedan Law of Succession.

**AND WHEREAS** said Hayatannesa Bibi, died intestate leaving behind no issue, her six niece namely Salehar Bibi, Alehar Bibi, Tahmina Bibi, Tachmina Bibi(i.e. vendor no. 1 - 4), Rokeya Bibi & Yasmina Bibi, as her legal heirs and successors as per Mohammedan Law of Succession.

**AND WHEREAS** Salehar Bibi, Alehar Bibi, Tahmina Bibi, Tachmina Bibi (i.e. vendor no. 1 - 4), are the original owner and joint possessor and L.R. record holder of a piece and parcel of land admeasuring **12.18** decimal (more or less) vide L.R. Dag No. 5115, 5175, 5179, under L.R. Khatian No. 3132, 3133, 3135 & 3136, under **mouza - Matiagachha**, J.L. No. 187, Re.Sa. No. 17, Hal Touzi No. 146, Pargana - Anowarpur, P. S. - Barasat Now Sashan, A.D.S.R.O. - Barasat, District - North 24 Parganas, within the local limits of Kirtipur-II Gram Panchayet, by way of inheritance as per Mohammedan Law of Succession.

**AND WHEREAS** said Salehar Bibi, Alehar Bibi, Tahmina Bibi, Tachmina Bibi (i.e. vendor no. 1 - 4), are the joint owner and possessor of a piece and parcel of land admeasuring **19.13 (6.95 + 12.18)** decimal (more or less) out of 502 decimal,

comprised in R.S. & L.R. Dag No. 5115 (area of land 10.80 dec. more or less) out of 283 decimal, 5175 (area of land 5.90 dec. more or less) out of 155 decimal, 5179 (area of land 2.43 dec. more or less) out of 64 decimal, under L.R. Khatian No. 3130, 3132, 3133, 3135 & 3136, under **mouza - Matiagachha**, J.L. No. 187, Re.Sa. No. 17, Hal Touzi No. 146, Pargana - Anowarpur, P. S. Barasat Now Sashan, 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 becoming absolute owner and possessor of land admeasuring **19.13** decimal (more or less) out of 502 decimal, which have now marketable title to the property which is free from all encumbrances, charges, liens, lispences, 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 **19.13** decimal (more or less) comprised in R.S. & L.R. Dag No. 5115 (area of land 10.80 dec. more or less) out of 283 decimal, 5175 (area of land 5.90 dec. more or less) out of 155 decimal, 5179 (area of land 2.43 dec. more or less) out of 64 decimal, under L.R. Khatian No. 3130, 3132, 3133, 3135 & 3136, under **mouza - Matiagachha**, J.L. No. 187, Re.Sa. No. 17, Hal Touzi No. 146, Pargana - Anowarpur, P. S. Barasat Now Sashan, 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. 15,65,169/- (Fifteen Lakh Sixty Five Thousand One Hundred Sixty Nine)** only.

**NOW THIS DEED WITNESSETH** as follows :-

**That** in consideration of the said sum of **Rs. 15,65,169/- (Fifteen Lakh Sixty Five Thousand One Hundred Sixty Nine)** 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 **19.13** 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 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** 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.

**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.

<b>L.R. Khatian No. 3130, 3132, 3133, 3135 &amp; 3136</b>				
<b><u>R.S. &amp; L.R.</u> <u>Dag No.</u></b>	<b><u>Nature Of</u> <u>Land</u></b>	<b><u>Share</u></b>	<b><u>Area of</u> <u>Land</u></b>	<b><u>Out of</u> <u>Land</u></b>
5115	Shali	0.0382	10.80 Dec.	283 Dec.
5175	Shali	0.0381	5.90 Dec.	155 Dec.
5179	Shali	0.0380	2.43 Dec.	64 Dec.

**Total 3 (Three) Dag,**

**Total Area of Land sold = 19.13 ( One Nine Point One Three) Decimal.**  
(more/less) of P. S. - Barasat now Sashan, A.D.S.R.O.- Barasat, District -  
North 24 Parganas within the local limits of Kirtipur - II Gram Panchayet.



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. Rafiqul Islam  
Nolepur  
P.O. Kashipur  
South 24 Parganas

2. অমলেশ্বর বিবি  
আমলেশ্বর

আমলেশ্বর বিবি

Drafted by:

*Arifur Rahman*

Advocate

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

আমলেশ্বর বিবি  
আমলেশ্বর

আমলেশ্বর বিবি

Prepared By :

*Ahmed*  
Sk. Sahanawazuddin Ahmed

Composed by :

*Nasim*  
Sk. Nasim Ahmed

LAW CONCERN, LAUHATI, KOL - 135

(Signature of Vendors)

**MEMO OF CONSIDERATION**

Received a sum of Rs. 15,65,169/- (Fifteen Lakh Sixty Five Thousand One Hundred Sixty Nine) only. Towards Consideration Money from the Purchaser herein above.

By - Cheque

Rs. 15,65,169/-

Cheque No.	Bank Name & Branch	Date	Amount
624455	South Indian Bank, Brabourne Road, Kolkata- 700001	13/06/2014	Rs. 15,65,169/-

Total

Rs. 15,65,169/-

(Fifteen Lakh Sixty Five Thousand One Hundred Sixty Nine) only.

**WITNESS:**

1. Rafiqul Islam  
Matapukur

2. সুবিবরু সুলতান






ছা মেহাববিবি

আবুল হুসেইন বিবি  
ঐ












আবুল মিনা বিবি

আবুল মিনা বিবি





(Signature of Vendors)

 Meena Singhal	LH.					
	RH.					












ATTESTED: Meena Singhal

 Chandan Shrivastava	LH.					
	RH.					

ATTESTED: Chandan Shrivastava

 Anand Shrivastava	LH.					
	RH.					

ATTESTED: Anand Shrivastava

 Anshu Mishra	LH.					
	RH.					

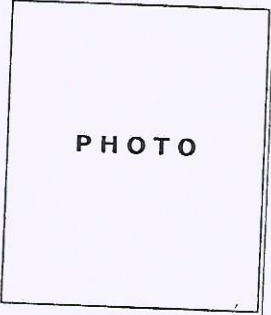
ATTESTED: Anshu Mishra

# SPECIMEN FORM FOR TEN FINGERPRINTS

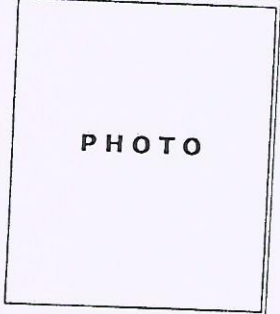


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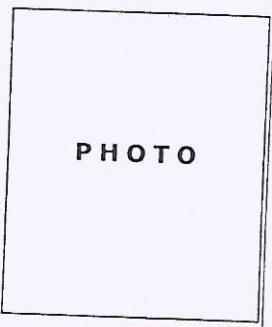
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Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



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



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



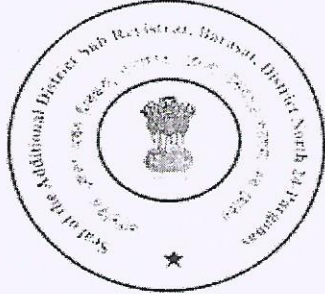
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 29  
Page from 65 to 89  
being No 04659 for the year 2014.



(Joyjit Chanda) 18-June-2014  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT  
Office of the A.D.S.R. BARASAT  
West Bengal