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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Notarized that the foregoing is a true and correct copy of the original as shown to me by the party executing the same and that the contents are true and correct.

[Handwritten Signature]

Assistant District Sub-Registrar
 Barnaul, North 24 Parganas

27 JUN 2014

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 27th day of June, 2014 (TWO THOUSAND AND FOURTEEN) CHRISTIAN ERA

ABDUL HAMID MOLLAH(PAN No. AJOPM4102A), son of Haji Md. Habibar Rahaman, residing at Village - Mobarakpur, P.O. - Lauhati, P.S. -Rajarhat, District - North 24 Parganas, Kolkata -700135, West Bengal, by nationality - Indian, by religion - Islam, by occupation - Business, hereinafter being referred 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 **ROSHAN LAL SINGHAL**(PAN No. ALCPS8734J), son of Late Chanderbhan Singhal, 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 Rijya Bibi, daughter of Late Afsar Mondal, wife of Late Asraf Ali Sha of Raigachi, P.O. & P.S. - Rajarhat, District - North 24 Parganas, Kolkata -700135, West Bengal, was the absolute owner and possessor and L.R. record holder of a piece and parcel of land admeasuring 4.55 decimal (more or less) comprised in R.S. & L.R. Dag No. **5115, 5175 & 5179**, under L.R. Khatian No. 3145, 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 Abdul Hamid Mollah(i.e. vendor), is the absolute owner and possessor of a piece and parcel of land admeasuring 4.55 decimal (more or less) out of 501 decimal, comprised in R.S. & L.R. Dag No. 5115(area of land 2.56 dec. more or less) out of 282 decimal, 5175 (area of land 1.41 dec. more or less) out of 155 decimal, 5179 (area of land 0.58 dec. more or less) out of 64 decimal, under L.R. Khatian No. 3145, 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 Purchased Deed registered at District Sub-Registrar II, North 24 Parganas, Being No. 3420, Dated - 10/03/2011, from Rijya Bibi.

AND WHEREAS Hasina Bibi, daughter of Late Afsar Ali Mondal, wife of Late Rowshan Ali Molla, was the absolute owner and possessor and L.R. record holder of a piece and parcel of land admeasuring 9.65 decimal (more or less) comprised in R.S. & L.R. Dag No. **5103, 5115, 5175 & 5179**, under L.R. Khatian No. 3141, 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 said Hasina Bibi died leaving intestate behind her three daughters namely Sufiya Bibi, Sabera Bibi & Muslima Bibi and son Rafiq Uddin Molla as her legal heirs and successors as per Mohammedan Law of Succession.

AND WHEREAS said Abdul Hamid Mollah(i.e. vendor), is the absolute owner and possessor of a piece and parcel of land admeasuring 5.79 decimal (more or less) out of 1047 decimal, comprised in R.S. & L.R. Dag No. 5103 (area of land 3.04 dec. more or less) out of 546 decimal, 5115(area

of land 1.55 dec. more or less) out of 282 decimal, 5175 (area of land 0.85 dec. more or less) out of 155 decimal, 5179 (area of land 0.35 dec. more or less) out of 64 decimal, under L.R. Khatian No. 3141, 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 Purchased Deed, registered at A.D.S.R.O. Barasat, North 24 Parganas, recorded in Book No. 1, CD Volume No. 10, Pages from 2087 to 2101, Being No. 02614, Dated - 23/04/2012, from Hasina Bibi's three daughters Sufiya Bibi, Sabera Bibi & Muslima Bibi as per their 3/5 share.

AND WHEREAS said **Abdul Hamid Mollah(i.e. vendor)**, becoming absolute owner and possessor of the said plot of land in the way as explained herein before 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 Vendor to sell an area of 7.30 decimal (more or less) out of 501 decimal, comprised in R.S. & L.R. Dag No. 5115 (area of land 4.11 (2.56+1.55) dec. more or less) out of 282 decimal, 5175 (area of land 2.26 (1.41+0.85) dec. more or less) out of 155 decimal, 5179 (area of land 0.93 (0.35+0.58) dec. more or less) out of 64 decimal, under L.R. Khatian No. 3145 & 3141, 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 there to at a total consideration of **Rs. 5,97,268/- (Five Lakh Ninety Seven Thousand Two Hundred Sixty Eight) only.**

NOW THIS DEED WITNESSETH as follows :-

That in consideration of the said sum of **Rs. 5,97,268/- (Five Lakh Ninety Seven Thousand Two Hundred Sixty Eight) only.** Well and truly paid by the purchaser to the vendor 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 **7.30** 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 assessmants 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 transfer subsists 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 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 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 their 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, his 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 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 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 Rayat Dakhali Swattiya 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 payabel as per state government rules and regulations.

| <u>R.S. & L.R.</u> <u>Dag No.</u> | <u>L.R.</u> <u>Khatian No.</u> | <u>Nature Of</u> <u>Land</u> | <u>Share</u> | <u>Area of</u> <u>Land Sold</u> | <u>Out Of</u> <u>Land</u> |
|--|-----------------------------------|---------------------------------|--------------|------------------------------------|------------------------------|
| 5115 | 3141 & 3145 | Shali | 0.0146 | 4.11 Dec. | 282 Dec. |
| 5175 | 3141 & 3145 | Shali | 0.0146 | 2.26 Dec. | 155 Dec. |
| 5179 | 3141 & 3145 | Shali | 0.0146 | 0.93 Dec. | 64 Dec. |

Total 3 Dag,

Total Area of Land sold = 7.30 (Seven Point Three Zero) 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. Rajib Mirdha.
vill + P.O - Lauhati via
Rajshat. Dist 24 P: (IV)

2. *(Handwritten signature)*
3rd Floor, 2nd
(SM. 2012/01 -
2nd Floor - (2nd Floor)
(2nd Floor) 2nd Floor

Drafted by:

(Handwritten signature)
Advocate

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

Prepared By :

(Handwritten signature)
SK, Sahana Wazuddin Ahmed

Composed by :

(Handwritten signature)
SK, Nasim Ahmed

LAW CONCERN, LAUHATI, KOL - 135

(Handwritten signature)
(Signature of Vendors)

MEMO OF CONSIDERATION

Received a sum of Rs. 5,97,268/- (Five Lakh Ninety Seven Thousand Two Hundred Sixty Eight) only. Towards Consideration Money from the Purchaser here in above.

By CHEQUE NO= 624458 Rs. 5,97,268/-
dt. 26.6.2014
South Indian Bank
Brc bazaar Rd.
Kot-1

Total Rs. 5,97,268/-
(Five Lakh Ninety Seven Thousand Two Hundred Sixty Eight) only.

WITNESS:

1. Rajib Mirdha.
vill+p.o. Lauhati
vra. Rajkot.
Dist. 24 P (M)



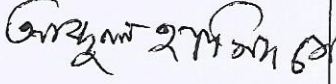
2. *(Handwritten signature)*
3rd floor (2nd floor)
(near) market
2nd floor (near)
(3rd floor) 28 Rajkot.

(Handwritten signature)



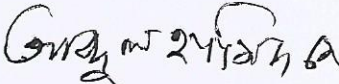
(Signature of Vendor)

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. 05494 / 2014, Deed No. (Book - I , 05151/2014)

Signature of the Presentant

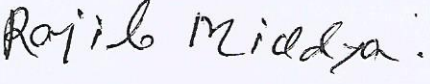
| Name of the Presentant | Photo | Finger Print | Signature with date |
|--|---|---|---|
| Abdul Hamid Mollah Mobarekpur, Kolkata, Thana:-Rajarhat, P.O. :-Lauhati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135 |  27/06/2014 |  LTI 27/06/2014 |  27.06.2014 |

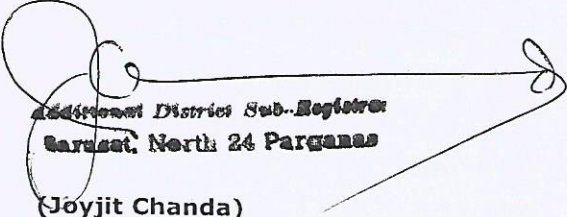
II . Signature of the person(s) admitting the Execution at Office.

| Sl No. | Admission of Execution By | Status | Photo | Finger Print | Signature |
|--------|--|--------|---|---|---|
| 1 | Abdul Hamid Mollah Address -Mobarekpur, Kolkata, Thana:-Rajarhat, P.O. :-Lauhati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135 | Self |  27/06/2014 |  LTI 27/06/2014 |  |

Name of Identifier of above Person(s)
Rajib Midda
Lauhati, Thana:-Rajarhat, P.O. :-Lauhati,
District:-North 24-Parganas, WEST BENGAL, India,

Signature of Identifier with Date


27.06.2014


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 - 05151 of 2014
(Serial No. 05494 of 2014 and Query No. 1503L000011140 of 2014)

On 27/06/2014

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. 6581.00/-, on 27/06/2014

(Under Article : A(1) = 6567/- ,E = 14/- on 27/06/2014)

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.-5,97,268/-

Certified that the required stamp duty of this document is Rs.- 29883 /- and the Stamp duty paid as : Impressive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 29783/- is paid , by the draft number 667184, Draft Date 27/06/2014, Bank : State Bank of India, LAUHATI, received on 27/06/2014

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

Presented for registration at 12.47 hrs on :27/06/2014, at the Office of the A.D.S.R. BARASAT by Abdul Hamid Mollah ,Executant.

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

Execution is admitted on 27/06/2014 by

1. Abdul Hamid Mollah, son of Haji Md. Habibar Rahaman , Mobarekpur, Kolkata, Thana:-Rajarhat, P.O. :-Lauhati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Business

Identified By Rajib Midda, son of Jamaluddin Mudda, Lauhati, Thana:-Rajarhat, P.O. :-Lauhati, District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Muslim, By Profession: Business.

(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

27/06/2014 15:01:00

EndorsementPage 1 of 1

SPECIMEN FORM FOR TEN FINGERPRINTS

| Sl. No. | Signature of the executants/ presentants | | | | | | |
|---------|--|---|---|---|---|---|--|
| |  <i>Rohan Upadhyay</i> |  |  |  |  |  | |
| | | Little | | Ring | | | |
| | | (Left Hand) | | | | | |
| | |  |  |  |  |  | |
| | | Thumb | | Fore | | Little | |
| | | (Right Hand) | | | | | |
| |  <i>Gagan Singh</i> |  |  |  |  |  | |
| | | Little | | Ring | | | |
| | | (Left Hand) | | | | | |
| | |  |  |  |  |  | |
| | | Thumb | | Fore | | Little | |
| | | (Right Hand) | | | | | |
| | | | | | | | |
| | | Little | | Ring | | | |
| | | (Left Hand) | | | | | |
| | | | | | | | |
| | | Thumb | | Fore | | Little | |
| | | (Right Hand) | | | | | |

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 32
Page from 1141 to 1156
being No 05151 for the year 2014.



(Jyjit Chanda) 01-July-2014
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT
Office of the A.D.S.R. BARASAT
West Bengal