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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Certified that the Document is Admitted to
 Registration the Signature Sheet / Sheets the
 Endorsement Sheet / Sheets Attached with
 this Document are the part of this Document

U 915394

Q-172772/16

[Signature]
 8/2/16
 an
 1:50 P.M

[Signature]
 Additional District Sub-Registrar
 Barasat, North 24 Parganas
 08 FEB 2016

DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this the
 08th day of *February* Two Thousand Sixteen (2016)

BETWEEN

To be cont

संविदादपत्र

MICKY

(2)

JAMILA BIBI, Voter Card No. WB/20/091/750526, wife of Chhattar, residing at Village - Mobarakpur, P.O. - Lauhati, P.S. - Rajarhat, Dist. North 24 Parganas, Kolkata - 700135, by faith - Islam, by Occupation- Housewife, by Nationality- Indian, hereinafter called and referred to as the "**VENDOR**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her and each of their legal heirs, executors, administrators, representatives nominees and assigns) of the ONE PART.

IT IS NOTED THAT the Vendor herein represent by her Constituted Attorney **SARIF UDDIN**, Voter Card No. YMM1565985, son of Najir Ali, residing at Village - Naipukur, Reckjoani, P.O. & P.S. - Rajarhat, Dist. North 24 Parganas, Kolkata - 700135, by faith - Islam, by occupation - Business, by Nationality - Indian, by a registered Deed of General Power of Attorney dated 20/01/2016, duly registered at the Office of the A.D. S. R. Barasat, North 24 Parganas, Vide Book No. IV, Volume No. 1503-2016, Pages from 954 to 971, Being No. 150300053 for the year 2016.

-AND-

NICKY COMMERCIAL PRIVATE LIMITED (having PAN : **AAACN8443M**), a Company, incorporated under the Companies Act. 1956, having its Office at 23A, Netaji Subash Road, 4th floor, Room No. 7A, Kolkata- 700001, P.O. Kolkata G.P.O., P.S. Hare Street, represented by its Director **SRI ROSHAN LAL SINGHAL**, (having PAN : **ALCPS8734J**),

To be cont

(3)

son of Late Chander Bhan Singhal, by faith- Hindu, by occupation- Business, by Nationality- Indian, residing at GC-37, Sector-III, Bidhannagar (Salt Lake City), P.S. Bidhannagar (South), Kolkata-700106, hereinafter called and referred to as the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its Director in office for the time being in force, executors, administrators, representatives and assigns) of the OTHER PART.

AND WHEREAS One Jamila Bibi, (the Vendor herein) is the absolute recorded owner and possessor of five plots of Sali land total measuring an area of 12.74 Satak, comprised in R.S. & L.R. Dag Nos. 5107, 5115, 5116, 5175 & 5179 under L.R. Khatian No. 3131, under the following manner as per Dag wise:-

Recorded land area	Share of land	Out of total land'	R.S. & L.R. Dag	L.R. Khatian No.	Nature of land
08.36 Satak	0.0416	201 Satak	5107	3131	Shali
01.47 Satak	0.0052	283 Satak	5115	3131	Shali
01.78 Satak	0.0416	43 Satak	5116	3131	Shali
00.80 Satak	0.0052	155 Satak	5175	3131	Shali
00.33 Satak	0.0052	64 Satak	5179	3131	Shali
Total - 12.74 Satak					

To be cont

(4)

lying and situated at Mauza- MATIAGACHA, J.L. No. 187, R.S. No. 154, Touzi No. 146, within the local limits of Kirtipur 2 No. Gram Panchayet, within the jurisdiction of Barasat Police Station, in the District of North 24 Parganas, by virtue of inheritance and own L.R. Settlement Record of Rights being L.R. Khatian No. 3131 absolutely free from all encumbrances whatsoever.

AND WHEREAS Since then the said Jamila Bibi (the Vendor herein) is well seized and possessed of the aforesaid land total measuring an area of 12.74 Satak more or less, comprised in R.S. & L.R. Dag Nos. 5107, 5115, 5116, 5175 & 5179 under L.R. Khatian No. 3131, lying and situated at Mouza- MATIAGACHA, J.L. No. 187, R.S. No. 17, Touzi No. 146, within the local limits of Kirtipur 2 No. Gram Panchayet, within the jurisdiction of Barasat at present Rajarhat Police Station, in the District of North 24 Parganas, morefully described in the schedule hereinafter written by virtue of above inheritance and record of rights and have been enjoying the same as per demarcation peacefully, freely, absolutely and without any interruptions from any corners whatsoever by paying usual rents and taxes to the proper authorities in his names as absolute owner and possessors thereof and have the full right to dispose or transfer the same to any body in any way as the Vendor herein shall think fit and proper.

To be cont

(5)

AND WHEREAS Now the Vendor herein has agreed to sell and the Purchaser herein has agreed to purchase ALL THAT piece or parcel of Sali land total measuring an area 07.74 Satak more or less, out of 12.74 Satak, comprised in R.S. & L.R. Dag Nos. 5107, 5115, 5116, 5175 & 5179 under L.R. Khatian No. 3131, lying and situated at Mouza- MATIAGACHA, J.L. No. 187, more fully described in the schedule hereinafter written, for the total consideration of Rs. 8,44,363/- (Rupees Eight Lac Forty-four Thousand Three Hundred Sixty-three) only.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement and in consideration of Rs. 8,44,363/- (Rupees Eight Lac Forty-four Thousand Three Hundred Sixty-three) only, of the lawful money of the Union of India in hand and well and truly by the Purchaser to the Vendor paid at the time of or before the execution hereof (the receipt whereof the Vendor doth hereby by this receipt and Memo of consideration hereunder written admit and acknowledge the payment of the same and every part thereof forever release, discharge and acquit the Purchaser and the properties benefits and rights hereby granted sold, conveyed transferred assigned and assured or expressed or intended so to be) the Vendor doth hereby grant sell, convey transfer assign and assure unto and in favour of the Purchaser herein ALL THAT piece or parcel of Sali land total measuring an area 07.74 Satak

To be cont

(6)

more or less, out of 12.74 Satak, comprised in R.S. & L.R. Dag Nos. 5107, 5115, 5116, 5175 & 5179 under L.R. Khatian No. 3131, lying and situated at Mouza- MATIAGACHA, J.L. No. 187, R.S. No. 154, Touzi No. 146, within the local limits of Kirtipur 2 No. Gram Panchayet, within the jurisdiction of Barasat P.S. at present Rajarhat Police Station, at present Rajarhat Police Station, in the District of North 24 Parganas, more fully and particularly described in the Schedule hereunder written and hereinafter referred to as the 'SAID PLOTS OF LAND' together with all and singular the tangible and intangible assets edifices fixtures gates courts courtyards compound boundaries, areas sewers drains ways paths passages fences hedges ditches trees water courses lights and all manner of former and other right liberties benefits, privileges easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel of member thereof which now is or are or hereto before were or was held used occupied or enjoyed therewith AND reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof AND all the Raiyati and entire share estate right title interest inheritance use trust possession property claim easements quasi easements privileges claims and demands whatsoever of the Vendor out of or upon the properties benefits and rights hereby granted sold, conveyed

To be cont

(7)

transferred assigned and assured or expressed or intended so to be TOGETHER WITH all deeds paths muniments writings and evidences of title in anyway relating to or connected with the said property or any part thereof which now are or is or hereafter may be in possession, power, custody or control of the Vendor or any person or persons from whom the Vendor or any of them may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the same unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances mortgages, charges, leases, tenancies, occupancy rights, liens, lispendences, attachments, bargaders, trusts, claims, demands, acquisition, requisition, vesting, alignment claims demands and liabilities whatsoever or howsoever.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER AS UNDER :-

- 1 That free and clear and freely and clearly and absolutely acquitted exonerated and release or otherwise by and at the cost and expenses of the Vendor is and sufficiently entitled and saved defended kept harmless

4.

To be cont

(8)

and other easement rights title claim mortgage liens lispendences, attachments whatsoever.

2. That the Purchaser shall hereinafter peacefully and quietly possess and enjoy the said property in khas without any claim or demand whatsoever from the Vendor or her legal heirs, executors, administrators, representatives, nominees and assigns.
3. That no notice issued under the public demand recovery act has been served on the Vendor not any such notice has been published.
4. 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.
5. 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 Estate Acquisition Act. 1953 or statutory modification thereof or under the Urban Land (Ceiling & Regulations) Act. 1976 or any other law for the time being in force.
6. It is hereby declared by the Vendor that the said land which have been described in the schedule hereinafter written is the self acquired prop-

To be cont

(9)

erty of the Vendor and that she is not the benamder of any one.

7. It is hereby declared that the said Purchaser has the absolute right to mutate it's name in respect of the present purchased land.
8. 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.
9. It is hereby declared by the Vendor that the said land are 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.
10. 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.
11. If it is transpired subsequently that the said property hereby sold, conveyed and transferred and assigned by the Vendor is found to be not

To be cont

(10)

free from all encumbrances or if it is found that the total quantum or any quantum of the land sold, conveyed and transferred is physically absent or the Vendor do not have valid right title interest and possession of the said land or any part thereof, the Vendor shall be bound to give possession of the equal quantum of land owned held and possessed by him/them and if any mistake is/are detected hereafter in this deed, that will be ratified by the Vendor without any claim or demand at the cost of the purchaser.

AND the Vendor herein deliver this day khas possession of the said land unto the Purchaser herein.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

(Description of land hereby sold by the Vendor herein)

ALL THAT piece or parcel of Revenue Paying Ratyati Dakhali Swattiya Bisistha Sali land total measuring an area of 07.74 (Seven point Seven-four) Satak more or less, out of 12.74 Satak, comprised in R.S. & L.R. Dag Nos. 5107, 5115, 5116, 5175 & 5179 under L.R. Khatian No. 3131, (in the name of Jamila Bibi), the said land clearly as under as per Dag wise :-

To be cont

(11)

Selable land area	Share of land	Out of total land	R.S. & L.R. Dag	L.R. Khatian No.	Nature of land
03.36 Satak	0.0168	201 Satak	5107	3131	Shali
01.47 Satak	0.0052	283 Satak	5115	3131	Shali
01.78 Satak	0.0416	43 Satak	5116	3131	Shali
00.80 Satak	0.0052	155 Satak	5175	3131	Shali
00.33 Satak	0.0052	64 Satak	5179	3131	Shali
Total - 07.74 Satak					

lying and situated at Mouza- MATIAGACHA, J.L. No. 187, R.S. No. 17, Touzi No. 146, within the local limits of Kirtipur 2 No. Gram Panchayet, within the jurisdiction of Barasat at present Rajarhat Police Station, under A. D. S. R. office Barasat in the District of North 24 Parganas in the state of West Bengal, *No road surrounding the Plot.*

It is clearly stated herein that the Vendor herein sold and conveyed the said total land measuring of 07.74 (Seven point Seven-four) Satak be the same a little more or less together with all easement right of the same unto and in favour of the Purchaser herein.

The annual proportionate rent will be payable as per State Government Rules and Regulations.

To be cont

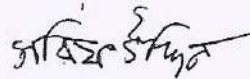
(12)

IN WITNESS WHEREOF the Parties have hereunto set and subscribed their hand's and seal's on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

by the Vendor at Rajaraht in Presence of:

1. *Ajij Molla*
of Kauhati



As constituted Attorney of :

JAMILA BIBI

2. *Sahela*
Rajaraht

SIGNATURE OF THE VENDOR

Deed prepared, read over and
vernacular language explained

by me.

Aslamuzzaman
Advocate

Barasat judges' court

ENROLL NO. F. 748/624/99.

TYPED BY:

U. Biswas

(UPANANDA BISWAS)

Asha Computer, Kol - 135.

To be cont

(13)

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named purchaser, a sum of Rs. 8,44,363/- (Rupees Eight Lac Forty-four Thousand Three Hundred Sixty-three) only, being the full consideration money of the schedule mentioned land and payment as per memo below.

MEMO

<u>Dated</u>	<u>Cheque No.</u>	<u>Drawn on</u>	<u>Amount (Rs)</u>
11/01/16	049972	The South Indian Bank Ltd. Brabourn Road, Kolkata	5,45,400/-
14/01/16	049974	Do	2,98,963/-

Total Rs. 8,44,363/- (Rupees Eight Lac Forty-four
Thousand Three Hundred Sixty-three) only.

WITNESSES :-

1. *Ajijulmolla*
of Kauhati'
































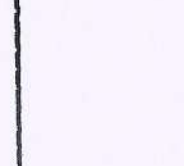
2. *Sahiba*
Rajawat

[Signature]
As constituted Attorney of :

JAMILA BIBI




SIGNATURE OF THE VENDOR




SPECIMEN FORM FOR TEN FINGERPRINTS

No.	Signature of the executants/ presentants					
	 NICKY COMMERCIAL PVT. LTD. XXXXXXXXXXXXXXXXXXXX Rohan Singh Director					
		Little		Ring		Thumb
		(Left Hand)				
						
Thumb		Fore		Little		
(Right Hand)						
	 Suresh Singh					
		Little		Ring		Thumb
		(Left Hand)				
						
Thumb		Fore		Little		
(Right Hand)						
						
		Little		Ring		Thumb
		(Left Hand)				
						
Thumb		Fore		Little		
(Right Hand)						

Seller, Buyer and Property Details

Seller & Buyer Details

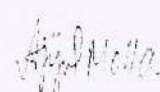
Presentant Details	
SL No.	Name, Address, Photo, Finger print and Signature of Presentant
1	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>Sarif Uddin Son of Najir Ali Naipukur, P.O - Rajarhat, P.S:- Rajarhat, District:- North 24-Parganas, West Bengal, India, PIN - 700135</p> </div> <div style="width: 20%; text-align: center;">  08/02/2016 2:40:43 PM </div> <div style="width: 20%; text-align: center;">  LTI 08/02/2016 2:40:57 PM </div> </div> <div style="text-align: center; margin-top: 10px;">  08/02/2016 2:41:24 PM </div>

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	<p>Jamila Bibi Wife of Chhattar Mobarakpur, P.O:- Lauhati, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India,; Status : Individual, Represented by her constituted attorney as given below:-</p>
1(1)	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>Sarif Uddin Son of Najir Ali Naipukur, P.O:- Rajarhat, P.S:- Rajarhat, District:- North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No. AEZPU8682F,; Status : Attorney; Date of Execution : 08/02/2016; Date of Admission : 08/02/2016; Place of Admission of Execution : Office</p> </div> <div style="width: 20%; text-align: center;">  08/02/2016 2:40:43 PM </div> <div style="width: 20%; text-align: center;">  LTI 08/02/2016 2 40:57 PM </div> </div> <div style="text-align: center; margin-top: 10px;">  08/02/2016 2:41:24 PM </div>

Buyer Details

No.	Name, Address, Photo, Finger print and Signature
1	NICKY COMMERCIAL PRIVATE LIMITED 23A,N.S. Road 4th Floor, Room No 7A, P.O:- Kolkata GPO, P.S:- Hare Street, Kolkata, District -Kolkata West Bengal. India, PIN - 700001 PAN No. AAACN8443M.; Status : Organization

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Ajjul Molla Son of Abdul Hamid Molla 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,	Sarif Uddin	 08/02/2016 2:41 54 PM

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:- 5107 , LR Khatian No:- 3131	3 36 Dec	3,66,545/-	3,92,001/-	Proposed Use: Bastu, ROR: Shali
L2	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5115 , LR Khatian No:- 3131	1 47 Dec	1,60,363/-	1,71,500/-	Proposed Use: Bastu, ROR: Shali
L3	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5116 , LR Khatian No:- 3131	1 78 Dec	1,94,182/-	2,07,667/-	Proposed Use: Bastu, ROR: Shali
L4	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5175 , LR Khatian No:- 3131	0.8 Dec	87,272/-	93,334/-	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
L5	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5179 , LR Khatian No:- 3131	0.33 Dec	36,001/-	38,500/-	Proposed Use Bastu, ROR: Shali

Transfer of Property from Seller to Buyer

Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	Jamila Bibi	NICKY COMMERCIAL PRIVATE LIMITED	3.36	100
L2	Jamila Bibi	NICKY COMMERCIAL PRIVATE LIMITED	1.47	100
L3	Jamila Bibi	NICKY COMMERCIAL PRIVATE LIMITED	1.78	100
L4	Jamila Bibi	NICKY COMMERCIAL PRIVATE LIMITED	0.8	100
L5	Jamila Bibi	NICKY COMMERCIAL PRIVATE LIMITED	0.33	100

D. Applicant Details

Details of the applicant who has submitted the requisition form

Applicant's Name	Roshan Lal Singhal
Address	23A, N. S. Road, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001
Applicant's Status	Buyer/Claimant

Office of the A.D.S.R. BARASAT, District: North 24-Parganas

Endorsement For Deed Number : I - 150300914 / 2016

Query No/Year	15030000172772/2016	Serial no/Year	1503000988 / 2016
Deed No/Year	I - 150300914 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Sarif Uddin	Presented At	Office
Date of Execution	08-02-2016	Date of Presentation	08-02-2016

Remarks

On 08/02/2016

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 13:50 hrs on : 08/02/2016, at the Office of the A.D.S.R. BARASAT by Sarif Uddin

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 9,03,002/-

Executed by Attorney

Execution by

Sarif Uddin, Naipukur, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135

as the constituted attorney of

1. Jamila Bibi, Mobarakpur, P.O: Lauhati, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135

Indetified by Ajijul Molla, Son of Abdul Hamid Molla, Lauhati, P.O: Lauhati, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Muslim, By Profession Business is admitted by him

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 9,947/- (A(1) = Rs 9,933/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 9,947/-

Description of Draft

1. Rs 9,947/- is paid, by the Draft(other) No: 394225000427, Date: 06/02/2016, Bank: STATE BANK OF INDIA (SBI), Rajarhat Township.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 45,170/- and Stamp Duty paid by Draft Rs 45,070/-, by Stamp Rs 100/-

ion of Stamp

Rs 100/- is paid on Court Fees.

Rs 100/- is paid on Impressed type of Stamp. Serial no 346, Purchased on 02/12/2015, Vendor named M
Dutta

Description of Draft

1. Rs 45,070/- is paid, by the Draft(other) No: 394227000427, Date: 06/02/2016, Bank: STATE BANK OF INDIA
(SBI), Rajarhat Township.



(Joyjit Chanda)

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BARASAT

North 24-Parganas, West Bengal

of Registration under section 60 and Rule 69.

ed in Book - I

ne number 1503-2016, Page from 22864 to 22889
ng No 150300914 for the year 2016.



Digitally signed by JOYJIT CHANDA
Date: 2016.02.08 17:43:55 +05:30
Reason: Digital Signing of Deed.

(Joyjit Chanda) 2/8/2016 5:43:54 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
West Bengal.

(This document is digitally signed.)