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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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Registration The signature of the person who  
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Q-0023/15  
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 12:35

*(Signature)*  
 Additional District Sub-Registrar  
 West Bengal, North of Paschim  
 10 FEB 2015

**DEED OF CONVEYANCE**

**THIS DEED OF CONVEYANCE** made on the 10<sup>th</sup>  
 day of February, Two Thousand Fifteen (2015).

**BETWEEN**

1. ABDAR RAHAMAN MOLLA (Voter ID No. WB/20/091/087122), son of Late Aptar Ali Molla, 2. MAJIDA BIBI (Voter ID No. WB/20/091/090370), daughter of Late Aptar Ali Molla, wife of Abdul Ohid, 3. REHANA KHATUN (Voter ID No. WB/20/091/087439), daughter of Late Aptar Ali Molla, 4. MASURA BIBI (Voter ID No. WB/20/091/087581), wife of Late Habibar Rahaman Molla, 5. JAYNAL ABEDIN (Voter ID No. GGC2309706), 6. AYNUL MOLLA (Voter ID No. GGC2224707), 7. SADDAM HOSEN (Voter ID No. GGC4461976), 8. NAJIR HOSSAIN (Voter ID No. RXT0846600), 9. TAJIR HOSSAIN (Voter ID No. RXT1356989), No. 5-9 all sons of Late Habibar Rahaman Molla, all residing at Village & P.O. - Matiagachha, P.S. - Rajarhat, District - North 24 Parganas, Kolkata - 700135, 10. AMENA BIBI (Voter ID No. WB/20/091/087588), daughter of Late Aptar Ali Molla, wife of Md. Jaidar Rahaman @ Jayder Sha, residing at Village - Langalpota, P.O. - Matiagachha, P.S. - Rajarhat, District - North 24 Parganas, Kolkata - 700135, 11. SAKERA KHATUN (BIBI) (Voter ID No. LFH0055939), daughter of Late Aptar Ali Molla, wife of Nazrul Islam Molla, residing at Village - Jhinkiya, P.O. - Bokjuri, P.S. - Haroa, District - North 24 Parganas, Pincode - 743425, 12. RANGINA BIBI (Voter ID No. WB/13/092/369708), daughter of Late Aptar Ali Molla, wife of Yunachh, residing at Village - Gambhirgachhi, Nurnagar, P.O. - Ramnathpur, P.S. - Deganga, District - North 24 Parganas, 13. AKINA BIBI (Voter ID No. WB/13/092/144693), daughter of Late Aptar Ali Molla, wife of Mosaraf Hossain, residing at Village - Bhanpara, Dadpur, P.O. - Golabari Bazar, P.S. - Barasat, District - North 24 Parganas, 14. KHADIJA BIBI (Voter ID No. CCR2008845), wife of Ayub Ali, residing at Village - East Konchpukur, P.O. - Chaltaberia, P.S. - Bhangar, District - South 24 Parganas, Pincode - 743502, 15. SAJIDA BIBI (Voter ID No. KJM3411949), wife of Rabiul Haque, residing at Village - Kalsara (Khalpara), P.O. - Kadambagachhi, P.S. - Barasat, District - North 24 Parganas, Kolkata - 700125, 16. FARIDA BIBI (Voter ID No. TDM1048578), wife of Sariful Molla, residing at Village - Bhagabanpur (Madhyapara), P.O. - Pakapole, P.S. - Kashipur, District - South 24 Parganas, Kolkata - 700135, 17. ATIAR MONDAL @ ATIAR MOLLA (Voter ID No. WB/20/091/087079), son of Chattar Molla @ Chattar, residing at Village

& P.O. - Matiagachha, P.S. - Rajarhat, District - North 24 Parganas, Kolkata - 700135, West Bengal, **18. SHAKILA BIBI** (Voter ID No. WB/20/091/636011), daughter of Late Surat Ali Molla @ Surat Ali Mondal, wife of Meher Ali, residing at Village - Podra, P.O. - R-Bishnupur, P.S. - Rajarhat, District - North 24 Parganas, Kolkata - 700135, all from West Bengal, all by nationality - Indian, by religion - Islam, by occupation - Cultivation & Household work, Represented by their registered consutituted Attorney **MD. JANABALI SA** (PAN No. BDXPS0779M), Son of Md. Jaidar Rahaman, Village - Langalpota, P.O. - Matiagacha, P.S. - Rajarhat, District - North 24 Parganas, Kolkata - 700135, By Nationality - Indian, by faith - Muslim, by occupation - Business. Vide General Power of Attorney, Vendor No. 1-16, being No. 00059, dated - 21/01/2015, and Vendor No. 17 & 18, being No. 00076, dated - 02/02/2015, 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.**

**WHEREAS** Aptar Ali, of Matiagachha was the original owner and possessor and L.R. record holder of a piece and parcel of land admeasuring 7.75 decimal comprised in R.S. & L.R. Dag No. 5123 & 5141, under R.S. Khatian No. 2757, L.R. Khatian No. 379, 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** Aptar Ali Molla died intestate leaving behind his wife Sahar Banu Bibi @ Sarbanu Bibi, two sons namely Habibar Rahaman Molla, Abdar Rahaman Molla, six daughters namely Amena Bibi, Akina Bibi, Majida Bibi, Rehana Khatun, Rangina Bibi & Sakera Bibi as his legal heirs and successors as per Mohammedan Law of Succession.

**AND WHEREAS** said Sahar Banu Bibi @ Sarbanu Bibi, wife of Late Aptar Ali Molla, died intestate leaving behind her two sons namely Habibar Rahaman Molla, Abdar Rahaman Molla, six daughters namely Amena Bibi, Akina Bibi, Majida Bibi, Rehana Khatun, Rangina Bibi & Sakera Bibi as her legal heirs and successors as per Mohammedan Law of Succession.

**AND WHEREAS** said Habibar Rahaman Molla, son of Late Aptar Ali Molla, died intestate leaving behind his wife Masura Bibi, five sons namely Jaynal Abedin, Aynul Molla, Saddam Hosen, Najir Hossain, Tajir Hossain, three daughters namely Khadija Bibi, Sajida Bibi & Farida Bibi as his legal heirs and successors as per Mohammedan Law of Succession.

**AND WHEREAS** said Abdar Rahaman Molla, Majida Bibi, Rehana Khatun, Masura Bibi, Jaynal Abedin, Aynul Molla, Saddam Hosen, Najir Hossain, Tajir Hossain, Amena Bibi, Sakera Khatun, Rangina Bibi, Akina Bibi, Khadija Bibi, Sajida Bibi & Farida Bibi (i.e. Vendor No. 1-16), became the absolute owners and possessors of a piece and parcel of land admeasuring 7.75 decimal (more or less), comprised in R.S. & L.R. Dag No. 5123 (area of land 4.25 dec. more or less) out of 17 decimal, 5141 (area of land 3.50 dec.

more or less) out of 14 decimal, under L.R. Khatian No. 379, 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 said Atiar Mondal @ Atiar Molla (i.e. vendor No. 17), of Matiagachha, is the original owner and possessor and L.R. record holder of a piece and parcel of land admeasuring 2.71 decimal comprised in R.S. & L.R. Dag No. 5123 & 5141, L.R. Khatian No. 1839, 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 Surat Ali Molla @ Surat Ali Mondal, son of Late Faju Molla @ Faju, of Matiagachha, was the original owner and possessor and L.R. record holder of a piece and parcel of land admeasuring 7.75 decimal comprised in R.S. & L.R. Dag No. 5123 & 5141, L.R. Khatian No. 1842, 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 Surat Ali Molla @ Surat Ali Mondal, died intestate leaving behind his three sons namely Abdul Jabbar Ali Molla, Jumman Ali Molla, Jalal Uddin Molla, two daughters namely Ujala Bibi, Shakila Bibi (i.e. vendor No. 18) and wife Durefan Bibi as his legal heirs and successors as per Mohammedan Law of Succession.

AND WHEREAS said Shakila Bibi (i.e. Vendor No. 18), became the absolute owner and possessor of a piece and parcel of land admeasuring 0.85 decimal (as per her share) comprised in R.S. & L.R. Dag No. 5123 & 5141, L.R. Khatian No. 1842, 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 owners and possessors of 11.31 decimal of the said plot of land, 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** by the General Power of Attorney, said attorney **Md. Janab Ali Sa**, 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 **11.31** decimal (more or less) comprised in R.S. & L.R. Dag No. 5123 (area of land 6.21 dec. more or less) out of 17 decimal, 5141 (area of land 5.10 dec. more or less) out of 14 decimal, under R.S Khatian No. 2757, L.R. Khatian No. 379, 1839 & 1842, 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. 9,89,625/- (Nine Lakh Eighty Nine Thousand Six Hundred Twenty Five)** only.

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

That in consideration of the said sum of **Rs. 9,89,625/- (Nine Lakh Eighty Nine Thousand Six Hundred Twenty Five)** only. Well and truly paid by the purchaser to the vendors the receipts whereof the Vendor 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 11.31 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 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 transfersubsists 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 euqities whatsoever.

And the vendor, 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.

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**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** 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 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 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>R.S. Khatian No. 2757, L.R. Khatian No. 379, 1839 &amp; 1842.</b>				
<b><u>R.S. &amp; L.R.</u></b> <b><u>Dag No.</u></b>	<b><u>Nature Of</u></b> <b><u>Land</u></b>	<b><u>Share</u></b>	<b><u>Area of</u></b> <b><u>Land Sold</u></b>	<b><u>Out Of</u></b> <b><u>Land</u></b>
5123	Shali	0.3653	6.21 Dec.	17 Dec.
5141	Shali	0.3643	5.10 Dec.	14 Dec.

Total 02 (Two) Dags,

**Area of Land sold = 11.31 (One One Point Three 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 their hands, seals and signature on the day, month and year first above written.

1. Abdar Rahaman Molla

2. Majida Bibi

3. Rehana Khatun

4. Masura Bibi

5. Jaynal Abedin

6. Aynul Molla

7. Saddam Hosen

8. Najir Hossain

9. Tajir Hossain

10. Amena Bibi

11. Sakera Khatun

12. Rangina Bibi

13. Akina Bibi

14. Khadija Bibi

15. Sajida Bibi

16. Farida Bibi

17. Atiar Mondal @ Atiar Molla

18. Shakila Bibi

*Vendors are Represented By their*

*Registered Constituted Attorney*

WITNESS :

1. *Abdus Salam Molla*  
*সি.এ.এ. কোর্টের সিনিয়র জজ*  
*এবং সিনিয়র কনস্টেবল*  
*এবং সিনিয়র কনস্টেবল*  
*এবং সিনিয়র কনস্টেবল*  
2. *Jamal Uddin Molla*  
*কান্ধাতি*

Drafted by:

*SK. Masud Rahman.*

Advocate

District Judges' Court

North 24 Parganas, Barasat

Enroll No. F-242/12

*Md Tanab Ali Sa*

(Signature of Vendors' Attorney)

Composed by:-

*S.N. Ahmed.*  
*S.N. Ahmed*

LAUHATI, KOL - 135

**MEMO OF CONSIDERATION**

Received a sum of **Rs. 9,89,625/- (Nine Lakh Eighty Nine Thousand Six Hundred Twenty Five) only.** Towards Consideration Money from the Purchaser herein above.

By - Cheque

Cheque No.	Bank Name & Branch	Date	Amount
624482	The South Indian Bank LTD, 6 Brabourne Road, Kolkata - 700001	07/02/2015	Rs. 9,89,625/-

**Total Rs. 9,89,625/-**

**(Nine Lakh Eighty Nine Thousand Six Hundred Twenty Five)only.**

**WITNESS:**

1. *Handwritten signature*  
1. *Handwritten signature*  
307 *Handwritten signature*

2. *Handwritten signature*  
2. *Handwritten signature*  
Kauhati

1. Abdar Rahaman Molla
2. Majida Bibi
3. Rehana Khatun
4. Masura Bibi
5. Jaynal Abedin
6. Aynul Molla
7. Saddam Hosen
8. Najir Hossain
9. Tajir Hossain
10. Amena Bibi
11. Sakera Khatun
12. Rangina Bibi
13. Akina Bibi
14. Khadija Bibi
15. Sajida Bibi
16. Farida Bibi
17. Atiar Mondal @ Atiar Molla
18. Shakila Bibi

*Vendors are Represented By their  
Registered Constituted Attorney*

*Md Tanab Ali Sa*  

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**(Signature of Vendors' Attorney)**





**SPECIMEN FORM FOR TEN FINGERPRINTS**



*Heena Singhal*

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



*Md Janab Ali Sa*

	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 7  
Page from 622 to 638  
being No 00984 for the year 2015.



(Jyjit Chanda) 10-February-2015  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT  
Office of the A.D.S.R. BARASAT  
West Bengal

10 FEB 2015