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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

T 532602

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.

Q-2203/16  
 22/2/16  
 at  
 2:40 P.M

*[Handwritten Signature]*  
 Additional District Sub-Registrar  
 Barasat, North 24 Parganas  
 1/03/16

# DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this the 22<sup>nd</sup> day of February, (Two Thousand Sixteen) 2016.

BETWEEN

To be cont.....



(2)

**JULFIKKAR ALI** alias **JULFIKKAR MOLLA** (having PAN : BIMPM1042F), son of Late Samser Ali alias Samser Ali Molla, residing at Village- Mobarekpur, P.O. - Lauhati, P.S.- Rajarhat, District of North 24 Parganas, Kolkata - 700135, by faith- Muslim, by occupation- Business, 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 hsi legal heirs, executors, administrators, representatives nominees and assigns) of the ONE PART.

**-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), son of Late Chander Bhan Singhal, by faith- Hindu, by occupation- Business, by Nationality- Indian, residing at 23A, Netaji Subash Road, 4th floor, Room No. 7A, P.O. Kolkata G.P.O., P.S. Hare Street, Kolkata- 700001, 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

To be cont .....

(3)

Director in office for the time being in force, executors, administrators, representatives and assigns) of the OTHER PART.

WHEREAS Julfikkar Ali alias Julfikkar Molla the Vendor herein is the absolute owner and possessor of four plots of Sali & Khal land total measuring an area of 16.04 Satak comprised in R.S. & L.R. Dag Nos. 5107, 5116, 5127 & 5179, under L.R. Khatian No. 3538, 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
10.75 Satak	0.0535	201 Satak	5107	3538	Shali
01.79 Satak	0.0416	43 Satak	5116	3538	Shali
00.17 Satak	0.0416	04 Satak	5127	3538	Khal
03.33 Satak	0.0520	64 Satak	5179	3538	Shali
Total land measaring 16.04 Satak more or less					

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, in the District of North 24 Parganas, by virtue of inheritance from father and

To be cont .....



(4)

purchase from Samser Ali by a Deed of Conveyance (in Bengali Language) Regd at A.D.S.R. Barasat, copied in Book No 1, Volume No. 73, Pages from 415 to 420, being No. 5576 for the year 1991, and there after he mutated his name in B.L. & L.R.O. under L.R. Khatian No. 3538, absolutely free from all encumbrances whatsoever.

AND WHEREAS Since then, the said Julfikkar Ali alias Julfikkar Molla is the absolute owner of total land measuring an area 16.04 Satak comprised in R.S. & L.R. Dag Nos. 5107, 5116, 5127 & 5179, under L.R. Khatian No. 3538, more fully and particularly described in the schedule hereinafter written, by virtue of above recorde of right 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 their names as absolute owners and possessors thereof and have the full right to dispose or transfer the same to any body in any way as they will think fit and proper.

AND WHEREAS Now the Vendor herein has agreed to sell and the Purchaser herein has agreed to purchase the aforesaid plots of land admeasuring an area of 10.29 Satak out of 16.04 Satak, comprised in R.S. & L.R. Dag

To be cont .....

(5)

Nos. 5107, 5116, 5127 & 5179, under L.R. Khatian No. 3538, more fully described in the schedule hereinafter written, for the total consideration of **Rs. 11,22,545/- (Rupees Eleven Lac Twenty-two Thousand Five Hundred Forty-five) only.**

**NOW THIS INDENTURE WITNESSETH THAT** in pursuance of the said agreement and in consideration of **Rs. 11,22,545/- (Rupees Eleven Lac Twenty-two Thousand Five Hundred Forty-five) 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 and Khal total land measuring an area of 10.29 Satak comprised in R.S. & L.R. Dag Nos. 5107, 5116, 5127 & 5179, under L.R. Khatian No. 3538, lying and situated at Mouza-

To be cont .....



(6)

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 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

To be cont .....

(7)

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 and other easement rights title claim mortgage liens lispendences,

To be cont .....



(8)

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 his 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 nor 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 he is not the benamder of any one.

7. It is hereby declared that the said Purchaser has the absolute right to mutata his 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 Vendors 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,

To be cont .....

(10)

conveyed and transferred and assigned by the Vendor is found to be not 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 rayati dakhali swattiya bisistha Shali and Khal land total measuring an area 10.29 Satak , comprised in R.S. & L.R. Dag Nos. 5107, 5116, 5127 & 5179, under L.R. Khatian No. 3538 (in the name of Julfikkar Ali) , and the said land clearly as under as per Dag wise :-

To be cont .....



Saleable land area	Share of land	Out of total land	R.S. & L.R. Dag		Nature of land
05.00 Satak	0.0249	201 Satak	5107	3538	Shali
01.79 Satak	0.0416	43 Satak	5116	3538	Shali
00.17 Satak	0.0416	04 Satak	5127	3538	Khal
03.33 Satak	0.0520	64 Satak	5179	3538	Shali
Total land measuring 10.29 (Ten point Two Nine) Satak more or less					

the aforesaid land under lying and situated at Mouza- MATIAGACHA, J.L. No. 187, R.S. No. 154, Touzi No. 146, at present Touzi No. 12, within the local limits of Kirtipur 2 No. Gram Panchayet, within the jurisdiction of Barasat Police Station, at present Rajarhat Police Station, Pargana- Anowarpur, under A.D.S.R. Office, Barasat, in the District of North 24- Parganas, in the State of West Bengal.

It is clearly stated herein that the Vendor herein sold and conveyed the said total land measuring of 10.29 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. There is no road surrounding those Plots.

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. Arijun Molla  
of Lawhat'

অরিন মল্লা  
উদ্ভাটলাহাট

2. *Handwritten name in Bengali*  
*Handwritten name in Bengali*

-----  
SIGNATURE OF THE VENDOR

Deed prepared, read over and  
vernacular language explained  
by me.

Aslamuzzaman  
Advocate  
Barasat Judge's court  
Enroll No. F. 48/624/99.

TYPED BY:

U. Biswas

(UPANANDA BISWAS)

Asha Computer, Kol - 135.

To be cont .....









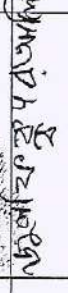
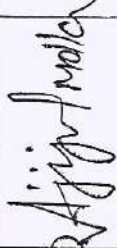
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. BARASAT, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15030000220349/2016

I. Signature of the Person(s) admitting the Execution at Private Residence.


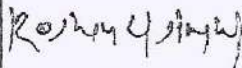











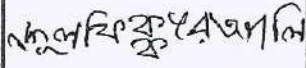
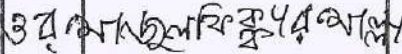




















Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Julfikkar Ali Alias Julfikkar Molla Mobarakpur, P.O:- Lauhati, P.S:- Rajarhat, District:-North 24- Parganas, West Bengal, India, PIN - 700135	Seller			 22/02/2016
Sl No.	Name and Address of identifier	Identifier of			Signature with date
1	Ajijul Molla Son of Abdul Hamid Molla Lauhati, P.O:- Lauhati, P.S:- Rajarhat, District:-North 24- Parganas, West Bengal, India, PIN - 700135	Julfikkar Ali			 22/02/2016

(Joyjit Ghanda)

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



**SPECIMEN FORM FOR TEN FINGERPRINTS**

Sl. No.	Signature of the executants/ presentants					
	 					
		<b>Little      Ring      Middle      Fore</b>				<b>Thumb</b>
		<b>(Left Hand)</b>				
						
		<b>Thumb</b>	<b>Fore</b>	<b>Middle</b>	<b>Ring</b>	<b>Little</b>
		<b>(Right Hand)</b>				
	  					
		<b>Little      Ring      Middle      Fore</b>				<b>Thumb</b>
		<b>(Left Hand)</b>				
						
		<b>Thumb</b>	<b>Fore</b>	<b>Middle</b>	<b>Ring</b>	<b>Little</b>
		<b>(Right Hand)</b>				
						
		<b>Little      Ring      Middle      Fore</b>				<b>Thumb</b>
		<b>(Left Hand)</b>				
						
		<b>Thumb</b>	<b>Fore</b>	<b>Middle</b>	<b>Ring</b>	<b>Little</b>
		<b>(Right Hand)</b>				

## Seller, Buyer and Property Details

### Seller & Buyer Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Julfikkar Ali (Alias Name: Julfikkar Molla) Son of Late Samser Ali Molla Alias Samser Ali Mobarakpur, P.O:- Lauhati, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Julfikkar Ali (Alias: Julfikkar Molla) Son of Late Samser Ali Molla Alias Samser Ali Mobarakpur, 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, PAN No. BIMPM1042F,; Status : Individual; Date of Execution : 22/02/2016; Date of Admission : 22/02/2016; Place of Admission of Execution : Pvt. Residence



**Buyer Details**

SL No.	Name, Address, Photo, Finger print and Signature
1	NICKY COMMERCIAL PRIVATE LIMITED 23A, N.S. Road, 4th Floor, Room No-7, 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,	Julfikkar Ali	

**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:- 3538	5 Dec	5,45,454/-	5,83,335/-	Proposed Use: Bastu, ROR: Shali
L2	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5116 , LR Khatian No:- 3538	1.79 Dec	1,95,273/-	2,08,834/-	Proposed Use: Bastu, ROR: Shali
L3	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5127 , LR Khatian No:- 3538	0.17 Dec	18,545/-	19,833/-	Proposed Use: Bastu, ROR: Shali, Property is on Road
L4	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5179 , LR Khatian No:- 3538	3.33 Dec	3,63,273/-	3,88,501/-	Proposed Use: Bastu, ROR: Shali

**Transfer of Property from Seller to Buyer**

No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	Julfikkar Ali	NICKY COMMERCIAL PRIVATE LIMITED	5	100
L2	Julfikkar Ali	NICKY COMMERCIAL PRIVATE LIMITED	1.79	100
L3	Julfikkar Ali	NICKY COMMERCIAL PRIVATE LIMITED	0.17	100
L4	Julfikkar Ali	NICKY COMMERCIAL PRIVATE LIMITED	3.33	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 - 150301620 / 2016

Query No/Year	15030000220349/2016	Serial no/Year	1503001497 / 2016
- Deed No/Year	I - 150301620 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Julfikkar Ali	Presented At	Private Residence
Date of Execution	22-02-2016	Date of Presentation	22-02-2016

Remarks

On 22/02/2016

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

Presented for registration at 14:40 hrs on : 22/02/2016, at the Private residence by Julfikkar Ali Alias Julfikkar Molla, Executant.

**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 12,00,503/-

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

Execution is admitted on 22/02/2016 by

Julfikkar Ali, Alias Julfikkar Molla, Son of Late Samser Ali Molla Alias Samser Ali, Mobarakpur, P.O: Lauhati, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Muslim, By Profession Business

Indetified by Ajjul 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



(Joyjit Chanda)

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

On 01/03/2016

**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.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 13,214/- ( A(1) = Rs 13,200/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 13,214/-

Description of Draft

Rs 13,214/- is paid, by the Draft(other) No: 149101000429, Date: 26/02/2016, Bank: STATE BANK OF INDIA (SBI), NEW TOWN TERMINUS BUILDING.

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 60,045/- and Stamp Duty paid by Draft Rs 59,945/-, by Stamp Rs 100/-

**Description of Stamp**

1. Rs 10/- is paid on Court Fees.
2. Rs 100/- is paid on Impressed type of Stamp, Serial no 2567, Purchased on 22/02/2016, Vendor named T K Saha.

**Description of Draft**

1. Rs 29,945/- is paid, by the Draft(other) No: 149100000429, Date: 26/02/2016, Bank: STATE BANK OF INDIA (SBI), NEW TOWN TERMINUS BUILDING.
2. Rs 30,000/- is paid, by the Draft(other) No: 149099000429, Date: 26/02/2016, Bank: STATE BANK OF INDIA (SBI), NEW TOWN TERMINUS BUILDING.



(Joyjit Chanda)

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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1503-2016, Page from 41442 to 41465

being No 150301620 for the year 2016.



Digitally signed by JOYJIT CHANDA  
Date: 2016.03.01 15:15:04 +05:30  
Reason: Digital Signing of Deed.

(Joyjit Chanda) 3/1/2016 3:15:03 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BARASAT  
West Bengal.

(This document is digitally signed.)