

01844/15

(87)

I-01765

भारतीय गैर न्यायिक
भारत INDIA

रु. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

सत्यमेव जयते

Rs. 500

INDIA NON JUDICIAL

प्रा. चयवर्जा पश्चिम बंगाल WEST BENGAL

H 575791

THE SCHEDULE SPECIFIED IN SECTION 17 OF THE INDIAN CONTRACT ACT, 1872, APPLICABLE TO THE TERRITORIES MENTIONED IN SECTION 3 OF THE INDIAN CONTRACT ACT, 1872, AND TO THE TERRITORIES TO WHICH THE PROVISIONS OF SECTION 3 OF THE INDIAN CONTRACT ACT, 1872, HAVE BEEN EXTENDED BY THE GOVERNMENT.

Handwritten notes: 12.00, 10/3/15, and other illegible scribbles.

Signature
Additional Deputy Sub-Registrar
District: North 24 Parganas
10 MAR 2015

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on the 10th day of March, Two Thousand Fifteen (2015).

B E T W E E N

NIC...

1. NURJAHAN BIBI (PAN No. BEGPB4535N), wife of Late Mofijul Alam Sha, **2. EJAJUL ALAM SHA**, son of Late Mofijul Alam Sha, both residing at Village - Langalpota, P.O. - Matiagachha, P.S. - Rajarhat, District - North 24 Parganas, Kolkata - 700135, West Bengal, both by nationality - Indian, by religion - Islam, by occupation - Cultivation & 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 Mofijul Alam Sha, son of Late Keramot Sha, of Langalpota, was the original owner and possessor and L.R. record holder of a piece and parcel of land admeasuring 31.04 decimal comprised in R.S. & L.R. Dag No. 5105, 5120, 5170, 5171, 5172, 5182, 5184 & 5186, under L.R. Khatian No. 2036, 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 Sokorjan Bibi, wife of Late Keramot Sha, of Langalpota, was the original owner and possessor and L.R. record holder of a piece and parcel of land admeasuring 0.37 decimal comprised in R.S. & L.R. Dag No. 5105, 5170, 5171 & 5172, under L.R. Khatian No. 2172/2, 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 Sokorjan Bibi died intestate leaving behind her son Mofijul Alam Sha as her legal heir and successor as per Mohammedan Law of Succession.

AND WHEREAS said Mofijul Alam Sha, became the original & absolute owner and possessor of a piece and parcel of land admeasuring 31.41 (31.04+0.37) decimal comprised in R.S. & L.R. Dag No. 5105, 5120, 5170, 5171, 5172, 5182, 5184 & 5186, under L.R. Khatian No. 2036 & 2172/2, 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 Mofijul Alam Sha died intestate leaving behind his wife Nurjahan Bibi, three sons namely Ejajul Alam Sha, Minhajul Alam Sha & Mahabub Alam Sha as his legal heirs and successors as per Mohammedan Law of Succession.

AND WHEREAS said Nurjahan Bibi, Ejajul Alam Sha (i.e. Vendors)

became the absolute owners and possessors of a piece and parcel of land admeasuring **13.08** decimal (more or less) as per their share, comprised in R.S. & L.R. Dag No. **5105, 5120, 5170, 5171, 5172, 5182, 5184 & 5186**, under L.R. Khatian No. 2036 & 2172/2, 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 13.08 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 for personal reasons, it becoming necessary and expedient for the Vendors to sell an area of **13.08** decimal (more or less) comprised in R.S. & L.R. Dag No. 5105 (area of land 1.04 dec. more or less) out of 194 decimal, 5120 (area of land 0.64 dec. more or less) out of 18 decimal, 5170 (area of land 0.03 dec. more or less) out of 03 decimal, 5171 (area of land 0.04 dec. more or less) out of 04 decimal, 5172 (area of land 0.18 dec. more or less) out of 15 decimal, 5182 (area of land 2.60 dec. more or less) out of 89 decimal, 5184 (area of land 05 dec. more or less) out of 147 decimal, 5186 (area of land 3.55 dec. more or less) out of 53 decimal, under L.R. Khatian No. 2036 & 2172/2, 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. 11,44,500/- (Eleven Lakh Fourty Four Thousand Five Hundred)** only.

NOW THIS DEED WITNESSETH as follows :-

That in consideration of the said sum of **Rs. 11,44,500/- (Eleven Lakh Fourty Four Thousand Five Hundred)** 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 **13.08** 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 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 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 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 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.

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 & Khal 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.

L.R. Khatian No. 2036 & 2172/2.				
<u>R.S. & L.R.</u> <u>Dag 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>
5105	Shali	0.0054	1.04 Dec.	194 Dec.
5120	Shali	0.0356	0.64 Dec.	18 Dec.
5170	Shali	0.0100	0.03 Dec.	03 Dec.
5171	Khal	0.0100	0.04 Dec.	04 Dec.
5172	Shali	0.0120	0.18 Dec.	15 Dec.
5182	Shali	0.0292	2.60 Dec.	89 Dec.
5184	Shali	0.0340	05 Dec.	147 Dec.
5186	Shali	0.0670	3.55 Dec.	53 Dec.

Total 08 (Eight) Dags,

Area of Land sold = 13.08 (One Three Point Zero Eight) 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 his hands, seals and signature on the day, month and year first above written.

WITNESS :

1. Md Jalal uddin
S.O Lt. Abdu Karim
Nata Pukur

2. Jamal Uddin Mollo
of Lauhati

Sahab Sha
40. Kade Sha
vill Langan Pota
Drafted by:

Anjum K. Hossain

Advocate

District Judges' Court

North 24 Parganas, Barasat

Enroll No. - WB/798/1995

২৭.৫.২০১৫ খ্রিঃ

Prepared By :

Sk. Sahanawazuddin Ahmed.

Sk. Sahanawazuddin Ahmed

Composed by :

Nasim Ahmed
Sk. Nasim Ahmed

LAW CONCERN, LAUHATI, KOL - 135

২৭.৫.২০১৫ খ্রিঃ

(Signature of Vendors)

MEMO OF CONSIDERATION

Received a sum of Rs. 5,34,625/- (Five Lakh Thirty Four Thousand Six Hundred Twenty Five) only. Towards Consideration Money from the Purchaser herein above.

By - Cheque

Cheque No.	Bank Name & Branch	Date	Amount
624490	SOUTH INDIAN BANK, Brabourne Road Branch	04/03/2015	Rs. 5,34,625/-

Total

Rs. 5,34,625/-

(Five Lakh Thirty Four Thousand Six Hundred Twenty Five) only.

WITNESS:

1. *Fomal Uddin Molla*
Lauhati
2. *Ajizul Molla*
Lauhati

Rohila Khatun Bibi

Vendor is Represented By her

Registered Constituted Attorney

নাজির আলি বেগম

(Signature of Vendor's Attorney)

SPECIMEN FORM FOR TEN FINGERPRINTS



Meena Singh

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



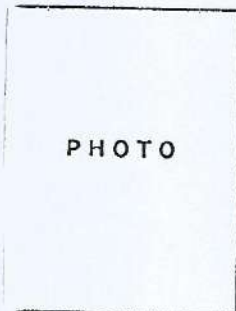
A. J. Singh

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



Jyoti Singh



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







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

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. 01844 / 2015

I. Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Nurjahan Bibi Langalpota, Kolkata, Thana -Rajarhat, P.O. :-Matiagachha, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135	 10/03/2015	 LTI 10/03/2015	নূর জাহান বিবি 10.3.15


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

SI No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Nurjahan Bibi Address -Langalpota, Kolkata, Thana:-Rajarhat, P.O. :-Matiagachha, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135	Self	 10/03/2015	 LTI 10/03/2015	নূর জাহান বিবি
2	Ejajul Alam Sha Address -Langalpota, Kolkata, Thana:-Rajarhat, P.O. :-Matiagachha, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135	Self	 10/03/2015	 LTI 10/03/2015	ইজাজুল আলম শাহ

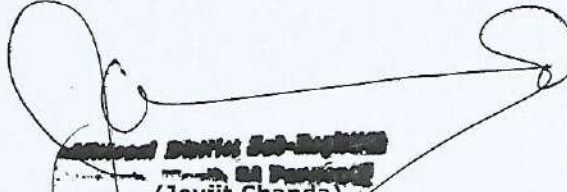
Name of Identifier of above Person(s)

Safik Sha
Langalpota, Thana:-Rajarhat, P.O. :-Matiagachha,
District:-North 24-Parganas, WEST BENGAL, India

Signature of Identifier with Date


10.3.15




Additional District Sub-Registrar
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 - 01765 of 2015
(Serial No. 01844 of 2015 and Query No. 1503L000004356 of 2015)

On 10/03/2015

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 12620.00/-, on 10/03/2015

(Under Article : A(1) = 12606/- ,E = 14/- on 10/03/2015)

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.-11,46,750/-

Certified that the required stamp duty of this document is Rs.- 57358 /- and the Stamp duty paid as: Impresive Rs.- 500/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 49000/- is paid , by the Bankers cheque number 637176, Bankers Cheque Date 10/03/2015, Bank : State Bank of India, BARASAT, received on 10/03/2015
2. Rs. 7800/- is paid , by the Bankers cheque number 637170, Bankers Cheque Date 10/03/2015, Bank : State Bank of India, BARASAT, received on 10/03/2015
3. Rs. 60/- is paid , by the Bankers cheque number 637246, Bankers Cheque Date 10/03/2015, Bank : State Bank of India, BARASAT, received on 10/03/2015

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

Presented for registration at 12.00 hrs on :10/03/2015, at the Office of the A.D.S.R. BARASAT by Nurjahan Bibi , one of the Executants.

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

Execution is admitted on 10/03/2015 by

1. Nurjahan Bibi, wife of Lt. Mofijul Alam Sha , Langalpota, Kolkata, Thana:-Rajarhat, P.O. Matiagachha, District:-North 24-Parganas; WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : House wife



Additional District Sub-Registrar
Barasat, North 24 Parganas
(Joyjit Chanda)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT
Endorsement Page 1 of 2

10/03/2015 15:33:00

10 MAR 2015



Government Of West Bengal
Office Of the A.D.S.R. BARASAT
District:-North 24-Parganas

Endorsement For Deed Number : I - 01765 of 2015
(Serial No. 01844 of 2015 and Query No. 1503L000004356 of 2015)

2. Ejajul Alam Sha, son of Lt. Mofijul Alam Sha , Langalpota, Kolkata, Thana:-Rajarhat, P.O. : Matiagachha, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Cultivation

Identified By Safik Sha, son of K. Sha, Langalpota, Thana:-Rajarhat, P.O. :-Matiagachha, 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 OF BARASAT
EndorsementPage 2 of 2

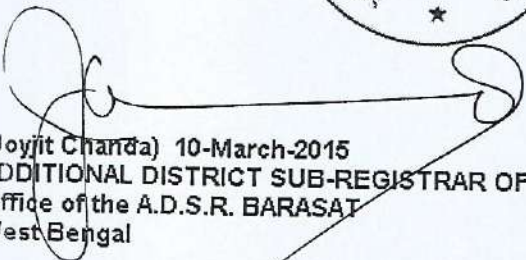
10/03/2015 15:33:00

10 MAR 2015

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 12
Page from 444 to 459
being No 01765 for the year 2015.




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

10 MAR 2015