

2620/17

ISS - A

P-2461/17



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

V 220441

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

Case 28.4.17

1546989/18

Additional District Sub-Registrar
Barasat, North 24 Parganae
28 APR 2017

DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this the
28th day of April, Two Thousand Seventeen (2017)

BETWEEN

To be cont

(2)

AKRAMUL MOLLA alias **AKRAMUL ALI MOLLA**, (PAN-BZRPM 1042B), son of Late Jamsed Ali Molla, residing at Village - Mobarakpur, P.O. - Lauhati, P.S. - Rajarhat, District of North 24 Parganas, Kolkata - 700132, by faith- Islam, 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 his legal heirs, executors, administrators, representatives nominees and assigns) of the ONE PART.

-AND-

NICKY COMMERCIAL PRIVATE LIMITED (having PAN : AAACN8443M), a limited Company incorporated under the Companies Act. 1956, having its Office at 23A, Netaji Subash Road, 4th floor, Room No. 7A, P.O. Kolkata G.P.O., P.S. Hare Street, Kolkata- 700001, represented by its Director **SRI ROSHAN LAL SINGHAL**, (having PAN : ALCPS8734J), son of Late Chander Bhan Singhal, residing at 23A, Netaji Subash Road, 4th floor, Room No. 7A, P.O. Kolkata G.P.O., P.S. Hare Street, Kolkata- 700001, by faith- Hindu, by occupation- Business, by Nationality- Indian, 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 -

To be cont

(3)

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

WHEREAS One Madar Box Molla (Mondal), son of Late Kalu Mondal of Mobarakpur, P.S. - Rajarhat was the absolute recorded owner and possessor of Sali land measuring an area of 30 Satak, comprised in R.S. & L.R. Dag No. 5106, under Khatian No. 2029, under the following manner :-

Recorded land area	Share of land	Total land	R.S. & L.R. Dag	Khatian No.	Nature of land
30.00 Satak	0.1364	220 Satak	5106	2029	Shali
Total land measuring 30 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 his father and thereafter he recorded his name in B.L. & L.R.O. under L.R. Khatian No. 2233 and enjoyed the same absolutely free from all encumbrances whatsoever.

AND WHEREAS While seized and possessed of the aforesaid plot of land,

To be cont

(4)

the said Madar Box Molla (Mondal) transferred and Gifted to his two sons namely Akramul Molla (the Vendor herein) and Rejaul Molla, ALL THAT piece or parcel of Sali land measuring an area 30 Satak, out of 2-20 Satak, comprised in R.S. & L.R. Dag No. 5106, under Khatian No. 2029, 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 a registered Deed of Gift, executed on dated 05/09/1997, and numbered dated 31/03/1998, registered at the office of the A - D - S - R Bidhan Nagar, Salt Lake City, copied in Book No. 1, Volume No. - 37, Pages from 251 to 260, Being No. - 1398, for the year 1998. And thereafter he recorded his name in B.L. & L.R.O. under L.R. Khatian No. 4339 and enjoyed the same absolutely free from all encumbrances whatsoever.

AND WHEREAS Since then, the said Akramul Molla alias Akramul Ali Molla,(the Vendor herein) is the absolute owner of ALL THAT piece or parcel of Sali land measuring an area 15.00 Satak more or less, (1/2 share of 30 Satak) out of 2-20 Satak, comprised in R.S. & L.R. Dag No. 5106, under Khatian No. 2029, at present L.R. Khatian No. 2233, lying and situ-

To be cont

(5)

ated 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, more fully and particularly described in the schedule hereinafter written, by virtue of above inheritance from his mother 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 name as absolute owner and possessor thereof and have the full right to dispose or transfer the same to any body in any way as he 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 plot of land measuring an area of 15.00 Satak more or less, comprised in R.S. & L.R. Dag No. 5106, under Khatian No. 2029, at present L.R. Khatian No. 2233, 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, more fully described in the schedule hereinafter written, for the total consideration of **Rs. 21,25,005/- (Rupees Twenty-one Lac Twenty-five Thousand Five) only.**

To be cont

(6)

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement and in consideration of **Rs. 21,25,005/- (Rupees Twenty-one Lac Twenty-five Thousand 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 land total measuring an area of **15.00 Satak** more or less, comprised in R.S. & L.R. Dag No. 5106, under Khatian No. 2029, at present L.R. Khatian No. 2233, 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

To be cont

(7)

courts courtyards compound bounda ries, 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 there- with AND reversion or reversions remainder or remainders and rents is- sues 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 writ- ings 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

To be cont

(8)

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, 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 not any such notice has been published.
4. That the land fully described in the schedule below stands retained by

To be cont

(9)

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 property 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 mutate 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 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 mat-

To be cont

(10)

ter 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 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 sali land total

To be cont

(11)

measuring an area **15.00 Satak** more or less, comprised in R.S. & L.R. Dag No. 5106, under Khatian No. 2029, L.R. Khatian No. 2233, at present L.R. Khatian No. 4339, (in the name of Akramul Ali Molla), the said land clearly as under as per Dag wise :-

Saleable land area	Share of land	Total land	R.S. & L.R. Dag	L.R. Kh No.	Nature of land
15.00 Satak	0.0682	220 Satak	5106	4339	Shali
Total land measuring 15.00 Satak more or less					

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 15.00 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 plot.

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*
Lauhati

Akha muel molla
alies
Akha muel Ali malla

2. *S - Sub A*
Rajaraht
Kolri 25

SIGNATURE OF THE VENDOR

Deed prepared and explained

by me.

Aslamuzzaman
Advocate

Barasat Judges court

Enrol NO. F-748/624/99

TYPED BY:

U. Misra

Asha Computer, Kol - 135.

To be cont

(13)

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named purchaser, a sum of Rs. **21,25,005/- (Rupees Twenty-one Lac Twenty-five Thousand Five) 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>
21/09/2016	540757	The South Indian Bank Ltd. Brabourn Road, Kolkata	5,00,000/- ✓
22/11/2016	540771	Do	4,50,000/- ✓
27/02/2017	540777	Do	5,00,000/- ✓
28/04/2017	000122	UCO BANK BHATENDA EAST BR.	6,75,005/- ✓

Total Rs. **21,25,005/- (Rupees Twenty-one Lac
Twenty-five Thousand Five) only.**

WITNESSES :-

1. *Ajij Molla
Lauhati*

2. *Sahab Ali
Rizwan
201-125*


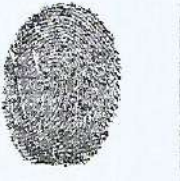




















*Akma mul molla
alies*

Akma mul Ali molla

SIGNATURE OF THE VENDOR

Akma mul molla alies Akma mul Ali molla

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants/ presentants										
	 <i>Rohay U Singh</i>										
		Little		Ring		Middle		Fore		Thumb	
		(Left Hand)									
											
		Thumb		Fore		Middle		Ring		Little	
		(Right Hand)									
	 <i>Akhamul maula</i> <i>uies</i> <i>Akhamul Au</i> <i>males</i>										
		Little		Ring		Middle		Fore		Thumb	
		(Left Hand)									
											
		Thumb		Fore		Middle		Ring		Little	
		(Right Hand)									
		Little		Ring		Middle		Fore		Thumb	
		(Left Hand)									
		Thumb		Fore		Middle		Ring		Little	
		(Right Hand)									

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201617-003193705-1

Payment Mode Online Payment

GRN Date: 22/11/2016 11:59:08

Bank : State Bank of India

BRN : IK00AIHJA2

BRN Date: 22/11/2016 12:01:29

DEPOSITOR'S DETAILS

Id No. : 15030001546989/1/2016

[Query No./Query Year]

Name : SUVANKAR DAS

Contact No. :

Mobile No. : +91 9836206079

E-mail : dassuva1685@gmail.com

Address : 28/1 B B ST KOL 36

Applicant Name : Mr Roshan Lal Singhal

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15030001546989/1/2016	Mutation/Conversion -Receipt	0029-00-800-028-27	25
2	15030001546989/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	23389
3	15030001546989/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	106170

Total

129584

In Words : Rupees One Lakh Twenty Nine Thousand Five Hundred Eighty Four only

Major Information of the Deed



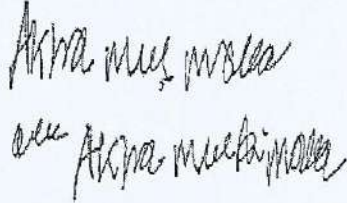
Deed No :	I-1503-02461/2017	Date of Registration	28/04/2017
Query No / Year	1503-0001546989/2016	Office where deed is registered	
Query Date	21/11/2016 9:35:31 PM	A.D.S.R. BARASAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	Roshan Lal Singhal 23A, N. S. Road, 4th Floor, Room No 7A, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836048243, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 21,25,005/-	Rs. 21,25,005/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,06,270/- (Article:23)	Rs. 23,389/- (Article:A(1), E)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-5106	LR-4339	Bastu	Shali	15 Dec	21,25,005/-	21,25,005/-	
Grand Total :					15Dec	21,25,005 /-	21,25,005 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fringefingerprint	Signature
	Akramul Ali Molla, (Alias: Akramul Molla) (Presentant) Son of Late Jamsed Ali Molla Executed by: Self, Date of Execution: 28/04/2017 , Admitted by: Self, Date of Admission: 28/04/2017 ,Place : Office	 28/04/2017	 LTI 28/04/2017	 28/04/2017
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.:BZRPM1042BStatus :Individual				

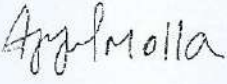
Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	NICKY COMMERCIAL PRIVATE LIMITED 23A, N. S. Road, 4th Floor, Room No 7A, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No.:AAACN8443MStatus :Organization

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri Roshan Lal Singhal Son of Late Chander Bhan Singhal 23A, N. S. Road, 4th Floor, Room No 7A, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:ALCPS8734J Status : Representative, Representative of : NICKY COMMERCIAL PRIVATE LIMITED (as Director)

Identifier Details :

Name & address	
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, Identifier Of Akramul Ali Molla, Shri Roshan Lal Singhal	
	28/04/2017

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Akramul Ali Molla	NICKY COMMERCIAL PRIVATE LIMITED-15 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha

Sch No	Plot & Khatian Number	Details Of Land
1.1	LR Plot No:- 5106(Corresponding RS Plot No:- 5106), LR Khatian No:- 4339	Owner:একরামুল আলি মোল্লা, Gurdian:জামসেদ, Address:নিজ, Classification:শালি, Area:0.15000000 Acre,

Endorsement For Deed Number : I - 150302461 / 2017

01-2017

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 21,25,005/-



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

On 28-04-2017

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 12:10 hrs on 28-04-2017, at the Office of the A.D.S.R. BARASAT by Akramul Ali Molla Alias Akramul Molla, Executant.

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

Execution is admitted on 28/04/2017 by Akramul Ali Molla, Alias Akramul Molla, Son of Late Jamsed Ali Molla, Mobarakpur, P.O: Lauhati, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Business

Indetified by Ajjjul 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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21,264/- (A(1) = Rs 21,250/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 23,389/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 22/11/2016 12:01PM with Govt. Ref. No: 192016170031937051 on 22-11-2016, Amount Rs: 23,389/-,
Bank: State Bank of India (SBIN0000001), Ref. No. IK00AIHJA2 on 22-11-2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,06,270/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 1,06,170/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 1686, Amount: Rs.100/-, Date of Purchase: 08/12/2016, Vendor name: T K SAHA
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 22/11/2016 12:01PM with Govt. Ref. No: 192016170031937051 on 22-11-2016, Amount Rs: 1,06,170/-,
Bank: State Bank of India (SBIN0000001), Ref. No. IK00AIHJA2 on 22-11-2016, Head of Account 0030-02-103-003-02



Utpal Kumar Basu
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 1503-2017, Page from 62691 to 62712

being No 150302461 for the year 2017.



UK Basu

Digitally signed by UTPAL KUMAR
BASU
Date: 2017.05.02 16:54:17 +05:30
Reason: Digital Signing of Deed.

(Utpal Kumar Basu) 02/05/2017 16:54:15
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
West Bengal.

(This document is digitally signed.)