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P-02707



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Certified that the Government is Admitted to Registration the Signature Sheet / Sheets the Instrument Sheet / Sheets Attached with this Government are the part of the Government.

501252

Q-460687/16

[Handwritten Signature]
28/04/16
at
4:15 P.M.

[Handwritten Signature]
Additional District Sub-Registrar
Barasat, North 24 Parganas
11/04/16

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on the 08th day of April, Two Thousand Sixteen (2016).

BETWEEN

ROKIYA BIBI (7935 7576 8323 —), wife of Jamsed Purokait, residing at Village - Kulti, P.O. - Kulti Get, P.S. - Haroa, District - North 24 Parganas, Pincode - 743502, West Bengal, by nationality - Indian, by religion - Islam, by occupation - Housewife, hereinafter being referred to as the “VENDOR” (which expression shall unless exclude by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the FIRST PART.

AND

NICKY COMMERCIAL 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, P.O. - Kolkata GPO, P.S. - Hare Street, Kolkata- 700001, West Bengal, represented by its Director ROSHAN LAL SINGHAL (PAN No. ALCPS8734J), son of Late Chanderbhan 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 Rokiya Bibi, wife of Jamsed Purokait, of Kulti, is the original & absolute owner and possessor and L.R. record holder of a piece and parcel of land admeasuring 3.07 decimal (more or less) comprised in R.S. & L.R. Dag No. 5115, 5175 & 5179, L.R. Khatian No. 3134, 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 Sattar Mondal @ Abdul Sattar, son of Wahed @ Wahed Box, was the original owner and possessor and L.R. record holder of a piece and parcel of land admeasuring 11.40 decimal (more or less) comprised in R.S. & L.R. Dag No. 5127, 5175/5229 & 5182, L.R. Khatian No. 3002 & 2699, 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 Sattar Mondal @ Abdul Sattar died intestate leaving behind his six daughters namely Rokiya Bibi (i.e. Vendor), Saleha Bibi, Alehar Bibi, Tahmina Bibi, Taslima Bibi, Yasmina Bibi as his legal heirs and successors as per Mohammedan Law of Succession.

AND WHEREAS said Rokiya Bibi (i.e. Vendor) became the absolute owner and possessor of a piece and parcel of land admeasuring 1.90 decimal

(more or less) from her father, comprised in R.S. & L.R. Dag No. **5127, 5175/5229 & 5182, L.R. Khatian No. 3002 & 2699, 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.

WHEREAS Rokiya Bibi, is the original & absolute owner and possessor and L.R. record holder of a piece and parcel of land admeasuring **4.97** decimal (more or less) comprised in R.S. & L.R. Dag No. **5115, 5127, 5175, 5175/5229, 5179 & 5182 L.R. Khatian No. 2699, 3002, 3134, 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 the present vendor is the absolute owner and possessor of **4.97** decimal [**3.07+1.90** decimal] of the said plot of land, which have now marketable title to the property which is free from all encumbrances, charges, liens, lispendencies, attachments whatsoever and is 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 Vendor to sell an area of **4.97** decimal (more or less) comprised in R.S. & L.R. Dag No. 5115 (area of land 1.73 dec. more or less) out of 2.83 decimal, 5127 (area of land 0.06 dec. more or less) out of 04 decimal, 5175

(area of land 0.95 dec. more or less) out of 155 decimal, 5175/5229 (area of land 0.17 dec. more or less) out of 12 decimal, 5179 (area of land 0.39 dec. more or less) out of 64 decimal, 5182 (area of land 1.67 dec. more or less) out of 89 decimal, L.R. Khatian No. 2699, 3002 & 3134, 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. 5,42,180/- (Five Lakh Fourty Two Thousand One Hundred Eighty)** only.

NOW THIS DEED WITNESSETH as follows :-

That in consideration of the said sum of **Rs. 5,42,180/- (Five Lakh Fourty Two Thousand One Hundred Eighty)** only. Well and truly paid by the purchaser to the vendors the receipts whereof the Vendor do hereby admit and acknowledge, the Vendor 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 **4.97** 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 Vendor do hereby profess to transfer subsists and that the Vendor has 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 Vendor and-/or any person / persons claiming through or under or in trust for them:

And Further that the vendor, her 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, her 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 Vendors and that they are 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 Vendors 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 are not subject matter of any court case or not any litigation from any corners whatsoever.

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.

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.

<u>R.S. & L.R.</u> <u>Dag No.</u>	<u>L.R.</u> <u>Khatian</u> <u>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>
5115	3134	Shali	0.0061	1.73 Dec.	283 Dec.
5127	3002	Khal	0.0138	0.06 Dec.	04 Dec.
5175	3134	Shali	0.0061	0.95 Dec.	155 Dec.
5175/5229	3002	Khal	0.0138	0.17 Dec.	12 Dec.
5179	3134	Shali	0.0061	0.39 Dec.	64 Dec.
5182	2699	Shali	0.0187	1.67 Dec.	89 Dec.

Total 06 (Six) Dags,

Area of Land sold = 4.97 (Four Point Nine Seven) 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 Beside 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.

WITNESS :

1. Jiarui Islam Purkait
Kulti P.O. Kulti lockgate
P.S. Haroa. North 24 Pgs
2. Gnanasankar Chatterjee
শ্রী. চন্দ্রকান্ত

Drafted by:

Amir Hossain
Advocate

District Judges' Court

North 24 Parganas, Barasat

Enroll No. - WB/798/1995

Composed by:-

S.N. Ahmed
S.N. Ahmed

LAW CONCERN.

LAUHATI, KOL - 135

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(Signature of Vendor)

MEMO OF CONSIDERATION

Received a sum of Rs. 5,42,180/- (Five Lakh Fourty Two Thousand One Hundred Eighty) only. Towards Consideration Money from the Purchaser herein above.

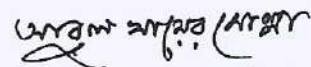
By - Cheque

Cheque No. 049979, Dated - 01/03/2016, The South Indian Bank, Brabourne Road Branch, Rs. 5,42,180/-

Total Rs. 5,42,180/-
(Five Lakh Fourty Two Thousand One Hundred Eighty) only.

WITNESS:

1. Jiaroi iseam Porakarit
Kulti P.O- Kulti 102K gate
P.S - Haroa North W 185

2. 
M. (K...)

• বোঝা য়ি বিবি

(Signature of Vendor)





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 15030000460687/2016


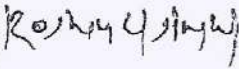
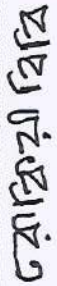

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
1	Rokiya Bibi Kulti, P.O:- Kulti Get, P.S:- Haroa, District:-North 24- Parganas, West Bengal, India, PIN - 743502	Seller			রো কিয়া বিবি ৪.৫.২০১৬
Sl No.	Name and Address of identifier	Identifier of			Signature with date
1	Ajjul Molla Son of Abdul Hamid Molla Lauhati, P.O:- Lauhati, P.S:- Rajarhat, District:-North 24- Parganas, West Bengal, India, PIN - 700135	Rokiya Bibi			Ajjul molla ৪.৫.২০১৬

(Joyjit Chanda)

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						
	 						
		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)						
	Little	Ring	Middle	Fore	Thumb		
	(Left Hand)						
	Thumb	Fore	Middle	Ring	Little		
	(Right Hand)						

Seller, Buyer and Property Details**A. Seller & Buyer Details**

Presentant Details	
SL- No.	Name and Address of Presentant
1	Rokiya Bibi Wife of Jamsed Purokait Kulti, P.O:- Kulti Get, P.S:- Haroa, District:-North 24-Parganas, West Bengal, India, PIN - 743502

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Rokiya Bibi Wife of Jamsed Purokait Kulti, P.O:- Kulti Get, P.S:- Haroa, District:-North 24-Parganas, West Bengal, India, PIN - 743502 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India,; Status : Individual; Date of Execution : 08/04/2016; Date of Admission : 08/04/2016; 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 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,	Rokiya Bibi	

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:- 5115 , LR Khatian No:- 3134	1.73 Dec	1,88,727/-	2,01,834/-	Proposed Use: Bastu, ROR: Shali
L2	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5175 , LR Khatian No:- 3124	0.95 Dec	1,03,636/-	1,10,834/-	Proposed Use: Bastu, ROR: Shali
L3	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5179 , LR Khatian No:- 3134	0.39 Dec	42,545/-	45,500/-	Proposed Use: Bastu, ROR: Shali
L4	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5127 , LR Khatian No:- 3002	0.06 Dec	6,545/-	7,000/-	Proposed Use: Bastu, ROR: Khai

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
L5	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5175/5229 , LR Khatian No:- 3002	0.17 Dec	18,545/-	19,833/-	Proposed Use: Bastu, ROR: Khal
L6	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5182 , LR Khatian No:- 2699	1.67 Dec	1,82,182/-	1,94,834/-	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	Rokiya Bibi	NICKY COMMERCIAL PRIVATE LIMITED	1.73	100
L2	Rokiya Bibi	NICKY COMMERCIAL PRIVATE LIMITED	0.95	100
L3	Rokiya Bibi	NICKY COMMERCIAL PRIVATE LIMITED	0.39	100
L4	Rokiya Bibi	NICKY COMMERCIAL PRIVATE LIMITED	0.06	100
L5	Rokiya Bibi	NICKY COMMERCIAL PRIVATE LIMITED	0.17	100
L6	Rokiya Bibi	NICKY COMMERCIAL PRIVATE LIMITED	1.67	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, 4th Floor, Room No 7A, 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 - 150302707 / 2016

Query No/Year	15030000460687/2016	Serial no/Year	1503002846 / 2016
Deed No/Year	I - 150302707 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Rokiya Bibi	Presented At	Private Residence
Date of Execution	08-04-2016	Date of Presentation	08-04-2016

Remarks

On 05/04/2016

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 5,79,835/-



(Joyjit Chanda)

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

On 08/04/2016

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

Presented for registration at 16:15 hrs on : 08/04/2016, at the Private residence by Rokiya Bibi ,Executant.

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

Execution is admitted on 08/04/2016 by

Rokiya Bibi, Wife of Jamsed Purokait, Kulti, P.O: Kulti Get, Thana: Haroa, , North 24-Parganas, WEST BENGAL, India, PIN - 743502, By caste Muslim, By Profession House wife
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



(Joyjit Chanda)

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

On 11/04/2016

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 6,383/- (A(1) = Rs 6,369/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 6,383/-

Description of Draft

1. Rs 6,383/- is paid, by the Draft(other) No: 455803000382, Date: 08/04/2016, Bank: STATE BANK OF INDIA (SBI), RAJARHAT KATHGOLA.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 29,012/- and Stamp Duty paid by Draft Rs 28,920/-, 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 3877, Purchased on 22/07/2015, Vendor named S Bose.

Description of Draft

1. Rs 28,920/- is paid, by the Draft(other) No: 455804000382, Date: 08/04/2016, Bank: STATE BANK OF INDIA (SBI), RAJARHAT KATHGOLA.



(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 69829 to 69851

being No 150302707 for the year 2016.



Digitally signed by JOYJIT CHANDA
Date: 2016.04.11 16:45:27 +05:30
Reason: Digital Signing of Deed.

(Joyjit Chanda) 4/11/2016 4:45:26 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
West Bengal.

(This document is digitally signed.)