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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Registered under the Registration Act, 1908
 registration fee Rs. 100/-
 the stamp duty Rs. 100/-
 with this stamp duty Rs. 200/-

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 20 APR 2015

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on the 20th day of April, Two Thousand Fifteen (2015).

BETWEEN

RASIDA BIBI (Voter ID No. CCR1335496), wife of Abdul Kashem Molla, residing at Village - Tarahadiya, P.O. - Bhagabanpur, P.S. - Kashipur, Kolkata - 700135, District - South 24 Parganas, West Bengal, by nationality - Indian, by religion - Islam, by occupation - Household Work, 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 & 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 Md. Abdul Hamid & Mst. Rokeya Bibi, of Mobarockpur, was the absolute owner and possessor of a piece and parcel of land admeasuring 22 decimal comprised in R.S. & L.R. Dag No. 5103, 5115, 5175 & 5179, Khatian No. 3129 & 3138, 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 purchased deed, being no. 4134, in the year 1997, from Mst. Samsur Nahar Bibi, of Ghuni.

AND WHEREAS Md. Habibar Rahaman, of Mobarockpur, was the original owner and possessor of a piece and parcel of land admeasuring 49.21 decimal comprised in R.S. & L.R. Dag No. 5107, 5115, 5116, 5127, 5135, 5136, 5137, 5175, 5175/5229 & 5179, L.R. Khatian No. 3003, 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 Md. Habibar Rahaman & Mst. Rokeya Bibi, died intestate leaving behind their three sons namely Md. Jahangir Hossein, Md. Mahabub Rahaman, Md. Abdul Hamid Molla @ Md. Abdul Hamid, and two daughters namely Rashida Bibi (i.e. Vendor) & Runa Laila Bibi as their legal heirs and successors as per Mohammedan Law of Succession.

AND WHEREAS said Rashida Bibi (i.e. Vendor), of Tarahadiya, became the absolute owner and possessor of a piece and parcel of land admeasuring 7.50 decimal (as per her share) comprised in R.S. & L.R. Dag No. 5103, 5107, 5115, 5116, 5127, 5135, 5136, 5137, 5175, 5175/5229 & 5179, L.R. Khatian No. 3003, 3129 & 3138, 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 vendor is the absolute owner and possessor of 7.50 decimal of the said plot of land, which have now marketable title to the property which is free from all encumbrances, charges, liens, lispendences, 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 Vendor to sell an area of 7.50 decimal (more or less) comprised in R.S. & L.R. Dag No. 5103 (area of land 0.71 dec. more or less)

out of 546 decimal, 5107 (area of land 1.83 dec. more or less) out of 201 decimal, 5115 (area of land 1.84 dec. more or less) out of 283 decimal, 5116 (area of land 0.39 dec. more or less) out of 43 decimal, 5127 (area of land 0.04 dec. more or less) out of 04 decimal, 5135 (area of land 0.46 dec. more or less) out of 11 decimal, 5136 (area of land 0.08 dec. more or less) out of 02 decimal, 5137 (area of land 0.62 dec. more or less) out of 15 decimal, 5175 (area of land 1.01 dec. more or less) out of 155 decimal, 5175/5229 (area of land 0.11 dec. more or less) out of 12 decimal, 5179 (area of land 0.41 dec. more or less) out of 64 decimal, L.R. Khatian No. 3003, 3129 & 3138, 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 vendors 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. 6,56,250/- (Six Lakh Fifty Six Thousand Two Hundred Fifty)** only.

NOW THIS DEED WITNESSETH as follows :-

That in consideration of the said sum of **Rs. 6,56,250/- (Six Lakh Fifty Six Thousand Two Hundred Fifty)** only. Well and truly paid by the purchaser to the vendor 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 **7.50** 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 VENDOR do hereby covenant with the Purchaser as follows:-

THE INTEREST which the Vendor do hereby profess to transfersubsists and that the Vendor 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 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 euqities 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 Vendor and that she 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. 3003, 3129 & 3138.				
<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>
5103	Shali	0.0013	0.71 Dec.	546 Dec.
5107	Shali	0.0091	1.83 Dec.	201 Dec.
5115	Shali	0.0065	1.84 Dec.	283 Dec.
5116	Shali	0.0091	0.39 Dec.	43 Dec.
5127	Khal	0.0100	0.04 Dec.	04 Dec.
5135	Shali	0.0418	0.46 Dec.	11 Dec.
5136	Shali	0.0400	0.08 Dec.	02 Dec.
5137	Shali	0.0413	0.62 Dec.	15 Dec.
5175	Shali	0.0065	1.01 Dec.	155 Dec.
5175/5229	Khal	0.0092	0.11 Dec.	12 Dec.
5179	Shali	0.0064	0.41 Dec.	64 Dec.

Total 11 (Eleven) Dag,

Area of Land sold = 7.50 (Seven Point Five Zero) 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. - *Somal Udelin Mall*
of *Lahhati*
2. *অমল উদলিন মল্ল*
এক: *লাহাতি*
3. *অমল উদলিন মল্ল*
এক: *লাহাতি*

Drafted by:

Asim M. Mondal

Advocate

District Judges' Court

North 24 Parganas, Barasat

Enroll No. - WB/798/1995

Composed by :

S.N. Ahmed

S.N. Ahmed

LAUHATI, KOL - 135

(Handwritten signatures)

(Signature of Vendors)

MEMO OF CONSIDERATION

Received a sum of Rs. 6,56,250/- (Six Lakh Fifty Six Thousand Two Hundred Fifty) only. Towards Consideration Money from the Purchaser herein above.

By - Cheque

Cheque No.	Bank Name & Branch	Date	Amount
624497	South Indian Bank LTD, Brabourne Road, Kolkata	16/04/2015	Rs. 6,56,250/-

Total

Rs. 6,56,250/-

(Six Lakh Fifty Six Thousand Two Hundred Fifty) only.

WITNESS:

1. *Jamaluddin Molla*
of *Kahuti*

2. *...*

3. *...*

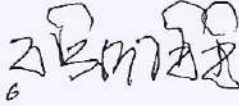
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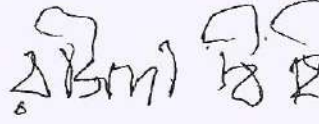
(Signature of Vendor)

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. BARASAT, District- North 24-Parganas
Signature / LTI Sheet of Serial No. 02908 / 2015, Deed No. (Book - I , 02722/2015)

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Rasida Bibi Tarahadiya, Kolkata, Thana:-Kashipur, P.O. :-Bhagabanpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700135	 20/04/2015	 LTI 20/04/2015	 20.4.2015


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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Rasida Bibi Address -Tarahadiya, Kolkata, Thana:-Kashipur, P.O. :-Bhagabanpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700135	Self	 20/04/2015	 LTI 20/04/2015	

Name of Identifier of above Person(s)

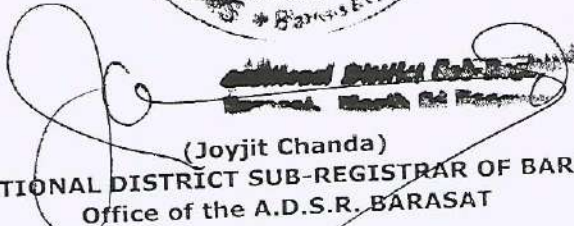
Abul Kashem
Tarahadia, Thana:-Kashipur, P.O. :-Pakapul,
District:-South 24-Parganas, WEST BENGAL, India

Signature of Identifier with Date



20.04.2015




(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 - 02722 of 2015
(Serial No. 02908 of 2015 and Query No. 1503L000006219 of 2015)

On 20/04/2015

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. 7230.00/-, on 20/04/2015

(Under Article : A(1) = 7216/- ,E = 14/- on 20/04/2015)

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.-6,56,250/-

Certified that the required stamp duty of this document is Rs.- 32832 /- and the Stamp duty paid as: Impressive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 32732/- is paid , by the draft number 668384, Draft Date 16/04/2015, Bank : State Bank of India, LAUHATI, received on 20/04/2015

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

Presented for registration at 12.16 hrs on :20/04/2015, at the Office of the A.D.S.R. BARASAT by Rasida Bibi ,Executant.

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

Execution is admitted on 20/04/2015 by

1. Rasida Bibi, wife of Abdul Kashem Molla , Tarahadiya, Kolkata, Thana:-Kashipur, P.O. :-Bhagabanpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : House wife

Identified By Abul Kashem, son of Golam Rasul, Tarahadia, Thana:-Kashipur, P.O. :-Pakapul, District:-South 24-Parganas, WEST BENGAL, India, By Caste: Muslim, By Profession: Cultivation.

(Joyjit Chanda)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT





























20 APR 2015

ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

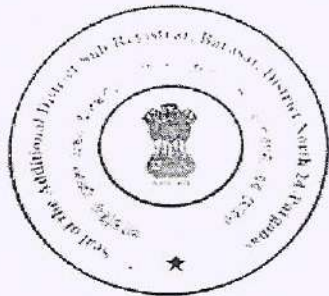
Endorsement Page 1 of 1

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants/ presentants					
Meena Singhal Director						
		Little	Ring	Middle Fore (Left Hand)		Thumb
						
		Thumb	Fore	Middle Ring (Right Hand)		Little
						
		Little	Ring	Middle Fore (Left Hand)		Thumb
A. Bhatia						
		Little	Ring	Middle Fore (Left Hand)		Thumb
						
		Thumb	Fore	Middle Ring (Right Hand)		Little
		Little	Ring	Middle Fore (Left Hand)		Thumb
		Thumb	Fore	Middle Ring (Right Hand)		Little
		Little	Ring	Middle Fore (Left Hand)		Thumb
		Thumb	Fore	Middle Ring (Right Hand)		Little
		Little	Ring	Middle Fore (Left Hand)		Thumb
		Thumb	Fore	Middle Ring (Right Hand)		Little

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 18
Page from 740 to 755
being No 02722 for the year 2015.



(Jyjit Chanda) 20-April-2015
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT
Office of the A.D.S.R. BARASAT
West Bengal