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L-05735



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

R 806566

Certified, that the document is admitted to registration. The signature and stamp and the endorsement thereon attached with this document are the same as the original.

11/7/14

16/7/14  
or  
2:33 P.M.

*[Signature]*  
 Additional District Sub-Registrar  
 Baranati, North 24 Parganas  
 24/07/14

**DEED OF CONVEYANCE**

**THIS DEED OF CONVEYANCE** made on the 16<sup>th</sup> day of July, Two Thousand Fourteen (2014).

**BETWEEN**



**1. ATIAR RAHAMAN** (Voter ID No. WB/20/091/750038),  
**2. SABIRONNECHA BIBI @ SAKIRUONNECHHA BIBI** (Voter ID No. WB/13/092/279095), wife of Rased, both son & daughter of Late Maola Box Molla, **3. ABDUL KHALIL** (Voter ID No. WB/20/091/750353), **4. ABDUL RASHID** (Voter ID No. WB/20/091/750661), **5. ABDUL GAFFAR** (Voter ID No. WB/20/091/750452), **6. FAJILA BIBI** (Voter ID No. WB/20/091/747394), wife of Bhola Molla, **7. SUBILA BIBI @ SUFIYA BAIDYA** (Voter ID No. WB/14/107/168211), wife of Abu Taher Baidya, all sons & daughters of Late Abdul Gani, all residing at Village - Mobarakpur, P.O. - Lauhati, P.S. - Rajarhat, District - North 24 Parganas, West Bengal, 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** Goljan Bibi @ Golbanu Bibi, wife of Late Maola Box Molla, of Mobarakpur was the original owner and possessor and L.R. record holder of a piece and parcel of land admeasuring 4.38 decimal comprised in R.S. & L.R. Dag No. 5107, 5115, 5116, 5127, 5175, 5179, 5175/5229, L.R. Khatian No. 3000, under mouza - **Matiagachha**, J.L. No. 187, Re.Sa. No. 17, Hal Touzi No. 146, Pargana - Anowarpur, P. S. Barasat Now Sashan, 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** Goljan Bibi @ Golbanu Bibi died intestate leaving behind her four sons namely Abdul Gani, Lutfar Rahaman, Atiar Rahaman(i.e. vendor no. 1), Abdar Rahaman & daughter Sabironnecha Bibi @ Sakirunnechha Bibi(i.e. vendor no. 2), as her legal heirs and successors as per Mohammedan Law of Succession.

**AND WHEREAS** Abdul Gani died intestate leaving behind his three sons namely Abdul Khalil, Abdul Rashid, Abdul Gaffar(i.e. vendor no. 3-5) and two daughters namely Fajila Bibi & Subila Bibi(i.e. vendor no. 6-7), as his legal heirs and successors as per Mohammedan Law of Succession.

**AND WHEREAS** Atiar Rahaman, Sabironnecha Bibi @ Sakirunnechha Bibi, Abdul Khalil, Abdul Rashid, Abdul Gaffar, Fajila Bibi & Subila Bibi(i.e. vendor no. 1-7), are the absolute owner and possessor of a piece and parcel of land admeasuring 4.38 decimal (more or less), comprised in R.S. & L.R. Dag No. 5107 (area of land 1.16 dec. more or less) out of 201 decimal, 5115 (area of land 1.63 dec. more or less) out of 283 decimal, 5116 (area of land 0.25 dec. more or less) out of 43 decimal, 5127 (area of land 0.02 dec. more or less) out of 04 decimal, 5175 (area of land 0.89 dec. more or less) out of 155 decimal, 5179 (area of land 0.37 dec. more or less) out of 64 decimal, 5175/5229 (area of land 0.06 dec. more or less) out of 12 decimal, under L.R. Khatian No. 3000, under mouza - **Matiagachha**,



J.L. No. 187, Re.Sa. No. 17, Hal Touzi No. 146, Pargana - Anowarpur, P.S. - Barasat Now Sashan, 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 becoming absolute owners and possessors of 4.38 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 Vendors to sell an area of **4.38** decimal (more or less) comprised in R.S. & L.R. Dag No. 5107, 5115, 5116, 5127, 5175, 5179, 5175/5229, under L.R. Khatian No. 3000, under **mouza - Matiagachha**, J.L. No. 187, Re.Sa. No. 17, Hal Touzi No. 146, Pargana - Anowarpur, P. S. Barasat Now Sashan, 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. 3,58,360/- (Three Lakh Fifty Eight Thousand Three Hundred Sixty)** only.

**NOW THIS DEED WITNESSETH** as follows :-

**That** in consideration of the said sum of **Rs. 3,58,360/- (Three Lakh Fifty Eight Thousand Three Hundred Sixty)** only. Well and truly paid by the purchaser to the vendors the receipts whereof the Vendors 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 **4.38** 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, lispendences, attachments whatsoever liabilities all assessmants are now sezied 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 transfer subsists 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 euqities whatsoever.

**And the vendors,** 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 Vendors not any such notice has been published.

**That the land** fully described in the schedule below stands retained by the Vendors 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 Vendors 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 Vendors and realizable from the Vendors.

**It is hereby** declared that the Vendors are absolutely free from all encumbrances and that are not the benamder of anyone and the same are 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 Vendors** 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 Vendors, if not free from all encumbrances as herein covenant, the Vendors 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 Vendors without any claim or demand at the cost of the Purchaser herein.

**AND WHEREAS** the present vendors 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 vendors 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.

R. S. Khatian NO - 2089

L.R. Khatian No. 3000

<u>R.S. &amp; L.R. Dag No.</u>	<u>Nature Of Land</u>	<u>Share</u>	<u>Area of Land Sold</u>	<u>Out Of Land</u>
5107	Shali	0.0058	1.16 Dec.	201 Dec.
5115	Shali	0.0058	1.63 Dec.	283 Dec.
5116	Shali	0.0058	0.25 Dec.	43 Dec.
5127	Khal	0.0058	0.02 Dec.	04 Dec.
5175	Shali	0.0058	0.89 Dec.	155 Dec.
5179	Shali	0.0058	0.37 Dec.	64 Dec.
5175/5229	Khal	0.0058	0.06 Dec.	12 Dec.

h/s/...  
G...  
-

**Total 7(seven) Dag,**

**Total Area of Land sold = 4.38 (Four Point Three Eight) Decimal.** (more/less) of P. S. - Barasat now Sashan, A.D.S.R.O.- Barasat, District - North 24 Parganas within the local limits of Kirtipur - II Gram Panchayet.



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. *গোবিন্দ চন্দ্র*  
*সি.ও. গোবিন্দ চন্দ্র*  
*২৪ নং বকি, কলকাতা, ২২৩০*

2. SK. Mohiuddin  
Vill. Mohanpur  
P.O. Lauhati  
P.S. Rajshahi  
Distt 24(N) Parganas

Drafted by:

*Asim Mondal*  
Advocate

District Judges' Court  
North 24 Parganas, Barasat  
Enroll No. - WB/798/1995

Prepared By :

*SK. Sahanawazuddin Ahmed*  
**SK. Sahanawazuddin Ahmed**

Composed by :

*Nasim*

**SK. Nasim Ahmed**

LAW CONCERN, LAUHATI, KOL - 135

*গোবিন্দ চন্দ্র*  
*সি.ও. গোবিন্দ চন্দ্র*  
*২৪ নং বকি, কলকাতা, ২২৩০*

*সি.ও. গোবিন্দ চন্দ্র*  
*সি.ও. গোবিন্দ চন্দ্র*  
*২৪ নং বকি, কলকাতা, ২২৩০*

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*২৪ নং বকি, কলকাতা, ২২৩০*

(Signature of Vendors)

**MEMO OF CONSIDERATION**

Received a sum of Rs. 3,58,360/- (Three Lakh Fifty Eight Thousand Three Hundred Sixty) only. Towards Consideration Money from the Purchaser herein above.

Handwritten signature/initials on the left margin.

By- chno-624459  
dt - 04.07.2014.  
South Indian Bank  
Bra bourne Road Br.  
Kot - 700001

Rs. 3,58,360/-

Total

Rs. 3,58,360/-

(Three Lakh Fifty Eight Thousand Three Hundred Sixty) only.

**WITNESS:**

1. [Handwritten name and address]

2. SR. Mohideen  
Vill. Mobrack Am  
P.O. - hachhat  
P.S. - Rajahat  
Dist - 24 (P) Pargana

3. Md. Romjan Ali. Medhi  
Chatterjee  
4. [Handwritten name]

[Handwritten signatures and names of witnesses and vendor, including 'Signature of Vendor']













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

**Endorsement For Deed Number : I - 05735 of 2014**  
**(Serial No. 06108 of 2014 and Query No. 1503L000011717 of 2014)**

**On 16/07/2014**

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

Presented for registration at 14.33 hrs on :16/07/2014, at the Private residence by Atiar Rahaman, one of the Executants.

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

Execution is admitted on 16/07/2014 by

1. Atiar Rahaman, son of Lt. Maola Box Molla , Mobarakpur, Kolkata, Thana:-Rajarhat, P.O. :-Lauhati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Cultivation
  2. Sabiron Necha Bibi Alias Sakiruonnechha Bibi, wife of Rased . , Mobarakpur, Kolkata, Thana:-Rajarhat, P.O. :-Lauhati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : House wife
  3. Abdul Khalil, son of Lt. Abdul Gani , Mobarakpur, Kolkata, Thana:-Rajarhat, P.O. :-Lauhati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Cultivation
  4. Abdul Rashid, son of Lt. Abdul Gani , Mobarakpur, Kolkata, Thana:-Rajarhat, P.O. :-Lauhati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Cultivation
  5. Abdul Gaffar, son of Lt. Abdul Gani , Mobarakpur, Kolkata, Thana:-Rajarhat, P.O. :-Lauhati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Cultivation
  6. Fajila Bibi, wife of Bholu Molla , Mobarakpur, Kolkata, Thana:-Rajarhat, P.O. :-Lauhati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : House wife
  7. Subila Bibi Alias Sufita Baidya, wife of Abu Taher Baidya , Mobarakpur, Kolkata, Thana:-Rajarhat, P.O. :-Lauhati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : House wife
- Identified By Abusam Biswas, son of Alibaks Biswas, Khariberia, Thana:-Barasat, P.O. :-Kamduni, District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Muslim, By Profession: Others.

( Joyjit Chanda )  
**ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT**



**On 18/07/2014**

**Certificate of Market Value(WB-PLV) Rules of 2001)**

*(Signature)*  
**Additional District Sub-Registrar**  
**Barasat, North 24 Parganas**  
**( Joyjit Chanda )**  
**ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT**  
**Endorsement Page 1 of 2**

**21/07/2014 16:59:00**

**21 JUL 2014**

of the **OTHER PART.**





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

Endorsement For Deed Number : I - 05735 of 2014  
(Serial No. 06108 of 2014 and Query No. 1503L000011717 of 2014)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-3,58,360/-

Certified that the required stamp duty of this document is Rs.- 17938 /- and the Stamp duty paid as: Impresive Rs.- 100/-

( Joyjit Chanda )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

On 21/07/2014

**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. 3952.00/-, on 21/07/2014

( Under Article : A(1) = 3938/- ,E = 14/- on 21/07/2014 )

**Deficit stamp duty**

Deficit stamp duty Rs. 17838/- is paid , by the draft number 667215, Draft Date 07/07/2014, Bank : State Bank of India, LAUHATI, received on 21/07/2014

( Joyjit Chanda )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT



*(Handwritten Signature)*  
Additional District Sub-Registrar  
Barasat, North 24 Paraganas  
( Joyjit Chanda )

ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

Endorsement Page 2 of 2

21/07/2014 16:59:00

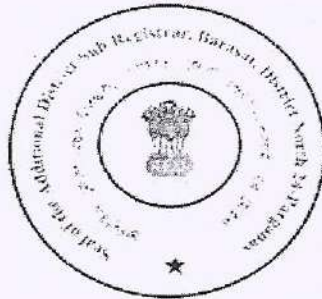
21 JUL 2014

of the OTHER PART.



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 36  
Page from 1621 to 1637  
being No 05735 for the year 2014.



(Jogjit Chanda) 23-July-2014  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT  
Office of the A.D.S.R. BARASAT  
West Bengal