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7442/14

L-06949

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA  
INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

S 635058

Certified that the document is admitted to registration. The charges shown here and the original and other attached with this certificate are the full charges.

Additional District Sub-Registrar  
Beraset, North 24 Parganas

27 AUG 2014

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on the 27<sup>th</sup> day of August, Two Thousand Fourteen (2014).

B E T W E E N

ABDAR RAHAMAN (Voter ID No. WB/20/091/750355), son of Late Maola Box Molla, residing at Village - Mobarakpur, P.O. - Lauhati, P.S. - Rajarhat, District - North 24 Parganas, Kolkata - 700135, West Bengal, by nationality - Indian, by religion - Islam, by occupation - Cultivation, 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 his 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 8.31 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, Abdar Rahaman (i.e. vendor) & daughter Sabironnecha Bibi @ Sakirunnechha Bibi, as her legal heirs and successors as per Mohammedan Law of Succession.

**AND WHEREAS** Abdar Rahaman (i.e. vendor), is the absolute owner and possessor of a piece and parcel of land admeasuring 1.74 decimal (more or less), comprised in R.S. & L.R. Dag No. 5107 (area of land 0.46 dec. more or less) out of 201 decimal, 5115 (area of land 0.65 dec. more or less) out of 283 decimal, 5116 (area of land 0.10 dec. more or less) out of 43 decimal, 5127 (area of land 0.01 dec. more or less) out of 04 decimal, 5175 (area of land 0.36 dec. more or less) out of 155 decimal, 5179 (area of land 0.14 dec. more or less) out of 64 decimal, 5175/5229 (area of land 0.02 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 vendor becoming absolute owner and possessor of 1.74 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 1.74 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 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. 1,41,374/- (One Lakh Fourty One Thousand Three Hundred Seventy Four)** only.

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

**That** in consideration of the said sum of **Rs. 1,41,374/- (One Lakh Fourty One Thousand Three Hundred Seventy Four)** 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 **1.74** 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 transfer subsists 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 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, his 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,** his 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.

| <b>L.R. Khatian No. 3000</b>                     |   |                     |  |                                      |
|--|---|---------------------|--|--------------------------------------|
| <b><u>R.S. &amp; L.R.</u><br/><u>Dag No.</u></b> | <b><u>Nature Of</u><br/><u>Land</u></b> | <b><u>Share</u></b> | <b><u>Area of</u><br/><u>Land Sold</u></b> | <b><u>Out Of</u><br/><u>Land</u></b> |
| 5107   | Shali                                   | 0.0023              | 0.46 Dec.                                  | 201 Dec.                             |
| 5115   | Shali                                   | 0.0023              | 0.65 Dec.                                  | 283 Dec.                             |
| 5116   | Shali                                   | 0.0023              | 0.10 Dec.                                  | 43 Dec.                              |
| 5127   | Khal                                    | 0.0025              | 0.01 Dec.                                  | 04 Dec.                              |
| 5175   | Shali                                   | 0.0023              | 0.36 Dec.                                  | 155 Dec.                             |
| 5179   | Shali                                   | 0.0022              | 0.14 Dec.                                  | 64 Dec.                              |
| 5175/5229  | Khal                                    | 0.0017              | 0.02 Dec.                                  | 12 Dec.                              |

**Total 7(seven) Dag,**

**Total Area of Land sold = 1.74 (One Point Seven Four) 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. *Ajijul Molla*  
of Lauhati.

2. *Mansur Rahaman*  
of Mobarokpur.

3. *Jamal Uddin Molla*  
of Lauhati.  
Drafted by:

*Ajijul Molla*

Advocate

District Judges' Court

North 24 Parganas, Barasat

Enroll No. - WB/798/1995

Prepared By :

*Sk. Sahanawazuddin Ahmed*  
*Sk. Sahanawazuddin Ahmed*

Composed by :

*Sk. Nasim Ahmed*  
*Sk. Nasim Ahmed*

LAW CONCERN, LAUHATI, KOL - 135

*Ujjwal Molla*

(Signature of Vendors)



**MEMO OF CONSIDERATION**

Received a sum of Rs. 1,41,374/- (One Lakh Fourty One Thousand Three Hundred Seventy Four) only. Towards Consideration Money from the Purchaser herein above.

By - Cheque

Rs. 1,41,374/-

| Cheque No. | Bank Name & Branch                             | Date       | Amount         |
|------------|--|------------|----------------|
| 624462     | South Indian Bank,<br>Brabourne Road<br>Branch | 22/08/2014 | Rs. 1,41,374/- |

**Total**

**Rs. 1,41,374/-**

**(One Lakh Fourty One Thousand Three Hundred Seventy Four) only.**

**WITNESS:**

1. *Ajijul Molla*

*of - Lauhati*

2. *Mansur Rahaman*

*of - Mobarockpur.*

3. *Tomas Udelin Molla*



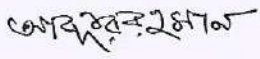
*of - Lauhati*

*[Handwritten Signature]*

\_\_\_\_\_  
(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. 07442 / 2014, Deed No. (Book - I , 06949/2014)**

I . Signature of the Presentant

| Name of the Presentant  | Photo   | Finger Print   | Signature with date   |
|---|---|--|---|
| Abdar Ranaman<br>Mobarakpur, Kolkata,<br>Thana:-Rajarhat, P.O.<br>:-Lauhati, District:-North<br>24-Parganas, WEST<br>BENGAL, India, Pin<br>:-700135 | <br>27/08/2014 |  | <br>27.08.14 |

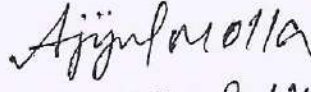
II . Signature of the person(s) admitting the Execution at Office.

| Sl No. | Admission of Execution By   | Status | Photo   | Finger Print   | Signature   |
|--------|---|--------|---|--|---|
| 1      | Abdar Rahaman<br>Address -Mobarakpur,<br>Kolkata, Thana:-Rajarhat,<br>P.O. :-Lauhati, District:-North<br>24-Parganas, WEST BENGAL,<br>India, Pin :-700135 | Self   | <br>27/08/2014 |  |  |

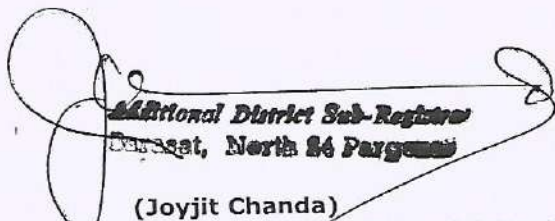
Name of Identifier of above Person(s)

Ajjul Molla  
Lauhati, Kolkata, Thana:-Rajarhat, P.O. :-Lauhati,  
District:-North 24-Parganas, WEST BENGAL, India, Pin  
:-700135

Signature of Identifier with Date

  
27.08.14



  
**Additional District Sub-Registrar**  
**Barasat, 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 - 06949 of 2014  
(Serial No. 07442 of 2014 and Query No. 1503L000015446 of 2014)

On 27/08/2014

**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. 1565.00/-, on 27/08/2014

( Under Article : A(1) = 1551/- ,E = 14/- on 27/08/2014 )

**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.-1,41,374/-

Certified that the required stamp duty of this document is Rs.- 7089 /- and the Stamp duty paid as: Impressive Rs.- 100/-

**Deficit stamp duty**

Deficit stamp duty Rs. 7000/- is paid , by the draft number 801089, Draft Date 27/08/2014, Bank : State Bank of India, Rajarhat Township, received on 27/08/2014

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

Presented for registration at 13.15 hrs on :27/08/2014, at the Office of the A.D.S.R. BARASAT by Abdar Rahaman ,Executant.

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

Execution is admitted on 27/08/2014 by

1. Abdar Rahaman, son of Late 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

Identified By Ajjul Molla, son of Abdul Hamid Molla, Lauhati, Kolkata, Thana:-Rajarhat, P.O. :-Lauhati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste: Muslim, By Profession: Business.

( Joyjit Chanda )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

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



ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

EndorsementPage 1 of 1

27/08/2014 14:08:00

27 AUG 2014

**SPECIMEN FORM FOR TEN FINGERPRINTS**

| Sl. No.  | Signature of the executants/ presentants  |             |      |        |      |        |  |
|--|---|-------------|------|--------|------|--------|--|
| Meena Singh<br> |   |             |      |        |      |        |  |
|  |   | Little      | Ring | Middle | Fore | Thumb  |  |
|  |   | (Left Hand) |      |        |      |        |  |
|  |   |             |      |        |      |        |  |
| Thumb  | Fore  | Middle      | Ring | Little |      |        |  |
| (Right Hand)   |   |             |      |        |      |        |  |
| Santosh Kumar  |  |             |      |        |      |        |  |
|  |   | 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)   |   |             |      |        |      |        |  |

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 45  
Page from 512 to 525  
being No 06949 for the year 2014.



(Joyjit Chanda) 28-August-2014  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT  
Office of the A.D.S.R. BARASAT  
West Bengal

Barasat, North 24 Parganas

27 AUG 2014