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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar of Assurances-II, Kolkata

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19/8/14

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 23/7/14
 12-6
 19/8/14
 13576880
 Registrar of Assurances II
 Kolkata

DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this the 19th day of August of Two Thousand and Fourteen (2014)

BETWEEN

ABDUR RAHAMAN, son of late Lutfar Rahaman, by faith - Muslim, by
 Nationality - Indian, residing at Village - Bishnupur Buro Shibtala,
 Post office - Rajarhat Bishnupur, Police Station - Rajarhat, District -
 North 24 Parganas, ^{Pin 700135 Post no - 101PR 3913 Q} having electoral voter identity card no WB/ 20/
 091/63310, herein after 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 & INVESTMENT PRIVATE LIMITED, a
 Company, incorporated under the Provisions of the Companies Act.
 1956, having its Office at 23A, N.S. Road, 4th floor, Room No.7A,
 Kolkata- 700001, P.S. Hare Street, Permanent account no -
 AAACN8443M, represented by its Director **MEENA SINGHAL** wife of
 Girdhari Lal Singhal of GC-37, Sector-III, Bidhannagar, Salt lake city,
 Police station- Bidhannagar south, Kolkata -700 106, 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 office for the time being in force, executors,
 administrators, representatives and assigns) of the **OTHER PART.**

1982.2.28
 P. S. HARE STREET
 BIDDHANNAGAR SOUTH
 KOLKATA-700106

WHEREAS at all material time one Majdar Molla of Village Kharpur, Police Station – Barashat, in the District of North 24 Parganas was the owners and possessors of a plots of Sali land measuring an area of total 16.71 Sataks be the same and little more or less comprised in R.S. Dag No. 5115,5175 and 5179 under R.S. Khatian No. 635/2101 responding L.R. Khatian No 3154 under the following manner:-

Dag No.	L.R.Khatian Nos.	Total Area of Land In Acre.	Share of land	Recorded land area
5115	3154	2.83	0.0333	9.42 Satak
5175	3154	1.55	0.0333	5.16 Satak
5179	3154	0.64	0.0333	2.13 Satak

Total 16.71 Satak

the aforesaid land lying and situated at **Mouza - MATIAGACHA**, J.L. No. 187, R.S. No. 17, Touzi No. 146, within the local limits of Kirtipur 2 No. Gram Panchayet, within the jurisdiction of Barasat Police Station, in the District of North 24 Parganas, absolutely free from all encumbrances whatsoever by virtue of own Settlement Record of Rights.

AND WHEREAS Since the said Majdar Molla was seized and possessed of the aforesaid plot of Sali land measuring an area 16.71 Sataks be the same and little more or less sold transferred and conveyed his right title and interest of the said land measuring an area of 16.71

Satak be the same a little more or less comprised in R.S. Dag No. 5115,5175 and 5179 under R.S. Khatian No. 635/2101 responding L.R. Khatian No 3154 lying and situated at **Mouza - MATIAGACHA**, J.L. No. 187, R.S. No. 17, Touzi No. 146, within the local limits of Kirtipur 2 No. Gram Panchayet, within the jurisdiction of Barasat Police Station, in the District of North 24 Parganas, in favour of one Abdul Manan Piyada by a Bengali deed of kobala registered in the office of District Sub-registrar at Bidhan Nagar, in book no 1,volum no 25, pagas125 to 136 being no 1312 of 1986.

AND WHEREAS By an another Bengali deed of kobala registered in the office of Additional District Sub-registrar at Barasat, in book no 1, volum no 58, pagas 213 to 220 being no 3637 of 1996 the said Abdul Manan Piyada transferred said land measuring an area of 16.71 Satak in favour of one Najrul Islam Sha.

AND WHEREAS Since the said Najrul Islam Sha was seized and possessed of the aforesaid plot of land sold transferred and conveyed his right title and interest of the said land measuring an area of 16.71 by a Bengali deed of kobala registered in the office of District Sub-registrar-II, at Barasat, in book no 1,volum no 19 ,pagas1176 to 1197 being no 06053 of 2012 to the vendor herein. After the purchase as aforesaid the vendor herein has been enjoying the same 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 has the full

right to dispose or transfer the same to any one in any way as the vendor herein 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 Sali land measuring an area of 16.71 Satak be the same a little more or less comprised in R.S. Dag No.5115,5175 and 5179 under R.S. Khatian No. 635/2101 responding L.R. Khatian No 3154 lying and situated at **Mouza - MATIAGACHA**, J.L. No. 187, R.S. No. 17, Touzi No. 146, within the local limits of Kirtipur 2 No. Gram Panchayet, within the jurisdiction of Barasat Police Station, in the District of North 24 Parganas, together with all easement rights of the same more fully described in the schedule, hereinafter written, at or for the total consideration of Rs.13,57,688/- (Rupees Thirteen Lakh Fifty seven Thousand Six Hundred Eighty Eight) only.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement and in consideration of Rs.13,57,688/- (Rupees Thirteen Lakh Fifty seven Thousand Six Hundred Eighty Eight) only to the vendor paid by the purchaser as per memo below at or for the immediately before the execution of these presents (the receipt whereof the vendor do hereby as well as by the receipt hereunder written, admit and acknowledge and from the same and every part thereof hereby acquit, release and forever discharged or conveyed the same to the said purchaser) as well as the said land measuring an area of 16.71 Satak be the same a little more or less comprised in R.S. Dag

No. 5115,5175 and 5179 under R.S. Khatian No. 635/2101 responding L.R. Khatian No 3154 lying and situated at **Mouza - MATIAGACHA**, J.L. No. 187, R.S. No. 17, Touzi No. 146, within the local limits of Kirtipur 2 No. Gram Panchayet, within the jurisdiction of Barasat Police Station, in the District of North 24 Parganas, together with all easement rights of the same which the vendor herein sell, grant, transfer, convey and assign unto the purchaser herein free from all encumbrances, liens lispendences and appurtenances as mentioned in the schedule hereinafter written TO HAVE AND TO HOLD the said land hereby granted, transferred conveyed and assured or intended so to be with the appurtenances unto the purchaser herein absolutely and free from all encumbrances whatsoever.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER:

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 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 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 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.

6. 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.

7. It is hereby declared that the said purchaser has the absolute right to mutate its 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 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.

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. 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 and in this deed if any typographical mistake is discovered later, that will be rectified 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 measuring an area of 16.71 Satak be the same a little more or less comprised in R.S. Dag No. 5115,5175 and 5179 under R.S. Khatian No. 635/2101 responding L.R. Khatian No 3154 lying and situated at **Mouza - MATIAGACHA**, J.L. No. 187, R.S. No. 17, Touzi No. 146, within the local limits of Kirtipur 2 No. Gram Panchayet, within the jurisdiction of Barasat Police Station, in the District of North 24 Parganas, in the State of West Bengal under the following manner:-

Dag No.	L.R.Khatian Nos.	Total Area of Land In Acre.	Share of land	Recorded land area
5115	3154	2.83	0.0333	9.42 Satak
5175	3154	1.55	0.0333	5.16 Satak
5179	3154	0.64	0.0333	2.13 Satak

Total 16.71 Satak

It is clearly stated herein that the vendor herein sold and conveyed total land measuring 16.71 Sataks be the same a little more or less unto and in favour of the purchaser herein and the said land is butted and bounded as under:-

The annual proportionate rent will be payable as per State Government Rules and Regulations.

IN WITNESS WHEREOF the Vendor has hereunto set and subscribed its authorized person's hand and seal after going through the contents of this deed of conveyance on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED by the parties abovenamed at Kolkata in the presence of

WITNESSES :

1. *Ajijul Molla*
H. Lahate, Rajarhat

2. *mt 32 n)*

mt 32 n)

SIGNATURE OF THE VENDOR

Drafted by
Abinal Kanti Mukherjee
High Court Calcutta.

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named purchaser, a sum of Rs. 13,57,688/- (Rupees Thirteen Lakh Fifty seven Thousand Six Hundred Eighty Eight) only being the full consideration money of the Schedule mentioned land and payment as per memo below:

MEMO

By A/c. Payee /Draft	Dated	Drawn on	Amount (Rs.)
Chagare 624460	16-8-2014	South Indian Bank Ltd Brabourne Rd. Br.	13,57,688/-
Total :			13,57,688/-

1357688/-

(Rupees Twelve Lakh Seventy Three Thousand One Hundred Eighty Eight) only

WITNESSES :

























1. *Ajijulaha*

1357688/-



SIGNATURE OF THE VENDOR

2. *...*



SPECIMEN FORM FOR TEN FINGERPRINTS

Sign	Signature of the executants/ presentants						
							
		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	

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Abdur Rahaman Bishnupur Buro Shibtala, Thana:-Rajarhat, P.O. :-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135	 19/08/2014	 LTI 19/08/2014	আব্দুর রহমান ১৯.৮.২০১৪

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

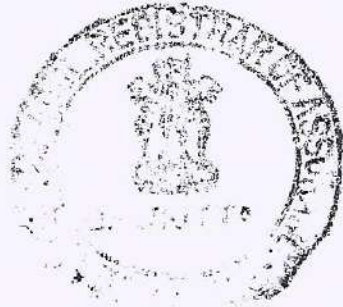
Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Abdur Rahaman Address -Bishnupur Buro Shibtala, Thana:-Rajarhat, P.O. :-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135	Self	 19/08/2014	 LTI 19/08/2014	আব্দুর রহমান

Name of Identifier of above Person(s)

Ajijul Molla
Lauhati, Kol, Thana:-Rajarhat, District:-North
24-Parganas, WEST BENGAL, India, Pin :-700135

Signature of Identifier with Date

Ajijul Molla
19.08.14





Government Of West Bengal
Office Of the A.R.A. - II KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 10427 of 2014
(Serial No. 10290 of 2014 and Query No. 1902L000023372 of 2014)

On 19/08/2014

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, 5 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 15025.00/-, on 19/08/2014

(Under Article : A(1) = 14927/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 19/08/2014)

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.-13,57,688/-

Certified that the required stamp duty of this document is Rs.- 67904 /- and the Stamp duty paid as: Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 67804/- is paid , by the draft number 099020, Draft Date 17/08/2014, Bank : State Bank of India, P.B.B. KANKURGACHI, received on 19/08/2014

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

Presented for registration at 12.10 hrs on :19/08/2014, at the Office of the A.R.A. - II KOLKATA by Abdur Rahaman ,Executant.

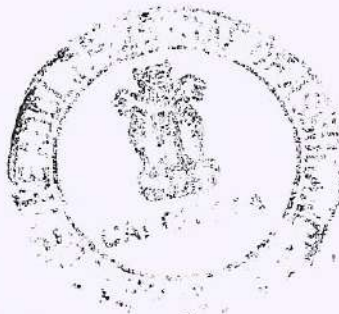
Admission of Execution(Under Section 58,W.B.Registration Rules,1962)

Execution is admitted on 19/08/2014 by

1. Abdur Rahaman, son of Late Lutfar Rahaman , Bishnupur Buro Shibtala, Thana:-Rajarhat, P.O. :-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Others

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

(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II



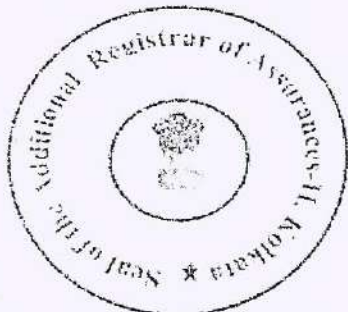
(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II


19/08/2014 13:00:00

EndorsementPage 1 of 1

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 50
Page from 4199 to 4214
being No 10427 for the year 2014.




(Dulal chandra Saha) 23-August-2014
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal

