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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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2634/14
 12.08/14
 22/8/14
 3138/14
 Addl. Registrar of Assurances II
 Kolkata



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

22/8/14

DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on

this the 22nd day August of Two Thousand and Fourteen (2014)

22/8/14

22/8/14

22/8/14

22/8/14

BETWEEN

1. **RAJJAK SHA**, electoral voter identity card no WB/20/091/087435 2. **OHAB SHA**, electoral voter identity card no WB/20/091/087399 3. **UNUS SHA**, electoral voter identity card no WB/20/091/087585 and 4. **MUCHA HAQUE SHA**, Permanent account no - DYDPS4643R, all sons of late Kalu Sha, by faith - Muslim, by Nationality - Indian, residing at Village - Langal Potha, Post office - Matiagacha, Police Station - Sashan, District - North 24 Parganas, herein after called and referred to as the "**VENDORS**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their 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**.

WHEREAS by a Bengali deed of kobala registered in the office of District Sub-registrar at Barasat, North 24 parganas, in book no 1, volum no 22 ,pagas737 to 759 being no 06166 of 2011. The vendors herein have purchase .30 Decimal of Sali land in L.R plot no 5121, under R.S. Khatian No. 2523 corresponding L.R. Khatian No 1754 and 1755 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 ,at present Sashan Police Station District – North 24 Parganas from Romjan Sarkar,Manirul Sarkar,Alya Khatun Bibi,Asfatun Sarkar,Afruja Sarkar,Sabina Khatun Bibi and Farida Khatun Bibi.

AND WHEREAS by an another Bengali deed of kobala registered in the office of District Sub-registrar at Barasat , North 24 parganas , in book no 1,volum no 22 ,pagas710 to 736 being no 06165 of 2011. The vendors herein have purchase .42 Decimal of Sali land in L.R plot no 5121, under R.S. Khatian No. 2523 corresponding L.R. Khatian No 1754 and 1755 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 ,at present Sashan Police Station District – North 24 Parganas from Allauddin Molla and twelve others.

AND WHEREAS by an another Bengali deed of kobala registered in the office of District Sub-registrar at Barasat , North 24 parganas , in book no 1,volum no 22,pagas 614 to 634 being no 06158 of 2011. The vendors herein have purchase .10 Decimal of Sali land in L.R plot no 5121, under R.S. Khatian No. 2523 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 ,at present Sashan Police Station District – North 24 Parganas from Moajam Hoshan Molla and Rabaya Bibi.

AND WHEREAS from the purchase as aforesaid the vendors herein have become the joint owners of the .83 aforesaid Decimal of Sali land in L.R plot no 5121, under R.S. Khatian No. 2523 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 ,at present Sashan Police Station District – North 24 Parganas under the following manner:-

Purchase by deed No.	R.S.Khatian Nos.	Total Area of Land In Decimal
06166 of 2011	2523	.30
06165 of 2011	2523	.42
06158 of 2011	2523	.10

Total .82 Decimal.

AND WHEREAS the vendors herein by away of inheritance have became the recoded owners of the 3.04 Decimal of Sali land in L.R plot no 5121 under R.S. Khatian No. 2523 corresponding L.R. Khatian No 2146, 2143, 2144 and 2145 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 ,at present Sashan Police Station District - North 24 Parganas under the following manner:-

Dag No.	L.R.Khatian Nos.	Total Area of Land In Acre.	Share of land	Recorded land area in Decimal
5121	2146	0.17	0.0446	0.76
5121	2143	0.17	0.0447	0.76
5121	2144	0.17	0.0446	0.76
5121	2145	0.17	0.0447	0.76

Total 3.04 Decimal

AND WHEREAS in the aforesaid mines the vendors herein have become the joint owners of the total 3.86 Decimal of Sali land in L.R plot no 5121, under R.S. Khatian No. 2523 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 , at present Sashan Police Station District - North 24 Parganas under the following manner:-

Dag No.	L.R. Khatian Nos.	Total Area of Land In Acre.	Share of land	Recorded land area in Decimal
5121	From 1754&1755	0.17	By purchase	0.82
5121	2146	0.17	0.0446	0.76
5121	2143	0.17	0.0447	0.76
5121	2144	0.17	0.0446	0.76
5121	2145	0.17	0.0447	0.76

Total 3.86 Decimal

AND WHEREAS the vendor herein have been enjoying the aforesaid land jointly , peacefully, freely, and without any interruptions from any

corners whatsoever by paying usual rents and taxes to the proper authorities in their 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 vendors herein will think fit and proper.

AND WHEREAS Now the Vendors herein have agreed to sell and the purchaser herein has agreed to purchase the aforesaid plot of Sali land measuring an area of 3.86 Decimal be the same a little more or less 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 at present Sashan 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.3,13,625/- (Rupees Three lakh thirteen thousand six hundred twenty five) only.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement and in consideration of Rs.3,13,625/- (Rupees Three lakh thirteen thousand six hundred twenty five) 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 3.86 Decimal be the same a little more or less 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 at present Sashan 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 lispendencies 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 lispendencies, 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 3.86 Decimal be the same a little more or less 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 at present Sashan 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 in Decimal
5121	From 1754&1755	0.17	By purchase	0.82
5121	2146	0.17	0.0446	0.76
5121	2143	0.17	0.0447	0.76
5121	2144	0.17	0.0446	0.76
5121	2145	0.17	0.0447	0.76

Total 3.86 Decimal.

It is clearly stated herein that the vendor herein sold and conveyed total land measuring 3.86 Decimal, 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. *কেন্দ্রীয় বোর্ড
সিটি কমিশনার্স
সি. এ. এ. ১৩৪
কলকাতা-১৩৫*

Mr. S. S. Saha
134

23/5/51













































Mr. S. S. Saha

2. *Mrinal Kanti Mukherjee*
Advocate
High Court, Calcutta

SIGNATURE OF THE VENDORS

Drafted by me and read over and explained by me.
Mrinal Kanti Mukherjee
Advocate
High Court, Calcutta.

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants/ presentants					
Meena Singh						
		Little	Ring	Middle Fore (Left Hand)		Thumb
						
		Thumb	Fore	Middle Ring (Right Hand)		Little
M. S. Singh						
		Little	Ring	Middle Fore (Left Hand)		Thumb
						
		Thumb	Fore	Middle Ring (Right Hand)		Little
M. S. Singh						
		Little	Ring	Middle Fore (Left Hand)		Thumb
						
		Thumb	Fore	Middle Ring (Right Hand)		Little
M. S. Singh						
		Little	Ring	Middle Fore (Left Hand)		Thumb
						
		Thumb	Fore	Middle Ring (Right Hand)		Little

SPECIMEN FORM FOR TEN FINGERPRINTS

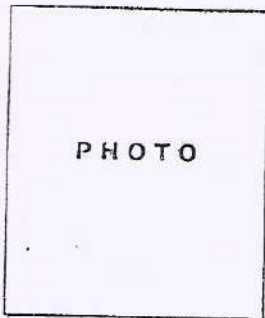


	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

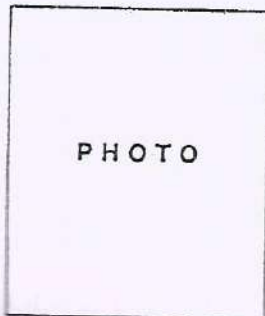
wear left



	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger











	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.R.A. - II KOLKATA, District- Kolkata
Signature / LTI Sheet of Serial No. 10419 / 2014, Deed No. (Book - I , 10593/2014)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Rajjak Sha Langal Potha, Thana:-Barasat, P.O. :-Matiagacha, District:-North 24-Parganas, WEST BENGAL, India,	 22/08/2014	 LTI 22/08/2014	রাজ্যক শা ২২/০৮/২০১৪

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

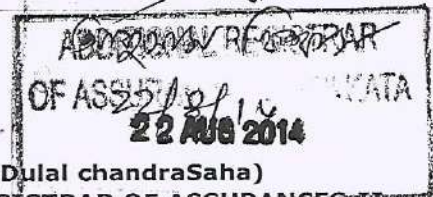
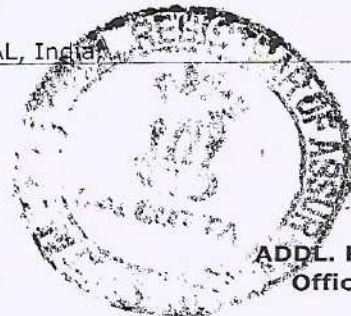
Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Rajjak Sha Address -Langal Potha, Thana:-Barasat, P.O. :-Matiagacha, District:-North 24-Parganas, WEST BENGAL, India,	Self	 22/08/2014	 LTI 22/08/2014	রাজ্যক শা
2	Ohab Sha Address -Langal Potha, Thana:-Barasat, P.O. :-Matiagacha, District:-North 24-Parganas, WEST BENGAL, India,	Self	 22/08/2014	 LTI 22/08/2014	ওহাব শা
3	Unus Sha Address -Langal Potha, Thana:-Barasat, P.O. :-Matiagacha, District:-North 24-Parganas, WEST BENGAL, India,	Self	 22/08/2014	 LTI 22/08/2014	উনু শা
4	Mucha Haque Sha Address -Langal Potha, Thana:-Barasat, P.O. :-Matiagacha, District:-North 24-Parganas, WEST BENGAL, India,	Self	 22/08/2014	 LTI 22/08/2014	মুচা হায়ে শা

Name of Identifier of above Person(s)

A Biswas
Khariberia, District:-Kolkata, WEST BENGAL, India

Signature of Identifier with Date





(Dulal chandraSaha)

ADDL. REGISTRAR-OF-ASSURANCES-II
Office of the A.R.A. - II KOLKATA



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

Endorsement For Deed Number : I - 10593 of 2014
(Serial No. 10419 of 2014 and Query No. 1902L000025343 of 2014)

On 22/08/2014

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. 3541.00/-, on 22/08/2014

(Under Article : A(1) = 3443/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 22/08/2014)

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.-3,13,625/-

Certified that the required stamp duty of this document is Rs.- 15701 /- and the Stamp duty paid as: Impressive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 15601/- is paid , by the draft number 552219, Draft Date 22/08/2014, Bank : State Bank of India, CALCUTTA MAIN BRANCH, received on 22/08/2014

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

Presented for registration at 12.01 hrs on :22/08/2014, at the Office of the A.R.A. - II KOLKATA by Rajjak Sha , one of the Executants.

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

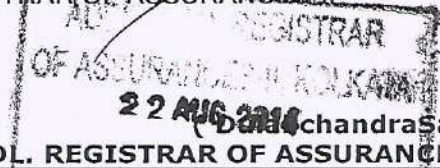
Execution is admitted on 22/08/2014 by

1. Rajjak Sha, son of Lt Kalu Sha , Langal Potha, Thana:-Barasat, P.O. :-Matiagacha, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : Others
2. Ohab Sha, son of Lt Kalu Sha , Langal Potha, Thana:-Barasat, P.O. :-Matiagacha, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : Others
3. Unus Sha, son of Lt Kalu Sha , Langal Potha, Thana:-Barasat, P.O. :-Matiagacha, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : Others
4. Mucha Haque Sha, son of Lt Kalu Sha , Langal Potha, Thana:-Barasat, P.O. :-Matiagacha, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : Others

Identified By A Biswas, son of A Biswas, Khariberia, District:-Kolkata, WEST BENGAL, India, , By Caste: Hindu, By Profession: Others



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



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

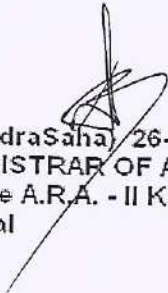
22/08/2014 13:27:00

Endorsement Page 1 of 1

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 51
Page from 3041 to 3059
being No 10593 for the year 2014.




(Dulal chandra Saha) 26-August-2014
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal

ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
22 AUG 2014