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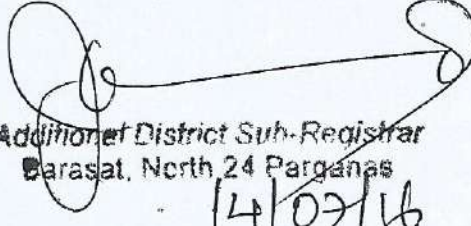


पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

W 352270

1154724/16
 14/07/16
 ar
 8:00 P.M.

Certified that the Document is Admitted to
 Registration the Signature Sheet / Sheets the
 Endorsement Sheet / Sheets Attached with
 this Document are the part of this Document.


 Additional District Sub-Registrar
 Barasat, North 24 Parganas
 14/07/16

DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this the

01st day of *July*

Two Thousand Sixteen (2016)

BETWEEN

To be con

(2)

(1) **MOSTAKIN RAHAMAN**, (2) **MONIRUL ISLAM**, (3) **MAFIJUL ISLAM**, (PAN-ADSPI7434H), (4) **AINURA BIBI**, all sons and daughter of Late Ajibar Rahaman alias Ajibar Mondal, all are residing at Village - Mobarakpur, P.O. - Lauhati, P.S.- Rajarhat, District of North 24 Parganas, Kolkata - 700135, all by faith- Islam, by Nationality- Indian, by occupation- Business & Housewife, hereinafter 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 PRIVATE. LIMITED (having PAN : **AAACN8443M**), a limited Company incorporated under the Companies Act. 1956, having its Office at 23A, Netaji Subash Road, 4th floor, Room No. 7A, P.O. Kolkata G.P.O., P.S. Hare Street, Kolkata- 700001, represented by its Director **SRI ROSHAN LAL SINGHAL**, (having PAN : **ALCPS8734J**), son of Late Chander Bhan Singhal, residing at 23A, Netaji Subash Road, 4th floor, Room No. 7A, P.O. Kolkata G.P.O., P.S. Hare Street, Kolkata- 700001, 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 of-

To be cont

(3)

fice for the time being in force, executors, administrators, representatives and assigns) of the OTHER PART.

WHEREAS One Ajibar Rahaman was the absolute owner and possessor of plots of land total measuring an area of 19.81 Satak comprised in R.S. & L.R. Dag Nos. 5107, 5115, 5116, 5127, 5175, 5179, 5182 & 5175/5229, all are under L.R. Khatian No. 2703, under the following manner as per Dag wise:-

Recorded land area	Share of land	Total land	R.S. & L.R. Dag	L.R. Khatian No.	Nature of land
04.70 Satak	0.0234	201 Satak	5107	2703	Shali
05.89 Satak	0.0208	283 Satak	5115	2703	Shali
01.00 Satak	0.0234	43 Satak	5116	2703	Shali
00.08 Satak	0.0209	04 Satak	5127	2703	Khal
03.22 Satak	0.0208	155 Satak	5175	2703	Shali
01.33 Satak	0.0208	64 Satak	5179	2703	Shali
03.34 Satak	0.0375	89 Satak	5182	2703	Shali
00.25 Satak	0.0209	12 Satak	5175/5229	2703	Khal
Total land measuring 19.81 Satak more or less					

To be cont

(4)

lying and situated at Mouza- MATIAGACHA, J.L. No. 187, R.S. No. 154, Touzi No. 146, within the local limits of Kirtipur 2 No. Gram Panchayet, within the jurisdiction of Barasat P.S. at present Rajarhat Police Station, in the District of North 24 Parganas, by virtue of own L.R. Settlement Record of Rights being L.R. Khatian No. 2703, absolutely free from all encumbrances whatsoever.

AND WHEREAS One Ajibar Mondal was the absolute owner and possessor of plot of land measuring an area of 08.62 Satak comprised in R.S. & L.R. Dag No. 5169, under L.R. Khatian No. 3045, under the following manner as per Dag wise:-

Recorded land area	Share of land	Total land	R.S. & L.R. Dag	L.R. Khatian No.	Nature of land
08.62 Satak	0.0625	138 Satak	5169	3045	Shali
Total land measuring 08.62 Satak more or less					

lying and situated at Mouza- MATIAGACHA, J.L. No. 187, R.S. No. 154, Touzi No. 146, within the local limits of Kirtipur 2 No. Gram Panchayet, within the jurisdiction of Barasat P.S. at present Rajarhat Police Station, in the District of North 24 Parganas, by virtue of own L.R. Settlement Record

To be cont

(5)

of Rights being L.R. Khatian No. 3045, absolutely free from all encumbrances whatsoever.

AND WHEREAS One Ajibar Mondal was the absolute owner and possessor of plot of land measuring an area of 08.67 Satak comprised in R.S. & L.R. Dag No. 5110, under L.R. Khatian No. 2277, under the following manner as per Dag wise:-

Recorded land area	Share of land	Total land	R.S. & L.R. Dag	L.R. Khatian No.	Nature of land
08.67 Satak	0.3334	26 Satak	5110	2277	Shali
Total land measuring 08.67 Satak more or less					

lying and situated at Mouza- MATIAGACHA, J.L. No. 187, R.S. No. 154, Touzi No. 146, within the local limits of Kirtipur 2 No. Gram Panchayet, within the jurisdiction of Barasat P.S. at present Rajarhat Police Station, in the District of North 24 Parganas, by virtue of own L.R. Settlement Record of Rights being L.R. Khatian No. 2277, absolutely free from all encumbrances whatsoever.

AND WHEREAS While seized and possessed of the aforesaid plots of

To be cont

(6)

land, total measuring an area 37.10 Satak, Comprised in R.S. & L.R. Dag Nos.5107, 5115, 5116, 5127, 5175, 5179, 5182, 5175/5229, 5169 & 5110, under L.R. Khatian Nos. 2703, 3045 & 2277, the said Ajibar Rahaman alias Ajibar Mondal died intestate leaving behind his five sons namely Mostakin Rahaman, Monirul Islam, Mafijul Islam, (the Vendor Nos 1 to 3 herein) & Mojammal Haque, Mostaber Rahaman and three daughters namely Ainura Bibi (the Vendor No. 4 herein) & Kahinur Bibi, Saminur Bibi, as his legal heirs and successors to his estate and he become the owner of the aforesaid plots of land in terms of the Muslim Farayez Act. whare each son got 05.71 Satak 2/13 share of 37.10 Satak and each daughter got 02.85 Satak 1/13 share of 37.10 Satak and free from all encumbrances whatsoever.

AND WHEREAS the said Mostakin Rahaman, Monirul Islam, Mafijul Islam and Ainura Bibi (all the Vendors herein) are the absolute owner and possessor of plots of land total measuring an area of 19.98 Satak Comprised in R.S. & L.R. Dag Nos.5107, 5115, 5116, 5127, 5175, 5179, 5182, 5175/5229, 5169 & 5110, under L.R. Khatian Nos. 2703, 3045 & 2277, lying and situated at Mauza- MATIAGACHA, J.L. No. 187, R.S. No. 154, Touzi No. 146, within the local limits of Kirtipur 2 No. Gram Panchayet, within the jurisdiction of Barasat P.S. at present Rajarhat Police Station, in

To be cont

(7)

the District of North 24 Parganas, and free from all encumbrances whatsoever.

AND WHEREAS Since then, the said Mostakin Rahaman, Monirul Islam, Mafijul Islam and Ainura Bibi (all the Vendors herein) are the absolute owner of total land measuring an area 19.98 Satak Comprised in R.S. & L.R. Dag Nos.5107, 5115, 5116, 5127, 5175, 5179, 5182, 5175/5229, 5169 & 5110, under L.R. Khatian Nos. 2703, 3045 & 2277, more fully and particularly described in the schedule hereinafter written, by virtue of above inheritance from his father and have been enjoying the same as per demarcation peacefully, freely, absolutely and without any interruptions from any corners whatsoever by paying usual rents and taxes to the proper authorities in their names as absolute owners and possessors thereof and have the full right to dispose or transfer the same to any body in any way as they 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 plots of land total measuring an area of 19.98 Satak Comprised in R.S. & L.R. Dag Nos.5107, 5115, 5116, 5127, 5175, 5179, 5182, 5175/5229, 5169 & 5110, under L.R.

To be cont

(8)

Khatian Nos. 2703, 3045 & 2277, more fully described in the schedule hereinafter written, for the total consideration of **Rs. 21,79,932, /-** (**Rupees Twenty-one Lac Seventy-nine Thousand Nine Hundred Thirty-two**) only.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement and in consideration of **Rs. 21,79,932, /-** (**Rupees Twenty-one Lac Seventy-nine Thousand Nine Hundred Thirty-two**) only of the lawful money of the Union of India in hand and well and truly by the Purchaser to the Vendors paid at or before the execution hereof (the receipt whereof the Vendors doth hereby as also by the receipt and Memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof forever release discharge and acquit the Purchaser and the properties benefits and rights hereby granted sold, conveyed transferred assigned and assured or expressed or intended so to be) the Vendors doth hereby grant sell, convey transfer assign and assure unto and in favour of the Purchaser herein **ALL THAT** piece or parcel of land measuring 19.98 Satak Comprised in R.S. & L.R. Dag Nos.5107, 5115, 5116, 5127, 5175, 5179, 5182, 5175/5229, 5169 & 5110, under L.R. Khatian Nos. 2703, 3045 & 2277, lying and situated at Mouza - MATIAGACHA, J.L. No. 187, R.S. No. 154, Touzi No. 146, within the local limits of Kirtipur 2 No. Gram Panchayet, within the jurisdiction of

To be cont

(9)

Barasat P.S. at present Rajarhat Police Station, in the District of North 24 Parganas, more fully and particularly described in the Schedule hereunder written and hereinafter referred to as 'the SAID PLOT OF LAND' together with all and singular the tangible and intangible assets edifices fixtures gates courts court-yards compound boundaries, areas sewers drains ways paths passages fences hedges ditches trees water courses lights and all manner of former and other right liberties benefits, privileges easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel of member thereof which now is or are or hereto before were or was held used occupied or enjoyed therewith AND reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof AND all the Raiyati and entire share estate right title interest inheritance use trust possession property claim easements quasi easements privileges claims and demands whatsoever of the Vendors out of or upon the properties benefits and rights hereby granted sold, conveyed transferred assigned and assured or expressed or intended so to be TOGETHER WITH all deeds paths muniments writings and evidences of title in anywise relating to or connected with the said property or any part thereof which now are or is or hereafter may be in possession power custody or control of the Vendors or any person or per-

To be cont

(10)

sons from whom the Vendors or any of them may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the same unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances mortgages charges leases tenancies occupancy rights liens lispendences attachments bargaders trusts claims demands acquisition requisition vesting alignment claims demands and liabilities whatsoever or howsoever.

THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER
AS UNDER :-

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 vendors are 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 in khas without any claim or demand whatsoever

To be cont

(11)

from the vendors or their legal heirs, executors, administrators, representatives, nominees and assigns.

3. That no notice issued under the public demand recovery act has been served on the vendors not any such notice has been published.
4. 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.
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 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.
7. It is hereby declared that the said Purchaser has the absolute right to mutate her name in respect of the present purchased land.
8. All the taxes land revenue and impositions payable in respect of the said

To be cont

(12)

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.

9. It is hereby declared by the Vendors 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 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.
11. 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 mistake shall shown in this deed, that will be rectify by the Vendors without any claim or demand at the cost of the purchaser.

To be cont

(13)

AND the vendors 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 total measuring an area 19.98 Satak Comprised in R.S. & L.R. Dag Nos.5107, 5115, 5116, 5127, 5175, 5179, 5182, 5175/5229, 5169 & 5110, under L.R. Khatian Nos. 2703(in the name of Ajibar Rahaman), 3045 & 2277, (in the name of Ajibar Mondal) , the said land clearly as under as per Dag wise :-

Saleable land area	Share of land	Total land	R.S. & L.R. Dag	L.R. Kh No.	Nature of land
02.53 Satak	0.0126	201 Satak	5107	2703	Shali
03.17 Satak	0.0112	283 Satak	5115	2703	Shali
00.54 Satak	0.0126	43 Satak	5116	2703	Shali
00.04 Satak	0.0100	04 Satak	5127	2703	Khal
01.74 Satak	0.0113	155 Satak	5175	2703	Shali
00.72 Satak	0.0113	64 Satak	5179	2703	Shali
01.80 Satak	0.0202	89 Satak	5182	2703	Shali

To be cont

(14)

Saleable land area	Share of land	Total land	R.S. & L.R. Dag	L.R. Kh No.	Nature of land
00.12 Satak	0.0100	12 Satak	5175/5229	2703	Khal
04.64 Satak	0.0336	138 Satak	5169	3045	Shali
04.68 Satak	0.1800	26 Satak	5110	2277	Shali
Total land measaring 19.98 (Nineteen point Nintey-eight) Satak more or less,					

the aforesaid land under lying and situated at Mouza- MATIAGACHA, J.L. No. 187, R.S. No. 154, Touzi No. 146, at present Touzi No. 12, within the local limits of Kirtipur 2 No. Gram Panchayet, within the jurisdiction of Barasat Police Station, at present Rajarhat Police Station, Pargana- Anowarpur, under A.D.S.R. Office, Barasat, in the District of North 24-Parganas, in the State of West Bengal.

It is clearly stated herein that the Vendors herein sold and conveyed the said total land measuring of 19.98 Satak be the same a little more or less together with all easement right of the same unto and in favour of the Purchaser herein. There is no road surrounding those plots.

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

To be cont

(15)

IN WITNESS WHEREOF the Parties have hereunto set and subscribed their hand's and seal's on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

by the Vendors at Rajarhat in Presence of:

1. Ajjul Molla
Lauhati, Rajarhat

সোহাগ কান্তি সুলতান

2. Gopal Manna
সহকারী
সহকারী

সহকারী

3. Lomal Uddin Molla

সহকারী

Deed prepared and explained

আইনজীবী

by me.

Bhola Nath Saha
278/303/1977, Advocate
Cal. Highcourt.

SIGNATURE OF THE VENDORS

TYPED BY:

Upananda Biswas

(UPANANDA BISWAS)

Asha Computer, Kol - 135.

To be cont

(16)

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named purchaser, a sum of Rs. 21,79,932, /- (Rupees Twenty-one Lac Seventy-nine Thousand Nine Hundred Thirty-two) only, being the full consideration money of the schedule mentioned land and payment as per memo below.

MEMO

<u>Dated</u>	<u>Cheque No.</u>	<u>Drawn on</u>	<u>Amount (Rs)</u>
01/03/16	049979	The South Indian Bank Ltd. Brabourn Road, Kolkata	1,79,932/-
30/06/16	049987	Do	20,00,000/-

Total Rs. 21,79,932, /- (Rupees Twenty-one Lac Seventy-nine Thousand Nine Hundred Thirty-two) only.


































WITNESSES :-

1. Ajijul Molla
Lahati, Rajarhat
2. Gungam Das
Lahati, Rajarhat
3. Jamal Uddin Molla
Lahati, Rajarhat

স্বাক্ষরিত করলেন স্বাক্ষর
স্বাক্ষরিত করলেন স্বাক্ষর
স্বাক্ষরিত করলেন স্বাক্ষর
স্বাক্ষরিত করলেন স্বাক্ষর

SIGNATURE OF THE VENDORS

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants/ presentants							
	 Rohan Chandra							
		(Left Hand)						
								
		(Right Hand)						
			 Manoj Kumar					
				(Left Hand)				
								
(Right Hand)								
	 Manoj Kumar							
				(Left Hand)				
								
		(Right Hand)						

SPECIMEN FORM FOR TEN FINGERPRINTS

Signature of the
executants/
presentants



মহিউদ্দীন
ইসম্মত

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



আইশ্বর্যা
বিবি

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)				



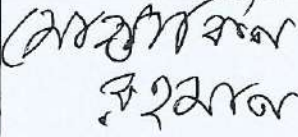


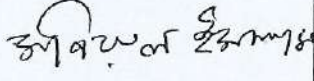





Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue



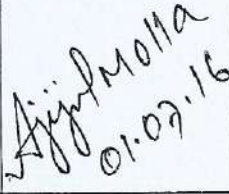
OFFICE OF THE A.D.S.R. BARASAT, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15031000254724/2016

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mostakin Rahaman Mobarakpur, P.O:- Lauhati, P.S:- Rajarhat, District:-North 24- Parganas, West Bengal, India, PIN - 700135	Seller	 01.07.16		
2	Monirul Islam Mobarakpur, P.O:- Lauhati, P.S:- Rajarhat, District:-North 24- Parganas, West Bengal, India, PIN - 700135	Seller	 01.07.16		
3	Mafijul Islam Mobarakpur, P.O:- Lauhati, P.S:- Rajarhat, District:-North 24- Parganas, West Bengal, India, PIN - 700135	Seller	 01.07.16		

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with
4	Ainura Bibi Mobarakpur, P.O:- Lauhati, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135	Seller	আইনুরা বিবী 01.07.16		
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Ajjul Molla Son of Abdul Hamid Molla Lauhati, P.O:- Lauhati, P.S:- Rajarhat, District:-North 24- Parganas, West Bengal, India, PIN - 700135	Mostakin Rahaman, Monirul Islam, Mafijul Islam, Ainura Bibi, Roshanlal Singhal		 01.07.16	

(Joyjit Chanda)

ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
BARASAT
North 24-Parganas, West
Bengal

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

19-201617-001160596-2

Payment Mode

Counter Payment

IN Date: 01/07/2016 17:17:14

Bank : State Bank of India

URN : 020716090016247

BRN Date: 02/07/2016 01:35:31

DEPOSITOR'S DETAILS

Id No. : 15031000254724/2/2016

[Query No./Query Year]

Name : AJIJUL MOLLA

Contact No. : Mobile No. : +91 9874150248

E mail :

Address : Lauhati, Rajarhat, Kol-700135

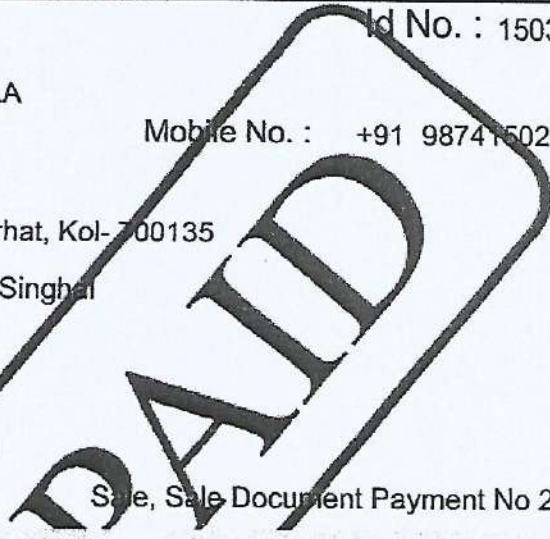
Applicant Name : Mr Roshanlal Singhal

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks : Sale, Sale Document Payment No 2



PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15031000254724/2/2016	Property Registration- Stamp duty	0030-02-103-003-02	116570
2	15031000254724/2/2016	Property Registration- Registration Fees	0030-03-104-001-16	25655

Total

142225

In Words : Rupees One Lakh Forty Two Thousand Two Hundred Twenty Five only

Seller, Buyer and Property Details

Seller & Buyer Details

Presentant Details

SL No.	Name and Address of Presentant
1	Mostakin Rahaman Son of Late Ajibar Rahaman Alias Ajibar Mondal Mobarakpur, P.O:- Lauhati, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135

Seller Details

SL No.	Name, Address, Photo, Finger print and Signature
1	Mostakin Rahaman Son of Late Ajibar Rahaman Alias Ajibar Mondal Mobarakpur, P.O:- Lauhati, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India,; Status : Individual; Date of Execution : 01/07/2016; Date of Admission : 01/07/2016; Place of Admission of Execution : Pvt. Residence
2	Monirul Islam Son of Late Ajibar Rahaman Alias Ajibar Mondal Mobarakpur, P.O:- Lauhati, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India,; Status : Individual; Date of Execution : 01/07/2016; Date of Admission : 01/07/2016; Place of Admission of Execution : Pvt. Residence
3	Mafijul Islam Son of Late Ajibar Rahaman Alias Ajibar Mondal Mobarakpur, P.O:- Lauhati, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No. ADSP17434H,; Status : Individual; Date of Execution : 01/07/2016; Date of Admission : 01/07/2016; Place of Admission of Execution : Pvt. Residence
4	Ainura Bibi Daugther of Late Ajibar Rahaman Alias Ajibar Mondal Mobarakpur, P.O:- Lauhati, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India,; Status : Individual; Date of Execution : 01/07/2016; Date of Admission : 01/07/2016; Place of Admission of Execution : Pvt. Residence

Buyer Details

SL No.	Name, Address, Photo, Finger print and Signature		
1	Nicky Commercial Private Limited 23 A N S Road 4th Floor Room No 7A, P.O:- G P O, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AAACN8443M,; Status : Organization; Represented by not executed as given below:-		
1(1)	Roshanlal Singhal 23A N S Road , 4th Floor, Room No 7A, P.O:- G P O, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ALCPS8734J,; Status : Representative; Date of Execution : ; Date of Admission : ; Place of Admission of Execution :	Photo	Finger Print
		Signature	

B. Identifire Details

Identifier Details			
SL No	Identifier Name & Address	Identifier of	Signature
1	Ajjul Molla Son of Abdul Hamid Molla Lauhati, P.O:- Lauhati, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India,	Mostakin Rahaman, Monirul Islam, Mafijul Islam, Ainura Bibi, Roshanlal Singhal	

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5107 , LR Khatian No:- 2703	2.53 Dec	2,76,000/-	2,95,168/-	Proposed Use: Bastu, ROR: Shali
L2	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5115 , LR Khatian No:- 2706	3.17 Dec	3,45,818/-	3,69,834/-	Proposed Use: Bastu, ROR: Shali

Land Details						
	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L3	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5116 , LR Khatian No:- 2703	0.54 Dec	58,909/-	63,000/-	Proposed Use: Bastu, ROR: Shali
L4	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5127 , LR Khatian No:- 2703	0.04 Dec	4,663/-	4,667/-	Proposed Use: Bastu, ROR: Khal
L5	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5175 , LR Khatian No:- 2703	1.74 Dec	1,89,818/-	2,03,001/-	Proposed Use: Bastu, ROR: Shali
L6	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5179 , LR Khatian No:- 2703	0.72 Dec	78,545/-	84,000/-	Proposed Use: Bastu, ROR: Shali
L7	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5182 , LR Khatian No:- 2703	1.8 Dec	1,96,363/-	2,10,001/-	Proposed Use: Bastu, ROR: Shali
L8	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5175/5229 , LR Khatian No:- 2703	0.12 Dec	13,090/-	14,000/-	Proposed Use: Bastu, ROR: Khal
L9	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5169 , LR Khatian No:- 3045	4.64 Dec	5,06,181/-	5,41,335/-	Proposed Use: Bastu, ROR: Shali
L10	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5110 , LR Khatian No:- 2277	4.68 Dec	5,10,545/-	5,46,002/-	Proposed Use: Bastu, ROR: Shali

Transfer of Property from Seller to Buyer				
Sch No	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	Mostakin Rahaman	Nicky Commercial Private Limited	0.6325	25
	Monirul Islam	Nicky Commercial Private Limited	0.6325	25
	Mafijul Islam	Nicky Commercial Private Limited	0.6325	25
	Ainura Bibi	Nicky Commercial Private Limited	0.6325	25

Transfer of Property from Seller to Buyer

No.	Name of the Seller	Name of the Buyer	Transferred Area .	Transferred Area in(%)
L2	Mostakin Rahaman	Nicky Commercial Private Limited	0.7925	25
	Monirul Islam	Nicky Commercial Private Limited		
	Mafijul Islam	Nicky Commercial Private Limited		
	Ainura Bibi	Nicky Commercial Private Limited		
L3	Mostakin Rahaman	Nicky Commercial Private Limited	0.135	25
	Monirul Islam	Nicky Commercial Private Limited		
	Mafijul Islam	Nicky Commercial Private Limited		
	Ainura Bibi	Nicky Commercial Private Limited		
L4	Mostakin Rahaman	Nicky Commercial Private Limited	0.01	25
	Monirul Islam	Nicky Commercial Private Limited		
	Mafijul Islam	Nicky Commercial Private Limited		
	Ainura Bibi	Nicky Commercial Private Limited		
L5	Mostakin Rahaman	Nicky Commercial Private Limited	0.435	25
	Monirul Islam	Nicky Commercial Private Limited		
	Mafijul Islam	Nicky Commercial Private Limited		
	Ainura Bibi	Nicky Commercial Private Limited		
L6	Mostakin Rahaman	Nicky Commercial Private Limited	0.18	25
	Monirul Islam	Nicky Commercial Private Limited		
	Mafijul Islam	Nicky Commercial Private Limited		
	Ainura Bibi	Nicky Commercial Private Limited		
L7	Mostakin Rahaman	Nicky Commercial Private Limited	0.45	25
	Monirul Islam	Nicky Commercial Private Limited		
	Mafijul Islam	Nicky Commercial Private Limited		
	Ainura Bibi	Nicky Commercial Private Limited		
L8	Mostakin Rahaman	Nicky Commercial Private Limited	0.03	25
	Monirul Islam	Nicky Commercial Private Limited		
	Mafijul Islam	Nicky Commercial Private Limited		
	Ainura Bibi	Nicky Commercial Private Limited		
L9	Mostakin Rahaman	Nicky Commercial Private Limited	1.16	25
	Monirul Islam	Nicky Commercial Private Limited		
	Mafijul Islam	Nicky Commercial Private Limited		
	Ainura Bibi	Nicky Commercial Private Limited		

Transfer of Property from Seller to Buyer				
No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L10	Mostakin Rahaman	Nicky Commercial Private Limited	1.17	25
	Monirul Islam	Nicky Commercial Private Limited	1.17	25
	Mafijul Islam	Nicky Commercial Private Limited	1.17	25
	Ainura Bibi	Nicky Commercial Private Limited	1.17	25

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Roshanlal Singhal
Address	Thana : Hare Street, District : Kolkata, WEST BENGAL
Applicant's Status	Buyer/Claimant

Office of the A.D.S.R. BARASAT, District: North 24-Parganas

Endorsement For Deed Number : I - 150305059 / 2016

Query No/Year	15031000254724/2016	Serial no/Year	1503005201 / 2016
Deed No/Year	I - 150305059 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mostakin Rahaman	Presented At	Private Residence
Date of Execution	01-07-2016	Date of Presentation	01-07-2016

Remarks

On 01/07/2016

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

Presented for registration at 20:00 hrs on : 01/07/2016, at the Private residence by Mostakin Rahaman , one of the Executants.

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 23,31,008/-

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

Execution is admitted on 01/07/2016 by

Mostakin Rahaman, Son of Late Ajibar Rahaman Alias Ajibar Mondal, Mobarakpur, P.O: Lauhati, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Muslim, By Profession Business
Indetified by Ajijul Molla, Son of Abdul Hamid Molla, Lauhati, P.O: Lauhati, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Muslim, By Profession Business

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

Execution is admitted on 01/07/2016 by

Monirul Islam, Son of Late Ajibar Rahaman Alias Ajibar Mondal, Mobarakpur, P.O: Lauhati, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Muslim, By Profession Business
Indetified by Ajijul Molla, Son of Abdul Hamid Molla, Lauhati, P.O: Lauhati, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Muslim, By Profession Business

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

Execution is admitted on 01/07/2016 by

Mafijul Islam, Son of Late Ajibar Rahaman Alias Ajibar Mondal, Mobarakpur, P.O: Lauhati, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Muslim, By Profession Business
Indetified by Ajijul Molla, Son of Abdul Hamid Molla, Lauhati, P.O: Lauhati, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Muslim, By Profession Business

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

Execution is admitted on 01/07/2016 by

Ainura Bibi, Daughter of Late Ajibar Rahaman Alias Ajibar Mondal, Mobarakpur, P.O: Lauhati, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Muslim, By Profession House wife

ified by Ajijul Molla, Son of Abdul Hamid Molla, Lauhati, P.O: Lauhati, Thana: Rajarhat, , North 24-
Parganas, WEST BENGAL, India, PIN - 700135, By caste Muslim, By Profession Business



(Joyjit Chanda)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
North 24-Parganas, West Bengal

On 14/07/2016

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 25,655/- (A(1) = Rs 25,641/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 25,655/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

1 Rs. 25,655/- is paid, by online on 02/07/2016 1:35AM with Govt. Ref. No. 192016170011605962 on 01-07-2016, Bank: State Bank of India (SBIN0000001), Ref. No. 020716090016247 on 02/07/2016, Head of Account 0030-03-104-001-16

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 of Indian Stamp Act 1899.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,16,570/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 1,16,570/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

1 Rs. 1,16,570/- is paid, by online on 02/07/2016 1:35AM with Govt. Ref. No. 192016170011605962 on 01-07-2016, Bank: State Bank of India (SBIN0000001), Ref. No. 020716090016247 on 02/07/2016, Head of Account 0030-02-103-003-02

Payment of Stamp Duty

Description of Stamp

1 Rs 10/- is paid on Court Fees.

2 Rs 100/- is paid on Impressed type of Stamp, Serial no 5578, Purchased on 27/06/2016, Vendor named M Dutta.



(Joyjit Chanda)

ADDITIONAL DISTRICT SUB-REGISTRAR

ate of Registration under section 60 and Rule 69.

entered in Book - I

Volume number 1503-2016, Page from 132477 to 132515

being No 150305059 for the year 2016.



Digitally signed by JOYJIT CHANDA
Date: 2016.07.14 11:44:02 +05:30
Reason: Digital Signing of Deed.

(Joyjit Chanda) 14/07/2016 11:44:01
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
West Bengal.

(This document is digitally signed.)