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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

U 434330

Certified that the document is authentic and registration. The signature and sheets and the endorsement and sheets attached with this certificate are the part of the document.

Q-74/1023/15  
 22/9/15  
 or  
 10:00 AM

*[Signature]*  
 Additional District Sub-Registrar  
 Barasat, North 24 Parganas.  
 08/10/15

**DEED OF CONVEYANCE**

**THIS INDENTURE OF CONVEYANCE** is made on this the 22<sup>nd</sup> day of September Two Thousand Fifteen (2015)

**BETWEEN**

(2)

(1) **JAMALUDDIN SHA**, son of Late Lal Mohammad Sha, (2) **MIZANUR ISLAM SHA** (having PAN : CWGPS9557B), son of Jamaluddin Sha, both residing at Village- Langalpota, P.O. - Metiagacha, P.S.- Barasat at present Rajarhat, District of North 24 Parganas, Kolkata - 700135, both by faith- Muslim, by occupation- No. 1 Cultivation and No. 2 Business, both by Nationality- Indian, hereinafter jointly 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 and each of their legal heirs, executors, administrators, representatives nominees and assigns) of the ONE PART.

**-AND-**

**NICKY COMMERCIAL PRIVATE LIMITED** (having PAN : AAACN8443M), a Company, incorporated under the Companies Act. 1956, having its Office at 23A, Netaji Subash Road, 4th floor, Room No. 7A, Kolkata- 700001, P.O. Kolkata G.P.O., P.S. Hare Street, represented by its Director **SRI GIRDHARI LAL SINGHAL**, son of Late Fateh chand singhal, by faith- Hindu, by occupation- Business, by Nationality- Indian, residing at GC-37, Sector-III, Bidhannagar (Salt Lake City), P.S. Bidhannagar (South), Kolkata-700106, hereinafter called and referred to as the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the context be

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(3)

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 The Vendor No. 1, herein Jamaluddin Sha is the owner and possessor of five plots of Sali and khal land admeasuring an area of 07.28 Satak comprised in R.S. & L.R. Dag Nos. 5105, 5167, 5170, 5171 & 5172 under L.R. Khatian No. 2171/2, under the following manner as per Dag wise:-

Recorded land area	Share of land	Out of total land	R.S. & L.R. Dag	L.R. Khatian No.	Nature of land
06.07 Satak	0.0313	1.94 Acre	5105	2171/2	Shali
00.87 Satak	0.0156	56 Satak	5167	2171/2	Khal
00.05 Satak	0.0156	03 Satak	5170	2171/2	Shali
00.06 Satak	0.0156	04 Satak	5171	2171/2	Khal
00.23 Satak	0.0156	15 Satak	5172	2171/2	Shali
Total - 07.28 Satak					

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. 2171/2, absolutely free from all encumbrances whatsoever.

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(4)

AND WHEREAS One Nripendra Nath Hulpatra alias Shri Nepal Chandra Hulpatra, son of late Bipin Chandra Hulpatra of Mobarekpur, P.O. Lauhati, P.S. Rajarhat, in the District of North 24 Parganas was the owner and possessor of two plots of Sali land admeasuring an area of 16.59 Satak comprised in R.S. & L.R. Dag Nos. 5125 & 5130 under L.R. Khatian No. 2266, under the following manner as per Dag wise:-

Recorded land area	Share of land	Out of total land	R.S. & L.R. Dag	L.R. Khatian No.	Nature of land
01.59 Satak	0.1447	Satak	5125	2266	Shali
15.00 Satak	1.0000	15 Satak	5130	2266	Shali
Total - 16.59 Satak					

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 the District of North 24 Parganas, by virtue of own L.R. Settlement Record of Rights being L.R. Khatian No. 2266 absolutely free from all encumbrances whatsoever.

AND WHEREAS While seized and possessed of the aforesaid plots of land measuring an area of 16.59 Satak, the said Nripendra Nath Hulpatra alias

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(5)

Shri Nepal Chandra Hulpatra sold, transferred and conveyed his right title and interest of the aforesaid plots of land measuring an area of 16.59 Satak to (1) Mahinur Islam Sha (2) Manirul Islam Sha and (3) Mizanur Islam Sha (the Vendor No. 2 herein) by a registered Deed of Sale (Bengali language Suff Bikray Kobala) registered at the office of the D.S.R. Office-II, Barasat North 24 Parganas and recorded in Book No. I, Being No. 05247, in the year 2013 on 16.04.2013 against valuable consideration mentioned thereon. The said Mizanur Islam Sha (the Vendor No. 2 herein) got 05.53 Satak 1/3 share of 16.59 Satak by virtue of purchase.

AND WHEREAS One Abdul Khalek Mondal alias Abdul Khalek was the owner and possessor of a plot of Shali land measuring an area of 16.50 Satak as 0.5000 share out of total 33 Satak comprised in R.S. Dag No. 5129, lying and situated at Mourn- 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 Police Station, in the District of North 24 Parganas, by virtue of purchased from Sk. Romjan Ali son of Sk. Jonab Ali of Mobarekpur, P.S. Rajarhat, in the District of North 24 Parganas by a registered Deed of Sale registered at the office of the District Sub-Registrar Barasat North 24 Parganas and recorded in Book No. I, Volume No. 102, Pages 216

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to 218, Being No. 9478 in the year 1967 on 28.07.1967 against valuable consideration mentioned thereon.

AND WHEREAS While seized and possessed of the aforesaid plot of land, the said Abdul Khalek Mondal alias Abdul Khalek duly recorded his name to the BL & LR office at the time of L.R. Settlement Operation, being L.R. Khatian No. 3019 as absolute owner and possessor thereof.

AND WHEREAS While seized and possessed of the aforesaid respective share of the said plot of land, the said Abdul Khalek Mondal alias Abdul Khalek died intestate leaving behind his two sons namely (i) Aktar Ali (ii) Ahammad Ali, four daughters namely (i) Chafura Bibi (ii) Ashura Bibi (iii) Chalema Bibi and (iv) Halima Bibi, one wife namely Golenur Bibi as his legal heirs and successors to his estate and they become the owners of the aforesaid plot of land in terms of the Muslim Farayez Act and/or by virtue of inheritance from their father and husband respectively.

AND WHEREAS While seized and possessed of the aforesaid respective share of the said plot of land, the said Golenur Bibi died on 03.03.2001 intestate leaving behind her two sons namely (i) Aktar Ali (ii) Ahammad Ali, four daughters namely (i) Chafura Bibi (ii) Ashura Bibi (iii) Chalema

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(7)

Bibi and (iv) Halima Bibi, as her legal heirs and successors to her estate and they become the owners of the aforesaid plot of land in terms of the Muslim Farayez Act and/or by virtue of inheritance from their mother.

AND WHEREAS While seized and possessed of the aforesaid plot of land, the said Ahammad Ali, died on 01.04.2002 intestate leaving behind his wife namely Jarina Bibi, four sons namely (i) Akbar Ali (ii) Anowar Ali (iii) Habib Ali (iv) Sabir Ali, one daughter namely Julekha Bibi as his legal heirs and successors to his estate and they become the owners of the aforesaid respective share of the said plot of land in terms of the Muslim Farayez Act and/or by virtue of inheritance from their husband and father respectively.

I) By virtue of above inheritance, the said (i) Aktar Ali (ii) Chafura Bibi (iii) Ashura Bibi (iv) Chalema Bibi and (v) Halima Bibi (vi) Jarina Bibi, (vii) Akbar Ali (viii) Anowar Ali (ix) Habib Ali (x) Sabir Ali, (xi) Julekha Bibi were the owners of the aforesaid plot of land measuring an area of 16.50 Satak absolutely free from all encumbrances whatsoever.

AND WHEREAS While seized and possessed of the aforesaid plot of land, the said (i) Aktar Ali son of Late Abdul Khalek, resident of Badra, Sukanta Sarani, P.O. Italgacha, Dum Dum, Kolkata- 700079 (ii) . Chafura Bibi wife

To be cont .....

(8)

of late Siraj uddin Molla and daughter of late Abdul Khalek of Mobarekpur, Rajarhat (iii) Ashura Bibi wife of Ismail Mondal and daughter of Late Abdul Khalek of Mohispota, P.S. Ghola, (iv) Chalema Bibi wife of Atiar Rahaman and daughter of Late Abdul Khalek of Chandpur, Rajarhat and (v) Halima Bibi wife of Ashan Mallick and daughter of late Abdul Khalek of Fatullahpur, Nimta, North 24 Parganas (vi) Jarina Bibi wife of late Ahammad Ali (vii) Akbar Ali son of Late Ahammad Ali (viii) Anowar Ali son of Late Ahammad Ali (ix) Habib Ali son of Late Ahammad Ali (x) Sabir Ali son of Late Ahammad Ali all resident of Badra Sukanta Sarani, P.S. Dum Dum, Kolkata-79 (xi) Julekha Bibi wife of Anowar Ali Tarafdar daughter of Late Ahammad Ali resident of Atghara, P.S. Rajarhat, North 24 Parganas, Kolkata-700136 jointly referred therein as the Vendors sold, transferred and conveyed their right title and interest of the said plot of land measuring an area of 16.50 Satak as 0.5000 share out of total 33 Satak comprised in R.S. Dag No. 5129, L.R. Khatian No. 3019, 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 to said (1) Mahinur Islam Sha (2) Manirul Islam Sha and (3) Mizanur Islam Sha (the Vendor No. 2 herein) by a registered Deed of Sale (Bengali language Suff Bikray Kobala)

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(9)

registered at the office of the A.D.S.R. Office- Barasat North 24 Parganas and recorded in Book No. I, Being No. 02572, in the year 2013 on 22.04.2013 against valuable, consideration mentioned thereon. The said Mizanur Islam Sha (the Vendor No. 2 herein) got 05.50 Satak 1/3 share of 16.50 Satak by virtue of purchase.

AND WHEREAS One Rajendra Hulpatra was the owner and possessor of a plot of shali land measuring an area of 00.92 Satak more or less out of 11 Satak comprised in R.S. Dag No. 5125 under R.S. Khatian No. 398 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 Revisional Settlement Record of Rights being R.S. Khatian No. 398 absolutely free from all encumbrances whatsoever.

AND WHEREAS While seized and possessed of the aforesaid plot of land, the said Rajendra Hulpatra died intestate leaving behind his three daughters namely (i) Smt. Rupa Hulpatra (Dey) (ii) Smt. Sujata Hulpatra (Jhuri) (iii) Smt. Mita Hulpatra (Ghosh) and wife namely Smt. Minati Hulpatra as his

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(10)

legal heirs and successors to his estate and they become the owners of the said plots of land measuring an area of 00.92 Satak in terms of the Hindu Succession Act. 1956.

AND WHEREAS While seized and possessed of the respective share of land, the said Smt. Minati Hulpatra died intestate leaving behind her said three daughters namely (i) Smt. Rupa Hulpatra (Dey) (ii) Smt. Sujata Hulpatra (Jhuri) (iii) Smt. Mita Hulpatra (Ghosh) as her legal heirs and successors to her estate and they become the owners of the said plots of land admeasuring an area of 00.92 Satak in terms of the Hindu Succession Act. 1956 also.

AND WHEREAS One Santosh Ghosh (Hulpatra) was the owner and possessor of a plot of shali land measuring an area of 00.92 Satak more or less out of 11 Satak comprised in R.S. Däg No. 5125 under R.S. Khatian No. 398 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 Revisional Settlement Record of Rights being R.S. Khatian Nos. 398 absolutely free

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(11)

from all encumbrances whatsoever.

AND WHEREAS While seized and possessed of the aforesaid plot of land, the said Santosh Ghosh (Hulpatra) died intestate leaving behind his three sons namely (i) Prasanta Ghosh (Hulpatra) (ii) Sushanta Ghosh (Hulpatra) (iii) Karunamoy Ghosh (Hulpatra) alias Basudeb Ghosh (Hulpatra), two daughters namely (i) Smt. Manju Bala, Ghosh (Hulpatra) (ii) Jayanti Ghosh (Hulpatra) as his legal heirs and successors to his estate and they become the owners of the said plot of land admeasuring an area of 00.92 Satak in terms of the Hindu Succession Act. 1956.

AND WHEREAS While seized and possessed of the aforesaid plot of land, the said Karunamoy Ghosh (Hulpatra) alias Basudeb Ghosh (Hulpatra), died intestate leaving behind his wife namely Smt. Mira Ghosh, one son Sri Subhajit Ghosh and one daughter namely Smt. Priya Ghosh as his legal heirs and successors to his estate and they become the owners of the said plots of land admeasuring an area of 00.92 Satak in terms of the Hindu Succession Act. 1956.

AND WHEREAS By virtue of above inheritance, the said (i) Smt. Rupa

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Hulpatra (Dey) (ii) Smt. Sujata Hulpatra (Jhuri) (iii) Smt. Mita Hulpatra (Ghosh) (iv) Prasanta Ghosh (Hulpatra) (v) Sushanta Ghosh (Hulpatra) (vi) Smt. Manju Bala Ghosh (Hulpatra) (vii) Jayanti Ghosh (Hulpatra) (viii) Smt. Mira Ghosh (ix) Sri Subhajit Ghosh and (x) Smt. Priya Ghosh were the joint owners of land admeasuring an area of 01.84 Satak more or less and thereafter they jointly sold and conveyed their right title and interest of the aforesaid plot of land admeasuring an area of 01.84 Satak to Mizanur Islam Sha (the Vendor No. 2 herein) by a registered Deed of Sale (Bengali language Suff Bikray Kobala) registered at the office of the Additional District Sub-Registrar Barasat, North 24 Parganas and recorded in Book No. 1, Being No. 00905 in the year 2014 on 13.02.2014 against valuable consideration mentioned thereon.

AND WHEREAS Since then, the Vendor Nos. 1 & 2 herein are jointly seized and possessed of land measuring an area of 20.15 Satak more fully and particularly described in the schedule hereinafter written, by virtue of above own L.R. Record of right of Vendor No. 1, by virtue of purchased by the Vendor No. 2 herein 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

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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 admeasuring an area of 20.15 Satak more fully described in the schedule hereinafter written, for the total consideration of **Rs. 15,69,750/- (Rupees Fifteen Lac Sixty-nine Thousand Seven Hundred Fifty) only.**

**NOW THIS INDENTURE WITNESSETH THAT** in pursuance of the said agreement and in consideration of **Rs. 15,69,750/- (Rupees Fifteen Lac Sixty-nine Thousand Seven Hundred Fifty) only,** of the lawful money of the Union of India in hand and well and truly by the Purchaser to the Vendors paid at the time of or before the execution hereof (the receipt whereof the Vendors doth hereby by this receipt and Memo of consideration hereunder written admit and acknowledge 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

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(14)

ALL THAT piece or parcel of Sali and Khal total land admeasuring an area of 20.15 Satak by virtue of above own L.R. Record of rights and purchase, comprised in R.S. & L.R. Dag Nos. 5105, 5167, 5170, 5171, 5172, 5125, 5129 & 5130 under L.R. Khatian Nos. 2171/2, 2266, 3019 & R.S. 398, 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 Police Station, 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 PLOTS OF LAND' together with all and singular the tangible and intangible assets edifices fixtures gates courts courtyards 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

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(15)

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 muni-ments writings and evidences of title in anyway 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 persons from whom the Vendors or any of them may procure the same with- out 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 en- cumber or make void the same and free from all encumbrances mortgages, charges, leases, tenancies, occupancy rights, liens, lispendencies, attachments, bargaders, trusts, claims, demands, acquisition, requisition, vesting, align- ment 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 exon-erated and release or otherwise by and at the cost and expenses of the

To be cont .....

(16)

Vendor/s is/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 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 Estate Acquisition Act. 1953 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 have

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(17)

been 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 his 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 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 are 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. If it is transpired subsequently that the said property hereby sold, conveyed and transferred and assigned by the Vendors are found to be not

To be cont .....

(18)

free from all encumbrances or if it is found that the total quantum or any quantum of the land sold, conveyed and transferred is physically absent or the Vendors do not have valid right title interest and possession of the said land or any part thereof, the Vendors shall be bound to give possession of the equal quantum of land owned held and possessed by them and if any mistake is detected hereafter in this deed, that will be ratified by the Vendors without any claim or demand at the cost of the purchaser.

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 Vendors herein)

ALL THAT piece or parcel of rayati dakhali swattiya bisistha sali and khal land total measuring an area 20.15 Satak comprised in R.S. and L.R. Dag Nos. 5105, 5167, 5170, 5171, 5172 all under L.R. Khatian No. 2171/2 (in the name of Jamal Uddin Sha, Vendor No. 1 herein) ; R.,S. & L.R. Dag No. 5129 under L.R. Khatian No. 3019 (in the name of Abdul Khalek) and R.S. & L.R.

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(19)

Dag Nos. 5125 & 5130 under L.R. Khatian No. 2266 (in the name of Nripendra Nath Hulpatra) R.S. & L.R. Dag No. 5125 under R.S. Khatian Nos. 398 (in the names of Rajendra Hulpatra and Santosh Ghosh Hulpatra) and the said land clearly as under as per Dag and Khatian wise :-

Saleable land area	Share of land	Out of total land	R.S. & L.R. Dag	L.R. Kh. No.	Nature of land	Land sold by
06.07 Satak	0.0313	1.94 Acre	5105	2171/2	Shali	Vendor No. 1
00.87 Satak	0.0156	56 Satak	5167	2171/2	Khal	Vendor No. 1
00.05 Satak	0.0156	03 Satak	5170	2171/2	Shali	Vendor No. 1
00.06 Satak	0.0156	04 Satak	5171	2171/2	Khal	Vendor No. 1
00.23 Satak	0.0156	15 Satak	5172	2171/2	Shali	Vendor No. 1
01. 84 Satak	0.1673	1 1 Satak	5125	R.S. Kh. 398	Shali	Vendor No. 2
00. 53 Satak	0.0482	1 1 Satak	5125	2266	Shali	Vendor No. 2
05.50 Satak	0.1666	33 Satak	5129	3019	Shali	Vendor No. 2
05.00 Satak	0.3334	15 Satak	5130	2266	Shali	Vendor No. 2
<b>Total land measuring 20.15 (Twenty point One Five) Satak.</b>						

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(20)

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 20.15 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.

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

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(21)

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 Rajarahat in Presence of:

1. *Ajijul Molla*  
*of. Lauhati*
2. *Tanab Ali Sa*  
*Lanyal Pota, Matiyazeeha*  
*Rajarahat (N) 24 Pers*

*Mirannur Islam Sha*

*Mirannur Islam Sha*

SIGNATURE OF THE VENDORS

Deed prepared, read over and vernacular language explained by me.

*Ajijul Molla*  
*Advocate*  
*Borabai Judges Court*  
*WB/798/1995*

For NICKY COMMERCIAL PRIVATE LIMITED

*Giridhari Lal Singh*  
Director

SIGNATURE OF THE PURCHASER

TYPED BY:

*U. Biswas*  
(UPANANDA BISWAS)

Asha Computer, Kol - 135.

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(22)

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named purchaser, a sum of Rs. 15,69,750/- (Rupees Fifteen Lac Sixty-nine Thousand Seven Hundred Fifty) 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>
25/07/15	040256, 040257 040258, 040259 & 040260	The South Indian Bank Ltd. Brabourn Road, Kolkata	15,69,750/-

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Total Rs. 15,69,750/- (Rupees Fifteen Lac Sixty-nine  
Thousand Seven Hundred Fifty) only.

WITNESSES :-

1. *Ajijul Molla*  
*Of Lauhat*

*Signature*

2. *Tanab Ali Sa*  
*Lanyalpota, Marhayaaha*  
*Rajerhat (N) 24 Pgs*

*Mizanur Islam Sha*

-----  
SIGNATURE OF THE VENDORS








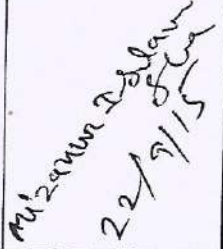


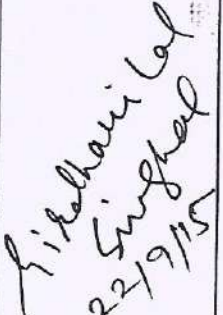
Government of West Bengal

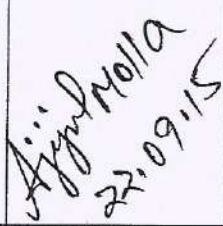
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

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

Signature / LTI Sheet of Query No/Year 15030000741023/2015

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Jamal Uddin Sha Langolpota, P.O:- Matiyagacha, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135	Seller			 22/9/15
2	Mizanur Islam Sha Langolpota, P.O:- Matiyagacha, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135	Seller			 22/9/15
3	Shri Giridhari Lal Singhal GC-37, Sector-III, Salt Lake City, P.O:- Bidhan Nagar IB Market, P.S:- South Bidhannagar, Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN - 700106	Represent ative of Buyer [NICKY COMMER CIAL PRIVATE LIMITED]			 22/9/15




























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	Jamal Uddin Sha, Mizanur Islam Sha, Shri Giridhari Lal Singhal	 22.09.15

(Jyoti Chanda)

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



SPECIMEN FORM FOR TEN FINGERPRINTS

	<i>Si kalharu la binghal</i>						
		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)					
	<i>Si kalharu la binghal</i>	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)	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)		
		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)	Little      Ring      Middle      Fore      Thumb (Left Hand)	Thumb      Fore      Middle      Ring      Little (Right Hand)		
PHOTO		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)		

## Seller, Buyer and Property Details

### A. Seller & Buyer Details

#### Presentant Details

SL No.	Name and Address of Presentant
1	Shri Girdhari Lal Singhal GC-37, Sector-III, Salt Lake City, P.O:- Bidhan Nagar IB Market, P.S:- South Bidhannagar, Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700106

#### Seller Details

SL No.	Name, Address, Photo, Finger print and Signature
1	Jamal Uddin Sha Son of Late Lal Mohammad Sha Langolpota, P.O:- Matiyagacha, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India,; Status : Individual; Date of Execution : 22/09/2015; Date of Admission : 22/09/2015; Place of Admission of Execution : Pvt. Residence
2	Mizanur Islam Sha Son of Jamal Uddin Sha Langolpota, P.O:- Matiyagacha, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No. CWGPS9557B,; Status : Individual; Date of Execution : 22/09/2015; Date of Admission : 22/09/2015; Place of Admission of Execution : Pvt. Residence

### Buyer Details

SL No.	Name, Address, Photo, Finger print and Signature
1	NICKY COMMERCIAL PRIVATE LIMITED 23A, Netaji Subash Road, P.O:- Kolkata GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AAACN8443M.; Status : Organization; Represented by representative as given below:-
1(1)	Shri Girdhari Lal Singhal GC-37, Sector-III, Salt Lake City, P.O:- Bidhan Nagar IB Market, P.S:- South Bidhannagar, Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700106 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AIQPS7772P.; Status : Representative; Date of Execution : 22/09/2015; Date of Admission : 22/09/2015; Place of Admission of Execution : Pvt. Residence

### 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,	Jamal Uddin Sha, Mizanur Islam Sha, Shri Girdhari Lal 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:- 5105 , LR Khatian No:- 2171/2	6.07 Dec	7,08,169/-	7,08,169/-	Proposed Use: Bastu, ROR: Shali
L2	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5167 , LR Khatian No:- 2171/2	0.87 Dec	1,01,500/-	1,01,500/-	Proposed Use: Bastu, ROR: Khal
L3	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5170 , LR Khatian No:- 2171/2	0.05 Dec	5,835/-	5,835/-	Proposed Use: Bastu, ROR: Shali

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
L4	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5171, LR Khatian No:- 2171/2	0.06 Dec	7,000/-	7,000/-	Proposed Use: Bastu, ROR: Shali
L5	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5172, LR Khatian No:- 2171/2	0.23 Dec	26,834/-	26,834/-	Proposed Use: Bastu, ROR: Shali
L6	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5125, LR Khatian No:- 398	1.84 Dec	2,14,667/-	2,14,667/-	Proposed Use: Bastu, ROR: Shali
L7	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5125, LR Khatian No:- 2266	0.53 Dec	61,834/-	61,834/-	Proposed Use: Bastu, ROR: Shali
L8	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5129, LR Khatian No:- 3019	5.5 Dec	6,41,669/-	6,41,669/-	Proposed Use: Bastu, ROR: Shali
L9	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5130, LR Khatian No:- 2266	5 Dec	5,83,336/-	5,83,336/-	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	Jamal Uddin Sha	NICKY COMMERCIAL PRIVATE LIMITED	6.07	100
L2	Jamal Uddin Sha	NICKY COMMERCIAL PRIVATE LIMITED	0.87	100
L3	Jamal Uddin Sha	NICKY COMMERCIAL PRIVATE LIMITED	0.05	100
L4	Jamal Uddin Sha	NICKY COMMERCIAL PRIVATE LIMITED	0.06	100
L5	Jamal Uddin Sha	NICKY COMMERCIAL PRIVATE LIMITED	0.23	100
L6	Mizanur Islam Sha	NICKY COMMERCIAL PRIVATE LIMITED	1.84	100
L7	Mizanur Islam Sha	NICKY COMMERCIAL PRIVATE LIMITED	0.53	100
L8	Mizanur Islam Sha	NICKY COMMERCIAL PRIVATE LIMITED	5.5	100
L9	Mizanur Islam Sha	NICKY COMMERCIAL PRIVATE LIMITED	5	100

**D. Applicant Details**

**Details of the applicant who has submitted the requisition form**

Applicant's Name	Girdhari Lal Singhal
Address	GC-37, Sector-III, Salt Lake City, Thana : South Bidhannagar, District : North 24-Parganas, WEST BENGAL, PIN - 700106
Applicant's Status	Buyer/Claimant

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

Endorsement For Deed Number : I - 150306767 / 2015

Query No/Year	15030000741023/2015	Serial no/Year	1503006843 / 2015
Deed No/Year	I - 150306767 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Shri Girdhari Lal Singhal	Presented At	Private Residence
Date of Execution	22-09-2015	Date of Presentation	22-09-2015
Remarks			
On			

(No entry in Succession Register)

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BARASAT

North 24-Parganas, West Bengal

On 07/10/2015

**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 Fees**

Certified that required Registration Fees payable for this document is Rs 25,864/- ( A(1) = Rs 25,850/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 25,864/-

**Description of Draft**

1. Rs 25,864/- is paid, by the Draft(other) No: 630074000427, Date: 05/10/2015, Bank: STATE BANK OF INDIA (SBI), NEW TOWN TERMINUS BUILDING.

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,17,562/- and Stamp Duty paid by Draft Rs 1,17,462/-, by Stamp Rs 100/-

**Description of Stamp**

1. Rs 10/- is paid on Court Fees.  
2. Rs 100/- is paid on Impressed type of Stamp, Serial no 4923, Purchased on 28/08/2015, Vendor named M Dutta.

**Description of Draft**

1. Rs 19,462/- is paid, by the Draft(other) No: 630073000427, Date: 05/10/2015, Bank: STATE BANK OF INDIA (SBI), NEW TOWN TERMINUS BUILDING.  
2. Rs 49,000/- is paid, by the Draft(other) No: 630071000427, Date: 05/10/2015, Bank: STATE BANK OF INDIA (SBI), NEW TOWN TERMINUS BUILDING.  
3. Rs 49,000/- is paid, by the Draft(other) No: 630072000427, Date: 05/10/2015, Bank: STATE BANK OF INDIA (SBI), NEW TOWN TERMINUS BUILDING.

(Joyjit Chanda)

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BARASAT

North 24-Parganas, West Bengal

On 22/09/2015

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

Presented for registration at 10:00 hrs on : 22/09/2015, at the Private residence by Shri Girdhari Lal Singhal ,.

**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 23,50,844/-

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

Execution is admitted on 22/09/2015 by

Jamal Uddin Sha, Son of Late Lal Mohammad Sha, Langolpota, P.O: Matiyagacha, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Muslim, By Profession Cultivation  
Identified by Ajjul 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 22/09/2015 by

Mizanur Islam Sha, Son of Jamal Uddin Sha, Langolpota, P.O: Matiyagacha, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Muslim, By Profession Business  
Identified by Ajjul 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 ) [Representative]**

Execution is admitted on 22/09/2015 by

Shri Girdhari Lal Singhal director, NICKY COMMERCIAL PRIVATE LIMITED, 23A, Netaji Subash Road, P.O:- Kolkata GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001  
Identified by Ajjul 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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1503-2015, Page from 77845 to 77881

being No 150306767 for the year 2015.



Digitally signed by JOYJIT CHANDA  
Date: 2015.10.09 11:01:27 +05:30  
Reason: Digital Signing of Deed.

(Joyjit Chanda) 10/9/2015 11:01:27 AM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BARASAT  
West Bengal.

(This document is digitally signed.)

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