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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

V 218013

Q-1556367/16

25/11/16

10 PM

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.

*[Signature]*  
 Additional District Sub-Registrar  
 Barasat North 24 Parganas  
 28/11/16

# DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this the  
 25<sup>th</sup> day of November, Two Thousand Sixteen (2016)

BETWEEN

To be cont .....

(2)

**SAJAHAN MONDAL** alias **SAJAHAN MOLLA**, (PAN-CPVPM8215D), son of Late Seraj Uddin alias Siraj Uddin, residing at Village - Mobarakpur, P.O. - Lauhati, P.S. - Rajarhat, District of North 24 Parganas, Kolkata - 700132, by faith- Islam, by occupation- Business, by Nationality- Indian, hereinafter called and referred to as the "**VENDOR**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, administrators, representatives nominees and assigns) of the ONE PART.

**-AND-**

**NICKY COMMERCIAL 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 - office for the time being in force, executors, administrators, representatives and assigns) of the OTHER PART.

To be cont .....

(3)

WHEREAS One Sajahan Mondal alias Sajahan Molla (the Vendor herein), is the absolute recorded owner and possessor of Shali & Khal land total measuring an area of 27.76 Satak, comprised in R.S. & L.R. Dag Nos. 5107, 5115, 5116, 5127, 5175, 5179 & 5175/5229, under R.S. Khatian No. 2127 & 2095, L.R. Khatian No. 3013 under the following manner :-

| Recorded land area                            | Share of land | Total land | R.S. & L.R. Dag | L.R. Kh. No. | Nature of land |
|---|---------------|------------|-----------------|--------------|----------------|
| 13.41 Satak                                   | 0.0667        | 201 Satak  | 5107            | 3013         | Shali          |
| 06.57 Satak                                   | 0.0232        | 283 Satak  | 5115            | 3013         | Shali          |
| 02.87 Satak                                   | 0.0667        | 43 Satak   | 5116            | 3013         | Shali          |
| 00.18 Satak                                   | 0.0450        | 04 Satak   | 5127            | 3013         | Khal           |
| 02.85 Satak                                   | 0.0184        | 155 Satak  | 5175            | 3013         | Shali          |
| 01.35 Satak                                   | 0.0211        | 64 Satak   | 5179            | 3013         | Shali          |
| 00.53 Satak                                   | 0.0442        | 12 Satak   | 5175/5229       | 3013         | Khal           |
| Total land measuring 27.76 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 purchase from Didar Box Mondal, by a registered Deed of Settlement or Nirupan Patra, executed

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(4)

on dated 19/03/1974, registered at the office of the S.R. Cossipore, Dum Dum, copied in Book No. 1, Volume No. - 50, Pages from 30 to 46, Being No. - 2515, for the year 1974 and thereafter he recorded his name in B.L. & L.R.O. under L.R. Khatian No. 3013 and enjoyed the same absolutely free from all encumbrances whatsoever.

AND WHEREAS Since then, the said Sajahan Mondal alias Sajahan Molla (the Vendor herein) is the absolute owner of ALL THAT piece or parcel of Shali & Khal land total measuring an area **27.76 Satak** more or less, comprised in R.S. & L.R. Dag Nos. 5107, 5115, 5116, 5127, 5175, 5179 & 5175/5229, under R.S. Khatian No. 2127 & 2095, L.R. Khatian No. 3013, 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, more fully and particularly described in the schedule hereinafter written, by virtue of above inheritance from his mother 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 his name as absolute owner and possessor thereof and have the full right to dispose or

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(5)

transfer the same to any body in any way as he will think fit and proper.

AND WHEREAS Now the Vendor herein has agreed to sell and the Purchaser herein has agreed to purchase the aforesaid plots of land total measuring an area of **27.76 Satak** more or less, comprised in R.S. & L.R. Dag Nos. 5107, 5115, 5116, 5127, 5175, 5179 & 5175/5229, under R.S. Khatian No. 2127 & 2095, L.R. Khatian No. 3013, 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, more fully described in the schedule hereinafter written, for the total consideration of **Rs. 10,00,000/- (Rupees Ten Lakh) only.**

**NOW THIS INDENTURE WITNESSETH THAT** in pursuance of the said agreement and in consideration of **Rs. 10,00,000/- (Rupees Ten Lakh) only**, of the lawful money of the Union of India in hand and well and truly by the Purchaser to the Vendor paid at the time of or before the execution hereof (the receipt whereof the Vendor doth hereby by this receipt and Memo of consideration hereunder written admit and acknowl-

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(6)

edge 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 Vendor doth hereby grant sell, convey transfer assign and assure unto and in favour of the Purchaser herein ALL THAT piece or parcel of Sali and Khal land total measuring an area of **27.76 Satak** more or less, comprised in R.S. & L.R. Dag Nos. 5107, 5115, 5116, 5127, 5175, 5179 & 5175/5229, under R.S. Khatian No. 2127 & 2095, L.R. Khatian No. 3013, 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, 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

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(7)

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 Vendor 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 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 Vendor or any person or persons from whom the Vendor 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, lispences, attachments, bargaders, trusts, claims, demands, acquisition, requisition, vesting, alignment claims

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(8)

demands and liabilities whatsoever or howsoever.

THE VENDOR DOETH 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 Vendor is and sufficiently entitled and saved defended kept harmless and other easement rights title claim mortgage liens lispendences, attachments whatsoever.
2. That the Purchaser shall hereinafter peacefully and quietly possess and enjoy the said property in khas 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

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(9)

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 Vendor that the said land which have been 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 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 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 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 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.

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(10)

11. If it is transpired subsequently that the said property hereby sold, conveyed and transferred and assigned by the Vendor is found to be not 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 Vendor do not have valid right title interest and possession of the said land or any part thereof, the Vendor shall be bound to give possession of the equal quantum of land owned held and possessed by him/ them and if any mistake is/are detected hereafter in this deed, that will be ratified 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 shali land total measuring an area **27.76 Satak** more or less, comprised in R.S. & L.R. Dag Nos. 5107, 5115, 5116, 5127, 5175, 5179 & 5175/5229, under R.S. Khatian No. 2127 & 2095, L.R. Khatian No. 3013 (in the name

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(11)

of Sajahan 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 |
|---|---------------|------------|-----------------|-------------|----------------|
| 13.41 Satak                                   | 0.0667        | 201 Satak  | 5107            | 3013        | Shali          |
| 06.57 Satak                                   | 0.0232        | 283 Satak  | 5115            | 3013        | Shali          |
| 02.87 Satak                                   | 0.0667        | 43 Satak   | 5116            | 3013        | Shali          |
| 00.18 Satak                                   | 0.0450        | 04 Satak   | 5127            | 3013        | Khal           |
| 02.85 Satak                                   | 0.0184        | 155 Satak  | 5175            | 3013        | Shali          |
| 01.35 Satak                                   | 0.0211        | 64 Satak   | 5179            | 3013        | Shali          |
| 00.53 Satak                                   | 0.0442        | 12 Satak   | 5175/5229       | 3013        | Khal           |
| Total land measuring 27.76 Satak more or less |               |            |                 |             |                |

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 Vendor herein sold and conveyed the said total land measuring of 27.76 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.

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(12)

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

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

**SIGNED SEALED AND DELIVERED**

by the Vendor at Rajarhat in Presence of:

1. *Ajijul Molla.*  
*Lauhati, Rajarhat*

*১৩/০৮/৯৫*  
*৩৩(২)*

*১৩/০৮/৯৫*

2. *Mr. K. M. Molla*  
*Adv. (Sd) K. M. Molla*

-----  
SIGNATURE OF THE VENDOR

Deed prepared and explained  
by me.

*Ajijul Molla*  
*Advocate*  
*Barzabat, Judges Court*  
*WB 79 8/1995*

TYPED BY:

*UB*  
(UPANANDA BISWAS)  
Asha Computer, Kol - 135.

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(13)

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named purchaser, a sum of Rs. 10,00,000/- (Rupees Ten Lakh) 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> |
|--------------|-------------------|--|--------------------|
| 07/10/2016   | 108956            | S.B.I., Lauhati                                      | 1,00,000/-         |
| 22/11/2016   | 540772            | The South Indian Bank Ltd.<br>Brabourn Road, Kolkata | 7,00,000/-         |
| 23/11/2016   | 265459            | S.B.I., Lauhati                                      | 2,00,000/-         |

-----  
Total Rs. 10,00,000/- (Rupees Ten Lakh) only.

WITNESSES :-

1. *Ajijol Molla.*  
*Lauhati, Rajarhat*

2. *Suben Mondal*  
*37/20*  
*37/20*

*37/20*  
*37/20*

*37/20*  
*37/20*

-----  
SIGNATURE OF THE VENDOR



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 15030001556367/2016























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      | <sup>Mondal</sup><br>Sajahan Molla Alias<br>Sajahan Mondal Molla<br>MOBARAKPUR, P.O:-<br>LAUHATI, P.S:-<br>Rajarhat, District:-North<br>24-Parganas, West<br>Bengal, India, PIN -<br>700135 | Seller        |       |              | <i>Joyjit Chanda</i><br>37/20<br>Sajahan Molla<br>25.11.16. |
| SI No. | Name and Address of identifier  | Identifier of |       |              | Signature with date   |
| 1      | AJIJUL MOLLA<br>Son of ABDUL HAMID MOLLA<br>LAUHATI, P.O:- LAUHATI, P.S:-<br>Rajarhat, District:-North 24-<br>Parganas, West Bengal, India, PIN -<br>700135                                 | Sajahan Molla |       |              | <i>Aji Jul Molla</i><br>25.11.16                            |

*Handwritten notes on the left margin:*  
Mondal  
Sajahan Molla  
MOBARAKPUR  
LAUHATI

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

**SPECIMEN FORM FOR TEN FINGERPRINTS**

| No. | Signature of the executants/ presentants  |   |   |  |   |   |  |
|-----|---|---|---|--|---|---|--|
|     | <br>NIKKY COMMERCIAL PVT. LTD.<br><i>Rohay Ullah</i><br>Director         |    |    |    |    |    |  |
|     |   | Little  | Ring  | Middle   | Fore  | Thumb   |  |
|     |   | (Left Hand)   |   |  |   |   |  |
|     |   |    |    |    |    |    |  |
|     |   | Thumb   | Fore  | Middle   | Ring  | Little  |  |
|     |   | (Right Hand)  |   |  |   |   |  |
|     | <br><i>37672777777777777777</i><br>37/20<br><i>37672777777777777777</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)  |   |  |   |   |  |

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

19-201617-003250987-1

Payment Mode Online Payment

BRN Date: 25/11/2016 06:45:19

Bank : State Bank of India

BRN : CKB0048135

BRN Date: 25/11/2016 06:46:17

DEPOSITOR'S DETAILS

Id No. : 15030001556367/1/2016  
[Query No./Query Year]

Name : ROSHAN LAL SINGHAL  
Contact No. : Mobile No. : +91 9836048243  
E-mail :  
Address : 23A N.S.ROAD  
Applicant Name : Mr Roshan Lal Singhal  
Office Name :  
Office Address :  
Status of Depositor : Buyer/Claimants  
Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

| Sl. No. | Identification No.    | Head of A/C Description                  | Head of A/C        | Amount[ ₹] |
|---------|-----------------------|--|--------------------|------------|
| 1       | 15030001556367/1/2016 | Mutation/Conversion -Receipt             | 0029-00-800-028-27 | 38         |
| 2       | 15030001556367/1/2016 | Property Registration- Registration Fees | 0030-03-104-001-16 | 43541      |
| 3       | 15030001556367/1/2016 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 197779     |

In Words : Rupees Two Lakh Forty One Thousand Three Hundred Fifty Eight only

Total 241358



## Major Information of the Deed

|   |  |   |                        |
|---|--|---|------------------------|
| Deed No :                               | I-1503-08253/2016  | Date of Registration                          | 11/28/2016 11:07:01 AM |
| Query No / Year                         | 1503-0001556367/2016   | Office where deed is registered               |                        |
| Query Date                              | 24/11/2016 7:08:30 PM  | A.D.S.R. BARASAT, District: North 24-Parganas |                        |
| Applicant Name, Address & Other Details | Roshan Lal Singhal<br>23A,N.S. ROAD, 4TH FLOOR, ROOM NO.7A,Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9874150248, Status :Buyer/Claimant |   |                        |
| Transaction                             | Additional Transaction   |   |                        |
| [0101] Sale, Sale Document              | [4305] Other than Immovable Property, Declaration [No of Declaration : 2]  |   |                        |
| Set Forth value                         | Market Value   |   |                        |
| Rs. 10,00,000/-                         | Rs. 39,57,175/-  |   |                        |
| Stampduty Paid(SD)                      | Registration Fee Paid  |   |                        |
| Rs. 1,97,879/- (Article:23)             | Rs. 43,541/- (Article:A(1), E)   |   |                        |
| Remarks                                 |  |   |                        |

### Land Details :

District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha

| Sch No               | Plot Number      | Khatian Number | Land Use |       | Area of Land    | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|----------------------|------------------|----------------|----------|-------|-----------------|-------------------------|-----------------------|---------------|
|                      |                  |                | Proposed | ROR   |                 |                         |                       |               |
| L1                   | LR-5107          | LR-3013        | Bastu    | Shali | 13.41 Dec       | 5,00,000/-              | 18,99,754/-           |               |
| L2                   | LR-5115          | LR-3013        | Bastu    | Shali | 6.57 Dec        | 2,50,000/-              | 9,30,752/-            |               |
| L3                   | LR-5116          | LR-3013        | Bastu    | Shali | 2.87 Dec        | 50,000/-                | 4,06,584/-            |               |
| L4                   | LR-5127          | LR-3013        | Bastu    | Khal  | 0.18 Dec        | 50,000/-                | 50,000/-              |               |
| L5                   | LR-5175          | LR-3013        | Bastu    | Shali | 2.85 Dec        | 50,000/-                | 4,03,751/-            |               |
| L6                   | LR-5179          | LR-3013        | Bastu    | Shali | 1.35 Dec        | 50,000/-                | 1,91,250/-            |               |
| L7                   | LR-5175/52<br>29 | LR-3013        | Bastu    | Khal  | 0.53 Dec        | 50,000/-                | 75,084/-              |               |
| <b>TOTAL :</b>       |                  |                |          |       | <b>27.76Dec</b> | <b>10,00,000 /-</b>     | <b>39,57,175 /-</b>   |               |
| <b>Grand Total :</b> |                  |                |          |       | <b>27.76Dec</b> | <b>10,00,000 /-</b>     | <b>39,57,175 /-</b>   |               |

**Details :**

| Name,Address,Photo,Finger print and Signature   |   |       |           |
|---|---|-------|-----------|
| 1   | Name  | Photo | Signature |
|   | <b>Sajahan Mondal, (Alias: Sajahan Molla)</b><br>Son of Late Serajudin Alias Sirajuddin<br>Executed by: Self, Date of Execution: 25/11/2016<br>, Admitted by: Self, Date of Admission: 25/11/2016 ,Place : Pvt. Residence |       |           |
| 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. CPVPM8215D, Status :Individual |   |       |           |

**Buyer Details :**

| SI No | Name,Address,Photo,Finger print and Signature  |
|-------|--|
| 1     | <b>NICKY COMMERCIAL PRIVATE LIMITED</b><br>23A, N. S. Road, 4th Floor, Room No 7A, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AAACN8443M, Status :Organization |

**Representative Details :**

| SI No | Name,Address,Photo,Finger print and Signature  |
|-------|--|
| 1     | <b>ROSHAN LAL SINGHAL</b><br>Son of Late CHANDER BHAN SINGHAL 23A, N. S. Road, 4th Floor, Room No 7A, P.O:- GPO, 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, Representative of : NICKY COMMERCIAL PRIVATE LIMITED (as Director) |

**Identifier Details :**

| Name & address  |
|---|
| AJIJUL MOLLA<br>Son of ABDUL HAMID MOLLA<br>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, , Identifier Of Sajahan Mondal |
|   |

| Transfer of property for L1 |                |  |
|-----------------------------|----------------|--|
| SI.No                       | From           | To. with area (Name-Area)                  |
| 1                           | Sajahan Mondal | NICKY COMMERCIAL PRIVATE LIMITED-13.41 Dec |
| Transfer of property for L2 |                |  |
| SI.No                       | From           | To. with area (Name-Area)                  |
| 1                           | Sajahan Mondal | NICKY COMMERCIAL PRIVATE LIMITED-6.57 Dec  |
| Transfer of property for L3 |                |  |
| SI.No                       | From           | To. with area (Name-Area)                  |
| 1                           | Sajahan Mondal | NICKY COMMERCIAL PRIVATE LIMITED-2.87 Dec  |
| Transfer of property for L4 |                |  |
| SI.No                       | From           | To. with area (Name-Area)                  |
| 1                           | Sajahan Mondal | NICKY COMMERCIAL PRIVATE LIMITED-0.18 Dec  |
| Transfer of property for L5 |                |  |
| SI.No                       | From           | To. with area (Name-Area)                  |
| 1                           | Sajahan Mondal | NICKY COMMERCIAL PRIVATE LIMITED-2.85 Dec  |
| Transfer of property for L6 |                |  |
| SI.No                       | From           | To. with area (Name-Area)                  |
| 1                           | Sajahan Mondal | NICKY COMMERCIAL PRIVATE LIMITED-1.35 Dec  |
| Transfer of property for L7 |                |  |
| SI.No                       | From           | To. with area (Name-Area)                  |
| 1                           | Sajahan Mondal | NICKY COMMERCIAL PRIVATE LIMITED-0.53 Dec  |

## Land Details as per Land Record

District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha

| Sch No | Plot & Khatian Number  | Details Of Land   |
|--------|--|---|
| L1     | LR Plot No:-<br>5107(Corresponding RS Plot No:- 5107), LR Khatian No:-<br>3013 | Owner:সাজাহান মণ্ডল, Gurdian:সেরাজদ্দিন, Address:মোবারকপুর,<br>Classification:শালি, Area:0.14000000 Acre, |
| L2     | LR Plot No:-<br>5115(Corresponding RS Plot No:- 5115), LR Khatian No:-<br>3013 | Owner:সাজাহান মণ্ডল, Gurdian:সেরাজদ্দিন, Address:মোবারকপুর,<br>Classification:শালি, Area:0.07000000 Acre, |
| L3     | LR Plot No:-<br>5116(Corresponding RS Plot No:- 5116), LR Khatian No:-<br>3013 | Owner:সাজাহান মণ্ডল, Gurdian:সেরাজদ্দিন, Address:মোবারকপুর,<br>Classification:শালি, Area:0.02000000 Acre, |

|    |   |   |
|----|---|---|
|    | Plot No:-<br>5127(Corresponding RS Plot<br>No:- 5127), LR Khatian No:-<br>3013              | Owner:সাজাহান মণ্ডল, Gurdian:সেরাজদ্দিন, Address:মোবারকপুর,<br>Classification:খাল, Area:0.01000000 Acre,  |
| L5 | LR Plot No:-<br>5175(Corresponding RS Plot<br>No:- 5175), LR Khatian No:-<br>3013           | Owner:সাজাহান মণ্ডল, Gurdian:সেরাজদ্দিন, Address:মোবারকপুর,<br>Classification:শালি, Area:0.03000000 Acre, |
| L6 | LR Plot No:-<br>5179(Corresponding RS Plot<br>No:- 5179), LR Khatian No:-<br>3013           | Owner:সাজাহান মণ্ডল, Gurdian:সেরাজদ্দিন, Address:মোবারকপুর,<br>Classification:শালি, Area:0.01000000 Acre, |
| L7 | LR Plot No:-<br>5175/5229(Corresponding RS<br>Plot No:- 5175/5229), LR<br>Khatian No:- 3013 |   |

**Endorsement For Deed Number : I - 150308253 / 2016**

**On 25-11-2016**

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

Presented for registration at 18:10 hrs on 25-11-2016, at the Private residence by Sajahan Mondal Alias Sajahan Molla, Executant.

**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 39,57,175/-

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

Execution is admitted on 25/11/2016 by Sajahan Mondal, Alias Sajahan Molla, Son of Late Serajudin Alias Siraj MOBARAKPUR, P.O: LAUHATI, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, b caste Muslim, by Profession Business

Identified by AJIJUL MOLLA, , Son of ABDUL HAMID MOLLA, LAUHATI, P.O: LAUHATI, Thana: Rajarhat, , No Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Business



**Joyjit Chanda**

**ADDITIONAL DISTRICT SUB-REGIST**

**OFFICE OF THE A.D.S.R. BARAS/**

**North 24-Parganas, West Benga**

**On 28-11-2016**

**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 numt of Indian Stamp Act 1899.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 43,541/- ( A(1) = Rs 43,527/- ,E = Rs 14 and Registration Fees paid by Cash Rs 0/-, by online = Rs 43,541/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal Online on 25/11/2016 6:46AM with Govt. Ref. No: 192016170032509871 on 25-11-2016, Amount Rs: 43,541/- State Bank of India ( SBIN0000001), Ref. No. CKB0048135 on 25-11-2016, Head of Account 0030-03-104-001-

**Stamp Duty**

that required Stamp Duty payable for this document is Rs. 1,97,879/- and Stamp Duty paid by Stamp Rs 100/-

Rs 1,97,779/-

**Description of Stamp**

1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 4682, Amount: Rs.100/-, Date of Purchase: 23/11/2016, Vendor name: T K SAHA  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 25/11/2016 6:46AM with Govt. Ref. No: 192016170032509871 on 25-11-2016, Amount Rs: 1,97,779/-,  
Bank: State Bank of India ( SBIN0000001), Ref. No. CKB0048135 on 25-11-2016, Head of Account 0030-02-103-003-02



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

of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1503-2016, Page from 217479 to 217504  
being No 150308253 for the year 2016.



Digitally signed by JOYJIT CHANDA  
Date: 2016.11.28 14:34:18 +05:30  
Reason: Digital Signing of Deed.

(Joyjit Chanda) 28/11/2016 14:34:17  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BARASAT  
West Bengal.

(This document is digitally signed.)