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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Q - 292363/16

Certified that the Document is Admitted to
 Registration in the State of West Bengal
 with Documents attached to it

U 926454

03/03/16

[Handwritten Signature]

Sub-Registrar
 03 MAR 2016

12:39

DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this the
 3rd day of March, Two Thousand Sixteen (2016)

BETWEEN

To be cont

(2)

MD. MAHABUR RAHAMAN, (PAN- ATIPR5670G), son of Late Md. Habibar Rahaman alias Habibar Rahaman, residing at Village - Mobarakpur, P.O. - Lauhati, P.S.- Rajarhat, District of North 24 Parganas, Kolkata - 700135, by faith- Muslim, 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 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

To be cont

(3)

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

WHEREAS One Md. Habibar Rahaman alias Habibar Rahaman, was the absolute owner and possessor of plots of Sali and Khal land total measuring an area of 49.21 Satak comprised in R.S. & L.R. Dag Nos. 5107, 5115, 5116, 5135, 5136, 5137, 5175/5229, 5175, 5179 & 5127, under L.R. Khatian No. 3003, 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
14.65 Satak	0.0729	201 Satak	5107	3003	Shali
11.80 Satak	0.0417	283 Satak	5115	3003	Shali
03.13 Satak	0.0729	43 Satak	5116	3003	Shali
00.29 Satak	0.0729	04 Satak	5127	3003	Khal
03.67 Satak	0.3333	11 Satak	5135	3003	Shali
00.67 Satak	0.3333	02 Satak	5136	3003	Shali
05.00 Satak	0.3333	15 Satak	5137	3003	Shali
00.87 Satak	0.0729	12 Satak	5175/5229	3003	Khal
06.46 Satak	0.0417	155 Satak	5175	3003	Shali
02.67 Satak	0.0417	64 Satak	5179	3003	Shali
Total land measuring 49.21 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 inheritance and purchase and there after own L.R. Settlement Record of Rights being L.R. Khatian No. 3003 (in the name Habibar Rahaman), absolutely free from all encumbrances whatsoever.

AND WHEREAS the said Md. Habibar Rahaman alias Habibar Rahaman, was the absolute owner and possessor of plot of Sali land measuring an area of 05.73 Satak comprised in R.S. & L.R. Dag No. 5182, under C.S. Khatian No. 2836, R.S. Khatian No. 290 and L.R. Khatian Nos. 2683 & 2693, under the following manner as per Khatian wise:-

Recorded land area	Share of land	Total land	R.S. & L.R. Dag	L.R. Khatian No.	Nature of land
05.01 Satak	0.0563	89 Satak	5182	2686	Shali
00.72 Satak	0.0081	89 Satak	5182	2693	Shali
Total land measuring 05.73 Satak more or less					

lying and situated at Mouza- MATIAGACHA, J.L. No. 187, R.S. No. 154,

To be cont

(5)

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 a) Sri Kanailal Ghosh, son of Late Krishna Chandra Ghosh and b) Sri Kalipada Ghosh, son of Late Rajanikanta Ghosh, both are resident of Village - Mobarakpur, P.S. - Rajarhat, Dist. North 24 Parganas, by a registered Deed of Conveyance dated 27/09/1988 at D.R. Barasat, copied in Book No. I, Volume No. 93, Pages from 28 to 34, being No. 5882 for the year 1988, absolutely free from all encumbrances whatsoever.

AND WHEREAS One Jamila Bibi, wife of Late Tabrej Mondal was the absolute owner and possessor of plot of Sali land measuring an area of 02.09 Satak comprised in R.S. & L.R. Dag No. 5107, under L.R. Khatian No. 3004, under the following manner :-

Recorded land area	Share of land	Total land	R.S. & L.R. Dag	L.R. Khatian No.	Nature of land
02.09 Satak	0.0104	201 Satak	5107	3004	Shali
Total land measuring 02.09 Satak more or less					

lying and situated at Mouza- MATIAGACHA, J.L. No. 187, R.S. No. 154,

To be cont

(6)

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 inheritance and there after own L.R. Settlement Record of Rights being L.R. Khatian No. 3004, absolutely free from all encumbrances whatsoever.

AND WHEREAS While seized and possessed of the aforesaid plot of land, the said Jamila Bibi died intestate leaving behind her son Habibar Rahaman, and two daughters 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. where the each son got $\frac{2}{4}$ share i.e. 01.05 Satak out of 02.09 Satak and each daughter got $\frac{1}{4}$ share i.e. 00.70 Satak out of 02.09 Satak and free from all encumbrances whatsoever.

AND WHEREAS While seized and possessed of the aforesaid plots of land, the said Habibar Rahaman was the absolute owner total measuring an area 55.99 Satak, (i.e. own recorded 49.21 Satak + purchase 05.73 Satak + inheritance from mother 01.05 Satak), and thereafter he died intestate leaving behind his three sons namely (1) Md. Mahabub Rahaman (the Vendor

To be cont

(7)

herein), (2) Md. Jahangir Hossain, (3) Md. Abdul Hamid Molla, and two daughters namely (1) Rasida Bibi, (2) Runa Laila 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. where the each son got 2/8 share i.e. 14.00 Satak out of 55.99 Satak and each daughter got 1/8 share i.e. 07.00 Satak out of 55.99 Satak and free from all encumbrances whatsoever.

AND WHEREAS one Rokia Bibi, wife of Habibar Rahaman was the absolute owner and possessor of plots of Sali land total measuring an area of 05.21 Satak comprised in R.S. & L.R. Dag Nos. 5115, 5175 and 5179, under R.S. Khatian No. 2091 and L.R. Khatian Nos. 3138, 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
02.94 Satak	0.0104	283 Satak	5115	3138	Shali
01.61 Satak	0.0104	155 Satak	5175	3138	Shali
00.66 Satak	0.0104	64 Satak	5179	3138	Shali
Total land measuring 05.21 Satak more or less					

lying and situated at Mouza- MATIAGACHA, J.L. No. 187, R.S. No. 154,

To be cont

(8)

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 Samsun Niher Bibi, wife of Md. Johor Ali of Ghuni, P.S. - Rajarhat, Dist. North 24 Parganas, by a registered Deed of Conveyance dated 09/07/1997 at A.D.S.R. Barasat, copied in Book No. I, Volume No. 73, Pages from 226 to 233, being No. 4134 for the year 1997, absolutely free from all encumbrances whatsoever.

AND WHEREAS While seized and possessed of the aforesaid plots of land, the said Rokia Bibi died intestate leaving behind his three sons namely (1) Md. Mahabub Rahaman (the Vendor herein), (2) Md. Jahangir Hossain, (3) Md. Abdul Hamid Molla, and two daughters namely (1) Rasida Bibi, (2) Runa Laila 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. where the each son got $\frac{2}{8}$ share i.e. 01.30 Satak out of 05.21 Satak and each daughter got $\frac{1}{8}$ share i.e. 00.65 Satak out of 05.21 Satak and free from all encumbrances whatsoever.

AND WHEREAS the said Md. Mahabub Rahaman (the Vendor herein) is

To be cont

(9)

the absolute owner and possessor of plots of Sali & Khal land total measuring an area of 15.28 Satak comprised in R.S. & L.R. Dag Nos. 5107, 5115, 5116, 5135, 5136, 5137, 5175/5229, 5175, 5179, 5127 & 5182, under L.R. Khatian Nos. 3003, 2686, 2693, 3138 & 3004, 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, and free from all encumbrances whatsoever.

AND WHEREAS Since then, the said Md. Mahabub Rahaman (the Vendor herein) is the absolute owner of total land measuring an area 15.28 Satak comprised in R.S. & L.R. Dag Nos. 5107, 5115, 5116, 5135, 5136, 5137, 5175/5229, 5175, 5179, 5127 & 5182, under L.R. Khatian Nos. 3003, 2686, 2693, 3138 & 3004, more fully and particularly described in the schedule hereinafter written, by virtue of above inheritance from his father and 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 their names as absolute owners and possessors thereof and have the full right to dispose or trans-

To be cont

(10)

fer the same to any body in any way as they 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 15.28 Satak comprised in R.S. & L.R. Dag Nos. 5107, 5115, 5116, 5135, 5136, 5137, 5175/5229, 5175, 5179, 5127 & 5182, under L.R. Khatian Nos. 3003, 2686, 2693, 3138 & 3004, lying and situated at Mouza-MATIAGACHA, J.L. No. 187, under P.S. - Rajarhat, more fully described in the schedule hereinafter written, for the total consideration of **Rs. 16,66,901/-** - **(Rupees Sixteen Lac Sixty-six Thousand Nine Hundred One)** only.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement and in consideration of **Rs. 16,66,901/- (Rupees Sixteen Lac Sixty-six Thousand Nine Hundred One)** 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 acknowledge the payment of the same and every part thereof forever release, discharge and acquit the Purchaser and the properties ben-

To be cont

(11)

efits 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 land total measuring an area of 15.28 Satak comprised in R.S. & L.R. Dag Nos. 5107, 5115, 5116, 5135, 5136, 5137, 5175/5229, 5175, 5179, 5127 & 5182, under L.R. Khatian Nos. 3003, 2686, 2693, 3138 & 3004, 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 part or parcel of member thereof which now is or are or hereto before were or was held used occupied or enjoyed

To be cont

(12)

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 demands and liabilities whatsoever or howsoever.

To be cont

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 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

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matter of any court case or not any litigation from any corners whatsoever.

10. That the Vendor has not yet taken any loan or financial benefits from any bank or financial institutions or any corners in respect of the schedule mentioned land.
11. 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.

To be cont

(16)

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 15.28 (Fifteen point Two Eight) Satak comprised in R.S. & L.R. Dag Nos. 5107, 5115, 5116, 5135, 5136, 5137, 5175/5229, 5175, 5179, 5127 & 5182, under L.R. Khatian Nos. 3003 (in the name of Habibur Rahaman) , 2686 (in the name of Kanailal Ghosh), 2693 (in the name of Nilabala Ghosh), 3138 (in the name of Samsurnehar Bibi) & 3004 (in the name of Jamila Bibi) , the said land clearly as under as per Dag & Khatian wise :-

Saleable land area	Share of land	Total land	R.S. & L.R. Dag	L.R. Kh No.	Nature of land
03.66 Satak	0.0182	201 Satak	5107	3003	Shali
02.95 Satak	0.0105	283 Satak	5115	3003	Shali
00.78 Satak	0.0181	43 Satak	5116	3003	Shali
00.07 Satak	0.0175	04 Satak	5127	3003	Khal
00.92 Satak	0.0836	11 Satak	5135	3003	Shali
00.17 Satak	0.0850	02 Satak	5136	3003	Shali
01.25 Satak	0.0833	15 Satak	5137	3003	Shali
00.22 Satak	0.0183	12 Satak	5175/5229	3003	Khal
01.61 Satak	0.0104	155 Satak	5175	3003	Shali

To be cont

00.67 Satak	0.0105	64 Satak	5179	3003	Shali
01.25 Satak	0.0140	89 Satak	5182	2686	Shali
00.18 Satak	0.0020	89 Satak	5182	2693	Shali
00.26 Satak	0.0013	201 Satak	5107	3004	Shali
00.73 Satak	0.0026	283 Satak	5115	3138	Shali
00.40 Satak	0.0026	155 Satak	5175	3138	Shali
00.16 Satak	0.0025	64 Satak	5179	3138	Shali
Total land measuring 15.28 (Fifteen point Two 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 Vendor herein sold and conveyed the said total land measuring of 15.28 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

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 Vendor at Rajaraht in Presence of:

1. *Aijul Molla*

Rauhati

2. *গোবিন্দ চন্দ্র সরকার*

সহকারী সিনিয়র

জমিদারি অফিসার (সি)

SIGNATURE OF THE VENDOR

Deed prepared and explained

by me.

Aijul Molla
Advocate
Barasat Judges Court
WB/798/1995

TYPED BY:

U. Biswas

(UPANANDA BISWAS)

Asha Computer, Kol - 135.

To be cont

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MEMO OF CONSIDERATION

RECEIVED with thanks from the within named purchaser, a sum of Rs. 16,66,901/- (Rupees Sixteen Lac Sixty-six Thousand Nine Hundred One) 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>
29/02/2016	049978	The South Indian Bank Ltd. Brabourn Road, Kolkata	} 16,66,901/-
01/03/2016	049979	Do	

Total Rs. 16,66,901/- (Rupees Sixteen Lac Sixty-six Thousand Nine Hundred One) only.

WITNESSES :-





















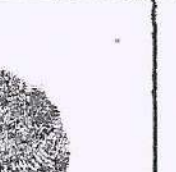

1. *Ajijulmolla*
Kauhati

2. *স্বাক্ষরিত*
স্বাক্ষরিত

স্বাক্ষরিত

SIGNATURE OF THE VENDOR




SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants/ presentants						
	 <i>Rohm U Singh</i>						
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
Thumb	Fore	Middle	Ring	Little			
(Right Hand)							
	 <i>(Signature)</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)							



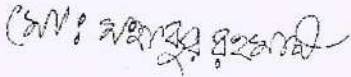
Seller, Buyer and Property Details

er & Buyer Details

Presentant Details

SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	<p>Md Mahabur Rahaman Son of Late Habibar Rahaman Alias Md Habibar Rahaman Mobarakpur, P.O:- Lauhati, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135</p>	 03/03/2016 1:44:32 PM	 LTI 03/03/2016 1:46:14 PM  03/03/2016 1:46:35 PM

Seller Details

SL No.	Name, Address, Photo, Finger print and Signature		
1	<p>Md Mahabur Rahaman Son of Late Habibar Rahaman Alias Md Habibar Rahaman 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. ATIPR5607G,; Status : Individual; Date of Execution : 03/03/2016; Date of Admission : 03/03/2016; Place of Admission of Execution : Office</p>	 03/03/2016 1:44:32 PM	 LTI 03/03/2016 1:46:14 PM  03/03/2016 1:46:35 PM


Buyer Details

Name, Address, Photo, Finger print and Signature

No.

1 NICKY COMMERCIAL PRIVATE LIMITED
23A, N.S. Road, 4th Floor, Room No 7A, P.O:- Kolkata GPO, P.S:- Hare Street, Kolkata, District:-Kolkata,
West Bengal, India, PIN - 700001 PAN No. AAACN8443M;; Status : Organization

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,	Md Mahabur Rahaman	 03/03/2016 1:46:46 PM

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:- 3003	3.66 Dec	3,99,272/-	4,27,001/-	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:- 3003	2.95 Dec	3,21,818/-	3,44,168/-	Proposed Use: Bastu, ROR: Shali
L3	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5116 , LR Khatian No:- 3003	0.78 Dec	85,090/-	91,000/-	Proposed Use: Bastu, ROR: Shali
L4	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5135 , LR Khatian No:- 3003	0.92 Dec	1,00,363/-	1,07,334/-	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
L5	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5136 , LR Khatian No:- 3003	0.17 Dec	18,545/-	19,833/-	Proposed Use: Bastu, ROR: Shali
L6	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5137 , LR Khatian No:- 3003	1.25 Dec	1,36,363/-	1,45,834/-	Proposed Use: Bastu, ROR: Shali
L7	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5175/5229 , LR Khatian No:- 3003	0.22 Dec	24,000/-	25,667/-	Proposed Use: Bastu, ROR: Khal
L8	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5175 , LR Khatian No:- 3003	1.61 Dec	1,75,636/-	1,87,834/-	Proposed Use: Bastu, ROR: Shali
L9	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5179 , LR Khatian No:- 3003	0.67 Dec	73,090/-	78,167/-	Proposed Use: Bastu, ROR: Shali
L10	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5127 , LR Khatian No:- 3003	0.07 Dec	7,636/-	8,167/-	Proposed Use: Bastu, ROR: Khal
L11	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5182 , LR Khatian No:- 2686	1.25 Dec	1,36,363/-	1,45,834/-	Proposed Use: Bastu, ROR: Shali
L12	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5182 , LR Khatian No:- 2693	0.18 Dec	19,636/-	21,000/-	Proposed Use: Bastu, ROR: Shali
L13	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5115 , LR Khatian No:- 3138	0.73 Dec	79,636/-	85,167/-	Proposed Use: Bastu, ROR: Shali
L14	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5175 , LR Khatian No:- 3138	0.4 Dec	43,636/-	46,667/-	Proposed Use: Bastu, ROR: Shali

Land Details						
Sr.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L15	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5179 , LR Khatian No:- 3138	0.16 Dec	17,454/-	18,667/-	Proposed Use: Bastu, ROR: Shali
L16	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5107 , LR Khatian No:- 3004	0.26 Dec	28,363/-	30,333/-	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	Md Mahabur Rahaman	NICKY COMMERCIAL PRIVATE LIMITED	3.66	100
L2	Md Mahabur Rahaman	NICKY COMMERCIAL PRIVATE LIMITED	2.95	100
L3	Md Mahabur Rahaman	NICKY COMMERCIAL PRIVATE LIMITED	0.78	100
L4	Md Mahabur Rahaman	NICKY COMMERCIAL PRIVATE LIMITED	0.92	100
L5	Md Mahabur Rahaman	NICKY COMMERCIAL PRIVATE LIMITED	0.17	100
L6	Md Mahabur Rahaman	NICKY COMMERCIAL PRIVATE LIMITED	1.25	100
L7	Md Mahabur Rahaman	NICKY COMMERCIAL PRIVATE LIMITED	0.22	100
L8	Md Mahabur Rahaman	NICKY COMMERCIAL PRIVATE LIMITED	1.61	100
L9	Md Mahabur Rahaman	NICKY COMMERCIAL PRIVATE LIMITED	0.67	100
L10	Md Mahabur Rahaman	NICKY COMMERCIAL PRIVATE LIMITED	0.07	100
L11	Md Mahabur Rahaman	NICKY COMMERCIAL PRIVATE LIMITED	1.25	100
L12	Md Mahabur Rahaman	NICKY COMMERCIAL PRIVATE LIMITED	0.18	100
L13	Md Mahabur Rahaman	NICKY COMMERCIAL PRIVATE LIMITED	0.73	100
L14	Md Mahabur Rahaman	NICKY COMMERCIAL PRIVATE LIMITED	0.4	100
L15	Md Mahabur Rahaman	NICKY COMMERCIAL PRIVATE LIMITED	0.16	100
L16	Md Mahabur Rahaman	NICKY COMMERCIAL PRIVATE LIMITED	0.26	100

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Roshan Lal Singhal
Address	23A, N.S. Road, 4th Floor, Room No 7A, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001
Applicant's Status	Buyer/Claimant

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

Endorsement For Deed Number : I - 150301726 / 2016

Query No/Year	15030000292363/2016	Serial no/Year	1503001860 / 2016
Deed No/Year	I - 150301726 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Md Mahabur Rahaman	Presented At	Office
Date of Execution	03-03-2016	Date of Presentation	03-03-2016

Remarks

On 01/03/2016

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 17,82,673/-



(Joyjit Chanda)

ADDITIONAL DISTRICT SUB-REGISTRAR

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

North 24-Parganas, West Bengal

On 03/03/2016

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 number : 23 of Indian Stamp Act 1899.

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

Presented for registration at 12:39 hrs on : 03/03/2016, at the Office of the A.D.S.R. BARASAT by Md Mahabur Rahaman ,Executant.

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

Execution is admitted on 03/03/2016 by

Md Mahabur Rahaman, Son of Late Habibar Rahaman Alias Md Habibar Rahaman, 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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 19,616/- (A(1) = Rs 19,602/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 19,616/-

Description of Draft

9,616/- is paid, by the Draft(other) No: 149359000429, Date: 02/03/2016, Bank: STATE BANK OF INDIA
NEW TOWN TERMINUS BUILDING.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 89,154/- and Stamp Duty paid by Draft Rs 89,054/-, 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 6936, Purchased on 29/02/2016, Vendor named M Dutta.

Description of Draft

1. Rs 25,000/- is paid, by the Draft(other) No: 149102000429, Date: 26/02/2016, Bank: STATE BANK OF INDIA (SBI), NEW TOWN TERMINUS BUILDING.
2. Rs 32,000/- is paid, by the Draft(other) No: 149355000429, Date: 02/03/2016, Bank: STATE BANK OF INDIA (SBI), NEW TOWN TERMINUS BUILDING.
3. Rs 32,054/- is paid, by the Draft(other) No: 149356000429, Date: 02/03/2016, 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

Deed of Registration under section 60 and Rule 69.

Recorded in Book - I

Serial number 1503-2016, Page from 44388 to 44417

Registration No 150301726 for the year 2016.



Digitally signed by JOYJIT CHANDA
Date: 2016.03.03 17:00:47 +05:30
Reason: Digital Signing of Deed.

(Joyjit Chanda) 3/3/2016 5:00:46 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
West Bengal.

(This document is digitally signed.)