

6749/15

TC

D. 06335/15

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

U 434331

Declared that the Government is authorized to
execute the signature sheet and
the non-judicial sheet and
with this certificate are the part of the document

9-698888/15
21/9/15
at
8:30 P.M

[Handwritten Signature]
Additional District Sub-Registrar
Barasat, North 24 Parganas.
21/9/15

DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this
the 17th day of September Two Thousand Fifteen (2015)

BETWEEN

(2)

IDRISH SAPUI (PAN : EXHPS1557A) son of Late Yeachin Sapui, residing at Village- Manikpur Sapui Para, P.O. Italgacha, P.S. Dum Dum, District of North 24 Parganas, Kolkata- 700079, by faith Muslim, by occupation- Cultivation, 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 their and each of 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, Kolkata- 700001, P.O. Kolkata G.P.O., P.S. Hare Street, represented by its Director Smt. **MEENA SINGHAL (having PAN : AJIPS 8139F)** wife of Girdhari Lal Singhal, by faith- Hindu, by occupation- Business, by Nationality- Indian, residing at GC-37, Sector-Hi, 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 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 The Idrish Sapui (Vendor herein) is the owner and possessor of four plots of Sali and khal land admeasuring an area of 12.40 Satak comprised in R.S. & L.R. Dag Nos. 5114, 5138, 5139 & 5140 under L.R. Khatian No. 2888, 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 |
|----------------------------|---------------|-------------------|-----------------|------------------|----------------|
| 09.60 Satak | 0.1000 | 96 Satak | 5114 | 2888 | Shali |
| 01.40 Satak | 0.1000 | 14 Satak | 5138 | 2888 | Shali |
| 00.20 Satak | 0.1000 | 02 Satak | 5139 | 2888 | Khal |
| 01.20 Satak | 0.1000 | 12 Satak | 5140 | 2888 | Shali |
| Total - 12.40 Satak | | | | | |

lying and situated at Mouza- MATFAGACHA, 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 own L.R. Settlement Record of Rights being L.R. Khatian No. 2888, absolutely free from all encumbrances whatsoever.

AND WHEREAS One Johara Bibi, wife of Alauddin of Manikpur Sapuipara, Dum Dum, Kolkata - 700079, was the owner and possessor of four plots of Sali and khal land admeasuring an area of 04.64 Satak comprised in R.S. &

To be cont

(4)

L.R. Dag Nos. 5114, 5138, 5139 & 5140 under L.R. Khatian No. 2891, 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 |
|----------------------------|---------------|-------------------|-----------------|------------------|----------------|
| 03.60 Satak | 0.0375 | 96 Satak | 5114 | 2891 | Shali |
| 00.52 Satak | 0.0375 | 14 Satak | 5138 | 2891 | Shali |
| 00.07 Satak | 0.0375 | 02 Satak | 5139 | 2891 | Khal |
| 00.45 Satak | 0.0375 | 12 Satak | 5140 | 2891 | Shali |
| Total - 04.64 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 Police Station, in the District of North 24 Parganas, by virtue of own L.R. Settlement Record of Rights being L.R. Khatian No. 2891 absolutely free from all encumbrances whatsoever.

AND WHEREAS One Sona Bibi wife of Late Yeachin Sapui was the owner and possessor of three plots of Sali & Khal land admeasuring an area of total 13.73 Satak more or less comprised in R.S. Dag Nos. 5114, 5175 & 5175/5229 all under L.R. Khatian No. 2889 under the following manner :-

To be cont

(5)

| Recorded land area | Share of land | Out of total land | R.S. & L.R. Dag | L.R. Khatian No. | Nature of land |
|-----------------------------|---------------|-------------------|-----------------|------------------|----------------|
| 12.00 satak | 0.1250 | 96 Satak | 5114 | 2889 | Sali |
| 01.61 satak | 0.0104 | 1.55 Acre | 5175 | 2889 | Sali |
| 00.12 satak | 0.0101 | 12 Satak | 5175/5229 | 2889 | Khal |
| Total - 13.73 Satak. | | | | | |

lying and situated at Moma- MATIAGACHA, J.L. No. 187, KS. No. 17, Touzi No. 146, within the local limits of Kirtipur 2 No. Gram Panchayet, within the jurisdiction of Barasat at present Sashan Police Station, in the District of North 24 Parganas, by virtue of inheritance and thereafter own L.R. Settlement Record of Rights being L.R. Khatian No. 2889 absolutely free from all encumbrances whatsoever.

AND WHEREAS While seized and possessed of the aforesaid plots of land, the said Sona Bibi died on 07.05.2004 intestate leaving behind her two sons namely (i) Idris Sapui (the Vendor herein), (ii) Rahajaddin Sapui two daughters namely (i) Johara Bibi and (ii) Sayra Bibi as her legal heirs and successors to her estate and they become the owners of the aforesaid plots of land in terms of the Muslim Farayez Act. where each daughter has entitled land measuring 02.29 Satak as 176th share and each son has entitled land measur-

To be cont

(6)

ing 04.58 Satak as 276th share both out of 13.73 Satak.

AND WHEREAS One Jaheda Bibi daughter of Late Yeachin Sapui was the owner and possessor of seven plots of Sali & Khal land admeasuring an area of total 04.64 Satak more or less comprised in R.S. Dag Nos. 5114, 5138, 5139 & 5140, all under L.R. Khatian No. 2890 under the following manner:-

| Recorded land area | Share of land | Out of total land | R.S. & L.R. Dag | L.R. Khatian No. | Nature of land |
|-----------------------------|---------------|-------------------|-----------------|------------------|----------------|
| 03.60 satak | 0.0375 | 96 Satak | 5114 | 2890 | Sali |
| 00.52 satak | 0.0375 | 14 Satak | 5138 | 2890 | Sail |
| 00,07 satak | 0,0375 | 02 Satak | 5139 | 2890 | Khal |
| 00.45 satak | 0.0375 | 12 Satak | 5140 | 2890 | Sali |
| Total - 04.64 Satak. | | | | | |

lying and situated at Mouza-MATIAGACHA, J.L. No. 187, R.S. No. 17, Touzi No. 146, within the local limits of Kirtipur 2 No. Gram Panchayet, within the jurisdiction of Barasat at present Sashan Police Station, in the District of North 24 Parganas, by virtue of inheritance and thereafter own L.R. Settlement Record of Rights being L.R. Khatian No. 2890 absolutely free from all encumbrances whatsoever.

To be cont

(7)

AND WHEREAS While seized and possessed of the aforesaid plots of land, the said Jaheda Bibi died on 13.07.1981 without any issue, intestate leaving behind her three sisters namely (1) Sayra Bibi (2) Johara Bibi, (3) Jamila Bibi, three brothers namely (1) Idris Sapui (the Vendor herein), (2) Rahajaddin Sapui and (3) Ebrahim Sapui as her legal heirs and successors to her estate and they become the owners of the aforesaid plots of land in terms of the Muslim Farayez Act. where each sister has entitled land measuring 00.52 Satak as 179th share and each brother has entitled land measuring 01.03 Satak as 279th share both out of 04.64 Satak.

AND WHEREAS the said Johara Bibi, was the absolute owner and possessor of six plots of Sali and khal total land admeasuring an area of 07.45 Satak (i.e. 04.64 Satak in Own L.R. Record + 02.29 Satak inheritance from mother + 00.52 Satak inheritance from sister) comprised in R.S. & L.R. Dag Nos. 5114, 5138, 5139, 5140, 5175 & 5175/5229 under L.R. Khatian No. 2891, 2890 & 2889, 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 Police Station, in the District of North 24 Parganas, absolutely free from all encumbrances whatsoever.

To be cont

(8)

AND WHEREAS While seized and possessed of the aforesaid plots of land, the said Johara Bibi, died without any issue, intestate leaving behind her only brother namely Idris Sapui (the Vendor herein), as her legal heirs and successors to her estate and he become the owner of the aforesaid plots of land in terms of the Muslim Farayez Act.

AND WHEREAS Since then, the Vendor herein is seized and possessed of total land admeasuring an area of 25.45 Satak by virtue of above own L.R. Record of rights, inheritance from mother and sister, comprised in R.S. & L.R. Dag Nos. 5114, 5138, 5139, 5140, 5175 & 5175/5229 under L.R. Khatian Nos. 2888, 2891, 2889 & 2890, 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, by virtue of above own L.R. Record of rights and inheritance from mother and sister and have been enjoying the same as per demarcation peacefully, freely, absolutely and without any interruptions from any corners whatsoever by paying usual rents and taxes to the proper authorities in their names as absolute owners and possessors thereof and have the full right to dispose or transfer the same to any body in any way as they will think fit and proper.

To be cont

(9)

AND WHEREAS Now the Vendor herein has agreed to sell and the Purchaser herein has agreed to purchase the aforesaid plots of land admeasuring an area of 25.45 Satak comprised in R.S. & L.R. Dag Nos. 5114, 5138, 5139, 5140, 5175 & 5175/5229 under L.R. Khatian Nos. 2888, 2891, 2889 & 2890, 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 described in the schedule hereinafter written, at or for the total consideration of **Rs. 22,26,925/- (Rupees Twenty -two Lac Twenty-six Thousand Nine Hundred Twenty-five) only.**

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement and in consideration of **Rs. 22,26,925/- (Rupees Twenty -two Lac Twenty-six Thousand Nine Hundred Twenty-five) 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 prop-

To be cont

(10)

erties 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 total land admeasuring an area of 25.45 Satak by virtue of above own L.R. Record of rights, inheritance from mother and sister, comprised in R.S. & L.R. Dag Nos. 5114, 5138, 5139, 5140, 5175 & 5175/5229 under L.R. Khatian Nos. 2888, 2891, 2889 & 2890, 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

To be cont

(11)

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

(12)

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/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 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.

To be cont

(13)

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 has been described in the schedule hereinafter written is the self acquired property of the Vendor/s and that they are not the benamder of any one.
7. It is hereby declared that the said Purchaser has the absolute right to mutata 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 is absolutely free

To be cont

(14)

from all encumbrances and that is not the benamder of anyone and the same is not the DEBATTOR or PIROTTOR property or is not subject matter of any court case or not any litigation from any corners whatsoever.

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

(15)

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 and Khal total land admeasuring an area of 25.45 (Twenty-five point Four Five) Satak comprised in R.S. and L.R. Dag Nos. 5114, 5138, 5139, 5140, 5175 & 5175/5229 under L.R. Khatian No. 2888 (in the name of Idrish Sapui, Vendor herein), L.R. Khatian No. 2891 (in the name of Johara Bibi now deceased), L.R. Khatian No. 2889 (in the name of Sona Bibi, now deceased) and L.R. Khatian No. 2890 (in the name of Jaheda Bibi, now deceased) and the said land clearly as under as per Khatian wise :-

| Saleable land area | Share of land | Out of total land | R.S. & L.R. Dag | L.R. Khatian No. | Nature of land |
|--------------------|---------------|-------------------|-----------------|------------------|----------------|
| 09.60 Satak | 0.1000 | 96 Satak | 5114 | 2888 | Shall |
| 01.40 Satak | 0.1000 | 14 Satak | 5138 | 2888 | Shall |
| 00.20 Satak | 0.1000 | 02 Satak | 5139 | 2888 | Khal |
| 01.20 Satak | 0.1000 | 12 Satak | 5140 | 2888 | Shall |
| 01.20 Satak | 0.0125 | 96 Satak | 5114 | 2890 | Shall |

To be cont

(16)

| | | | | | |
|--------------|--------|-----------|------------|------|-------|
| 00. 16 Satak | 0.0114 | 14 Satak | 5138 | 2890 | Shall |
| 00.02 Satak | 0.0100 | 02 Satak | 5139 | 2890 | Khal |
| 00. 15 Satak | 0.0125 | 12 Satak | 5140 | 2890 | Shall |
| 06.00 Satak | 0.0625 | 96 Satak | 5114 | 2889 | Shall |
| 00.82 Satak | 0.0053 | 1.55 Acre | 5175 | 2889 | Shall |
| 00.06 Satak | 0.0050 | 12 Satak | 5175/ 5229 | 2889 | Shall |
| 03.60 Satak | 0.0375 | 96 Satak | 5114/ | 2891 | Shall |
| 00.52 Satak | 0.0375 | 14 Satak | 5138 | 2891 | Shall |
| 00.07 Satak | 0.0375 | 02 Satak | 5139 | 2891 | Khal |
| 00.45 Satak | 0.0375 | 12 Satak | 5140 | 2891 | Shall |

Total land measuring 25.45 (Twenty-five point Four Five) Satak.

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.

To be cont

(17)

It is clearly stated herein that the Vendors herein sold and conveyed the said total land measuring of 25.45 Satak be the same a little more or less unto and in favour of the Purchaser herein as per Dag wise :-

| Saleable land area | Share of land | Out of total land | R.S. & L.R. Dag | L.R. Khatian No. |
|--------------------|---------------|-------------------|-----------------|------------------------|
| 20.40 Satak | 0,2125 | 96 Satak | 5114 | 2888, 2889, 2890, 2891 |
| 02.08 Satak | 0.1489 | 14 Satak | 5138 | 2888, 2890, 2891 |
| 00.29 Satak | 0.1475 | 02 Satak | 5139 | 2888, 2890, 2891 |
| 01. 80 Satak | 0.1500 | 12 Satak | 5140 | 2888, 2890, 2891 |
| 00.82 Satak | 0.0053 | 1.55 Acre | 5175 | 2889 |
| 00.06 Satak | 0.0050 | 12 Satak | 5175/ 5229 | 2889 |

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

To be cont

(18)

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 Rajarhat in Presence of:

1. Ajijit Molla
of Lachati, Rajarhat
2. ଅଜିଜ୍ ମଲ୍ଲ
ଆଃ- ବ୍ରହ୍ମପୁର ପୁରୀ
ଗାମ- ପ୍ୟାମ୍ପା

ଅଜିଜ୍ ମଲ୍ଲ

SIGNATURE OF THE VENDOR

Deed prepared, read over and
vernacular language explained

by me.

Ajijit Molla
Advocate
Baramahal, Cuttack (over)
enB/798/1995

For NICKY COMMERCIAL PRIVATE LIMITED

Meena Singhal
Director

SIGNATURE OF THE PURCHASER

TYPED BY:

U. Biswas

(UPANANDA BISWAS)

Asha Computer, Kol - 135.

To be cont

(19)

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named purchaser, a sum of Rs. 22,26,925/- (Rupees Twenty -two Lac Twenty-six Thousand Nine Hundred Twenty-five) 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> |
|--------------|-------------------|--|--------------------|
| 28/08/15 | 049955 | The South Indian Bank Ltd. Brabourn Road, Kolkata | 22,26,925/- |

Total Rs. 22,26,925/- (Rupees Twenty -two Lac
Twenty-six Thousand Nine Hundred Twenty-five) only.

WITNESSES :-

1. Ajijol Molla
of Lavhati, Rajshahi























2. অমিত্রন সীমান
শ্রী কুমার পুর
বাল্য- দেসবল

২১/৯/১৫

SIGNATURE OF THE VENDOR

SPECIMEN FORM FOR TEN FINGERPRINTS

P. S. HICKY COMMERCIAL PRIVATE LIMITED

| Sign | Signature of the executants/ presentants | | | | | |
|----------------------|--|--|--|---|--|--|
| Meena S. D. Director |  |  |  |  |  |  |
| | | Little | Ring | Middle | Fore | Thumb |
| | | (Left Hand) | | | | |
| | |  |  |  |  |  |
| | | Thumb | Fore | Middle | Ring | Little |
| | | (Right Hand) | | | | |
| S. S. S. S. S. |  |  |  |  |  |  |
| | | 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) | | | | |
| | | | | | | |



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 15030000698868/2015

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

| Sl No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|--|--|-------|--------------------------------|------------------------------------|
| 1 | Idrish Sapui Manikpur Sapui Para, P.O.- Italgacha, P.S:- Dum Dum, District:-North 24- Parganas, West Bengal, India, PIN - 700079 | Seller | | | <i>Idrish Sapui</i> 17/09/2015 |
| 2 | Smt Meena 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] | | | <i>Meena Singhal</i> 17/09/2015 |
| 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 | Idrish Sapui, Smt Meena Singhal | | <i>Ajjul Molla</i> 17.09.15 | |

(Joyjit Chanda)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
BARASAT

North 24-Parganas, West
Bengal

Seller, Buyer and Property Details

& Buyer Details

Presentant Details

| SL No. | Name and Address of Presentant |
|--------|--|
| 1 | Smt Meena Singhal, Director Director, NICKY COMMERCIAL PRIVATE LIMITED 23A, Netaji Subash Road 4th Floor, Room No. 7A P.O:- Kolkata GPO, P.S:- Hare Street, Kolkata, District- Kolkata, West Bengal, India, PIN - 700001 |

Seller Details

| SL No. | Name, Address, Photo, Finger print and Signature |
|--------|---|
| 1 | Idrish Sapui Son of Late Yeachin Sapui Manikpur Sapui Para, P.O:- Italgacha, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India PIN - 700079 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No. EXHPS1557A Status : Individual Date of Execution : 17/09/2015 Date of Admission : 17/09/2015 Place of Admission of Execution : Pvt. Residence |



Buyer Details

Name, Address, Photo, Finger print and Signature

| No. | |
|------|---|
| 1 | <p>NICKY COMMERCIAL PRIVATE LIMITED 23A, Netaji Subash 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 Represented by representative as given below -</p> |
| 1(1) | <p>Smt Meena Singhal, Director Director, NICKY COMMERCIAL PRIVATE LIMITED 23A, Netaji Subash Road 4th Floor, Room No- 7A, P.O.- Kolkata GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AJIPS8139F Status : Representative Date of Execution : 17/09/2015 Date of Admission : 17/09/2015 Place of Admission of Execution : Pvt. Residence</p> |

B. Identifire Details

| Identifier Details | | | |
|--------------------|--|--|-----------|
| SL No. | Identifier Name & Address | Identifier of | Signature |
| 1 | <p>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,</p> | <p>Idrish Sapui, Smt Meena Singhal</p> | |

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 | <p>District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha</p> | <p>LR Plot No:- 5114 , LR Khatian No:- 2888</p> | 9.6 Dec | 11,20,003/- | 11,20,003/ | <p>Proposed Use: Bastu, ROR: Shali</p> |

Land Details

| | Property Location | Plot No & Khatian No/ Road Zone | Area of Land | Setforth Value(In Rs.) | Market Value(In Rs.) | Other Details |
|-----|---|--|--------------|------------------------|----------------------|---------------------------------------|
| L2 | District North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha | LR Plot No:- 5138 , LR Khatian No:- 2888 | 1.4 Dec | 1,63,334/- | 1,63,334/- | Proposed Use: Bastu, ROR: Shali |
| L3 | District North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha | LR Plot No:- 5139 , LR Khatian No:- 2888 | 0.2 Dec | 23,333/- | 23,333/- | Proposed Use: Khal, ROR: Khal |
| L4 | District North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha | LR Plot No:- 5140 , LR Khatian No:- 2888 | 1.2 Dec | 1,40,000/- | 1,40,000/- | Proposed Use: Bastu, ROR: Shali |
| L5 | District North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR II, Mouza: Matiagachha | LR Plot No:- 5114 , LR Khatian No:- 2890 | 1.2 Dec | 1,40,000/- | 1,40,000/- | Proposed Use: Bastu, ROR: Shali |
| L6 | District North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha | LR Plot No:- 5138 , LR Khatian No:- 2890 | 0.16 Dec | 18,667/- | 18,667/- | Proposed Use: Bastu, ROR: Shali |
| L7 | District North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha | LR Plot No:- 5139 , LR Khatian No:- 2890 | 0.02 Dec | 2,333/- | 2,333/- | Proposed Use: Khal, ROR: Khal |
| L8 | District North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha | LR Plot No:- 5140 , LR Khatian No:- 2890 | 0.15 Dec | 17,500/- | 17,500/- | Proposed Use: Bastu, ROR: Shali |
| L9 | District North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha | LR Plot No:- 5114 , LR Khatian No:- 2889 | 6 Dec | 7,00,002/- | 7,00,002/- | Proposed Use: Bastu, ROR: Shali |
| L10 | District North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha | LR Plot No:- 5175 , LR Khatian No:- 2889 | 0.82 Dec | 95,667/- | 95,667/- | Proposed Use: Bastu, ROR: Shali |
| L11 | District North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha | LR Plot No:- 5175/5229 , LR Khatian No:- 2889 | 0.06 Dec | 7,000/- | 7,000/- | 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 | |
| L12 | District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha | LR Plot No:- 5114 , LR Khatian No:- 2891 | 3.6 Dec | 4,20,001/- | 4,20,001/- | Proposed Use: Bastu, ROR: Shali |
| L13 | District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha | LR Plot No:- 5138 , LR Khatian No:- 2891 | 0.52 Dec | 60,667/- | 60,667/- | Proposed Use: Bastu, ROR: Shali |
| L14 | District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha | LR Plot No:- 5139 , LR Khatian No:- 2891 | 0.07 Dec | 8,167/- | 8,167/- | Proposed Use: Khal, ROR: Khal |
| L15 | District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha | LR Plot No:- 5140 , LR Khatian No:- 2891 | 0.45 Dec | 52,500/- | 52,500/- | 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 | Idrish Sapui | NICKY COMMERCIAL PRIVATE LIMITED | 9.6 | 100 |
| L2 | Idrish Sapui | NICKY COMMERCIAL PRIVATE LIMITED | 1.4 | 100 |
| L3 | Idrish Sapui | NICKY COMMERCIAL PRIVATE LIMITED | 0.2 | 100 |
| L4 | Idrish Sapui | NICKY COMMERCIAL PRIVATE LIMITED | 1.2 | 100 |
| L5 | Idrish Sapui | NICKY COMMERCIAL PRIVATE LIMITED | 1.2 | 100 |
| L6 | Idrish Sapui | NICKY COMMERCIAL PRIVATE LIMITED | 0.16 | 100 |
| L7 | Idrish Sapui | NICKY COMMERCIAL PRIVATE LIMITED | 0.02 | 100 |
| L8 | Idrish Sapui | NICKY COMMERCIAL PRIVATE LIMITED | 0.15 | 100 |
| L9 | Idrish Sapui | NICKY COMMERCIAL PRIVATE LIMITED | 6 | 100 |
| L10 | Idrish Sapui | NICKY COMMERCIAL PRIVATE LIMITED | 0.82 | 100 |

Transfer of Property from Seller to Buyer

| | Name of the Seller | Name of the Buyer | Transferred Area | Transferred Area in(%) |
|-----|--------------------|----------------------------------|------------------|------------------------|
| L11 | Idrish Sapui | NICKY COMMERCIAL PRIVATE LIMITED | 0.06 | 100 |
| L12 | Idrish Sapui | NICKY COMMERCIAL PRIVATE LIMITED | 3.6 | 100 |
| L13 | Idrish Sapui | NICKY COMMERCIAL PRIVATE LIMITED | 0.52 | 100 |
| L14 | Idrish Sapui | NICKY COMMERCIAL PRIVATE LIMITED | 0.07 | 100 |
| L15 | Idrish Sapui | NICKY COMMERCIAL PRIVATE LIMITED | 0.45 | 100 |

D. Applicant Details**Details of the applicant who has submitted the requisition form**

| | |
|--------------------|---|
| Applicant's Name | Meena Singhal |
| Address | GC-37, Sector-3, 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 - 150306335 / 2015

| | | | |
|--------------------|----------------------------|----------------------|-------------------|
| Deed No/Year | 15030000698868/2015 | Serial no/Year | 1503006749 / 2015 |
| Deed No/Year | I - 150306335 / 2015 | | |
| Transaction | [0101] Sale, Sale Document | | |
| Name of Presentant | Smt Meena Singhal | Presented At | Private Residence |
| Date of Execution | 17-09-2015 | Date of Presentation | 17-09-2015 |

Remarks

On 17/09/2015

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

Presented for registration at 20:30 hrs on : 17/09/2015, at the Private residence by Smt Meena 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 29,69,174/-

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

Execution is admitted on 17/09/2015 by

Idrish Sapui, Son of Late Yeachin Sapui, Manikpur Sapui Para, P.O: Italgacha, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700079, By caste Muslim, By Profession Cultivation
Indetified by Ajijul Molla, Son of Abdul Hamid Molla, Lauhati, P.O: Lauhati, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Muslim, By Profession Business

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

Execution is admitted on 17/09/2015 by

Smt Meena Singhal , Director, NICKY COMMERCIAL PRIVATE LIMITED 23A, Netaji Subash Road 4th Floor, Room No- 7A, P.O:- Kolkata GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN 700001
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

(Joyjit Chanda)

ADDITIONAL DISTRICT SUB-REGISTRAR

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

North 24-Parganas, West Bengal

On 21/09/2015

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.

Amount of Fees

Certified that required Registration Fees payable for this document is Rs 32,673/- (A(1) = Rs 32,659/- , E = Rs 14/-) and Registration Fees paid by Cash Rs 32,673/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,48,479/- and Stamp Duty paid by Draft Rs 1,48,380/-, 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 4924, Purchased on 28/08/2015, Vendor named M Dutta.

Description of Draft

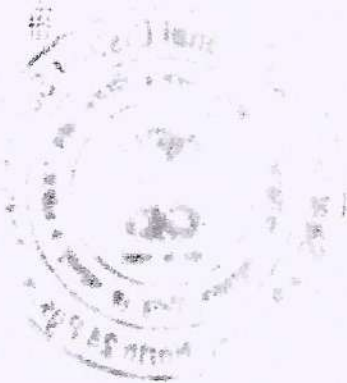
1. Rs 1,380/- is paid, by the Draft(other) No: 683931000405, Date: 19/09/2015, Bank: STATE BANK OF INDIA (SBI), Rajarhat Township.
2. Rs 49,000/- is paid, by the Draft(other) No: 683927000405, Date: 19/09/2015, Bank: STATE BANK OF INDIA (SBI), Rajarhat Township.
3. Rs 49,000/- is paid, by the Draft(other) No: 683928000405, Date: 19/09/2015, Bank: STATE BANK OF INDIA (SBI), Rajarhat Township.
4. Rs 49,000/- is paid, by the Draft(other) No: 683929000405, Date: 19/09/2015, Bank: STATE BANK OF INDIA (SBI), Rajarhat Township.

(Joyjit Chanda)

ADDITIONAL DISTRICT SUB-REGISTRAR

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

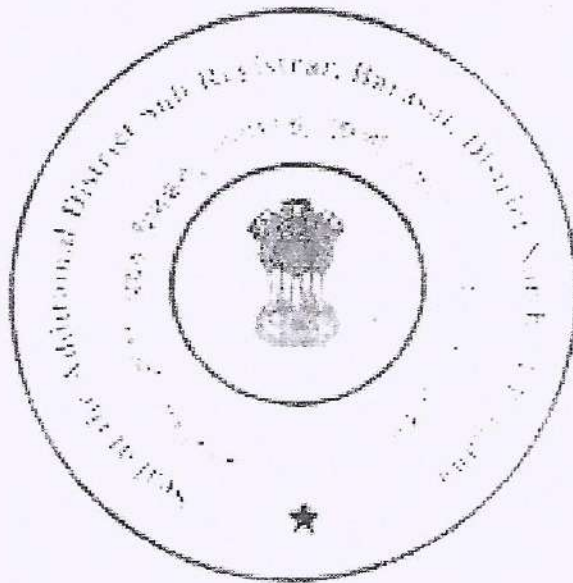
North 24-Parganas, West Bengal



of Registration under section 60 and Rule 69.

ed in Book - I

number 1503-2015, Page from 66587 to 66619
ing No 150306335 for the year 2015.



Digitally signed by JOYJIT CHANDA
Date: 2015.09.22 11:35:39 +05:30
Reason: Digital Signing of Deed.

(Joyjit Chanda) 9/22/2015 11:35:39 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
West Bengal.

(This document is digitally signed.)