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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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.

217855

Q-15/5538/16

11/11/16

at 3:10 P.M

(Signature)
Additional District Sub-Registrar
Barasat, North 24 Parganas

18/11/16.

DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this the 11th day of November, Two Thousand Sixteen (2016)

BETWEEN

To be cont

(2)

(1) **REHANA BIBI, (5) SAHANARA BIBI**, both daughter of Late Shah Alam Sha, both are residing at Village - Langalpota, P.O. - Matiagachha, P.S.- Rajarhat, District of North 24 Parganas, Kolkata - 700135, both by faith- Islam, by Nationality- Indian, by occupation- Housewife, hereinafter called and referred to as the "**VENDORS**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their legal heirs, executors, administrators, representatives nominees and assigns) of the ONE PART.

-AND-

NICKY COMMERCIAL PRIVATE LIMITED (having PAN : AAACN8443M), a limited Company incorporated under the Companies Act. 1956, having its Office at 23A, Netaji Subash Road, 4th floor, Room No. 7A, P.O. Kolkata G.P.O., P.S. Hare Street, Kolkata- 700001, represented by its Director **SRI ROSHAN LAL SINGHAL**, (having PAN : ALCPS8734J), son of Late Chander Bhan Singhal, residing at 23A, Netaji Subash Road, 4th floor, Room No. 7A, P.O. Kolkata G.P.O., P.S. Hare Street, Kolkata- 700001, by faith- Hindu, by occupation- Business, by Nationality- Indian, hereinafter called and referred to as the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and in-

To be cont

(3)

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

WHEREAS One Badel Sha of Langolpota, P.S. Barasat at present Rajarhat, District North 24 Parganas was the owner and possessor of land admeasuring an area of total 222.50 Satak be the same a little more or less comprised in R.S. Dag Nos. 5121, 5145, 5147, 5173, 5174, 5108, 5181, 5183, 5185, 5102, 5149 & 5150, all under R.S. Khatian No. 190 & 2523 under the following manner :-

Recorded land area	Share	Total out of land	R.S. Dag No.	R.S. Khatian No.	Nature of land
08.50 Satak	0.5000	17 Satak	5121	2523	Shali
01.00 Satak	0.5000	02 Satak	5145	190	Shali
09.50 Satak	0.5000	19 Satak	5147	190	Shali
12.50 Satak	0.5000	25 Satak	5173	190	Khal
100.00 Satak	0.5000	200 Satak	5174	190	Shali
08.50 Satak	0.5000	17 Satak	5108	190	Shali
11.50 Satak	0.5000	23 Satak	5181	2523	Shali
37.00 Satak	0.5000	74 Satak	5183	2523	Shali
30.00 Satak	0.5000	60 Satak	5185	2523	Shali

To be cont

(4)

01.00 Satak	0.5000	02 Satak	5102	190	Shali
01.50 Satak	0.5000	03 Satak	5149	190	Shali
01.50 Satak	0.5000	03 Satak	5150	190	Shali
222.50 Satak in Total					

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 Rajarhat Police Station, in the District of North 24 Parganas, by virtue of inheritance and thereafter own Revisional Settlement Record of Rights absolutely free from all encumbrances whatsoever.

AND WHEREAS While seized and possessed of the aforesaid plots of land, the said Badel Sha died intestate leaving behind his two sons namely Fayam Sha & Kalu Sha, three daughters namely Tafurannessa Bibi, Ajeda Bib & Chhabi Bibi as his legal heirs and successors to his estate and they become the owners of the aforesaid land in terms of the Mohammadan Law of Succession Act. where each son had entitled land measuring 63.57 Satak as 2/7th share out of said 222.50 Satak and each daughter had/have entitled land measuring an area of 31.79 Satak more or less as 1/7th share out of said 222.50 Satak.

To be cont

(5)

AND WHEREAS While seized and possessed of the aforesaid inherited plots of land, the said Fayam Sha died intestate leaving behind his three sons namely Shah Alam Sha, Sekendar Sha & Rafik Sha as his legal heirs and successors to his estate and they become the owners of the aforesaid land in terms of the Mohammadan Law of Succession Act. where each son had entitled land measuring 21.19 Satak as 1/3th share out of said 63.57 Satak. And thereafter said Shah Alam Sha muted his name in B.L. & L.R.O. under L.R. Khatian No. 2147.

AND WHEREAS While seized and possessed of the aforesaid inheritance plots of land, the said Ajeda Bibi, sold, transferred and Coveyed to Shah Alam Sha & Rafik Sha ALL THAT piece or parcel of land total measuring an area 21.19 Satak (2/3th share of 31.79 Satak) more or less, comprised in R.S. Dag Nos. 5121, 5145, 5147, 5173, 5174, 5108, 5181, 5183, 5185, 5102, 5149 & 5150, all under R.S. Khatian No. 190 & 2523, 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 Rajarhat Police Station, the District of North 24 Parganas, by a registered Deed of Conveyance in Bengali language, dated 19/09/1992, registered at the office of the A - D - S - R Barasat, North 24 Parganas, copied in

To be cont

(6)

Book No. 1, Volume No. - 39, Pages - 265 to 280, Being No. - 10371, for the year 1992. And by virtue of aforesaid purchase the Shah Alam Sha got 10.60 Satak (1/2 share of 21.19).

AND WHEREAS While seized and possessed of the aforesaid inherited plots of land, the said Tafurannessa Bibi got mutated her name in B.L. & L.R.O. under L.R. Khatian No. 1754 & 1755 and thereafter she died intestate leaving behind her two sons namely Romjan Sarkar & Ilias Sarkar, four daughters namely, Jobeda Bibi, Abeda Bibi, Rabia Bibi & Amila Bibi as her legal heirs and successors to her estate and they become the owners of the aforesaid land in terms of the Mohammadan Law of Succession Act, where each son had entitled land measuring 07.95 Satak as 2/8th share out of said 31.79 Satak and each daughter had/have entitled land measuring an area of 03.97 Satak more or less as 1/8th share out of said 31.79 Satak.

AND WHEREAS While seized and possessed of the aforesaid inherited plots of land, the said Jobeda Bibi died intestate leaving behind her three sons namely Alauddin Molla, Salauddin, Moyajem Hossain Molla, two daughters namely, Jahanara Begum & Alonara Begum as her legal heirs and successors to her estate and they become the owners of the aforesaid land in

To be cont

(7)

terms of the Mohammadan Law of Succession Act. where each son had entitled land measuring 00.99 Satak as 2/8th share out of said 03.97 Satak and each daughter had/have entitled land measuring an area of 00.50 Satak more or less as 1/8th share out of said 03.97 Satak.

AND WHEREAS While seized and possessed of the aforesaid inheritance plots of land, the said Rabia Bibi & Moyajem Hossain Molla are the absolute joint owners of total land measuring an area 04.96 Satak and jointly sold, transferred and Coveyed to Shah Alam Sha & Rafik Sha ALL THAT piece or parcel of land total measuring an area 01.42 Satak more or less, comprised in R.S. Dag Nos. 5121, 5145, 5147, 5173, 5174, 5108, 5181, 5183, 5185, 5102, 5149 & 5150, all under R.S. Khatian No. 190 & 2523, L.R. Khatian No. 1754 & 1755, 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 Rajarhat Police Station, the District of North 24 Parganas, by a registered Deed of Conveyance in Bengali language, exevuted on dated 19/06/2007, and relise on dated 05/02/2013, registered at the office of the A - D - S - R Barasat, North 24 Parganas, copied in Book No. 1, CD Volume No. - 3, Pages - 3028 to 3047, Being No. - 00680, for the year 2013. And by virtue

To be cont

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of aforesaid purchase the Shah Alam Sha got 00.71 Satak (1/2 share of 01.42).
AND WHEREAS While seized and possessed of the aforesaid inherited plots of land, the said Ilias Sarkar died intestate leaving behind his one son namely Manirul Sarkar and four daughters namely, Sabina Khatun Bibi, Farida Khatun Bibi, Afruja Khatun & Asfatun Khatun and wife Alya Khatun Bibi as his legal heirs and successors to his estate and they become the owners of the aforesaid land in terms of the Mohammadan Law of Succession Act.

AND WHEREAS While seized and possessed of the aforesaid inheritance plots of land, the said Romjan Sarkar and Manirul Sarkar, Sabina Khatun Bibi, Farida Khatun Bibi, Afruja Khatun, Asfatun Khatun & Alya Khatun Bibi, jointly sold, transferred and conveyed to Shah Alam Sha & Rafik Sha ALL THAT piece or parcel of land total measuring an area 04.17 Satak more or less, comprised in R.S. Dag Nos. 5121, 5145, 5147, 5173, 5174, 5108, 5181, 5183, 5185, 5102, 5149 & 5150, all under R.S. Khatian No. 190 & 2523, L.R. Khatian No. 1754 & 1755, 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 Rajarhat Police Station, the District of North 24 Parganas, by a registered Deed of Conveyance in Bengali language, executed on dated 07/

To be cont

(9)

02/2008, and relise on dated 05/02/2013, registered at the office of the A - D - S - R Barasat, North 24 Parganas, copied in Book No. 1, CD Volume No. - 3, Pages - 3109 to 3130, Being No. - 00684, for the year 2013. And by virtue of aforesaid purchase the Shah Alam Sha got 02.08 Satak (1/2 share of 04.17).

AND WHEREAS While seized and possessed of the aforesaid inherited plots of land, the said Abeda Bibi died intestate leaving behind her three sons namely Safik Midda, Subid Midda, Abed Midda and four daughters namely, Majeda Bibi, Mfuja Bibi, Momtaj Bibi & Amila Bibi and husband Innat Ali Midda as her legal heirs and successors to her estate and they become the owners of the aforesaid land in terms of the Mohammadan Law of Succession Act.

AND WHEREAS While seized and possessed of the aforesaid inherited plots of land, the said Amila Bibi died intestate leaving behind her two sons namely Md. Anchar Ali & Arsaf Ali as her legal heirs and successors to her estate and they become the owners of the aforesaid land in terms of the Mohammadan Law of Succession Act.

AND WHEREAS While seized and possessed of the aforesaid inheritance

To be cont

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plots of land, the said Alauddin Molla, Salauddin, Jahanara Begum, Alonara Begum, Safik Midda, Subid Midda, Abed Midda, Majeda Bibi, Mfuja Bibi, Momtaj Bibi, Amila Bibi, Innat Ali Middam, Md. Anchar Ali & Arsaf Ali, jointly sold, transferred and Coveyed to Shah Alam Sha ALL THAT piece or parcel of land total measuring an area 01.64 Satak more or less, comprised in R.S. Dag Nos. 5121, 5145, 5147, 5173, 5174, 5108, 5181, 5183, 5185, 5102, 5149 & 5150, all under R.S. Khatian No. 190 & 2523, L.R. Khatian No. 1754 & 1755, 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 Rajarhat Police Station, the District of North 24 Parganas, by a registered Deed of Conveyance in Bengali language, executed on dated 12/06/2007, and relise on dated 05/02/2013, registered at the office of the A - D - S - R Barasat, North 24 Parganas, copied in Book No. 1, CD Volume No. - 3, Pages - 3196 to 3221, Being No. - 00688, for the year 2013.

AND WHEREAS While seized and possessed of the aforesaid inheritance plots of land, the said Hamida Bibi, Kalan Bibi alias Rabia Bibi was the absolute recorded owner of land measuring 00.40 Satak out of 17 Satak, comprised in R.S. Dag No. 5121, under L.R. Khatian Nos. 2154 & 2156 and

To be cont

(11)

they jointly transferred and Gifted (in Habanama) to Shah Alam Sha & Rafik Sha ALL THAT piece or parcel of land measuring an area 02.56 Satak more or less, comprised in R.S. Dag No. 5121, 5185, 5181 & 5183 under L.R. Khatian No. 2154 & 2156, 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 Rajarhat Police Station, the District of North 24 Parganas, by a registered Habanama in Bengali language, executed on dated 17/07/2007, and relise on dated 05/02/2013, registered at the office of the A - D - S - R Barasat, North 24 Parganas, copied in Book No. 1, CD Volume No. - 3, Pages - 2988 to 3015, Being No. - 00678, for the year 2013.

AND WHEREAS While seized and possessed of the aforesaid inheritance and own recorded and purchase and Gifted plots of land, the said Shah Alam Sha was the absolute owner ALL THAT piece or parcel of land total measuring an area 21.79 Satak more or less, comprised in R.S. Dag Nos. 5121, 5145, 5147, 5173, 5174, 5108, 5181, 5183, 5185, 5102, 5149 & 5150, all under R.S. Khatian No. 190 & 2523, L.R. Khatian No. 1754, 1755, 2147, 2154 & 2156, 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

To be cont

(12)

Panchayet, within the jurisdiction of Barasat at present Rajarhat Police Station, the District of North 24 Parganas,

AND WHEREAS While seized and possessed of the aforesaid plots of land, the said Shah Alam Sha died intestate leaving behind his three sons namely Mekail Sha, Sariful Sha, Rejaul Sha and two daughters namely Rehana Bibi & Sahanara Bibi (the Venodr No. 1 & 2 herein) and only wife namely Anura Bibi as his legal heirs and successors to his estate and they become the owners of the aforesaid land in terms of the Mohammadan Law of Succession Act. where wife got 2 Ana share measuring 02.72 Satak and after deduction of mother share each son had entitled land measuring 04.77 Satak as 2/8th share out of said 19.07 Satak and each daughter had/have entitled land measuring an area of 02.38 Satak more or less as 1/8th share out of said 19.07 Satak.

AND WHEREAS Since then, the said Rehana Bibi and Sahanara Bibi, (the Vendors herein) are jointly seized and possessed of the aforesaid plots of land total measuring an area of 04.76 Satak be the same a little more or less comprised in R.S. & L.R. Dag Nos. 5121, 5145, 5147, 5173, 5174, 5108, 5181, 5183, 5185, 5102, 5149 & 5150, all under R.S. Khatian No. 190 &

To be cont

(13)

2523, L.R. Khatian No. 1754, 1755, 2147, 2154 & 2156, 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 Rajarhat Police Station, in the District of North 24 Parganas and have been enjoying the same peacefully, freely, absolutely and without any interruptions from any corners whatsoever by paying usual rents and taxes to the proper authorities in their names as absolute owners and possessors thereof and have the full right to dispose or transfer the same to any body in any way as they will think fit and proper.

AND WHEREAS Now the Vendors herein have agreed to sell and the Purchaser herein has agreed to purchase the said plots of land admeasuring an area of total **04.76 Satak** be the same a little more or less comprised in R.S. & L.R. Dag Nos. 5121, 5145, 5147, 5173, 5174, 5108, 5181, 5183, 5185, 5102, 5149 & 5150, all under R.S. Khatian No. 190 & 2523, L.R. Khatian No. 1754, 1755, 2147, 2154 & 2156, 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 Rajarhat Police Station, in the District of North 24 Parganas more fully described in the schedule hereinafter written, at or for the total consid-

To be cont

(14)

eration of Rs. 7,21,212/- (Rupees Seven Lac Twenty-one Thousand Two Hundred Twelve) only.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement and in consideration of Rs. 7,21,212/- (Rupees Seven Lac Twenty-one Thousand Two Hundred Twelve) only of the lawful money of the Union of India in hand and well and truly by the Purchaser to the Vendors paid at or before the execution hereof (the receipt whereof the Vendors doth hereby as also by the receipt and Memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof forever release discharge and acquit the Purchaser and the properties benefits and rights hereby granted sold, conveyed transferred assigned and assured or expressed or intended so to be) the Vendors doth hereby grant sell, convey transfer assign and assure unto and in favour of the Purchaser herein ALL THAT piece or parcel of land measuring **04.76 Satak** be the same a little more or less comprised in R.S. & L.R. Dag Nos. 5121, 5145, 5147, 5173, 5174, 5108, 5181, 5183, 5185, 5102, 5149 & 5150, all under R.S. Khatian No. 190 & 2523, L.R. Khatian No. 1754, 1755, 2147, 2154 & 2156, lying and situated at Mouza - MATIAGACHA, J.L. No. 187, R.S. No. 154, Touzi No. 146, within the local limits of Kirtipur 2 No. Gram Panchayet, within the jurisdiction of

To be cont

(15)

Barasat P.S. at present Rajarhat Police Station, in the District of North 24 Parganas, more fully and particularly described in the Schedule hereunder written and hereinafter referred to as 'the SAID PLOT OF LAND' together with all and singular the tangible and intangible assets edifices fixtures gates courts courtyards compound boundaries, areas sewers drains ways paths passages fences hedges ditches trees water courses lights and all manner of former and other right liberties benefits, privileges easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel of member thereof which now is or are or hereto before were or was held used occupied or enjoyed therewith AND reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof AND all the Raiyati and entire share estate right title interest inheritance use trust possession property claim easements quasi easements privileges claims and demands whatsoever of the Vendors out of or upon the properties benefits and rights hereby granted sold, conveyed transferred assigned and assured or expressed or intended so to be TOGETHER WITH all deeds paths muniments writings and evidences of title in anywise relating to or connected with the said property or any part thereof which now are or is or hereafter may be in possession power custody or control of the Vendors or any person or persons from whom the Vendors or any of them may procure the same without any

To be cont

(16)

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

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

1. That free and clear and freely and clearly and absolutely acquitted exonerated and release or otherwise by and at the cost and expenses of the vendors are and sufficiently entitled and saved defended kept harmless and other easement rights title claim mortgage liens lispendences, attachments whatsoever.
2. That the Purchaser shall hereinafter peacefully and quietly possess and enjoy the said property in khas without any claim or demand whatsoever from the vendors or their legal heirs, executors, administrators, representatives, nominees and assigns.

To be cont

3. That no notice issued under the public demand recovery act has been served on the vendors not any such notice has been published.
4. That the land fully described in the schedule below stands retained by the vendors through operation of family ceiling as envisaged in chapter II-B, West Bengal Land Reforms Act.
5. That the said land or any part or portion thereof or under any interest therein has not vested in and/or is neither acquired nor any notice has been served under the state of West Bengal Acquisition Act. 1956 or statutory modification thereof or under the Urban Land (Ceiling & Regulations) Act. 1976 or any other law for the time being in force.
6. It is hereby declared by the Vendors that the said land which described in the schedule hereinafter written is the self acquired property of the vendors and that they are not the benamder of any one.
7. It is hereby declared that the said Purchaser has the absolute right to mutate her name in respect of the present purchased land.
8. All the taxes land revenue and impositions payable in respect of the said property up to date of these presents have been fully paid by the vendors and if any portion of such taxes levies impositions etc. be found to have

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remained unpaid for the period up to date the same shall be deemed to be the liability of the Vendors and realizable from the vendors.

9. It is hereby declared by the Vendors that the said land is absolutely free from all encumbrances and that is not the benamder of anyone and the same is not the DEBATTOR or PIROTTOR property or is not subject matter of any court case or not any litigation from any corners whatsoever.
10. That the vendors have not yet taken any loan or financial benefits from any bank or- financial institutions or any corners in respect of the schedule mentioned land.
11. It is transpired that the said property hereby sold, conveyed and transferred and assigned by the vendors, if not free from all encumbrances as herein covenant, the vendors shall be bound to refund to the Purchaser, the full consideration money paid hereunder together with cost of the stamp and registration charges incurred by the Purchaser herein and if any mistake shall shown in this deed, that will be rectify by the Vendors without any claim or demand at the cost of the purchaser.

AND the vendors herein deliver this day khas possession of the said land unto the Purchaser herein.

To be cont

(19)

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

(Description of land hereby sold by the Vendors herein)

ALL THAT piece or parcel of rayati dakhali swattiya bisistha shali & Khal land total measuring an area **04.76 Satak** be the same a little more or less comprised in R.S. & L.R. Dag Nos. 5121, 5145, 5147, 5173, 5174, 5108, 5181, 5183, 5185, 5102, 5149 & 5150, all under R.S. Khatian No. 190 & 2523, L.R. Khatian No. 1754, 1755, 2147, 2154 & 2156, the said land clearly as under as per Dag wise :-

Saleable land area	Share of land	Total land	R.S. & L.R. Dag	Nature of land
00.27 Satak	0.0159	17 Satak	5121	Shali
00.03 Satak	0.0150	02 Satak	5145	Shali
00.30 Satak	0.0158	19 Satak	5147	Shali
00.39 Satak	0.0156	25 Satak	5173	Khal
00.94 Satak	0.0047	200 Satak	5174	Shali
00.27 Satak	0.0159	17 Satak	5108	Shali
00.36 Satak	0.0157	23 Satak	5181	Shali
01.15 Satak	0.0155	74 Satak	5183	Shali

To be cont

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00.94 Satak	0.0157	60 Satak	5185	Shali
00.03 Satak	0.0150	02 Satak	5102	Shali
00.04 Satak	0.0133	03 Satak	5149	Shali
00.04 Satak	0.0133	03 Satak	5150	Shali
Total land measaring 04.76 Satak more or less,				

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

It is clearly stated herein that the Vendors herein sold and conveyed the said total land measuring of 04.76 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.

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

To be cont

(21)

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

SIGNED SEALED AND DELIVERED

by the Vendors at Rajarhat in Presence of:

1. Rajan She
V.L. - Langolpata P.S. - Rajarhat

2. Swinful She
Langolpata

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৩৭২৭০৭১-বিবি

Deed prepared and explained

by me.

Dipak Kr. Pal

P-10007966/93

SIGNATURE OF THE VENDORS

TYPED BY: DIPAK Kr. PAL
ADVOCATE

(UPANANDA BISWAS) B.A. & LL.B.
Judges' Court

Asha Computer, Kol - 135.

To be cont

(22)

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named purchaser, a sum of **Rs. 7,21,212/- (Rupees Seven Lac Twenty-one Thousand Two Hundred Twelve) 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>
20/10/16	540764	The South Indian Bank Ltd. Brabourn Road, Kolkata	7,21,212/-

Total Rs. 7,21,212/- (Rupees Seven Lac Twenty-one
Thousand Two Hundred Twelve) only.

WITNESSES :-

1. Rejan Shu
VILL. Longolpata,

2. Swital Shu
Cangoipata

ব্রজেন শর্মা
কমলাকান্ত-বিক্রি

SIGNATURE OF THE VENDORS





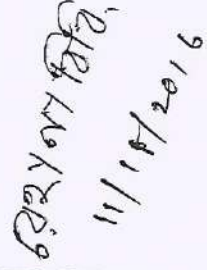


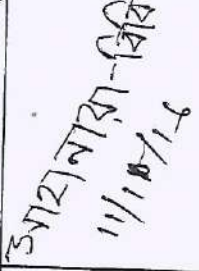
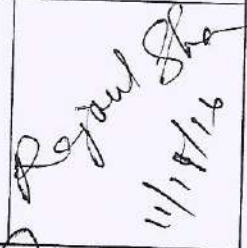
Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 15030001515538/2016


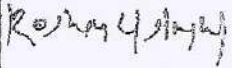











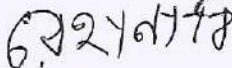











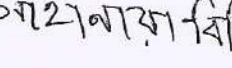










I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Rehana Bibi Langolpota, P.O:- Matiagacha, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135	Seller			 11/11/2016
2	Sahanara Bibi Langolpota, P.O:- Matiagacha, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135	Seller			 11/11/16
SI No.	Name and Address of identifier	Identifier of		Signature with date	
1	Rejaul Sha Son of Late Shah Alam Sha Langolpota, P.O:- Matiagacha, P.S:- Rajarhat, District:-North 24- Parganas, West Bengal, India, PIN - 700135	Rehana Bibi, Sahanara Bibi, Mr Roshan Lal Singhal		 11/11/16	

(Joyjit Chanda)

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

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants/ presentants					
	 					
		(Left Hand)				
						
		(Right Hand)				
	 					
		(Left Hand)				
						
		(Right Hand)				
	 					
		(Left Hand)				
						
		(Right Hand)				

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

19-201617-003093569-1

Payment Mode Online Payment

LN Date: 16/11/2016 14:04:56

Bank : State Bank of India

BRN : IK00AFRIX7

BRN Date: 16/11/2016 14:05:46

DEPOSITOR'S DETAILS

Id No. : 15030001515538/1/2016

[Query No./Query Year]

Name : SUVANKAR DAS
Contact No. : Mobile No. : +91 9836206079
E-mail : dassuva1685@gmail.com
Address : 28/1 B B ST KOL 36
Applicant Name : Mr Roshan Lal Singhal
Office Name :
Office Address :
Status of Depositor : Others
Purpose of payment / Remarks : Sale, Sale Document Payment No 1

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15030001515538/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	7945
2	15030001515538/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	35981

Total

43926

In Words : Rupees Forty Three Thousand Nine Hundred Twenty Six only

Major Information of the Deed

Deed No :	I-1503-08018/2016	Date of Registration	11/16/2016 3:38:31 PM
Query No / Year	1503-0001515538/2016	Office where deed is registered	
Query Date	09/11/2016 9:03:39 PM	A.D.S.R. BARASAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	Roshan Lal Singhal 23A, N. S. Road, 4th Floor, Room No 7A, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, 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. 7,21,212/-	Rs. 7,21,212/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 36,081/- (Article:23)	Rs. 7,945/- (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 Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-5121	LR-2147	Bastu	Shali	0.27 Dec	40,911/-	40,911/-	
L2	LR-5145	LR-2147	Bastu	Shali	0.03 Dec	4,545/-	4,545/-	
L3	LR-5147	LR-2147	Bastu	Shali	0.3 Dec	45,454/-	45,454/-	
L4	LR-5173	LR-2147	Bastu	Khal	0.39 Dec	59,091/-	59,091/-	
L5	LR-5174	LR-2147	Bastu	Shali	0.94 Dec	1,42,424/-	1,42,424/-	
L6	LR-5108	LR-2147	Bastu	Shali	0.27 Dec	40,909/-	40,909/-	
L7	LR-5181	LR-2147	Bastu	Shali	0.36 Dec	54,545/-	54,545/-	
L8	LR-5183	LR-2147	Bastu	Shali	1.15 Dec	1,74,242/-	1,74,242/-	
L9	LR-5185	LR-2147	Bastu	Shali	0.94 Dec	1,42,424/-	1,42,424/-	
L10	LR-5102	LR-2147	Bastu	Shali	0.03 Dec	4,545/-	4,545/-	
L11	LR-5149	LR-2147	Bastu	Shali	0.04 Dec	6,061/-	6,061/-	
L12	LR-5150	LR-2147	Bastu	Shali	0.04 Dec	6,061/-	6,061/-	
	TOTAL :				4.76Dec	7,21,212 /-	7,21,212 /-	
	Grand Total :				4.76Dec	7,21,212 /-	7,21,212 /-	

Details :

Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Signature
	Rehana Bibi Daugther of Late Shah Alam Sha Executed by: Self, Date of Execution: 11/11/2016 , Admitted by: Self, Date of Admission: 11/11/2016 ,Place : Pvt. Residence		
Langolpota, P.O:- Matiagacha, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, Status :Individual			
2	Sahanara Bibi Daugther of Late Shah Alam Sha Langolpota, P.O:- Matiagacha, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, Status :Individual, Executed by: Self, Date of Execution: 11/11/2016 , Admitted by: Self, Date of Admission: 11/11/2016 ,Place : Pvt. Residence		

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	NICKY COMMERCIAL PRIVATE LIMITED 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. AAANN8443M, Status :Organization

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Roshan Lal Singhal 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	
Rejaul Sha Son of Late Shah Alam Sha Langolpota, P.O:- Matiagacha, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , Identifier Of Rehana Bibi, Sahanara Bibi, Mr Roshan Lal Singhal	

Transfer of property for L1

From	To. with area (Name-Area)
Rehana Bibi	NICKY COMMERCIAL PRIVATE LIMITED-0.135 Dec
2 Sahanara Bibi	NICKY COMMERCIAL PRIVATE LIMITED-0.135 Dec

Transfer of property for L10

SI.No	From	To. with area (Name-Area)
1	Rehana Bibi	NICKY COMMERCIAL PRIVATE LIMITED-0.015 Dec
2	Sahanara Bibi	NICKY COMMERCIAL PRIVATE LIMITED-0.015 Dec

Transfer of property for L11

SI.No	From	To. with area (Name-Area)
1	Rehana Bibi	NICKY COMMERCIAL PRIVATE LIMITED-0.02 Dec
2	Sahanara Bibi	NICKY COMMERCIAL PRIVATE LIMITED-0.02 Dec

Transfer of property for L12

SI.No	From	To. with area (Name-Area)
1	Rehana Bibi	NICKY COMMERCIAL PRIVATE LIMITED-0.02 Dec
2	Sahanara Bibi	NICKY COMMERCIAL PRIVATE LIMITED-0.02 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Rehana Bibi	NICKY COMMERCIAL PRIVATE LIMITED-0.015 Dec
2	Sahanara Bibi	NICKY COMMERCIAL PRIVATE LIMITED-0.015 Dec

Transfer of property for L3

SI.No	From	To. with area (Name-Area)
1	Rehana Bibi	NICKY COMMERCIAL PRIVATE LIMITED-0.15 Dec
2	Sahanara Bibi	NICKY COMMERCIAL PRIVATE LIMITED-0.15 Dec

Transfer of property for L4

SI.No	From	To. with area (Name-Area)
1	Rehana Bibi	NICKY COMMERCIAL PRIVATE LIMITED-0.195 Dec
2	Sahanara Bibi	NICKY COMMERCIAL PRIVATE LIMITED-0.195 Dec

Transfer of property for L5

SI.No	From	To. with area (Name-Area)
1	Rehana Bibi	NICKY COMMERCIAL PRIVATE LIMITED-0.47 Dec
2	Sahanara Bibi	NICKY COMMERCIAL PRIVATE LIMITED-0.47 Dec

Transfer of property for L6		
SI.No	From	To. with area (Name-Area)
	Rehana Bibi	NICKY COMMERCIAL PRIVATE LIMITED-0.135 Dec
2	Sahanara Bibi	NICKY COMMERCIAL PRIVATE LIMITED-0.135 Dec
Transfer of property for L7		
SI.No	From	To. with area (Name-Area)
1	Rehana Bibi	NICKY COMMERCIAL PRIVATE LIMITED-0.18 Dec
2	Sahanara Bibi	NICKY COMMERCIAL PRIVATE LIMITED-0.18 Dec
Transfer of property for L8		
SI.No	From	To. with area (Name-Area)
1	Rehana Bibi	NICKY COMMERCIAL PRIVATE LIMITED-0.575 Dec
2	Sahanara Bibi	NICKY COMMERCIAL PRIVATE LIMITED-0.575 Dec
Transfer of property for L9		
SI.No	From	To. with area (Name-Area)
1	Rehana Bibi	NICKY COMMERCIAL PRIVATE LIMITED-0.47 Dec
2	Sahanara Bibi	NICKY COMMERCIAL PRIVATE LIMITED-0.47 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:- 5121(Corresponding RS Plot No:- 5121), LR Khatian No:- 2147	Owner: শাহআলম সা, Gurdian: ফইম সা, Address: নিজ, Classification: শালি,
L2	LR Plot No:- 5145(Corresponding RS Plot No:- 5145), LR Khatian No:- 2147	Owner: শাহআলম সা, Gurdian: ফইম সা, Address: নিজ, Classification: শালি,
L3	LR Plot No:- 5147(Corresponding RS Plot No:- 5147), LR Khatian No:- 2147	Owner: শাহআলম সা, Gurdian: ফইম সা, Address: নিজ, Classification: শালি, Area: 0.01000000 Acre,
L4	LR Plot No:- 5173(Corresponding RS Plot No:- 5173), LR Khatian No:- 2147	Owner: শাহআলম সা, Gurdian: ফইম সা, Address: নিজ, Classification: খাল, Area: 0.02000000 Acre,
L5	LR Plot No:- 5174(Corresponding RS Plot No:- 5174), LR Khatian No:- 2147	Owner: শাহআলম সা, Gurdian: ফইম সা, Address: নিজ, Classification: শালি, Area: 0.02000000 Acre,
L6	LR Plot No:- 5108(Corresponding RS Plot No:- 5108), LR Khatian No:- 2147	Owner: শাহআলম সা, Gurdian: ফইম সা, Address: নিজ, Classification: শালি, Area: 0.01000000 Acre,

	LR Plot No:- 5181(Corresponding RS Plot No:- 5181), LR Khatian No:- 2147	Owner: শাহআলম সা, Gurdian: ফইম সা, Address: নিজ, Classification: শালি, Area: 0.02000000 Acre,
L8	LR Plot No:- 5183(Corresponding RS Plot No:- 5183), LR Khatian No:- 2147	Owner: শাহআলম সা, Gurdian: ফইম সা, Address: নিজ, Classification: শালি, Area: 0.04000000 Acre,
L9	LR Plot No:- 5185(Corresponding RS Plot No:- 5185), LR Khatian No:- 2147	Owner: শাহআলম সা, Gurdian: ফইম সা, Address: নিজ, Classification: শালি, Area: 0.02000000 Acre,
L10	LR Plot No:- 5102(Corresponding RS Plot No:- 5102), LR Khatian No:- 2147	Owner: শাহআলম সা, Gurdian: ফইম সা, Address: নিজ, Classification: শালি,
L11	LR Plot No:- 5149(Corresponding RS Plot No:- 5149), LR Khatian No:- 2147	Owner: শাহআলম সা, Gurdian: ফইম সা, Address: নিজ, Classification: শালি,
L12	LR Plot No:- 5150(Corresponding RS Plot No:- 5150), LR Khatian No:- 2147	Owner: শাহআলম সা, Gurdian: ফইম সা, Address: নিজ, Classification: শালি,

Endorsement For Deed Number : I - 150308018 / 2016

On 11-11-2016

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

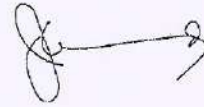
Presented for registration at 15:10 hrs on 11-11-2016, at the Private residence by Rehana Bibi , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 7,21,212/-

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

Execution is admitted on 11/11/2016 by 1. Rehana Bibi, Daughter of Late Shah Alam Sha, Langolpota, P.O: Matiagacha, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession House wife, 2. Sahanara Bibi, Daughter of Late Shah Alam Sha, Langolpota, P.O: Matiagacha, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession House wife Indetified by Rejaul Sha, , , Son of Late Shah Alam Sha, Langolpota, P.O: Matiagacha, 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 16-11-2016

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 number : 23 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7,945/- (A(1) = Rs 7,931/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 7,945/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/11/2016 2:05PM with Govt. Ref. No: 192016170030935691 on 16-11-2016, Amount Rs: 7,945/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00AFRIX7 on 16-11-2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

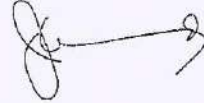
Certified that required Stamp Duty payable for this document is Rs. 36,081/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 35,981/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 2564, Amount: Rs.100/-, Date of Purchase: 11/11/2016, Vendor name: T K SAHA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/11/2016 2:05PM with Govt. Ref. No: 192016170030935691 on 16-11-2016, Amount Rs: 35,981/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00AFRIX7 on 16-11-2016, 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

Date of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1503-2016, Page from 211043 to 211076
Being No 150308018 for the year 2016.



Digitally signed by JOYJIT CHANDA
Date: 2016.11.16 16:14:25 +05:30
Reason: Digital Signing of Deed.

(Joyjit Chanda) 16/11/2016 16:14:24
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
West Bengal.

(This document is digitally signed.)