

109113/16.

153 (a)

I - 8516/16



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.

220448

P-1587274/16

8/12/16

3:30 P.M.

National District Sub-Registrar, North 24 Parganas

12/12/16

# DEED OF CONVEYANCE

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THIS INDENTURE OF CONVEYANCE is made on this the 8<sup>th</sup> day of December, Two Thousand Sixteen (2016).

BETWEEN

To be cont.....

(2)

(1) **TAHID SAHAJI**, (Votar Card No. WB/13/092/222552), son of Late Soleman Sahaji, residing at Village - Falti, P.O. - Beliaghata Brige, P.S. - Sashan, District of North 24 Parganas, Kolkata - 743423, (2) **MST. JAHANARA BIBI** alias **KAJI JAHANARA BIBI**, (Votar Card No. WB/14/107/147648), wife of Atiyar, residing at Village - Anantapur Paschimpara, P.O.- Polerhat, P.S.- Kashipur, District of South 24 Parganas, Kolkata - 700135, both by faith- Islam, by Nationality- Indian, by occupation- Business, 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 Panchu Sah alias Panchu Kha resident of Langolpota, P.S. Barasat at present Rajarhat, District North 24 Parganas was the owner and possessor of land admeasuring an area of total 319 Satak be the same a little more or less comprised in R.S. Dag Nos. 5104, 5108, 5121, 5145, 5147, 5173, 5174, 5181, 5183 & 5185 all under R.S. Khatian No. 190 & 2416 under the following manner :-

Recorded land area	Share	Total out of land	R.S. Dag No.	R.S. Khatian No.	Nature of land
100.50 Satak	0.5000	201 Satak	5104	2416	Shali
08.50 Satak	0.5000	17 Satak	5108	190	Shali
08.50 Satak	0.5000	17 Satak	5121	2416	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
11.50 Satak	0.5000	23 Satak	5181	2416	Shali
37.00 Satak	0.5000	74 Satak	5183	2416	Shali
30.00 Satak	0.5000	60 Satak	5185	2416	Shali
319 Satak in Total					

To be cont .....

(4)

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 Panchu Sah alias Panchu Kha died intestate leaving behind her four sons namely (i) Samser Sah (ii) Nur Islam Sah (iii) Noor Mohammad Sah (iv) Kader Sah, three daughters namely (i) Suklal Bibi (ii) Motilal Bibi and (iii) Sobejan 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 58 Satak as 2/11th share out of said 319 Satak and each daughter had/have entitled land measuring an area of 29 Satak more or less as 1/11th share out of said 319 Satak.

AND WHEREAS It is noted that the said entire land admeasuring an area of 319 Satak inadvertently recorded in the L.R. Khatian Nos. 2149, 2150,

To be cont .....

(5)

2151, 2152, 3065 & 2171 save and except in the names of said (i) Suklal Bibi (ii) Motilal Bibi and (iii) Sobejan Bibi.

AND WHEREAS But, actually and/or correctly by virtue of above inheritance from father, the said Suklal Bibi is the owner of land admeasuring an area of 29 Satak under the following manner:-

Inherited land area	share	Out of land area	Share	Out of total land	R.S. Dag No.	R.S. Kh No.	Nature of land
09.14 Satak	1/11th	100.50 Satak	0.5000	201 Satak	5104	2416	Shali
00.78 Satak	1/11th	08.50 Satak	0.5000	17 Satak	5108	190	Shali
00.78 Satak	1/11th	08.50 Satak	0.5000	17 Satak	5121	2416	Shali
00.09 Satak	1/11th	01. 00 Satak	0.5000	02 Satak	5145	190	Shali
00.87 Satak	1/11th	09.50 Satak	0.5000	19 Satak	5147	190	Shali
01. 14 Satak	1/11th	12.50 Satak	0.5000	25 Satak	5173	190	Khal
09. 10 Satak	1/11th	100.00 Satak	0.5000	200 Satak	5174	190	Shali
01.05 Satak	1/11th	11. 50 Satak	0.5000	23 Satak	5181	2416	Shali
03.37 Satak	1/11th	37.00 Satak	0.5000	74 Satak	5183	2416	Shali
02.73 Satak	1/11th	30.00 Satak	0.5000	60 Satak	5185	2416	Shali
29 Satak in Total							

lying and situated at Mourn- MATIAGACHA, J.L. No. 187, R.S. No. 17, Touzi No. 146, within the local limits of Kirtipur 2 No. Gram Panchayet,

To be cont .....

(6)

within the jurisdiction of Barasat at present Rajarhat Police Station, the District of North 24 Parganas, by virtue of inheritance from father absolutely free from all encumbrances whatsoever.

AND WHEREAS While seized and possessed of the aforesaid plots of land, the said Suklal Bibi died intestate leaving behind her only son namely Tahid Sahaji (the Vendor No. 1 herein) and two daughters namely Mst. Jahanara Bibi (the Vendor No. 2 herein) and Mst. Anowara 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 14.52 Satak as 2/4th share out of said 29 Satak and each daughter had/have entitled land measuring an area of 07.26 Satak more or less as 1/4th share out of said 29 Satak.

AND WHEREAS Since then, the said Tahid Sahaji and Mst. Jahanara Bibi (the Vendors herein), are jointly seized and possessed of the aforesaid plots of land admeasuring an area of total 21.74 Satak be the same a little more or less comprised in R.S. & L.R. Dag Nos. 5104, 5108, 5121, 5145, 5147, 5173, 5174, 5181, 5183 & 5185 all under R.S. Khatian No. 190 & 2416, L.R. Khatian Nos. 2149, 2150, 2151, 2152, 3065 & 2171, lying and situated

To be cont .....

(7)

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 WHAREAS 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 **21.74 Satak** be the same a little more or less comprised in R.S. & L.R. Dag Nos. 5104, 5108, 5121, 5145, 5147, 5173, 5174, 5181, 5183 & 5185 all under R.S. Khatian Nos. 190 & 2416, L.R. Khatian Nos. 2149, 2150, 2151, 2152, 3065 & 2171, 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 consideration of **Rs. 7,89,000/- (Rupees Seven Lakh Eighty-nine Thousand) only.**

To be cont .....

(8)

**NOW THIS INDENTURE WITNESSETH THAT** in pursuance of the said agreement and in consideration of **Rs. 7,89,000/- (Rupees Seven Lakh Eighty-nine Thousand) 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 **21.74 Satak** be the same a little more or less comprised in R.S. & L.R. Dag Nos. 5104, 5108, 5121, 5145, 5147, 5173, 5174, 5181, 5183 & 5185 all under R.S. Khatian No. 190 & 2416, L.R. Khatian Nos. 2149, 2150, 2151, 2152, 3065 & 2171, lying and situated at Mouza - MATIAGACHA, J.L. No. 187, R.S. No. 154, Touzi No. 146, within the local limits of Kirtipur 2 No. Gram Panchayet, within the jurisdiction of Barasat P.S. at present Rajarhat Police Station, in the District of North 24 Parganas, more fully and particularly described in the Schedule hereunder written and hereinafter referred to as 'the SAID PLOT OF LAND'

To be cont .....



(9)

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 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

To be cont .....

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.
3. That no notice issued under the public demand recovery act has been served on the vendors not any such notice has been published.

To be cont .....

(11)

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 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.

To be cont .....

(12)

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 .....

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

(Description of land hereby sold by the Vendors herein)

ALL THAT piece or parcel of rayati dakhali swattiya bisistha sali land total measuring an area **21.74 Satak** be the same a little more or less comprised in R.S. & L.R. Dag Nos. 5104,5108,5121,5145,5147,5173,5174,5181,5183 & 5185 all under R.S. Khatian No. 190 & 2416, L.R. Khatian Nos. 2149, 2150, 2151, 2152, 3065 & 2171, the said land clearly as under as per Dag wise :-

Saleable land area	Share of land	Total land	R.S. & L.R. Dag	L.R. Kh No.	Nature of land
06.85 Satak	0.0341	201 Satak	5104	2171, 3065	Shali
00.58 Satak	0.0341	17 Satak	5108	2149.2150 2151, 2152	Shali
00.58 Satak	0.0341	17 Satak	5121	2149.2150 2151, 2152	Shali
00.07 Satak	0.0350	02 Satak	5145	2149.2150 2151, 2152	Shali
00.65 Satak	0.0342	19 Satak	5147	2149.2150 2151, 2152	Shali
00.85 Satak	0.0340	25 Satak	5173	2149.2150 2151, 2152	Khal

To be cont .....

06.82 Satak	0.0341	200 Satak	5174	2149.2150 2151, 2152	Shali
00.78 Satak	0.0339	23 Satak	5181	2149.2150 2151, 2152	Shali
02.52 Satak	0.0341	74 Satak	5183	2149.2150 2151, 2152	Shali
02.04 Satak	0.0340	60 Satak	5185	2171, 3065	Shali
Total land measuring 21.74 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 21.74 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 .....

(15)

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. *Ajijul Molla*  
*Kauhat, Rajarhat.*

2. *Sahel Ali*  
*Rajarhat*  
*1001-125*

*বিশ্ব সাহায্য*

*কো.সি. ১০২৭নং বিবি*

*৩০০*

*কো.সি. ১০২৭নং বিবি*

Deed prepared and explained

by me.

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

-----  
SIGNATURE OF THE VENDORS

TYPED BY:

*B*  
(UPANANDA BISWAS)

Asha Computer, Kol - 135.

To be cont .....

(16)

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named purchaser, a sum of **Rs. 7,89,000/- (Rupees Seven Lakh Eighty-nine Thousand) only**, being the full consideration money of the schedule mentioned land and payment as per memo below.

MEMO

<u>Dated</u>	<u>Demand Draft No.</u>	<u>Drawn on</u>	<u>Amount (Rs)</u>
07/12/16	047891	UCO Bank Bhatenda East, Kol - 135	7,89,000/-

-----  
Total Rs. 7,89,000/- (Rupees Seven Lakh Eighty-nine Thousand) only.

WITNESSES :-

1. *Ajijulmolta*  
*Kauhati, Rajarhat.*

2. *Saketa*  
*Rajarhat, Kol-135.*



*জাহিদ সান্নাউল্লাহ*

*স্বাক্ষর*  
*স্বাক্ষর*

-----  
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 15030001587274/2016

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	Tahid Sahaji Falti, P.O:- Beliaghata Brige, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 743423	Seller			 ১৪/১২/১৬
2	Mst Jahanara Bibi Alias Kaji Jahanara Bibi Anantapur Paschimpara, P.O:- Polerhat, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN - 700135	Seller			 ১৪/১২/১৬
SI 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	Tahid Sahaji, Mst Jahanara Bibi, Mr Roshan Lal Singhal		 ১৪/১২/১৬	

(Joyjit Chanda)

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

**SPECIMEN FORM FOR TEN FINGERPRINTS**

No. \_\_\_\_\_  
 Signature of the  
 executants/  
 presentants



Resham Chandra

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Abir Kumar

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Shri. Anand Kumar  
 Shri. Anand Kumar

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

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

N: 19-201617-003457353-1 Payment Mode Online Payment  
BRN Date: 08/12/2016 16:09:57 Bank : State Bank of India  
BRN : IK00AQJHT9 BRN Date: 08/12/2016 16:11:01

DEPOSITOR'S DETAILS

Name : SUVANKAR DAS Id No. : 15030001587274/1/2016  
[Query No./Query Year]  
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	15030001587274/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	33883
2	15030001587274/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	153912

Total

In Words : Rupees One Lakh Eighty Seven Thousand Seven Hundred Ninety Five only

187795

## Major Information of the Deed

Deed No :	I-1503-08516/2016	Date of Registration	12/13/2016 12:52:06 PM
Query No / Year	1503-0001587274/2016	Office where deed is registered	
Query Date	06/12/2016 9:19:05 PM	A.D.S.R. BARASAT, District: North 24-Parganas	
<b>Applicant Name, Address &amp; Other Details</b>	Roshan Lal Singhal 23A, N. S. Road, 4th Floor, Room No 7A, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836048243, Status :Buyer/Claimant		
Transaction	Additional Transaction		
<b>[0101] Sale, Sale Document</b>	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 7,89,000/-	Rs. 30,79,842/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,54,012/- (Article:23)	Rs. 33,883/- (Article:A(1), E)		
Remarks			

### Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-5104	LR-3065	Bastu	Shali	6.85 Dec	2,48,613/-	9,70,419/-	
L2	LR-5108	LR-2150	Bastu	Shali	0.58 Dec	21,049/-	82,167/-	
L3	LR-5121	LR-2150	Bastu	Shali	0.58 Dec	21,049/-	82,167/-	
L4	LR-5145	LR-2150	Bastu	Shali	0.07 Dec	2,540/-	9,917/-	
L5	LR-5147	LR-2150	Bastu	Shali	0.65 Dec	23,500/-	92,084/-	
L6	LR-5173	LR-2150	Bastu	Khal	0.85 Dec	30,848/-	1,20,417/-	
L7	LR-5174	LR-2150	Bastu	Shali	6.82 Dec	2,47,511/-	9,66,169/-	
L8	LR-5181	LR-2150	Bastu	Shali	0.78 Dec	28,308/-	1,10,500/-	
L9	LR-5183	LR-2150	Bastu	Shali	2.52 Dec	91,546/-	3,57,001/-	
L10	LR-5185	LR-2171	Bastu	Shali	2.04 Dec	74,036/-	2,89,001/-	
		<b>TOTAL :</b>			<b>21.74Dec</b>	<b>7,89,000 /-</b>	<b>30,79,842 /-</b>	
		<b>Grand Total :</b>			<b>21.74Dec</b>	<b>7,89,000 /-</b>	<b>30,79,842 /-</b>	

### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fringerprint	Signature
	<b>Tahid Sahaji</b> Son of Late Soleman Sahaji Executed by: Self, Date of Execution: 08/12/2016 , Admitted by: Self, Date of Admission: 08/12/2016 ,Place : Pvt. Residence			
	Falti, P.O:- Beliaghata Brige, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 743423 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Form 60/61 supplied, Status :Individual			

**Mst Jahanara Bibi, (Alias: Kaji Jahanara Bibi)**

Wife of Atiyar Anantapur Paschimpara, P.O:- Polerhat, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN - 700135 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, Form 60/61 supplied, Status :Individual, Executed by: Self, Date of Execution: 08/12/2016  
 , Admitted by: Self, Date of Admission: 08/12/2016 ,Place : Pvt. Residence


**Buyer Details :**

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

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Roshan Lal Singhal</b> 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	
Ajjul Molla Son of Abdul Hamid Molla Lauhti, P.O:- Lauhati, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , Identifier Of Tahid Sahaji, Mst Jahanara Bibi, Mr Roshan Lal Singhal	
	

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Tahid Sahaji	NICKY COMMERCIAL PRIVATE LIMITED-4.57 Dec
2	Mst Jahanara Bibi	NICKY COMMERCIAL PRIVATE LIMITED-2.28 Dec

**Transfer of property for L10**

Sl.No	From	To. with area (Name-Area)
1	Tahid Sahaji	NICKY COMMERCIAL PRIVATE LIMITED-1.36 Dec
2	Mst Jahanara Bibi	NICKY COMMERCIAL PRIVATE LIMITED-0.68 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Tahid Sahaji	NICKY COMMERCIAL PRIVATE LIMITED-0.39 Dec
2	Mst Jahanara Bibi	NICKY COMMERCIAL PRIVATE LIMITED-0.19 Dec

**Transfer of property for L3**

	From	To. with area (Name-Area)
	Tahid Sahaji	NICKY COMMERCIAL PRIVATE LIMITED-0.39 Dec
2	Mst Jahanara Bibi	NICKY COMMERCIAL PRIVATE LIMITED-0.19 Dec

**Transfer of property for L4**

SI.No	From	To. with area (Name-Area)
1	Tahid Sahaji	NICKY COMMERCIAL PRIVATE LIMITED-0.05 Dec
2	Mst Jahanara Bibi	NICKY COMMERCIAL PRIVATE LIMITED-0.02 Dec

**Transfer of property for L5**

SI.No	From	To. with area (Name-Area)
1	Tahid Sahaji	NICKY COMMERCIAL PRIVATE LIMITED-0.43 Dec
2	Mst Jahanara Bibi	NICKY COMMERCIAL PRIVATE LIMITED-0.22 Dec

**Transfer of property for L6**

SI.No	From	To. with area (Name-Area)
1	Tahid Sahaji	NICKY COMMERCIAL PRIVATE LIMITED-0.57 Dec
2	Mst Jahanara Bibi	NICKY COMMERCIAL PRIVATE LIMITED-0.28 Dec

**Transfer of property for L7**

SI.No	From	To. with area (Name-Area)
1	Tahid Sahaji	NICKY COMMERCIAL PRIVATE LIMITED-4.55 Dec
2	Mst Jahanara Bibi	NICKY COMMERCIAL PRIVATE LIMITED-2.27 Dec

**Transfer of property for L8**

SI.No	From	To. with area (Name-Area)
1	Tahid Sahaji	NICKY COMMERCIAL PRIVATE LIMITED-0.52 Dec
2	Mst Jahanara Bibi	NICKY COMMERCIAL PRIVATE LIMITED-0.26 Dec

**Transfer of property for L9**

SI.No	From	To. with area (Name-Area)
1	Tahid Sahaji	NICKY COMMERCIAL PRIVATE LIMITED-1.68 Dec
2	Mst Jahanara Bibi	NICKY COMMERCIAL PRIVATE LIMITED-0.84 Dec

## Details as per Land Record

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

Sl. No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 5104(Corresponding RS Plot No:- 5104), LR Khatian No:- 3065	Owner:রসিদনল্লোহা বিবি, Gurdian:নূর ইসলাম, Address:নিজ, Classification:শালি, Area:0.05000000 Acre,
L2	LR Plot No:- 5108(Corresponding RS Plot No:- 5108), LR Khatian No:- 2150	Owner:নূর মহম্মদ সা, Gurdian:পাঁচু, Address:নিজ, Classification:শালি, Area:0.02000000 Acre,
L3	LR Plot No:- 5121(Corresponding RS Plot No:- 5121), LR Khatian No:- 2150	Owner:নূর মহম্মদ সা, Gurdian:পাঁচু, Address:নিজ, Classification:শালি, Area:0.02000000 Acre,
L4	LR Plot No:- 5145(Corresponding RS Plot No:- 5145), LR Khatian No:- 2150	
L5	LR Plot No:- 5147(Corresponding RS Plot No:- 5147), LR Khatian No:- 2150	Owner:নূর মহম্মদ সা, Gurdian:পাঁচু, Address:নিজ, Classification:শালি, Area:0.02000000 Acre,
L6	LR Plot No:- 5173(Corresponding RS Plot No:- 5173), LR Khatian No:- 2150	
L7	LR Plot No:- 5174(Corresponding RS Plot No:- 5174), LR Khatian No:- 2150	Owner:নূর মহম্মদ সা, Gurdian:পাঁচু, Address:নিজ, Classification:শালি, Area:0.25000000 Acre,
L8	LR Plot No:- 5181(Corresponding RS Plot No:- 5181), LR Khatian No:- 2150	Owner:নূর মহম্মদ সা, Gurdian:পাঁচু, Address:নিজ, Classification:শালি, Area:0.03000000 Acre,
L9	LR Plot No:- 5183(Corresponding RS Plot No:- 5183), LR Khatian No:- 2150	Owner:নূর মহম্মদ সা, Gurdian:পাঁচু, Address:নিজ, Classification:শালি, Area:0.09000000 Acre,
L10	LR Plot No:- 5185(Corresponding RS Plot No:- 5185), LR Khatian No:- 2171	Owner:ছওলাতল্লোহা বিবি, Gurdian:সামসের আলি, Address:নিজ, Classification:শালি, Area:0.28000000 Acre,

### Endorsement For Deed Number : I - 150308516 / 2016

On 08-12-2016

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

Presented for registration at 15:30 hrs on 08-12-2016, at the Private residence by Tahid Sahaji , 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 30,79,842/-

ution is admitted on 08/12/2016 by 1. Tahid Sahaji, Son of Late Soleman Sahaji, Falti, P.O: Beliaghata Brige, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 743423, by caste Muslim, by Profession Business, Mst Jahanara Bibi, Alias Kaji Jahanara Bibi, Wife of Atiyar, Anantapur Paschimpara, P.O: Polerhat, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession House wife Indetified by Ajjul Molla, , Son of Abdul Hamid Molla, Lauhati, P.O: Lauhati, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Business



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

On 09-12-2016

**Payment of Fees**

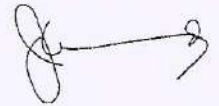
Certified that required Registration Fees payable for this document is Rs 33,883/- ( A(1) = Rs 33,869/- ,E = Rs 14/- ) and Registration Fees paid by by online = Rs 33,883/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/12/2016 4:11PM with Govt. Ref. No: 192016170034573531 on 08-12-2016, Amount Rs: 33,883/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK00AQJHT9 on 08-12-2016, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,54,012/- and Stamp Duty paid by by online = Rs 1,53,912/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/12/2016 4:11PM with Govt. Ref. No: 192016170034573531 on 08-12-2016, Amount Rs: 1,53,912/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK00AQJHT9 on 08-12-2016, 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



On 13-12-2016

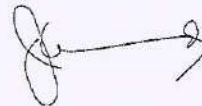
**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

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 Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,54,012/- and Stamp Duty paid by Stamp Rs 100/- Description of Stamp

1. Stamp: Type: Impressed, Serial no 1693, Amount: Rs.100/-, Date of Purchase: 08/12/2016, Vendor name: T K SAHA



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 224214 to 224245  
Deed No 150308516 for the year 2016.



Digitally signed by JOYJIT CHANDA  
Date: 2016.12.13 13:47:14 +05:30  
Reason: Digital Signing of Deed.

(Joyjit Chanda) 13/12/2016 13:47:11  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BARASAT  
West Bengal.

(This document is digitally signed.)