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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Q-29/1455/16

1/03/16

3:40 P.M.

Certified that the Document is Admitted to Registration the Signature Sheet / Sheets the Endorsement Sheet / Sheets attached with the Document are the part of this Document.

U 926452

Additional District Sub-Registrar  
Barasat, North 24 Parganas  
3/3/16

## DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this the

01<sup>st</sup> day of March, Two Thousand Sixteen (2016)

BETWEEN

To be cont .....



(2)

(1) **ASAN ALI SHA**, (Voter Card No. WB/20/091/087292), son of Late Mahiuddin Sha, (2) **HALIMA BIBI**, (Voter Card No. WB/20/091/087151), wife of Late Salamat Sha alias Chhalamat Sha, (3) **KAMALUDDIN SHA**, (Voter Card No. GGC4461414), son of Late Salamat Sha alias Chhalamat Sha, all are residing at Village - Langalpota, P.O. - Matiagacha, P.S. - Rajarhat, Dist. North 24 Parganas, Kolkata - 700135, (4) **KHADIJA BIBI** alias **BABY BIBI**, (Voter Card No. CCR2813624), wife of Ilias molla, residing at Uriapara (Dakshinpara), P.O. - Uttar Gazipur, P.S. - Kashipur, Dist. - South 24 Parganas, Kolkata - 700135, (5) **HAFIZA BIBI**, (Voter Card No. XVM0951889), wife of Kasem Ali, residing at Chhoto Finga, P.O. & P.S. - Nimta, Kolkata - 700049, Dist. - North 24 Parganas, (6) **MARUFA BIBI**, (Voter Card No. YMM1095157), wife of Sirajul Ali Mondal, residing at Village - Jagadishpur, P.O. & P.S. - Rajarhat, Kolkata - 700135, Dist. - North 24 Parganas, (7) **NIRUFA BIBI**, (Voter Card No. YMM1089184), wife of Md. Rejaul Hossain, residing at Village - Majherait, P.O. & P.S. - Rajarhat, Kolkata - 700135, Dist. - North 24 Parganas, all are by faith - Islam, by Occupation- Cultivation and Housewife, all by Nationality- Indian, herein after jointly called and referred to as the "**VENDORS**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and

To be cont .....

(3)

include their and each of their 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 **SRI ROSHAN LAL SINGHAL**, (having PAN : ALCPS8734J), son of Late Chander Bhan Singhal, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at 23A, Netaji Subash Road, 4th floor, Room No. 7A, Kolkata- 700001, P.O. Kolkata G.P.O., P.S. Hare Street, 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.

WHEREAS One Asan Ali Sha, (the Vendor No. 1 herein) son of Late Mahiuddin Ali Sha, is the absolute recorded owner and possessor of five plots of land total measuring an area of 06.71 Satak more or less, comprised

To be cont .....



(4)

in R.S. & L.R. Dag Nos. 5146, 5148, 5168, 5169 & 5172/5202, all under L.R. Khatian No. 3043, the said land clearly as under as per Dag wise :-

Recorded land area	Share of land	Out of total land	R.S. & L.R Dag	L.R. Khatian	Nature of land
02.98 Satak	0.0196	153 Satak	5146	3043	Sali
00.06 Satak	0.0196	03 Satak	5148	3043	Sali
00.16 Satak	0.0196	08 Satak	5168	3043	Khal
02.69 Satak	0.0196	138 Satak	5169	3043	Sali
00.82 Satak	0.0196	42 Satak	5172/5202	3043	Sali
<b>Total 06.71 Satak in total</b>					

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 L.R. Settlement Record of Rights, being L.R. Khatian No. 3043 as mentioned above, absolutely free from all encumbrances whatsoever.

To be cont .....

(5)

AND WHEREAS One Salamat Sha alias Chhalamat Sha, son of Late Mahiuddin Ali Sha, was the absolute recorded owner and possessor of five plots of land total measuring an area of 06.74 Satak more or less, comprised in R.S. & L.R. Dag Nos. 5146, 5148, 5168, 5169 & 5172/5202, all under L.R. Khatian No. 3040, the said land clearly as under as per Dag wise :-

Recorded land area	Share of land	Out of total land	R.S. & L.R Dag	L.R. Khatian	Nature of land
03.00 Satak	0.0196	153 Satak	5146	3040	Sali
00.06 Satak	0.0196	03 Satak	5148	3040	Sali
00.16 Satak	0.0196	08 Satak	5168	3040	Khal
02.70 Satak	0.0196	138 Satak	5169	3040	Sali
00.82 Satak	0.0196	42 Satak	5172/5202	3040	Sali
<b>Total 06.74 Satak in total</b>					

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 L.R. Settlement Record of Rights, being L.R. Khatian No. 3040 as mentioned

To be cont .....



(6)

above, absolutely free from all encumbrances whatsoever.

AND WHEREAS While seized and possessed of the aforesaid plots of land measuring an area 06.74 Satak, the said Salamat Sha alias Chhalamat Sha died intestate leaving behind his wife namely Halima Bibi (the Vendor No. 2 herein) and one son namely Kamaluddin Sha (the Vendor No. 3 herein), and four daughters namely Khadija Bibi alias Baby Bibi, Hafiza Bibi, Marufa Bibi and Nirufa Bibi, (the Vendor nos 4 to 7 herein) as his legal heirs and successors to his estate and they become the owners of the aforesaid plots of land in terms of the Muslim Farayez Act. and free from all encumbrances whatsoever.

AND WHEREAS Since then the said Asan Ali Sha, Halima Bibi , Kamaluddin Sha, Khadija Bibi alias Baby Bibi, Hafiza Bibi, Marufa Bibi and Nirufa Bibi, (all the Vendor nos 1 to 7 herein) are well seized and possessed of the aforesaid plots of land total measuring an area of 13.45 Satak more or less comprised in R.S. & L.R. Dag Nos. 5146, 5148, 5168, 5169 & 5172/5202, all under L.R. Khatian No. 3043 & 3040, lying and situated at Mouza- MATIAGACHA, J.L. No. 187, R.S. No. 17, Touzi No.

To be cont .....

(7)

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, morefully described in the schedule hereinafter written by virtue of above inheritance and record of rights 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 owner and possessors thereof and have the full right to dispose or transfer the same to any body in any way as the Vendors herein shall think fit and proper.

AND WHEREAS Now the Vendors herein have agreed to sell and the Purchaser herein has agreed to purchase the aforesaid plots of land total measuring an area of 13.45 Satak more or less comprised in R.S. & L.R. Dag Nos. 5146, 5148, 5168, 5169 & 5172/5202, all under L.R. Khatian No. 3043 & 3040, 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, for the total consideration of Rs. 15,70,172/- (Ru-

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pees Fifteen Lac Seventy Thousand One Hundred Seventy-two) only.

**NOW THIS INDENTURE WITNESSETH THAT** in pursuance of the said agreement and in consideration of **Rs. 15,70,172/- (Rupees Fifteen Lac Seventy Thousand One Hundred Seventy-two) only**, of the lawful money of the Union of India in hand and well and truly by the Purchaser to the Vendors paid at the time of or before the execution hereof (the receipt whereof the Vendors doth hereby by this receipt and Memo of consideration hereunder written admit and acknowledge the payment of the same and every part thereof forever release, discharge and acquit the Purchaser and the properties 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 Sali and Khal land total measuring an area of 13.45 Satak more or less comprised in R.S. & L.R. Dag Nos. 5146, 5148, 5168, 5169 & 5172/5202, all under L.R. Khatian No. 3043 & 3040, lying and situated at Mouza- MATIAGACHA, J.L. No. 187, R.S. No. 154, Touzi No. 146, within the local limits of Kirtipur 2 No. Gram Panchayet, within the jurisdiction of Barasat P.S. at present Rajarhat Police Station, at present

To be cont .....



(9)

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 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 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

To be cont .....

(10)

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 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 Vendor/s 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

To be cont .....



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.
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 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 Vendors that the said land which have been 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 its name in respect of the present purchased land.
8. All the taxes land revenue and impositions payable in respect of the said

To be cont .....

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.

9. It is hereby declared by the Vendors that the said land are absolutely free from all encumbrances and that is not the benamder of anyone and the same is not the DEBATTOR or PIROTTOR property or is not subject matter of any court case or not any litigation from any corners whatsoever.
10. That the 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. If it is transpired subsequently that the said property hereby sold, conveyed and transferred and assigned by the Vendors are 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 Vendors do not have valid right title interest and possession of the said land or any part thereof, the Vendors shall be bound to give possession of the equal quantum of land owned held and possessed by them

To be cont .....



(13)

and if any mistake is detected hereafter in this deed, that will be ratified 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.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

(Description of land hereby sold by the Vendors herein)

ALL THAT piece or parcel of Revenue Paying Ratyati Dakhali Swattiya Bisistha Sali and Khal land total measuring an area of 13.45 Satak more or less comprised in R.S. & L.R. Dag Nos. 5146, 5148, 5168, 5169 & 5172/ 5202, all under L.R. Khatian No. 3043 (in the name of Asan Ali Sha) & 3040 (in the name of Salamat Sha) the said land clearly as under as per Dag & Khatian wise :-

Saleable land area	Share of land	Out of total land	R.S. & L.R. Dag	L.R. Kh. No.	Nature of land
02.98 Satak	0.0196	153 Satak	5146	3043	Sali
00.06 Satak	0.0196	03 Satak	5148	3043	Sali
00.16 Satak	0.0196	08 Satak	5168	3043	Khal
02.69 Satak	0.0196	138 Satak	5169	3043	Sali

To be cont .....

(14)

00.82 Satak	0.0196	42 Satak	5172/5202	3043	Sali
03.00 Satak	0.0196	153 Satak	5146	3040	Sali
00.06 Satak	0.0196	03 Satak	5148	3040	Sali
00.16 Satak	0.0196	08 Satak	5168	3040	Khal
02.70 Satak	0.0196	138 Satak	5169	3040	Sali
00.82 Satak	0.0196	42 Satak	5172/5202	3040	Sali
Total measuring an area 13.45 (Thirteen 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.

It is clearly stated herein that the Vendor herein sold and conveyed the said total land measuring of 13.45 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

আসান আলিম  
A. আসান আলিম

by the Vendors at Rajaraht in Presence of:

২ নং কান্ট্রি

1. Ajijul Molla  
of Lauhati

Kamal Uddin Sha  
আবুল কালাম শাহ, ওয়াশিংটন

2. আসান আলিম  
আসান আলিম

কবি নবির  
আবুল কালাম শাহ,  
Masum Bibi  
বিষ্ণুনাথ শাহ

Deed prepared, read over and  
vernacular language explained

by me.

Ajijul Molla  
Advocate  
Barakat Judder Court  
WB/778/1995

-----  
SIGNATURE OF THE VENDORS

TYPED BY:

VB

(UPANANDA BISWAS)

Asha Computer, Kol - 135.

To be cont .....

## MEMO OF CONSIDERATION

RECEIVED with thanks from the within named purchaser, a sum of **Rs. 15,70,172/-** (Rupees Fifteen Lac Seventy Thousand One Hundred Seventy-two) 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>
16/02/16	049976	The South Indian Bank Ltd.	15,70,172/-
20/02/16	049977	Brabourn Road, Kolkata Do	

**Total Rs. 15,70,172/- (Rupees Fifteen Lac Seventy Thousand**

One Hundred Seventy-two) only.

WITNESSES :-

1. Aijul Molla  
of Lauhati.
2. সাদিকুল মিয়া  
স্বামী. আমর আমর  
মু. - মর্জিম পাত

[illegible]

*SIGNATURE OF THE VENDORS*







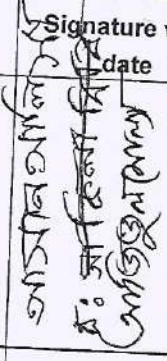


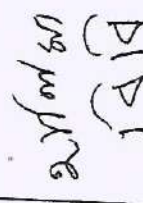


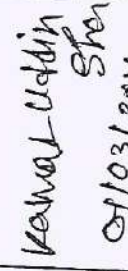
Government of West Bengal

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









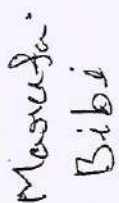


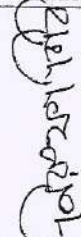
OFFICE OF THE A.D.S.R. BARASAT, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15030000291455/2016

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	Asan Ali Sha Langolpota, P.O:- Matiagacha, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135	Seller			 04/03/2016
2	Halima Bibi Langolpota, P.O:- Matiagacha, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135	Seller			 04/03/2016
3	Kamal Uddin Sha Langolpota, P.O:- Matiagacha, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135	Seller			 04/03/2016

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
4	Khadija Bibi Alias Baby Bibi Uria Para Dakshin Para, P.O:- Uttar Gazipur, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN - 700135	Seller			 ০৩/০৩/২০১৬
5	Hafiza Bibi Chhoto Finga, P.O:- Nimta, P.S:- Nimta, District:-North 24-Parganas, West Bengal, India, PIN - 700049	Seller			 ০১/০৩/২০১৬
6	Marufa Bibi Jagadishpur, P.O:- Rajarhat, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135	Seller			 ০১/০৩/২০১৬
7	Nirufa Bibi Majharait, P.O:- Rajarhat, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135	Seller			 ০১/০৩/২০১৬



SI No.	Name and Address of identifier	Identifier of	Signature with date
1	Ajijul Molla Son of Abdul Hamid Molla Lauhati, P.O:- Lauhati, P.S:- Rajarhat, District:-North 24- Parganas, West Bengal, India, PIN - 700135	Asan Ali Sha, Halima Bibi, Kamal Uddin Sha, Khadija Bibi, Hafiza Bibi, Marufa Bibi, Nirufa Bibi	<i>Ajijul Molla</i> 01.03.16

(Jeyjit 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						
	 Rohan Singh						
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					
		Little	Ring	Middle	Fore	Thumb	
	 জামাল আলি এম এম লিফটিক						
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					
		Little	Ring	Middle	Fore	Thumb	
	 মুনীম খান						
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					
		Little	Ring	Middle	Fore	Thumb	



**SPECIMEN FORM FOR TEN FINGERPRINTS**



Kamol Uddin She



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)



১০/০০/১৩  
১৩/১০/১৩



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)



১০/০০/১৩



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)



Mamun- Bibi



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)



SPECIMEN FORM FOR TEN FINGERPRINTS



P. 12/12/10

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



# Seller, Buyer and Property Details

## er & Buyer Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Kamal Uddin Sha Son of Late Salamat Sha Alias Chhalamat Sha Langolpota, P.O:- Matiagacha, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Asan Ali Sha Son of Late Mahiuddin Sha Langolpota, P.O:- Matiagacha, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India,; Status : Individual; Date of Execution : 01/03/2016; Date of Admission : 01/03/2016; Place of Admission of Execution : Pvt. Residence
2	Halima Bibi Wife of Late Salamat Sha Alias Chhalamat 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; Date of Execution : 01/03/2016; Date of Admission : 01/03/2016; Place of Admission of Execution : Pvt. Residence
3	Kamal Uddin Sha Son of Late Salamat Sha Alias Chhalamat Sha Langolpota, P.O:- Matiagacha, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India,; Status : Individual; Date of Execution : 01/03/2016; Date of Admission : 01/03/2016; Place of Admission of Execution : Pvt. Residence
4	Khadija Bibi (Alias: Baby Bibi) Wife of Illias Molla Uria Para Dakshin Para, P.O:- Uttar Gazipur, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN - 700135 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India,; Status : Individual; Date of Execution : 01/03/2016; Date of Admission : 01/03/2016; Place of Admission of Execution : Pvt. Residence

**Seller Details**

Name, Address, Photo, Finger print and Signature

5	Hafiza Bibi Wife of Kasem Ali Chhoto Finga, P.O:- Nimta, P.S:- Nimta, District:-North 24-Parganas, West Bengal, India, PIN - 700049 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India,; Status : Individual; Date of Execution : 01/03/2016; Date of Admission : 01/03/2016; Place of Admission of Execution : Pvt. Residence
6	Marufa Bibi Wife of Sirajul Ali Mondal Jagadishpur, P.O:- Rajarhat, 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; Date of Execution : 01/03/2016; Date of Admission : 01/03/2016; Place of Admission of Execution : Pvt. Residence
7	Nirufa Bibi Wife of Md Rejaul Hossain Majharait, P.O:- Rajarhat, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: House wife, Citizen of: India,; Status : Individual; Date of Execution : 01/03/2016; Date of Admission : 01/03/2016; Place of Admission of Execution : Pvt. Residence



### Buyer Details

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

### B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Ajjul Molla Son of Abdul Hamid Molla Lauhati, P.O:- Lauhati, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India,	Asan Ali Sha, Halima Bibi, Kamal Uddin Sha, Khadija Bibi, Hafiza Bibi, Marufa Bibi, Nirufa Bibi	

### C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5146 , LR Khatian No:- 3043	2.98 Dec	3,47,668/-	3,47,668/-	Proposed Use: Bastu, ROR: Shali
L2	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5148 , LR Khatian No:- 3043	0.06 Dec	7,000/-	7,000/-	Proposed Use: Bastu, ROR: Shali
L3	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5168 , LR Khatian No:- 3043	0.16 Dec	18,667/-	18,667/-	Proposed Use: Bastu, ROR: Khal
L4	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5169 , LR Khatian No:- 3043	2.69 Dec	3,13,834/-	3,13,834/-	Proposed Use: Bastu, ROR: Shali



Land Details						
No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L5	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5172/5202 , LR Khatian No:- 3043	0.82 Dec	95,667/-	95,667/-	Proposed Use: Bastu, ROR: Shali
L6	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5146 , LR Khatian No:- 3040	3 Dec	3,50,001/-	3,50,001/-	Proposed Use: Bastu, ROR: Shali
L7	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5148 , LR Khatian No:- 3040	0.06 Dec	7,000/-	7,000/-	Proposed Use: Bastu, ROR: Shali
L8	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5168 , LR Khatian No:- 3040	0.16 Dec	18,667/-	18,667/-	Proposed Use: Bastu, ROR: Khal
L9	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5169 , LR Khatian No:- 3040	2.7 Dec	3,15,001/-	3,15,001/-	Proposed Use: Bastu, ROR: Shali
L10	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5172/5202 , LR Khatian No:- 3040	0.82 Dec	96,667/-	96,667/-	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	Asan Ali Sha	NICKY COMMERCIAL PRIVATE LIMITED	2.98	100
L2	Asan Ali Sha	NICKY COMMERCIAL PRIVATE LIMITED	0.06	100
L3	Asan Ali Sha	NICKY COMMERCIAL PRIVATE LIMITED	0.16	100
L4	Asan Ali Sha	NICKY COMMERCIAL PRIVATE LIMITED	2.69	100
L5	Asan Ali Sha	NICKY COMMERCIAL PRIVATE LIMITED	0.82	100
L6	Halima Bibi	NICKY COMMERCIAL PRIVATE LIMITED	0.37	12.3333
	Kamal Uddin Sha	NICKY COMMERCIAL PRIVATE LIMITED	0.88	29.3333
	Khadija Bibi	NICKY COMMERCIAL PRIVATE LIMITED	0.4375	14.5833
	Hafiza Bibi	NICKY COMMERCIAL PRIVATE LIMITED	0.4375	14.5833
	Marufa Bibi	NICKY COMMERCIAL PRIVATE LIMITED	0.4375	14.5833



**Transfer of Property from Seller to Buyer**

	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L7	Halima Bibi	NICKY COMMERCIAL PRIVATE LIMITED	0.01	16.6667
	Kamal Uddin Sha	NICKY COMMERCIAL PRIVATE LIMITED	0.01	16.6667
	Khadija Bibi	NICKY COMMERCIAL PRIVATE LIMITED	0.01	16.6667
	Hafiza Bibi	NICKY COMMERCIAL PRIVATE LIMITED	0.01	16.6667
	Marufa Bibi	NICKY COMMERCIAL PRIVATE LIMITED	0.01	16.6667
	Nirufa Bibi	NICKY COMMERCIAL PRIVATE LIMITED	0.01	16.6667
L8	Halima Bibi	NICKY COMMERCIAL PRIVATE LIMITED	0.02	12.5
	Kamal Uddin Sha	NICKY COMMERCIAL PRIVATE LIMITED	0.04	25
	Khadija Bibi	NICKY COMMERCIAL PRIVATE LIMITED	0.025	15.625
	Hafiza Bibi	NICKY COMMERCIAL PRIVATE LIMITED	0.025	15.625
	Marufa Bibi	NICKY COMMERCIAL PRIVATE LIMITED	0.025	15.625
	Nirufa Bibi	NICKY COMMERCIAL PRIVATE LIMITED	0.025	15.625
L9	Halima Bibi	NICKY COMMERCIAL PRIVATE LIMITED	0.34	12.5926
	Kamal Uddin Sha	NICKY COMMERCIAL PRIVATE LIMITED	0.78	28.8889
	Khadija Bibi	NICKY COMMERCIAL PRIVATE LIMITED	0.395	14.6296
	Hafiza Bibi	NICKY COMMERCIAL PRIVATE LIMITED	0.395	14.6296
	Marufa Bibi	NICKY COMMERCIAL PRIVATE LIMITED	0.395	14.6296
	Nirufa Bibi	NICKY COMMERCIAL PRIVATE LIMITED	0.395	14.6296
L10	Halima Bibi	NICKY COMMERCIAL PRIVATE LIMITED	0.1	12.1951
	Kamal Uddin Sha	NICKY COMMERCIAL PRIVATE LIMITED	0.24	29.2683
	Khadija Bibi	NICKY COMMERCIAL PRIVATE LIMITED	0.12	14.6341
	Hafiza Bibi	NICKY COMMERCIAL PRIVATE LIMITED	0.12	14.6341
	Marufa Bibi	NICKY COMMERCIAL PRIVATE LIMITED	0.12	14.6341
	Nirufa Bibi	NICKY COMMERCIAL PRIVATE LIMITED	0.12	14.6341

**D. Applicant Details**

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



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

Endorsement For Deed Number : I - 150301686 / 2016

Query No/Year	15030000291455/2016	Serial no/Year	1503001758 / 2016
Deed No/Year	I - 150301686 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Kamal Uddin Sha	Presented At	Private Residence
Date of Execution	01-03-2016	Date of Presentation	01-03-2016

Remarks

On 01/03/2016

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

Presented for registration at 19:40 hrs on : 01/03/2016, at the Private residence by Kamal Uddin Sha , 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 15,70,172/-

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

Execution is admitted on 01/03/2016 by

Asan Ali Sha, Son of Late Mahiuddin Sha, Langolpota, P.O: Matiagacha, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Muslim, By Profession Cultivation  
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 -

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

Execution is admitted on 01/03/2016 by

Halima Bibi, Wife of Late Salamat Sha Alias Chhalamat Sha, Langolpota, P.O: Matiagacha, Thana: Rajarhat, , North 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

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

Execution is admitted on 01/03/2016 by

Kamal Uddin Sha, Son of Late Salamat Sha Alias Chhalamat Sha, Langolpota, P.O: Matiagacha, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Muslim, By Profession Cultivation  
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

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

Execution is admitted on 01/03/2016 by



Bibi, Alias Baby Bibi, Wife of Illias Molla, Uria Para Dakshin Para, P.O: Uttar Gazipur, Thana: Kashipur, North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Muslim, By Profession House wife  
Identified 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

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

Execution is admitted on 01/03/2016 by

Hafiza Bibi, Wife of Kasem Ali, Chhoto Finga, P.O: Nimta, Thana: Nimta, North 24-Parganas, WEST BENGAL, India, PIN - 700049, By caste Muslim, By Profession House wife  
Identified 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

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

Execution is admitted on 01/03/2016 by

Marufa Bibi, Wife of Sirajul Ali Mondal, Jagadishpur, P.O: Rajarhat, Thana: Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Muslim, By Profession House wife  
Identified 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

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

Execution is admitted on 01/03/2016 by

Nirufa Bibi, Md Rejaul Hossain, Majharait, P.O: Rajarhat, Thana: Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Muslim, By Profession House wife  
Identified 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 03/03/2016

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 17,284/- ( A(1) = Rs 17,270/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 17,284/-

tion of Draft

Rs 17,284/- is paid, by the Draft(other) No: 149354000429, Date: 02/03/2016, Bank: STATE BANK OF INDIA (SBI), NEW TOWN TERMINUS BUILDING.

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 78,529/- and Stamp Duty paid by Draft Rs 78,429/-, 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 6934, Purchased on 29/02/2016, Vendor named M Dutta.

Description of Draft

1. Rs 11,429/- is paid, by the Draft(other) No: 149358000429, Date: 02/03/2016, Bank: STATE BANK OF INDIA (SBI), NEW TOWN TERMINUS BUILDING.
2. Rs 67,000/- is paid, by the Draft(other) No: 149240000429, Date: 29/02/2016, Bank: STATE BANK OF INDIA (SBI), NEW TOWN TERMINUS BUILDING.



(Joyjit Chanda)

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



Act of Registration under section 60 and Rule 69.

Entered in Book - I

Serial number 1503-2016, Page from 44009 to 44057  
Serial No 150301686 for the year 2016.



Digitally signed by JOYJIT CHANDA  
Date: 2016.03.03 16:43:31 +05:30  
Reason: Digital Signing of Deed.

(Joyjit Chanda) 3/3/2016 4:43:30 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BARASAT  
West Bengal.

(This document is digitally signed.)