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पश्चिम बंगाल WEST BENGAL

Notarizing the said Document is A limited in  
Registration and signature sheet / Stamp the  
Enregistered Stamp / Stamp attached with  
this Document are the part of the Document.

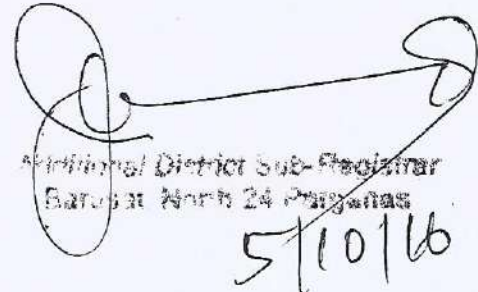
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Q-1368734/16

3/10/16

or

5:45 PM

  
Notary Public Sub-Registrar  
Barisal North 24 Parganas  
5/10/16

## DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this the 03rd.  
day of October, Two Thousand Sixteen (2016)

**BETWEEN**

To be cont .....



(2)

(1) **FAJILATUN NECHHA**, wife of Late Haji Md. Nasiruddin, (2) **MD. NIJAM UDDIN**, (3) **MD. SAMIM UDDIN**, both sons of Late Haji Md. Nasiruddin, (4) **FIROJA KHANAM (BEGAM)**, (5) **SAMIMA AHAMED**, (6) **NASIMA KHANAM (BIBI)**, (7) **SAHANA GAZI**, (8) **TAHAMINA BIBI**, (9) **FARHANA KHANAM**, (10) **HABIBA KHANAM**, all daughters of Late Haji Md. Nasiruddin, all are residing at Vill & P.O. - Chandpur, P.S. - Rajarhat, Kolkata - 700135, Dist. North 24 Parganas, all are by faith - Islam, by Occupation- Housewife & Business, all by Nationality- Indian, hereinafter jointly 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 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 - Busi-

To be cont .....

(3)

ness, 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 Md. Nasir Uddin, was the absolute recorded owner and possessor of plots of land total measuring an area of 06.27 Satak more or less, comprised in R.S. & L.R. Dag Nos. 5128, 5135, 5136 & 5137, all under L.R. Khatian No. 3075, the said land clearly as under as per Dag wise :-

Recorded land area	Share of land	Total land	R.S. & L.R Dag	L.R. Khatian	Nature of land
02.19 Satak	0.1458	15 Satak	5128	3075	Sali
01.60 Satak	0.1458	11 Satak	5135	3075	Sali
00.29 Satak	0.1458	02 Satak	5136	3075	Khal
02.19 Satak	0.1458	15 Satak	5137	3075	Sali
Total 06.27 Satak in total					

lying and situated at Mouza- MATIAGACHA, J.L. No. 187, R.S. No. 17,

To be cont .....



(4)

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. 3075 as mentioned above, absolutely free from all encumbrances whatsoever.

AND WHEREAS One Monira Bibi, was the absolute recorded owner and possessor of plots of land total measuring an area of 03.59 Satak more or less, comprised in R.S. & L.R. Dag Nos. 5128, 5135, 5136 & 5137, all under L.R. Khatian No. 3166, the said land clearly as under as per Dag wise :-

Recorded land area	Share of land	Total land	R.S. & L.R Dag	L.R. Khatian	Nature of land
01.25 Satak	0.0833	15 Satak	5128	3166	Sali
00.92 Satak	0.0833	11 Satak	5135	3166	Sali
00.17 Satak	0.0833	02 Satak	5136	3166	Khal
01.25 Satak	0.0833	15 Satak	5137	3166	Sali
<b>Total 03.59 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,

To be cont .....

(5)

within the jurisdiction of Barasat at present Rajarhat Police Station, in the District of North 24 Parganas, by virtue of own L.R. Settlement Record of Rights, being L.R. Khatian No. 3166 as mentioned above, absolutely free from all encumbrances whatsoever.

AND WHEREAS While seized and possessed of the aforesaid plots of land measuring an area 03.59 Satak, the said Monira Bibi died intestate leaving behind her four sons and two daughters as her legal heirs and successors to her estate and they become the owners of the aforesaid plots of land in terms of the Muslim Farayez Act. where the each son get 00.72 Satak (2/10 share out of 03.59 Satak) and each daughter get 00.36 Satak (1/10 share out of 03.59 Satak) and free from all encumbrances whatsoever.

AND WHEREAS the said Md. Nasir Uddin, was the absolute recorded owner and possessor of plots of land total measuring an area of 06.99 Satak more or less, (i.e. his own record measuring 06.27 Satak and inheritance from his mother measuring 00.72 Satak), comprised in R.S. & L.R. Dag Nos. 5128, 5135, 5136 & 5137, all under L.R. Khatian No. 3075 & 3166, lying and situated at Mouza- MATIAGACHA, J.L. No. 187, R.S. No. 17, Touzi

To be cont .....



(6)

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, absolutely free from all encumbrances whatsoever.

AND WHEREAS While seized and possessed of the aforesaid plots of land measuring an area 06.99 Satak, the said Md. Nasir Uddin died intestate leaving behind his widow Fajilatun Nechha and two sons namely Md. Nijam Uddin & Md. Samim Uddin and seven daughters namely Firoja Khanam (Begam), Samima Ahamed, Nasima Khanam (Bibi), Sahana Gazi, Tahamina Bibi, Farhana Khanam & Habiba Khanam (all the Vendors 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 Fajilatun Nechha, Md. Nijam Uddin, Md. Samim Uddin, Firoja Khanam (Begam), Samima Ahamed, Nasima Khanam (Bibi), Sahana Gazi, Tahamina Bibi, Farhana Khanam & Habiba Khanam (all the Vendors herein) are well seized and possessed of the aforesaid plots of land total measuring an area of 06.99 Satak more or less, com-

To be cont .....

prised in R.S. & L.R. Dag Nos. 5128, 5135, 5136 & 5137, all under L.R. Khatian No. 3075 & 3166, 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, 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 06.99 Satak more or less, comprised in R.S. & L.R. Dag Nos. 5128, 5135, 5136 & 5137, all under L.R. Khatian No. 3075 & 3166, 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,

To be cont .....



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. 7,62,546/- (Rupees Seven Lac Sixty-two Thousand Five Hundred Forty-six) only.**

**NOW THIS INDENTURE WITNESSETH THAT** in pursuance of the said agreement and in consideration of **Rs. 7,62,546/- (Rupees Seven Lac Sixty-two Thousand Five Hundred Forty-six) 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 06.99 Satak more or less, comprised in R.S. & L.R. Dag Nos. 5128, 5135, 5136 & 5137, all under L.R. Khatian No. 3075 & 3166, lying and situated at

To be cont .....



(9)

Mouza- MATIAGACHA, J.L. No. 187, R.S. No. 154, Touzi No. 146, within the local limits of Kirtipur 2 No. Gram Panchayet, within the jurisdiction of Barasat P.S. at present Rajarhat Police Station, at present Rajarhat Police Station, in the District of North 24 Parganas, more fully and particularly described in the Schedule hereunder written and hereinafter referred to as the 'SAID PLOTS OF LAND' together with all and singular the tangible and intangible assets edifices fixtures gates courts courtyards compound boundaries, areas sewers drains ways paths passages fences hedges ditches trees water courses lights and all manner of former and other right liberties benefits, privileges easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel of member thereof which now is or are or hereto before were or was held used occupied or enjoyed 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

To be cont .....

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 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 harm-

To be cont .....



less 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.
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 prop-

To be cont .....

erty 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 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

To be cont .....



(13)

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 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 06.99 Satak more or less, comprised in R.S. & L.R. Dag Nos. 5128, 5135, 5136 & 5137, all under L.R. Khatian No. 3075 (in the name of Md. Nasir Uddin) & 3166 (in the name of Monira Bibi) the said land clearly as under as per Dag wise :-

To be cont .....

(14)

Saleable land area	Share of land	Out of total land	R.S. & L.R. Dag	L.R. Kh. No.	Nature of land
02.44 Satak	0.1625	15 Satak	5128	3075 & 3166	Sali
01.78 Satak	0.1625	11 Satak	5135	3075 & 3166	Sali
00.33 Satak	0.1625	02 Satak	5136	3075 & 3166	Khal
02.44 Satak	0.1625	15 Satak	5137	3075 & 3166	Sali
Total measuring an area <b>06.99 Satak</b>					

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 **06.99 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 Rajaraht in Presence of:

1. *Handwritten signature*  
*Handwritten text*  
*Handwritten text*  
*Handwritten text*  
*Handwritten text*
2. *Aggulo/11a*  
*Lauhati*

Deed prepared, read over and  
vernacular language explained  
by me.

SK. Kutubuddin Ahamed  
SK. KUTUBUDDIN AHAMED  
Advocate  
Barasat Judges' Court  
P.O & P.S- Barasat, Dist.- North 24-Pgs.  
Regd. No.-W. B. /559/1987

TYPED BY:

*Handwritten mark*

(UPANANDA BISWAS)

Asha Computer, Kol - 135.

*Handwritten signature*  
*Handwritten text*  
*Handwritten text*

Feroza Khanam (Begam)

*Handwritten signature*  
Nasime Khanam Bi Bi  
Sahana Gazi

Tahmina Bili  
Farhana Khanam  
Habiba Khanam

-----  
SIGNATURE OF THE VENDORS

To be cont .....

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named purchaser, a sum of **Rs. 7,62,546/- (Rupees Seven Lac Sixty-two Thousand Five Hundred Forty-six) 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>
20/09/2016	540756	The South Indian Bank Ltd. Brabourn Road, Kolkata	7,62,546.00

Total Rs. 7,62,546/- (Rupees Seven Lac  
Sixty-two Thousand Five Hundred Forty-six) only.

## WITNESSES :-

1. *Handwritten signature*  
*Handwritten text in Bengali*

2. *Handwritten signature*  
*Handwritten text*

*Handwritten signature*  
*Handwritten text in Bengali*

Feroza Khanam (Begam)

Shamima Ahmed

Ahsan Khanam Biki

Sahana Gazi

Tahmina Biki

Fachana Khanam

Habila Khanam

SIGNATURE OF THE VENDORS







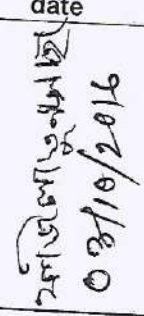


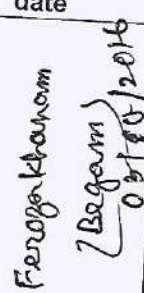


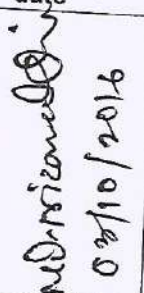
Government of West Bengal

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



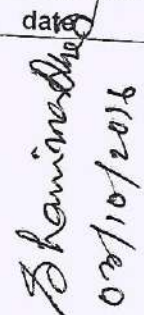


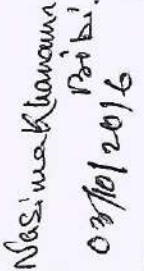


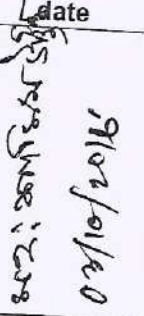


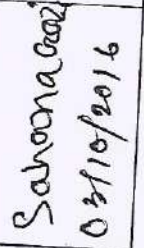
OFFICE OF THE A.D.S.R. BARASAT, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15030001368734/2016

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	Fajilatun Nechha Chandpur, P.O:- Chandpur, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135	Seller			 03/10/2016
2	Firoja Khanam Begam Chandpur, P.O:- Chandpur, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135	Seller			 03/10/2016
3	Md Nizam Uddin Chandpur, P.O:- Chandpur, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135	Seller			 03/10/2016

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	Shamima Ahamed Chandpur, P.O:- Chandpur, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135	Seller			 03/10/2016
5	Nasima Khanam Bibi Chandpur, P.O:- Chandpur, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135	Seller			 03/10/2016
6	Md Samim Uddin Chandpur, P.O:- Chandpur, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135	Seller			 03/10/2016
7	Sahana Gazi Chandpur, P.O:- Chandpur, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135	Seller			 03/10/2016




































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
8	Tahamina Bibi Chandpur, P.O:- Chandpur, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135	Seller			Tahamina Bibi 03/10/2016
9	Farhana Khanam Chandpur, P.O:- Chandpur, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135	Seller			Farhana Khanam 03/10/2016
10	Habiba Khanam Chandpur, P.O:- Chandpur, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135	Seller			Habiba Khanam 03/10/2016
SI No.	Name and Address of identifier	Identifier of		Signature with date	
1	Abusam Biswas Son of Late Ali Box Biswas Kharibaria, P.O:- Kamduni, P.S:- Rajarhat, District:-North 24- Parganas, West Bengal, India, PIN - 700135	Fajilatun Nechha, Firoja Khanam Begam, Md Nijam Uddin, Shamima Ahamed, Nasima Khanam Bibi, Md Samim Uddin, Sahana Gazi, Tahamina Bibi, Farhana Khanam, Habiba Khanam, Roshan Lal Singhal		Gazir 12/2015 03/10/2016	

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



# FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants/ presentants					
	 <p>WICKY CHANDRASEKAR PVT LTD Rohini Chandra</p>					
				(Left Hand)		
						
				(Right Hand)		
	 <p>সর্গজিনা ভূবনেশ্বরী</p>					
				(Left Hand)		
						
				(Right Hand)		
	 <p>Mr. Manu...</p>					
				(Left Hand)		
						
				(Right Hand)		



SPECIMEN FORM FOR TEN FINGERPRINTS



Forogz Khan (Begam) 2021 2018 2017 2016

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



Shawina Ahmed

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



Nasir Khan (Pir) 2021 2018 2017 2016


























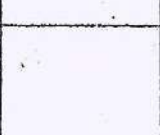
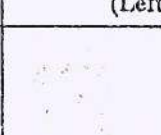
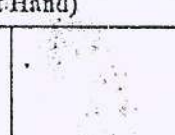

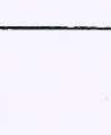
Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



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



SPECIMEN FORM FOR TEN FINGERPRINTS

	Sahana Gazi					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
	Tahmina Bilei					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
	Farhana Khanam					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
	Haliba Khanam					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						



GRN: 19-201617-002568872-1

Payment Mode Online Payment

GRN Date: 03/10/2016 15:43:29

Bank : State Bank of India

BRN : IK0000OHX4

BRN Date: 03/10/2016 16:02:03

## DEPOSITOR'S DETAILS

Id No. : 15030001368734/1/2016

[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	15030001368734/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	10904
2	15030001368734/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	49433

In Words : Rupees Sixty Thousand Three Hundred Thirty Seven only

Total

60337



## Major Information of the Deed

Deed No :	I-1503-07462/2016	Date of Registration	10/5/2016 4:09:37 PM
Query No / Year	1503-0001368734/2016	Office where deed is registered	
Query Date	30/09/2016 8:58:43 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. 7,62,546/-		Rs. 9,90,251/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 49,533/- (Article:23)		Rs. 10,904/- (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	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-5128	LR-3075	Bastu	Shali	2.44 Dec	2,66,182/-	3,45,667/-	
L2	LR-5135	LR-3075	Bastu	Shali	1.78 Dec	1,94,182/-	2,52,167/-	
L3	LR-5136	LR-3075	Bastu	Khal	0.33 Dec	36,000/-	46,750/-	
L4	LR-5137	LR-3075	Bastu	Shali	2.44 Dec	2,66,182/-	3,45,667/-	
		<b>TOTAL :</b>			<b>6.99Dec</b>	<b>7,62,546 /-</b>	<b>9,90,251 /-</b>	
	<b>Grand Total :</b>				<b>6.99Dec</b>	<b>7,62,546 /-</b>	<b>9,90,251 /-</b>	

### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Fajilatun Nechha</b> Wife of Late Haji Md Nasir Uddin Chandpur, P.O:- Chandpur, P.S:- Rajarhat, District:-North 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: 03/10/2016 , Admitted by: Self, Date of Admission: 03/10/2016 ,Place : Pvt. Residence
2	<b>Firoja Khanam Begam</b> Daughter of Late Haji Md Nasir Uddin Chandpur, P.O:- Chandpur, P.S:- Rajarhat, District:-North 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: 03/10/2016 , Admitted by: Self, Date of Admission: 03/10/2016 ,Place : Pvt. Residence
3	<b>Md Nijam Uddin</b> Son of Late Haji Md Nasir Uddin Chandpur, P.O:- Chandpur, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Form 60/61 supplied, Status :Individual, Executed by: Self, Date of Execution: 03/10/2016 , Admitted by: Self, Date of Admission: 03/10/2016 ,Place : Pvt. Residence



**amima Ahamed**

Daughter of Late Haji Md Nasir Uddin Chandpur, P.O:- Chandpur, P.S:- Rajarhat, District:-North 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: 03/10/2016 , Admitted by: Self, Date of Admission: 03/10/2016 ,Place : Pvt. Residence

**5 Nasima Khanam Bibi**

Daughter of Late Haji Md Nasir Uddin Chandpur, P.O:- Chandpur, P.S:- Rajarhat, District:-North 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: 03/10/2016 , Admitted by: Self, Date of Admission: 03/10/2016 ,Place : Pvt. Residence

6	Name	Photo	Fingerprint	Signature
<b>Md Samim Uddin</b> Son of Late Haji Md Nasir Uddin Executed by: Self, Date of Execution: 03/10/2016 , Admitted by: Self, Date of Admission: 03/10/2016 ,Place : Pvt. Residence				

Chandpur, P.O:- Chandpur, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Form 60/61 supplied, Status :Individual

**7 Sahana Gazi**

Daughter of Late Haji Md Nasir Uddin Chandpur, P.O:- Chandpur, P.S:- Rajarhat, District:-North 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: 03/10/2016 , Admitted by: Self, Date of Admission: 03/10/2016 ,Place : Pvt. Residence

**8 Tahamina Bibi**

Daughter of Late Haji Md Nasir Uddin Chandpur, P.O:- Chandpur, P.S:- Rajarhat, District:-North 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: 03/10/2016 , Admitted by: Self, Date of Admission: 03/10/2016 ,Place : Pvt. Residence

**9 Farhana Khanam**

Daughter of Late Haji Md Nasir Uddin Chandpur, P.O:- Chandpur, P.S:- Rajarhat, District:-North 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: 03/10/2016 , Admitted by: Self, Date of Admission: 03/10/2016 ,Place : Pvt. Residence

**10 Habiba Khanam**

Daughter of Late Haji Md Nasir Uddin Chandpur, P.O:- Chandpur, P.S:- Rajarhat, District:-North 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: 03/10/2016 , Admitted by: Self, Date of Admission: 03/10/2016 ,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 :

Name, Address, Photo, Finger print and Signature

## 1 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

Abusam Biswas

Son of Late Ali Box Biswas

Kharibaria, P.O:- Kamduni, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Identifier Of Fajilatun Nechha, Firoja Khanam Begam, Md Nijam Uddin, Shamima Ahamed, Nasima Khanam Bibi, Md Samim Uddin, Sahana Gazi, Tahamina Bibi, Farhana Khanam, Habiba Khanam, Roshan Lal Singhal

## Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Fajilatun Nechha	NICKY COMMERCIAL PRIVATE LIMITED-0.3 Dec
2	Firoja Khanam Begam	NICKY COMMERCIAL PRIVATE LIMITED-0.19 Dec
3	Md Nijam Uddin	NICKY COMMERCIAL PRIVATE LIMITED-0.41 Dec
4	Shamima Ahamed	NICKY COMMERCIAL PRIVATE LIMITED-0.19 Dec
5	Nasima Khanam Bibi	NICKY COMMERCIAL PRIVATE LIMITED-0.19 Dec
6	Md Samim Uddin	NICKY COMMERCIAL PRIVATE LIMITED-0.4 Dec
7	Sahana Gazi	NICKY COMMERCIAL PRIVATE LIMITED-0.19 Dec
8	Tahamina Bibi	NICKY COMMERCIAL PRIVATE LIMITED-0.19 Dec
9	Farhana Khanam	NICKY COMMERCIAL PRIVATE LIMITED-0.19 Dec
10	Habiba Khanam	NICKY COMMERCIAL PRIVATE LIMITED-0.19 Dec

## Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Fajilatun Nechha	NICKY COMMERCIAL PRIVATE LIMITED-0.22 Dec
2	Firoja Khanam Begam	NICKY COMMERCIAL PRIVATE LIMITED-0.14 Dec
3	Md Nijam Uddin	NICKY COMMERCIAL PRIVATE LIMITED-0.29 Dec
4	Shamima Ahamed	NICKY COMMERCIAL PRIVATE LIMITED-0.14 Dec
5	Nasima Khanam Bibi	NICKY COMMERCIAL PRIVATE LIMITED-0.14 Dec
6	Md Samim Uddin	NICKY COMMERCIAL PRIVATE LIMITED-0.29 Dec



	Sahana Gazi	NICKY COMMERCIAL PRIVATE LIMITED-0.14 Dec
	Tahamina Bibi	NICKY COMMERCIAL PRIVATE LIMITED-0.14 Dec
	Farhana Khanam	NICKY COMMERCIAL PRIVATE LIMITED-0.14 Dec
10	Habiba Khanam	NICKY COMMERCIAL PRIVATE LIMITED-0.14 Dec

#### Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Fajilatun Nechha	NICKY COMMERCIAL PRIVATE LIMITED-0.04 Dec
2	Firoja Khanam Begam	NICKY COMMERCIAL PRIVATE LIMITED-0.03 Dec
3	Md Nijam Uddin	NICKY COMMERCIAL PRIVATE LIMITED-0.04 Dec
4	Shamima Ahamed	NICKY COMMERCIAL PRIVATE LIMITED-0.03 Dec
5	Nasima Khanam Bibi	NICKY COMMERCIAL PRIVATE LIMITED-0.03 Dec
6	Md Samim Uddin	NICKY COMMERCIAL PRIVATE LIMITED-0.04 Dec
7	Sahana Gazi	NICKY COMMERCIAL PRIVATE LIMITED-0.03 Dec
8	Tahamina Bibi	NICKY COMMERCIAL PRIVATE LIMITED-0.03 Dec
9	Farhana Khanam	NICKY COMMERCIAL PRIVATE LIMITED-0.03 Dec
10	Habiba Khanam	NICKY COMMERCIAL PRIVATE LIMITED-0.03 Dec

#### Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Fajilatun Nechha	NICKY COMMERCIAL PRIVATE LIMITED-0.3 Dec
2	Firoja Khanam Begam	NICKY COMMERCIAL PRIVATE LIMITED-0.19 Dec
3	Md Nijam Uddin	NICKY COMMERCIAL PRIVATE LIMITED-0.4 Dec
4	Shamima Ahamed	NICKY COMMERCIAL PRIVATE LIMITED-0.19 Dec
5	Nasima Khanam Bibi	NICKY COMMERCIAL PRIVATE LIMITED-0.19 Dec
6	Md Samim Uddin	NICKY COMMERCIAL PRIVATE LIMITED-0.41 Dec
7	Sahana Gazi	NICKY COMMERCIAL PRIVATE LIMITED-0.19 Dec
8	Tahamina Bibi	NICKY COMMERCIAL PRIVATE LIMITED-0.19 Dec
9	Farhana Khanam	NICKY COMMERCIAL PRIVATE LIMITED-0.19 Dec
10	Habiba Khanam	NICKY COMMERCIAL PRIVATE LIMITED-0.19 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:- 5128(Corresponding RS Plot No:- 5128), LR Khatian No:- 3075	Owner:মহঃ নাসিরুদ্দিন, Gurdian:ছাকাওয়াত আলী, Address:নিজ, Classification:শালি, Area:0.02000000 Acre,
L2	LR Plot No:- 5135(Corresponding RS Plot No:- 5135), LR Khatian No:- 3075	Owner:মহঃ নাসিরুদ্দিন, Gurdian:ছাকাওয়াত আলী, Address:নিজ, Classification:শালি, Area:0.02000000 Acre,
L3	LR Plot No:- 5136(Corresponding RS Plot No:- 5136), LR Khatian No:- 3075	Owner:মহঃ নাসিরুদ্দিন, Gurdian:ছাকাওয়াত আলী, Address:নিজ, Classification:খাল,
L4	LR Plot No:- 5137(Corresponding RS Plot No:- 5137), LR Khatian No:- 3075	Owner:মহঃ নাসিরুদ্দিন, Gurdian:ছাকাওয়াত আলী, Address:নিজ, Classification:শালি, Area:0.02000000 Acre,

## Endorsement For Deed Number : I - 150307462 / 2016

On 03-10-2016

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

Presented for registration at 17:45 hrs on 03-10-2016, at the Private residence by Md Samim Uddin , 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 9,90,251/-

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

Execution is admitted on 03/10/2016 by 1. Fajilatun Nechha, Wife of Late Haji Md Nasir Uddin, Chandpur, P.O: Chandpur, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession House wife, 2. Firoja Khanam Begam, Daughter of Late Haji Md Nasir Uddin, Chandpur, P.O: Chandpur, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession House wife, 3. Md Nijam Uddin, Son of Late Haji Md Nasir Uddin, Chandpur, P.O: Chandpur, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Business, 4. Shamima Ahamed, Daughter of Late Haji Md Nasir Uddin, Chandpur, P.O: Chandpur, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession House wife, 5. Nasima Khanam Bibi, Daughter of Late Haji Md Nasir Uddin, Chandpur, P.O: Chandpur, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession House wife, 6. Md Samim Uddin, Son of Late Haji Md Nasir Uddin, Chandpur, P.O: Chandpur, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Business, 7. Sahana Gazi, Daughter of Late Haji Md Nasir Uddin, Chandpur, P.O: Chandpur, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession House wife, 8. Tahamina Bibi, Daughter of Late Haji Md Nasir Uddin, Chandpur, P.O: Chandpur, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession House wife, 9. Farhana Khanam, Daughter of Late Haji Md Nasir Uddin, Chandpur, P.O: Chandpur, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession House wife, 10. Habiba Khanam, Daughter of Late Haji Md Nasir Uddin, Chandpur, P.O: Chandpur, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession House wife





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

On 05-10-2016

**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 10,904/- ( A(1) = Rs 10,890/- , E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 10,904/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 03/10/2016 4:02PM with Govt. Ref. No: 192016170025688721 on 03-10-2016, Amount Rs: 10,904/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0000OHX4 on 03-10-2016, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 49,533/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 49,433/-

**Description of Stamp**

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

2. Stamp: Type: Impressed, Serial no 5011, Amount: Rs.100/-, Date of Purchase: 27/09/2016, Vendor name: M Dutta

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 03/10/2016 4:02PM with Govt. Ref. No: 192016170025688721 on 03-10-2016, Amount Rs: 49,433/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0000OHX4 on 03-10-2016, 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

ate of Registration under section 60 and Rule 69.

stered in Book - I

Volume number 1503-2016, Page from 194524 to 194575  
being No 150307462 for the year 2016.



Digitally signed by JOYJIT CHANDA  
Date: 2016.10.05 16:29:23 +05:30  
Reason: Digital Signing of Deed.

(Joyjit Chanda) 05/10/2016 16:29:22  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BARASAT  
West Bengal.

(This document is digitally signed.)