

8313/15

(108)

D-07760



पश्चिमबंग पश्चिम बंगाल WEST BENGAL

T 517830

Certified that the foregoing is a true and correct copy of the original as submitted for registration. The signature sheet is attached and the original is retained by the Registrar. This certificate is issued on the 26th day of November 2015.

Additional District Sub-Registrar  
Barasat, North 24 Parganas.

26 NOV 2015

## DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this the

26<sup>th</sup> day of November, Two Thousand Fifteen (2015)

BETWEEN

Micky



(1) **MANNAN SHA** (having Voter Identity Card No. WB/20/091/087236 ) (2) **RAHAN SHA** (having Voter Identity Card No. : GGC2311330) (3) **SAHAN SHA** (having Voter Identity Card No. GGC2644177) all sons of Late Sekender Sha, all residing at Village-Langolpota, P.O. Matiagacha, P.S. Rajarhat, in the District of North 24 Parganas, Kolkata- 700135, all by faith Muslim, by occupation- 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 Provisions of the Companies Act. 1956, having its Office at 23A, N.S. Road, 4<sup>th</sup> floor, Room No. 7A, Kolkata- 700001, P.S. Hare Street, represented by its Director **SRI ROSHAN LAL SINGHAL** son of Late Chander Bhan Singhal, resident of 23A, N.S. Road, 4<sup>th</sup> floor, Room No. 7A, Kolkata- 700001, P.S. Hare Street, 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 include its Director in office for the time being in force, executors, administrators, representatives and assigns) of the **OTHER PART**;



**WHEREAS :**

A) One **Sekendar Sha** son of Late Faim Sha was the owner and possessor of nine plots of land admeasuring an area of **31.25 Satak** be the same a little more or less comprised in R.S. Dag Nos. **5104, 5108, 5145, 5147, 5173, 5181, 5183 & 5185** under R.S. Khatian No. **2419** under the following manner :-

Land area	Share	Total out of land	R.S. Dag Nos.	R.S. Khatian	Nature of land
14.35 Satak	0.0714	201 Satak	5104	2419	Shali
01.21 Satak	0.0714	17 Satak	5108	2419	Shali
00.14 Satak	0.0714	02 Satak	5145	2419	Shali
01.36 Satak	0.0714	19 Satak	5147	2419	Shali
01.78 Satak	0.0714	25 Satak	5173	2419	Shali
01.64 Satak	0.0714	23 Satak	5181	2419	Shali
05.28 Satak	0.0714	74 Satak	5183	2419	Shali
01.21 Satak	0.0714	17 Satak	5121	2419	Shali
04.28 Satak	0.0714	60 Satak	5185	2419	Shali

**31.25 Satak** more or less in total

lying and situated at **Mouza- MATIAGACHA**, J.L. No. 187, R.S. No. 17, Touzi No. 146, within the local limits of Kirtipur 2 No. Gram Panchayet, within the jurisdiction of Barasat Police Station, in the District of North 24 Parganas, by virtue of inheritance from his father absolutely free from all encumbrances whatsoever.



B) While seized and possessed of the aforesaid plots of land admeasuring an area of 31.25 Satak more or less, the said Sekendar Sha died intestate leaving behind his five sons namely (1) **Mannan Sha** (2) **Rahan Sha** (3) **Sahan Sha** (the Vendor Nos. 1 to 3 herein) (4) Hannan Sha (5) Omar Ali Sha, one wife namely Hamidonnessa Bibi as his legal heirs and successors to his estate and they become the owners of the said plots of land admeasuring an area of 31.25 Satak in terms of the Muslim Farayez Act. and/or by virtue of inheritance from their father and husband where the said Hamidonnessa Bibi (as his wife) entitled land measuring 03.65 Satak and remaining land measuring 27.60 Satak which have divided in favour of said three sons and each son have entitled land measuring **05.52 Satak** more or less as  $\frac{1}{5}^{\text{th}}$  share each out of 27.60 Satak.

C) One Mst. Ajedan alias Ahedannessa Bibi wife of Late Abdul Jabbar of Langolpota, P.S. Barasat, in the District of North 24 Parganas was the owner and possessor of land admeasuring an area of **05.58 Satak** comprised in R.S. Dag Nos. **5108, 5145, 5147, 5173, 5104, 5121, 5181, 5183 & 5185** under R.S. Khatian No. 190 & 2512, lying and situated at **Mouza- MATLAGACHA**, 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 Police Station, in the District of North 24 Parganas, by virtue of inheritance from her father and thereafter own Revisional Settlement Record of Rights, absolutely free from all encumbrances whatsoever.



D) While seized and possessed of the aforesaid plot of land, the said Mst. Ajedan alias Ahedannessa Bibi referred therein as the Vendor sold transferred and conveyed her right title and interest of the aforesaid plot of land measuring an area of **05.58 Satak** comprised in **R.S. Dag Nos. 5108, 5145, 5147, 5173, 5104, 5121, 5181, 5183 & 5185** under R.S. Khatian No. 190 & 2512, 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 Police Station, in the District of North 24 Parganas to (1) Mannan Sha (Vendor No. 1 herein) and (2) Hannan Sha (3) Mst. Hamidunnessa Bibi, by a registered Deed of Sale (Bengali suff kobala) registered at A.D.S.R. office Barasat, North 24 Parganas and recorded in Book No. I, Volume No. 139, Pages 281 to 294, Being No. 10372, in the year 1992 dated 29.09.1992 against valuable consideration mentioned thereon where the Vendor No. 1 herein have entitled land measuring an area of **01.86 Satak** more or less as  $1/3^{\text{rd}}$  share out of 05.58 Satak by virtue of the said purchased.

E) One (1) Moyajem Hossain Molla son of Late Kutub Uddin Molla resident of Paltadanga, P.S. Barasat, in the District of North 24 parganas, and (2) Rabiya Bibi wife of Saifuddin Ahammed resident of Omarhati, P.S. Rajarhat, in the District of North 24 Parganas were the joint owners of land measuring an area of total **01.02 Satak** be the same a little more or less, comprised in **R.S. Dag Nos. 5108, 5145, 5147, 5173, 5104, 5121, 5181, 5185 & 5183** under R.S. Khatian No. 190, L.R. Khatian Nos.



1754 & 1755, lying and situated at *Mouza- MATIAGACHA*, J.L. No. 187, R.S. No. 17, Touzi No. 146, within the local limits of Kirtipur 2 No. Gram Panchayet, within the jurisdiction of Barasat Police Station, in the District of North 24 Parganas, by virtue of inheritance from their mother absolutely free from all encumbrances whatsoever and while seized and possessed of the aforesaid plots of land admeasuring an area of 01.02 Satak more or less, the said (1) Moyajem Hossain Molla and (2) Rabiya Bibi jointly sold and conveyed the same to (1) Mannan Sha (2) Rahan Sha (3) Sahan Sha (the Vendors herein) (4) Hannan Sha (5) Omar Ali Sha all sons of late Sekendar Sha, all resident of Langolpota, P.S. Barasat, in the District of North 24 Parganas, by a registered Deed of Sale (Bengali suff kobala) registered at A.D.S.R. office Barasat, North 24 Parganas and recorded in Book No. I, CD Volume No. 1, Pages 500 to 518, Being No. 00293, in the year 2009 dated 19.06.2007 against valuable consideration mentioned thereon where the Vendors herein have entitled land measuring an area of **00.61 Satak** more or less as 3/5<sup>th</sup> share out of 01.02 Satak by virtue of that purchased.

F) One (1) Romjan Sarkar son of Late Ajimuddin Sarkar (2) Manirul Sarkar (3) Aleya Bibi Khatun (4) Asfatun Sarkar all sons and daughter of late Ilias Sarkar all resident of Matiagacha, P.S. Barasat, in the District of North 24 Parganas (5) Afruja Sarkar Bibi wife of Mashiar Rahaman of Gopalpur, P.S. Airport, in the District of North 24 Parganas (6) Mst. Sabina Khatun Bibi wife of Momin Ali Goldar resident of Kachuya, P.S. Basirhat, in the District of North 24 Parganas (7) Mst. Farida Khatun Bibi



wife of Abdul Mannan of Hatisala, P.S. K.L.C, in the District of South 24 Parganas were the joint owners of land measuring an area of total **02.70 Satak** be the same a little more or less comprised in **R.S. Dag Nos. 5108, 5145, 5147, 5173, 5104, 5121, 5181, 5185 & 5183** under R.S. Khatian Nos. 190, 2523, **L.R. Khatian Nos. 1754 , 1755**, lying and situated at **Mouza- MATIAGACHA**, J.L. No. 187, R.S. No. 17, Touzi No. 146, within the local limits of Kirtipur 2 No. Gram Panchayet, within the jurisdiction of Barasat Police Station, in the District of North 24 Parganas, by virtue of inheritance from their mother and father absolutely free from all encumbrances whatsoever and while seized and possessed of the aforesaid plot of land measuring an area of **02.70 Satak** more or less, the said (1) Romjan Sarkar (2) Manirul Sarkar (3) Aleya Bibi Khatun (4) Asfatun Sarkar (5) Afruja Sarkar Bibi (6) Mst. Sabina Khatun Bibi and (7) Mst. Farida Khatun Bibi jointly sold and conveyed their right title and interest of the aforesaid plots of land to said (1) Mannan Sha (2) Sahan Sha (the Vendor Nos. 1 & 3 herein) (3) Hannan Sha (4) Omar Ali Sha all sons of late Sekendar Sha, all resident of Langolpota, P.S. Barasat, in the District of North 24 Parganas, by a registered Deed of Sale (Bengali suff kobala) registered at A.D.S.R. office Barasat, North 24 Parganas and recorded in Book No. I, CD Volume No. 3, Pages 3131 to 3153, Being No. 00685, in the year 2013 executed on 07.02.2008, against valuable consideration mentioned thereon where the Vendor Nos. 1 & 3 herein have entitled land measuring an area of **01.35 Satak** more or less as  $\frac{2}{4}^{\text{th}}$  share of the said purchased land.



G) One (1) Alauddin Molla (2) Salauddin both sons of Late Kutub Uddin Molla both of Paltadanga, P.S. Barasat, North 24 Parganas (3) Jahanara Begum wife of Abdar Rahaman of Ichhapur, P.S. Nawpara, (4) Alonara Begum wife of Atiyar Rahaman of Akipur, P.S. Bashirhat, in the District of North 24 Parganas (5) Innath Ali Mirda son of late Chhokayat Mirda (6) Safik Mirda (7) Subid Mirda (8) Abed Mirda all sons of Innath Ali Mirda, all residing at Lauhati, P.S. Rajarhat, in the District of North 24 Parganas (9) Majida Bibi wife of Late Farid Ahammad of Salua, Atghara, P.S. Rajarhat, in the District of North 24 Parganas (10) Mafuja Bibi wife of Kurban Ali, residing at Arkhali, P.S. Amdanga, in the District of North 24 Parganas (11) Momtaj Bibi wife of Kamal Sardar resident of Hatiara, P.S. Rajarhat, in the District of North 24 Parganas (12) Md. Anshar Ali (13) Ashraf Ali both sons of Late Rahamat Ali both residing at Ghuni, P.S. Rajarhat, in the District of North 24 Parganas were the joint owners of land measuring an area of total **01.90 Satak** be the same a little more or less, comprised in **R.S. Dag Nos. 5108, 5145, 5147, 5173, 5104, 5121, 5181, 5185 & 5183**, under R.S. Khatian No. 190 & 2523, **L.R. Khatian Nos. 1754 & 1755**, lying and situated at **Mouza-MATIAGACHA**, J.L. No. 187, R.S. No. 17, Touzi No. 146, within the local limits of Kirtipur 2 No. Gram Panchayet, within the jurisdiction of Barasat Police Station, in the District of North 24 Parganas, by virtue of inheritance from their mother and wife absolutely free from all encumbrances whatsoever and while seized and possessed of the aforesaid plot of land measuring an area of **01.90 Satak** more or less, they jointly sold and conveyed their right title and interest of the



aforesaid plot of land to (1) Mannan Sha (2) Rahan Sha (3) Sahan Sha (the Vendors herein) (4) Hannan Sha (5) Omar Ali Sha all sons of late Sekendar Sha, all resident of Langolpota, P.S. Barasat, in the District of North 24 Parganas, by a registered Deed of Sale (Bengali suff kobala) registered at A.D.S.R. office Barasat, North 24 Parganas and recorded in Book No. I, CD Volume No. 3, Pages 3154 to 3182, **Being No. 00686**, in the year 2013 which executed on 29/06/2007, against valuable consideration mentioned thereon and the Vendor Nos. 1 to 3 herein have entitled land measuring 01.14 Satak as  $\frac{3}{5}^{\text{th}}$  share out of the said purchased land.

H) One (1) Hamida Bibi wife of late Ali Hossain and (2) Kalan Bibi alias Rabiya Bibi wife of Didar Ali were the joint owners of land admeasuring an area of total **02.57 Satak** be the same a little more or less, comprised in R.S. Dag Nos. **5121, 5185, 5104, 5181 & 5183**, under L.R. Khatian Nos. **2154 & 2156**, lying and situated at *Mouza-MATIAGACHA*, J.L. No. 187, R.S. No. 17, Touzi No. 146, within the local limits of Kirtipur 2 No. Gram Panchayet, within the jurisdiction of Barasat Police Station, in the District of North 24 Parganas, by virtue of inheritance absolutely free from all encumbrances whatsoever and while seized and possessed of the aforesaid plot of land measuring an area of **02.57 Satak** more or less, they jointly sold and conveyed their right title and interest of the aforesaid plot of land to (1) Mannan Sha (2) Rahan Sha (3) Sahan Sha (the Vendors herein) (4) Hannan Sha (5) Omar Ali Sha all sons of late Sekendar Sha, all resident of Langolpota, P.S.



Barasat, in the District of North 24 Parganas, by a registered Deed of Sale (Bengali suff kobala) registered at A.D.S.R. office Barasat, North 24 Parganas and recorded in Book No. I, CD Volume No. 3, Pages 3066 to 3097, **Being No. 00682**, in the year 2013 which executed on 13/07/2007, against valuable consideration mentioned thereon and the Vendor Nos. 1 to 3 herein have entitled land measuring 01.54 Satak as  $\frac{3}{5}$ <sup>th</sup> share out of the said purchased land.

I) Since then, the Vendor Nos. 1 to 3 herein are jointly seized and possessed of the aforesaid plots of land admeasuring an area of total **16.56 Satak** be the same a little more or less comprised in **R.S. & L.R. Dag Nos. 5104, 5108, 5145, 5147, 5173, 5181, 5183, 5121 & 5185** under R.S. Khatian Nos. 2419, 190, 2523 & 2512, **L.R. Khatian Nos. 1754, 1755, 2139, 2140, 2141, 2147, 2156 & 2154**, 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 Police Station, at present Rajarhat Police Station, in the District of North 24 Parganas, by virtue of record, purchase and inheritance and have been enjoying the same as per demarcation peacefully, freely, absolutely and without any interruptions from any corners whatsoever 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.



J) Now the Vendor Nos. 1 to 3 herein have agreed to sell and the Purchaser herein has agreed to purchase the said plots of land admeasuring an area of **13.00** Satak out of 16.56 Satak comprised in **R.S. & L.R. Dag Nos. 5104, 5108, 5145, 5147, 5173, 5181, 5183, 5121 & 5185** under R.S. Khatian Nos. 2419, 190, 2523 & 2512, **L.R. Khatian Nos. 1754, 1755, 2139, 2140, 2141, 2147, 2156 & 2154** 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 Police Station, at present Rajarhat Police Station, in the District of North 24 Parganas, more fully described in the schedule hereinafter written, at or for the total consideration of **Rs. 15,16,671/- (Rupees fifteen lac sixteen thousand six hundred seventy one) only.**

**NOW THIS INDENTURE WITNESSETH THAT** in pursuance of the said agreement and in consideration of **Rs. 15,16,671/- (Rupees fifteen lac sixteen thousand six hundred seventy one) 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** the said plots of Sali land measuring an area of **13.00** Satak out of 16.56 Satak comprised in **R.S. & L.R. Dag Nos. 5104, 5108, 5145, 5147, 5173, 5181, 5183, 5121 & 5185** under R.S. Khatian Nos. 2419, 190, 2523 & 2512, **L.R. Khatian Nos. 1754, 1755, 2139, 2140, 2141, 2147, 2156 & 2154** lying and situated at *Mouza- MATLAGACHA*, 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 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 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 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 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 trusts claims demands acquisition requisition vesting alignment claims demands and liabilities whatsoever or howsoever.

**THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER:**

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.

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 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 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 typographical mistake is discovered in later in this deed, that will be rectified by the Vendors without any claim or demand at the cost of the Purchaser herein.



A N D 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 Vendor Nos. 1 to 3 herein).

***ALL THAT*** piece or parcel of Rayati Dakhali Swattiya Bisistha *Sali* land admeasuring an area of 13.00 Satak comprised in R.S. & L.R. Dag Nos. 5104, 5108, 5145, 5147, 5173, 5181, 5183, 5121 & 5185 under R.S. Khatian Nos. 2419, 190, 2523 & 2512, L.R. Khatian Nos. 1754, 1755, 2139, 2140, 2141, 2147, 2156 & 2154 under the following manner :-

Saleable land area	Share	Total out of land	R.S. & L.R. Dag Nos.	Nature of land
06.80 Satak	0.0339	201 Satak	5104	Shali
00.42 Satak	0.0247	17 Satak	5108	Shali
00.04 Satak	0.0200	02 Satak	5145	Shali
00.25 Satak	0.0132	19 Satak	5147	Shali
00.63 Satak	0.0252	25 Satak	5173	Shali
00.72 Satak	0.0313	23 Satak	5181	Shali
02.51 Satak	0.0340	74 Satak	5183	Shali
00.35 Satak	0.0206	17 Satak	5121	Shali
01.28 Satak	0.0213	60 Satak	5185	Shali

**13.00 Satak in total hereby sell**

land 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 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 total land measuring of **13.00 Satak** be the same a little more or less unto and in favour of the Purchaser herein

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

**IN WITNESS WHEREOF** the Vendors have hereunto set and subscribed their respective hands and seal after going through the contents of this deed of conveyance on the day, month and year first above written.

**SIGNED SEALED AND DELIVERED**

by the Vendors at Kolkata in Presence of :-

3W of N of SW

1. MDAkter Aumolla  
vill - Kharibaria  
P. S. Rajarhat

Hd. Rahim Sda

2. Sahel Ah-  
Rajarhat  
K01-125

Sahel. Sda

**SIGNATURE OF THE VENDORS**



### MEMO OF CONSIDERATION

**RECEIVED** with thanks from the within named purchaser, a sum of Rs. 15,16,671/- (Rupees fifteen lac sixteen thousand six hundred seventy one) only being the full consideration money of the schedule mentioned land and payment as per memo below.

#### MEMO

<i>Cheque No.</i>	<i>Dated</i>	<i>Drawn on</i>	<i>Amount(Rs.)</i>
049968	21/11/2015	The South Indian Bank Ltd, Brobourne Road Br.	Rs. 15,16,671/-

Rs. 15,16,671/-

(Rupees fifteen lac sixteen thousand six hundred seventy one) only

#### WITNESSES:

1. MD Akbar Ali Molla  
Vill - Icharibaria  
P.S - Rajarhat
2. Shahab Ali  
Rajarhat  
K.O. - 125

Sd/- of Sd/-

Rahmat Sha

Shahab Sha

SIGNATURE OF THE VENDORS

#### Deed prepared by:


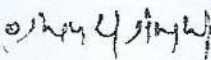











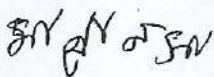











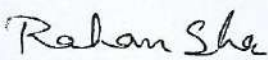










*Agim H. Hossain*  
Advocate  
Barabati Judges Court  
WB/798/1995

#### Composed by:

*RK*  
(Rahmat Shaikh)  
Typists' Association Room  
A.D.S.R. Office - Bidhannagar  
folder- anarul



**SPECIMEN FORM FOR TEN FINGERPRINTS**

Sl. No.	Signature of the executants/ presentants					
	  Director					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
 						
	Little	Ring	Middle	Fore	Thumb	
	(Left Hand)					
						
	Thumb	Fore	Middle	Ring	Little	
(Right Hand)						
 						
	Little	Ring	Middle	Fore	Thumb	
	(Left Hand)					
						
	Thumb	Fore	Middle	Ring	Little	
(Right Hand)						



SIGNATURE OF THE  
PRESENTANT/  
EXECUTANT/SELLER/  
BUYER/CALIMENT  
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908  
N.B. - LH BOX- SMALL TO THUMB PRINTS  
R.H. BOX- THUMB TO SMALL PRINTS



Sahab. Sha

LH					
RH.					

ATTESTED :- Sahab. Sha

PHOTO	LH					
	RH.					

ATTESTED :-

PHOTO	LH					
	RH.					



ATTESTED :-





# Seller, Buyer and Property Details

## Buyer Details

### Presentant Details

SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	<p>Rahan Sha  Son of Late Sekendar Sha  Langolpota, P.O:- Matiagacha, P.S:- Rajarhat,  District:-North 24-Parganas, West Bengal, India,  PIN - 700135</p>	 26/11/2015 1:52:32 PM	 LTI 26/11/2015 1:52:37 PM
	<p><i>Rahan Sha</i>  26/11/2015 1:52:48 PM</p>		





### Seller Details

SL No.	Name, Address, Photo, Finger print and Signature		
1	<p>Mannan Sha  Son of Late Sekendar Sha  Langolpota, P.O:- Matiagacha, P.S:- Rajarhat,  District:-North 24-Parganas, West Bengal, India,  PIN - 700135 Sex: Male, By Caste: Muslim,  Occupation: Business, Citizen of: India,; Status :  Individual; Date of Execution : 26/11/2015; Date of  Admission : 26/11/2015; Place of Admission of  Execution : Office</p>	 26/11/2015 1:51:57 PM	 LTI 26/11/2015 1:52:06 PM
	<p><i>Mannan Sha</i>  26/11/2015 1:52:22 PM</p>		



# Seller Details

Name, Address, Photo, Finger print and Signature

2	<p>Rahan Sha  Son of Late Sekendar Sha  Langolpota, P.O:- Matiagacha, P.S:- Rajarhat,  District:-North 24-Parganas, West Bengal, India,  PIN - 700135 Sex: Male, By Caste: Muslim,  Occupation: Business, Citizen of: India,; Status :  Individual; Date of Execution : 26/11/2015; Date of  Admission : 26/11/2015; Place of Admission of  Execution : Office</p>	 26/11/2015 1:52:32 PM	 LTI 26/11/2015 1:52:37 PM
3	<p>Sahan Sha  Son of Late Sekendar Sha  Langolpota, P.O:- Matiagacha, P.S:- Rajarhat,  District:-North 24-Parganas, West Bengal, India,  PIN - 700135 Sex: Male, By Caste: Muslim,  Occupation: Business, Citizen of: India,; Status :  Individual; Date of Execution : 26/11/2015; Date of  Admission : 26/11/2015; Place of Admission of  Execution : Office</p>	 26/11/2015 1:52:56 PM	 LTI 26/11/2015 1:53:03 PM
		<p><i>Rahan Sha</i>  26/11/2015 1:52:48 PM</p> <p><i>Sahan - Sha</i>  26/11/2015 1:53:18 PM</p>	




### Buyer Details

Name, Address, Photo, Finger print and Signature

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

### B. Identifier Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	MD AKTAR ALI MOLLA Son of AYNAL ALI Molla 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,	Mannan Sha, Rahan Sha, Sahan Sha	 26/11/2015 1:53:36 PM

### 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:- 5104 , LR Khatian No:- 2140	6.8 Dec	7,93,336/-	7,93,336/-	Proposed Use: Bastu, ROR: Shali
L2	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5108 , LR Khatian No:- 2140	0.42 Dec	49,000/-	49,000/-	Proposed Use: Bastu, ROR: Shali
L3	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5145 , LR Khatian No:- 2139	0.04 Dec	4,667/-	4,667/-	Proposed Use: Bastu, ROR: Shali
L4	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5147 , LR Khatian No:- 2139	0.25 Dec	29,167/-	29,167/-	Proposed Use: Bastu, ROR: Shali



### Land Details

	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5173 , LR Khatian No:- 2139	0.63 Dec	73,500/-	73,500/-	Proposed Use: Bastu, ROR: Shali
L6	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5181 , LR Khatian No:- 2140	0.72 Dec	84,000/-	84,000/-	Proposed Use: Bastu, ROR: Shali
L7	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5183 , LR Khatian No:- 2142	2.51 Dec	2,92,834/-	2,92,834/-	Proposed Use: Bastu, ROR: Shali
L8	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5121 , LR Khatian No:- 2141	0.35 Dec	40,833/-	40,833/-	Proposed Use: Bastu, ROR: Shali
L9	District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha	LR Plot No:- 5185 , LR Khatian No:- 2140	1.28 Dec	1,49,334/-	1,49,334/-	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(%)
L 1	Mannan,Sha	NICKY COMMERCIAL PRIVATE LIMITED	2.26667	33.3333
	Rahan Sha	NICKY COMMERCIAL PRIVATE LIMITED	2.26667	33.3333
	Sahan Sha	NICKY COMMERCIAL PRIVATE LIMITED	2.26667	33.3333
L 2	Mannan Sha	NICKY COMMERCIAL PRIVATE LIMITED	0.14	33.3333
	Rahan Sha	NICKY COMMERCIAL PRIVATE LIMITED	0.14	33.3333
	Sahan Sha	NICKY COMMERCIAL PRIVATE LIMITED	0.14	33.3333
L 3	Mannan Sha	NICKY COMMERCIAL PRIVATE LIMITED	0.0133333	33.3333
	Rahan Sha	NICKY COMMERCIAL PRIVATE LIMITED	0.0133333	33.3333
	Sahan Sha	NICKY COMMERCIAL PRIVATE LIMITED	0.0133333	33.3333
L 4	Mannan Sha	NICKY COMMERCIAL PRIVATE LIMITED	0.25	100
L 5	Mannan Sha	NICKY COMMERCIAL PRIVATE LIMITED	0.21	33.3333
	Rahan Sha	NICKY COMMERCIAL PRIVATE LIMITED	0.21	33.3333
	Sahan Sha	NICKY COMMERCIAL PRIVATE LIMITED	0.21	33.3333



Transfer of Property from Seller to Buyer			
Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
Mannan Sha	NICKY COMMERCIAL PRIVATE LIMITED	0.24	33.3333
Rahan Sha	NICKY COMMERCIAL PRIVATE LIMITED	0.24	33.3333
Sahan Sha	NICKY COMMERCIAL PRIVATE LIMITED	0.24	33.3333
L7 Mannan Sha	NICKY COMMERCIAL PRIVATE LIMITED	0.836667	33.3333
Rahan Sha	NICKY COMMERCIAL PRIVATE LIMITED	0.836667	33.3333
Sahan Sha	NICKY COMMERCIAL PRIVATE LIMITED	0.836667	33.3333
L8 Mannan Sha	NICKY COMMERCIAL PRIVATE LIMITED	0.116667	33.3333
Rahan Sha	NICKY COMMERCIAL PRIVATE LIMITED	0.116667	33.3333
Sahan Sha	NICKY COMMERCIAL PRIVATE LIMITED	0.116667	33.3333
L9 Mannan Sha	NICKY COMMERCIAL PRIVATE LIMITED	0.426667	33.3333
Rahan Sha	NICKY COMMERCIAL PRIVATE LIMITED	0.426667	33.3333
Sahan Sha	NICKY COMMERCIAL PRIVATE LIMITED	0.426667	33.3333

**D. Applicant Details**

Details of the applicant who has submitted the requisition form	
Applicant's Name	Nicky Commercial Private Limited
Address	23A, N.S. Road, 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 - 150307760 / 2015

No/Year	15030001000748/2015	Serial no/Year	1503008313 / 2015
No/Year	I - 150307760 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Rahan Sha	Presented At	Office
Date of Execution	26-11-2015	Date of Presentation	26-11-2015
Remarks			

On 26/11/2015

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

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

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

Presented for registration at 13:10 hrs on : 26/11/2015, at the Office of the A.D.S.R. BARASAT by Rahan 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 15,16,671/-

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

Execution is admitted on 26/11/2015 by

Mannan Sha, Son of Late Sekendar Sha, Langolpota, P.O: Matiagacha, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Muslim, By Profession Business  
Indetified by Md AKTAR ALI MOLLA, Son of AYNAL ALI Molla, KHARIBARIA, P.O: KAMDUNI, 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 26/11/2015 by

Rahan Sha, Son of Late Sekendar Sha, Langolpota, P.O: Matiagacha, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Muslim, By Profession Business  
Indetified by Md AKTAR ALI MOLLA, Son of AYNAL ALI Molla, KHARIBARIA, P.O: KAMDUNI, 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 26/11/2015 by

Sahan Sha, Son of Late Sekendar Sha, Langolpota, P.O: Matiagacha, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Muslim, By Profession Business  
Indetified by Md AKTAR ALI MOLLA, Son of AYNAL ALI Molla, KHARIBARIA, P.O: KAMDUNI, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Muslim, By Profession Business

Payment of Fees



at required Registration Fees payable for this document is Rs 16,690/- ( A(1) = Rs 16,676/- ,E = Rs  
and Registration Fees paid by Cash Rs 0/-, by Draft Rs 16,690/-

**Description of Draft**

1. Rs 16,690/- is paid, by the Draft(other) No: 145897000429, Date: 26/11/2015, 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. 75,854/- and Stamp Duty paid by Draft Rs 75,754/-, 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 2564, Purchased on 26/11/2015, Vendor named T K Saha.

**Description of Draft**

1. Rs 26,754/- is paid, by the Draft(other) No: 145898000429, Date: 26/11/2015, Bank: STATE BANK OF INDIA (SBI), NEW TOWN TERMINUS BUILDING.
2. Rs 49,000/- is paid, by the Draft(other) No: 145899000429, Date: 26/11/2015, 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



d in Book - I

number 1503-2015, Page from 102243 to 102278  
g No 150307760 for the year 2015.



Digitally signed by JOYJIT CHANDA  
Date: 2015.11.27 11:12:27 +05:30  
Reason: Digital Signing of Deed.

(Joyjit Chanda) 11/27/2015 11:12:26 AM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BARASAT  
West Bengal.

(This document is digitally signed.)

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