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I-08019/16



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

V 217856

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

Additional District Sub-Registrar
Barasat, North 24 Parganas

DEED OF CONVEYANCE

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

BETWEEN

To be cont

(2)

NUR MOHAMMAD SHA, (Voter Card No. WB/20/091/087106), son of Late Panchu Sha, residing at Village - Langolpota, P.O. - Matiagacha, P.S. - Rajarhat, District of North 24 Parganas, Kolkata - 700135, by faith- Islam, by occupation- Business, by Nationality- Indian, hereinafter called and referred to as the "**VENDOR**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, administrators, representatives nominees and assigns) of the ONE PART.

-AND-

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

To be cont

(3)

WHEREAS One Nur Mohammad Sha (the Vendor herein), is the absolute recorded owner and possessor of land total measuring an area of 03.38 Satak, comprised in R.S. & L.R. Dag Nos. 5145 & 5173, under L.R. Khatian No. 2150, under the following manner :-

Recorded land area	Share of land	Total land	R.S. & L.R. Dag	L.R. Kh. No.	Nature of land
00.25 Satak	0.1250	02 Satak	5145	2150	Shali
03.13 Satak	0.1250	25 Satak	5173	2150	Khal
Total land measuring 03.38 Satak more or less					

lying and situated at Mouza- MATIAGACHA, J.L. No. 187, R.S. No. 154, Touzi No. 146, within the local limits of Kirtipur 2 No. Gram Panchayet, within the jurisdiction of Barasat P.S. at present Rajarhat Police Station, in the District of North 24 Parganas by virtue of inheritance and thereafter he recorded his name in B.L. & L.R.O. under L.R. Khatian No.2150 and enjoyed the same absolutely free from all encumbrances whatsoever.

AND WHEREAS Since then, the said Nur Mohammad Sha (the Vendor herein) is the absolute owner of ALL THAT piece or parcel of Shali & Khal land total measuring an area **03.38 Satak** more or less, comprised in R.S. & L.R. Dag Nos. 5145 & 5173, under L.R. Khatian No. 2150,

To be cont

(4)

lying and situated at Mouza- MATIAGACHA, J.L. No. 187, R.S. No. 154, Touzi No. 146, within the local limits of Kirtipur 2 No. Gram Panchayet, within the jurisdiction of Barasat P.S. at present Rajarhat Police Station, in the District of North 24 Parganas, more fully and particularly described in the schedule hereinafter written, by virtue of above inheritance from his mother 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 his name as absolute owner and possessor thereof and have the full right to dispose or transfer the same to any body in any way as he will think fit and proper.

AND WHEREAS Now the Vendor herein has agreed to sell and the Purchaser herein has agreed to purchase the aforesaid plots of land total measuring an area of **03.38 Satak** more or less, comprised in R.S. & L.R. Dag Nos. 5145 & 5173, under L.R. Khatian No. 2150, lying and situated at Mouza- MATIAGACHA, J.L. No. 187, R.S. No. 154, Touzi No. 146, within the local limits of Kirtipur 2 No. Gram Panchayet, within the jurisdiction of Barasat P.S. at present Rajarhat Police Station, in the District of North 24 Parganas, more fully described in the schedule hereinafter writ-

To be cont

(5)

ten, for the total consideration of **Rs. 5,12,121/- (Rupees Five Lac Twelve Thousand One Hundred Twenty-one) only.**

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement and in consideration of **Rs. 5,12,121/- (Rupees Five Lac Twelve Thousand One Hundred Twenty-one) only,** of the lawful money of the Union of India in hand and well and truly by the Purchaser to the Vendor paid at the time of or before the execution hereof (the receipt whereof the Vendor 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 Vendor 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 **03.38 Satak** more or less, comprised in R.S. & L.R. Dag Nos. 5145 & 5173, under L.R. Khatian No. 2150, 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 Rajarhat Police

To be cont

(6)

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 Vendor 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 Vendor or any person or persons from whom the Vendor or

To be cont

(7)

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 VENDOR 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 is 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 Vendor or his legal heirs, executors, administrators, rep-

To be cont

(8)

representatives, nominees and assigns.

3. That no notice issued under the public demand recovery act has been served on the Vendor nor any such notice has been published.
4. That the land fully described in the schedule below stands retained by the Vendor 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 Vendor that the said land which have been described in the schedule hereinafter written is the self acquired property of the Vendor and that he is not the benamdar of any one.
7. It is hereby declared that the said Purchaser has the absolute right to mutate his 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 Vendor 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 cont

(9)

to be the liability of the Vendor and realizable from the Vendor.

9. It is hereby declared by the Vendor 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 Vendor has 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 Vendor is 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 Vendor do not have valid right title interest and possession of the said land or any part thereof, the Vendor shall be bound to give possession of the equal quantum of land owned held and possessed by him/ them and if any mistake is/are detected hereafter in this deed, that will be ratified by the Vendor without any claim or demand at the cost of the purchaser.

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

To be cont

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

(Description of land hereby sold by the Vendor herein)

ALL THAT piece or parcel of rayati dakhali swattiya bisistha land total measuring an area **03.38 Satak** more or less, ccomprised in R.S. & L.R. Dag Nos. 5145 & 5173, under L.R. Khatian No. 2150, (in the name of Nur Mohammad Sha), the said land clearly as under as per Dag wise :-

Saleable land area	Share of land	Total land	R.S. & L.R. Dag	L.R. Kh No.	Nature of land
00.25 Satak	0.1250	02 Satak	5145	2150	Shali
03.13 Satak	0.1250	25 Satak	5173	2150	Khal
Total land measuring 03.38 Satak more or less					

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 03.38 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 plot.

To be cont

(11)

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

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 Vendor at Rajaraht in Presence of:

1. Aijimolla
Kauhati

2. 2/3 2/3 2/3 2/3

2. 2/3 2/3 2/3 2/3
2/3 2/3 2/3 2/3

SIGNATURE OF THE VENDOR

Deed prepared and explained

by me.

2/3 2/3 2/3 2/3
2-1000/966/99

TYPED BY:

(UPANANDA BISWAS)

Asha Computer, Kol - 135.

DIPAK Kr. PAL
ADVOCATE
B.Sc.; LL.B.
Barasat Judges' Court

To be cont

(12)

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named purchaser, a sum of Rs. 5,12,121/- (Rupees Five Lac Twelve Thousand One Hundred Twenty-one) 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>
03/10/2016	540759	The South Indian Bank Ltd.	5,12,121/-
25/10/2016	540767	Brabourn Road, Kolkata	

Total Rs. 5,12,121/- (Rupees Five Lac Twelve Thousand One Hundred Twenty-one) only.

WITNESSES :-

1. *Ajijit Molla*
Kanhati

2. *(Signature)*

(Signature)

SIGNATURE OF THE VENDOR






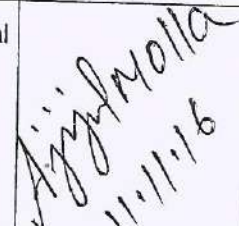
Government of West Bengal

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 15030001515631/2016


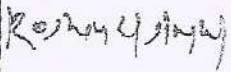











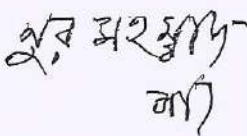










I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Nur Mohammad Sha Langolpota, P.O:- Matiagacha, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135	Seller			 11/11/16
SI No.	Name and Address of identifier	Identifier of			Signature with date
1	Ajijul Molla Son of Abdul Hamid Molla Lauhati, P.O:- Lauhati, P.S:- Rajarhat, District:-North 24- Parganas, West Bengal, India, PIN - 700135	Nur Mohammad Sha, Mr Roshan Lal Singhal			 11/11/16

(Joyjit Chanda)

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

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants/ presentants					
	 					
		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)				

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

GRN: 19-201617-003093351-1

GRN Date: 16/11/2016 13:58:02

BRN: IK00AFREZ1

Payment Mode

Online Payment

Bank: State Bank of India

BRN Date: 16/11/2016 13:58:40

DEPOSITOR'S DETAILS

Name: SUVANKAR DAS

Contact No.:

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 2

Id No.: 15030001515631/2/2016

[Query No./Query Year]

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15030001515631/2/2016	Property Registration- Registration Fees	0030-03-104-001-16	5646
2	15030001515631/2/2016	Property Registration- Stamp duty	0030-02-103-003-02	25526
Total				31172

In Words: Rupees Thirty One Thousand One Hundred Seventy Two only

Major Information of the Deed

Deed No :	I-1503-08019/2016	Date of Registration	11/16/2016 3:41:41 PM
Query No / Year	1503-0001515631/2016	Office where deed is registered	
Query Date	09/11/2016 9:48:23 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. : 9836048243, 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. 5,12,121/-	Rs. 5,12,121/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 25,626/- (Article:23)	Rs. 5,646/- (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	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-5145	LR-2150	Bastu	Shali	0.25 Dec	37,879/-	37,879/-	
L2	LR-5173	LR-2150	Bastu	Shali	3.13 Dec	4,74,242/-	4,74,242/-	
		TOTAL :			3.38Dec	5,12,121 /-	5,12,121 /-	
		Grand Total :			3.38Dec	5,12,121 /-	5,12,121 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fringerprint	Signature
	Nur Mohammad Sha Son of Late Panchu Sha Executed by: Self, Date of Execution: 11/11/2016 , Admitted by: Self, Date of Admission: 11/11/2016 ,Place : Pvt. Residence			
	Langolpota, P.O:- Matiagacha, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Status :Individual			

Buyer Details :

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

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Roshan Lal Singhal Son of Late Chander Bhan Singhal 23A, N. S. Road, 4th Floor, Room No 7A, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ALCPS8734J, Status : Representative, Representative of : NICKY COMMERCIAL PRIVATE LIMITED (as Director)

Identifier Details :

Name & address
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, Identifier Of Nur Mohammad Sha, Mr Roshan Lal Singhal

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Nur Mohammad Sha	NICKY COMMERCIAL PRIVATE LIMITED-0.25 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Nur Mohammad Sha	NICKY COMMERCIAL PRIVATE LIMITED-3.13 Dec

Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 5145(Corresponding RS Plot No:- 5145), LR Khatian No:- 2150	Owner:নূর মহম্মদ সা, Gurdian:পাঁচু, Address:নিজ, Classification:শালি, Area:0.01000000 Acre,
L2	LR Plot No:- 5173(Corresponding RS Plot No:- 5173), LR Khatian No:- 2150	Owner:নূর মহম্মদ সা, Gurdian:পাঁচু, Address:নিজ, Classification:খাল, Area:0.03000000 Acre,

Endorsement For Deed Number : I - 150308019 / 2016

On 11-11-2016

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

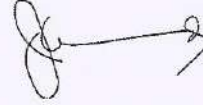
Presented for registration at 15:40 hrs on 11-11-2016, at the Private residence by Nur Mohammad Sha ,Executant.

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 5,12,121/-

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

Execution is admitted on 11/11/2016 by Nur Mohammad Sha, Son of Late Panchu Sha, Langolpota, P.O: Matiagacha, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Business Indetified by Ajijul 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 16-11-2016

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,646/- (A(1) = Rs 5,632/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 5,646/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/11/2016 1:58PM with Govt. Ref. No: 192016170030933511 on 16-11-2016, Amount Rs: 5,646/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00AFREZ1 on 16-11-2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

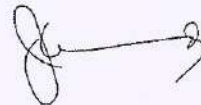
Certified that required Stamp Duty payable for this document is Rs. 25,626/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 25,526/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 2565, Amount: Rs.100/-, Date of Purchase: 11/11/2016, Vendor name: T K SAHA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/11/2016 1:58PM with Govt. Ref. No: 192016170030933511 on 16-11-2016, Amount Rs: 25,526/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00AFREZ1 on 16-11-2016, Head of Account 0030-02-103-003-02



Joyjit Chanda

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT

North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1503-2016, Page from 211077 to 211098
being No 150308019 for the year 2016.



Digitally signed by JOYJIT CHANDA
Date: 2016.11.16 16:15:45 +05:30
Reason: Digital Signing of Deed.

(Joyjit Chanda) 16/11/2016 16:15:44
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
West Bengal.

(This document is digitally signed.)