

09022/16.

152

T-08474/16



भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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

124071

Q-1578524/16

05/12/16

at

2.45 P.M

Additional District Sub-Registrar  
Barasat, North 24 Parganas  
8/12/16

## DEED OF CONVEYANCE

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

Contd...2





पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

V 219151

2(a)

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.- G.P.O., P.S. Hare Street, Kolkata-700001, represented by its Director SRI ROSHAN LAL SINGHAL, (having PAN: ALCPS8734J), son of Late Chander





পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

R 607747

2(b)

Bhan Singhal, residing at 23A, Netaji Subash Road, 4th floor, Room No. 7A, P.O. -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.



(3)

WHEREAS One Haran Sha and Omar Ali Sha are the absolute owner and possessor of a plot of land measuring an area of 00.10 Satak, comprised in R.S. & L.R. Dag No. 5145, under L.R. Khatian Nos. 2138, 2142, 1754 & 1755, under the following manner as per Dag-wise:-

Recorded area	Share	Total land	R.S.&L.R. Dag No.	L.R. Kh. No.	Nature of Land
00.10 Satak	0.0500	02 Satak	5145	2138, 2142 1754, 1755	Sali
Total land 00.10 Satak,					

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 own L.R. Settlement Record of Rights and Purchase being L.R. Khatian Nos. 2138, 2142, 1754 & 1755 absolutely free from all encumbrances whatsoever.

AND WHEREAS Since then, the said Haran Sha and Omar Ali Sha (the Vendors herein) are the absolute owners of land measuring an area 00.10 Satak, comprised in R.S. & L.R. Dag Nos. 5145 & 5173, under L.R. Khatian Nos. 2138, 2142, 1754 & 1755 lying and situated at Mouza-

To be cont .....

(4)

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 one record and purchase 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 Vendors herein have agreed to sell and the Purchaser herein has agreed to purchase the aforesaid plot of land measuring an area of **00.10 Satak**, comprised in R.S. & L.R. Dag No. 5145, under L.R. Khatian Nos. 2138, 2142, 1754 & 1755, 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 written, for the total consideration of **Rs. 14,879/- (Rupees Forteen Thousand Eight Hundred Seventy-nine) only.**

To be cont .....



(5)

**NOW THIS INDENTURE WITNESSETH THAT** in pursuance of the said agreement and in consideration of **Rs. 14,879/- (Rupees Forteen Thousand Eight Hundred Seventy-nine) 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 **00.10 Satak**, comprised in R.S. & L.R. Dag No. 5145, under L.R. Khatian Nos. 2138, 2142, 1754 & 1755, 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 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

. To be cont .....



(6)

singular the tangible and intangible assets edifices fixtures gates courts court-  
yards 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 appurte-  
nances whatsoever belonging or in any way appertaining thereto or re-  
puted or known to be part or parcel of member thereof which now is or are  
or hereto before were or was held used occupied or enjoyed therewith  
AND reversion or reversions remainder or remainders and rents issues and  
profits thereof and all and every part thereof AND all the Raiyati and entire  
share estate right title interest inheritance use trust possession property claim  
easements quasi easements privileges claims and demands whatsoever of  
the Vendors out of or upon the properties benefits and rights hereby granted  
sold, conveyed transferred assigned and assured or expressed or intended  
so to be TOGETHER WITH all deeds paths muniments writings and evi-  
dences 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

To be cont .....

(7)

and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances mortgages, charges, leases, tenancies, occupancy rights, liens, lispendences, attachments, bargaders, trusts, claims, demands, acquisition, requisition, vesting, alignment claims demands and liabilities whatsoever or howsoever.

THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER AS UNDER :-

- 1 That free and clear and freely and clearly and absolutely acquitted exonerated and release or otherwise by and at the cost and expenses of the Vendor/s is/are and sufficiently entitled and saved defended kept harmless and other easement rights title claim mortgage liens lispendences, attachments whatsoever.
2. That the Purchaser shall hereinafter peacefully and quietly possess and enjoy the said property in khas without any claim or demand whatsoever from the Vendors or their legal heirs, executors, administrators, representatives, nominees and assigns.
3. That no notice issued under the public demand recovery act has been served on the Vendors not any such notice has been published.

To be cont .....



4. That the land fully described in the schedule below stands retained by the Vendors through operation of family ceiling as envisaged in chapter II-B, West Bengal Land Reforms Act.
5. That the said land or any part or portion thereof or under any interest therein has not vested in and/or is neither acquired nor any notice has been served under the state of West Bengal Estate Acquisition Act. 1953 or statutory modification thereof or under the Urban Land (Ceiling & Regulations) Act. 1976 or any other law for the time being in force.
6. It is hereby declared by the Vendors that the said land which have been described in the schedule hereinafter written is the self acquired property of the Vendors and that they are not the benamder of any one.
7. It is hereby declared that the said Purchaser has the absolute right to mutate its name in respect of the present purchased land.
8. All the taxes land revenue and impositions payable in respect of the said 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



(9)

free from all encumbrances and that is not the benamder of anyone and the same is not the DEBATTOR or PIROTTOR property or is not subject matter of any court case or not any litigation from any corners whatsoever.

10. That the Vendors have not yet taken any loan or financial benefits from any bank or financial institutions or any corners in respect of the schedule mentioned land.
11. If it is transpired subsequently that the said property hereby sold, conveyed and transferred and assigned by the Vendors are found to be not free from all encumbrances or if it is found that the total quantum or any quantum of the land sold, conveyed and transferred is physically absent or the Vendors do not have valid right title interest and possession of the said land or any part thereof the Vendors shall be bound to give possession of the equal quantum of land owned held and possessed by them 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.

To be cont .....



(10)

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 sali and Khal land total measuring an area **00.10 Satak**, comprised in R.S. & L.R. Dag No. 5145, under L.R. Khatian Nos. 2138, 2142, 1754 & 1755, the said land clearly as under :-

Saleable land area	Share of land	Total land	R.S. & L.R. Dag	Nature of land
00.05 Satak	0.0250	02 Satak	5145	Sali
00.05 Satak	0.0250	02 Satak	5145	Sali
Total land 00.10 Satak,				

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 00.10 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 are no road surrounding those plots.

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. *Ajijulmolla*
2. *Sanhaty*  
*সহকারী*  
*কর্তা*

*২৪/১১/১৭ - ৩৩(২০)*  
*২৪/১১/১৭ -*

Deed prepared and explained  
by me.

*Barhajet*  
*১৭/১১/১৭*  
*Borsul District Court*

*২৪/১১/১৭*

\_\_\_\_\_  
SIGNATURE OF THE VENDORS

TYPED BY:

*✓*  
(UPANANDA BISWAS)

Asha Computer, Kol - 135.

To be cont .....



(12)

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named purchaser, a sum of Rs. 14,879/- (Rupees Forteen Thousand Eight Hundred Seventy-nine) 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>
03/11/2016	540769	The South Indian Bank Ltd. Brabourn Road, Kolkata	14,879/-

Total Rs. 14,879/- (Rupees Forteen Thousand Eight Hundred Seventy-nine) only.

WITNESSES :-

1. *Ajij Molla*  
*Lauhati*

2. *স্বঃ সুনীল কুমার*  
*স্বঃ*

*২৪৩১০ টাকা - ৩৪(২০)*

*২৭২৭০ টাকা*

*৩২৪ টাকা*

\_\_\_\_\_  
SIGNATURE OF THE VENDORS







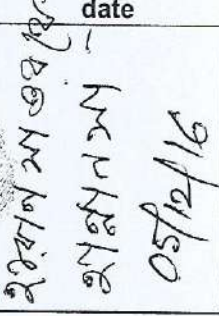


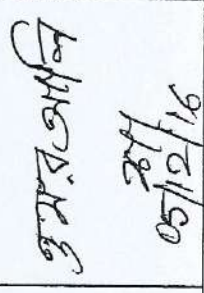

Government of West Bengal

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 15030001578524/2016

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Haran Sha Alias Hannan Sha Langolpota, P.O:- Matiagacha, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135	Seller			 05/12/16
2	Omar Ali Sha Langolpota, P.O:- Matiagacha, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135	Seller			 05/12/16
Sl No.	Name and Address of identifier	Identifier of			Signature with date
1	Ajjul Molla Son of Abdul Hamid Molla Lauhati, P.O:- Lauhati, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135	Haran Sha, Omar Ali Sha, Mr Roshan Lal Singhal			 05.12.16.

(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

COMMERCIAL PVT. LTD.

Rajesh K Singh

Director



Little



Ring



Middle



Fore

(Left Hand)



Thumb



Thumb



Fore



Middle



Ring

(Right Hand)



Little



Little



Ring



Middle



Fore

(Left Hand)



Thumb



Thumb



Fore



Middle



Ring

(Right Hand)



Little



Little



Ring



Middle



Fore

(Left Hand)



Thumb



Thumb



Fore



Middle



Ring

(Right Hand)



Little

Rajesh K Singh



## Major Information of the Deed

Deed No :	I-1503-08474/2016	Date of Registration	12/8/2016 1:38:29 PM
Query No / Year	1503-0001578524/2016	Office where deed is registered	
Query Date	04/12/2016 9:27:47 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 14,879/-	Rs. 42,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs 2,150/- (Article:23)	Rs. 476/- (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
11	LR-5145	LR-2138	Commercial	Shali	0.05 Dec	7,439/-	21,250/-	
12	LR-5145	LR-2142	Commercial	Shali	0.05 Dec	7,440/-	21,250/-	
		<b>TOTAL :</b>			.1Dec	14,879 /-	42,500 /-	
		<b>Grand Total :</b>			.1Dec	14,879 /-	42,500 /-	

### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Haran Sha, (Alias: Hannan Sha)</b> 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, Executed by: Self, Date of Execution: 05/12/2016 , Admitted by: Self, Date of Admission: 05/12/2016 ,Place : Pvt. Residence			
2	<b>Omar Ali Sha</b> Son of Late Sekendar Sha Executed by: Self, Date of Execution: 05/12/2016 , Admitted by: Self, Date of Admission: 05/12/2016 ,Place : Pvt. Residence	Photo	Fingerprint	Signature
	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			



**Applicant Details :**

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

**Representative Details :**

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

**Identifier Details :**

Name & address
Ajijul 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 Haran Sha, Omar Ali Sha, Mr Roshan Lal Singhal

**Transfer of property for L1**

Sl No	From	To. with area (Name-Area)
1	Haran Sha	NICKY COMMERCIAL PRIVATE LIMITED-0.05 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Omar Ali Sha	NICKY COMMERCIAL PRIVATE LIMITED-0.05 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:- 2138	Owner:হারান শা, Gurdian:সেকেন্দার, Address:নিজ, Classification:শালি,
L2	LR Plot No:- 5145(Corresponding RS Plot No:- 5145), LR Khatian No:- 2142	Owner:ওমর আলি, Gurdian:সেকেন্দার, Address:নিজ, Classification:শালি,



**Endorsement For Deed Number : I - 150308474 / 2016**

**On 05-12-2016**

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

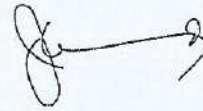
Presented for registration at 14:45 hrs on 05-12-2016, at the Private residence by Omar Ali Sha , one of the Executants.

**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 42,500/-

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

Execution is admitted on 05/12/2016 by 1. Haran Sha, Alias Hannan 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, 2. Omar Ali 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 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 08-12-2016**

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

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

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 476/- ( A(1) = Rs 462/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 476/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 2,145/- and Stamp Duty paid by Stamp Rs 2,150/-  
Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 721, Amount: Rs.1,000/-, Date of Purchase: 05/12/2016, Vendor name: T K Saha
3. Stamp: Type: Impressed, Serial no 722, Amount: Rs.1,000/-, Date of Purchase: 05/12/2016, Vendor name: T K Saha
4. Stamp: Type: Impressed, Serial no 723, Amount: Rs.100/-, Date of Purchase: 05/12/2016, Vendor name: T K Saha
5. Stamp: Type: Impressed, Serial no 724, Amount: Rs.50/-, Date of Purchase: 05/12/2016, Vendor name: T K Saha



**Joyjit Chanda**

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

**North 24-Parganas, West Bengal**

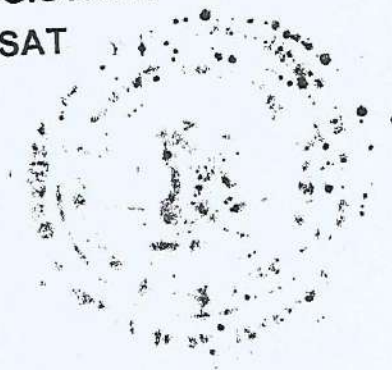


ificate of Registration under section 60 and Rule 69.  
gistered in Book - I  
olume number 1503-2016, Page from 223344 to 223371  
being No 150308474 for the year 2016.



Digitally signed by JOYJIT CHANDA  
Date: 2016.12.08 14:07:23 +05:30  
Reason: Digital Signing of Deed.

(Joyjit Chanda) 08/12/2016 14:07:22  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BARASAT  
West Bengal.



(This document is digitally signed.)