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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

V 220447

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 8th day of December, Two Thousand Sixteen (2016).

BETWEEN

To be cont.....

(1) **ANOWARA BIBI** wife of Anowar and daughter of Late Soleman Sahaji, residing at Village- Falti, P.O. Beliaghata Bridge, P.S. Sashan, District North 24 Parganas, PIN- 743423, West Bengal, by occupation- Housewife (2) **ATİYAR RAHAMAN MONDAL** alias **Md. ATİYAR RAHAMAN** (having PAN : BWAPR2251P) son of Late Habibar Rahaman Mondal, residing at Village- Gureraït, P.O. & P.S. Rajarhat, Kolkata- 700135, District North 24 Parganas, by occupation- Business and (3) **SOBEJAN BIBI** wife of Late Habibar Rahaman Mondal, residing at Village- Gureraït, P.O. & P.S. Rajarhat, Kolkata- 700135, District North 24 Parganas, by occupation- Housewife, all by faith Muslim, 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, 4th floor, Room No. 7A, Kolkata- 700001, P.S. Hare Street, represented by its Director **SRI ROSHAN LAL SINGHAL** son of Late Chander Bhan Singhal, by faith- Hindu, by occupation- Business, by Nationality- Indian resident of 23A, N.S. Road, 4th floor, Room No. 7A, Kolkata- 700001, 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 :

A) One **Panchu Sah alias Panchu Kha** resident of Langolpota, P.S. Barasat at present Rajarhat, District North 24 Parganas was the owner and possessor of land admeasuring an area of total **319 Satak** be the same a little more or less comprised in R.S. Dag Nos. 5104, 5108, 5121, 5145, 5147, 5173, 5174, 5181, 5183 & 5185 all under R.S. Khatian No. 190 & 2416 under the following manner :-

Recorded land area	Share	Total out of land	R.S. Dag No.	R.S. Khatian No.	Nature of land
100.50 Satak	0.5000	201 Satak	5104	2416	Shali
08.50 Satak	0.5000	17 Satak	5108	190	Shali
08.50 Satak	0.5000	17 Satak	5121	2416	Shali
01.00 Satak	0.5000	02 Satak	5145	190	Shali
09.50 Satak	0.5000	19 Satak	5147	190	Shali
12.50 Satak	0.5000	25 Satak	5173	190	Khal
100.00 Satak	0.5000	200 Satak	5174	190	Shali
11.50 Satak	0.5000	23 Satak	5181	2416	Shali
37.00 Satak	0.5000	74 Satak	5183	2416	Shali
30.00 Satak	0.5000	60 Satak	5185	2416	Shali

319 Satak 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 at present Rajarhat Police Station, in the District of North 24 Parganas, by virtue of inheritance and thereafter own Revisional Settlement Record of Rights absolutely free from all encumbrances whatsoever.

B) While seized and possessed of the aforesaid plots of land, the said **Panchu Sah alias Panchu Kha** died intestate leaving behind her four sons namely (i) Samser Sah (ii) Nur Islam Sah (iii) Noor Mohammad Sah (iv) Kader Sah, three daughters namely (i) Suklal Bibi (ii) Motilal Bibi and (iii) **Sobejan Bibi** (the **Vendor No. 3**) as her legal heirs and successors to her estate and they become the owners of the aforesaid land in terms of the Mohammadan Law of Succession Act. where each son had entitled land measuring 58 Satak as $\frac{2}{11}^{\text{th}}$ share out of said 319 Satak and each daughter had/have entitled land measuring an area of 29 Satak more or less as $\frac{1}{11}^{\text{th}}$ share out of said 319 Satak.

C) It is noted herein that the said entire land admeasuring an area of **319 Satak inadvertently** recorded in the L.R. Khatian Nos. 2149, 2150, 2151, 2152, 3065 & 2171 save and except in the names of said (i) Suklal Bibi (ii) Motilal Bibi and (iii) **Sobejan Bibi**.

D) But, actually and/or correctly virtue of above inheritance from father, the said **Sobejan Bibi** is the owner of land admeasuring an area of 29 Satak under the following manner :-

Inherited land area	share	Out of land area	Share	Out of total land	R.S. Dag	R.S. Khatian	Nature of land
09.14 Satak	1/11 th	100.50 Satak	0.5000	201 Satak	5104	2416	Shali
00.78 Satak	1/11 th	08.50 Satak	0.5000	17 Satak	5108	190	Shali
00.78 Satak	1/11 th	08.50 Satak	0.5000	17 Satak	5121	2416	Shali
00.09 Satak	1/11 th	01.00 Satak	0.5000	02 Satak	5145	190	Shali
00.87 Satak	1/11 th	09.50 Satak	0.5000	19 Satak	5147	190	Shali
01.14 Satak	1/11 th	12.50 Satak	0.5000	25 Satak	5173	190	Khal
09.10 Satak	1/11 th	100.00 Satak	0.5000	200 Satak	5174	190	Shali
01.05 Satak	1/11 th	11.50 Satak	0.5000	23 Satak	5181	2416	Shali
03.37 Satak	1/11 th	37.00 Satak	0.5000	74 Satak	5183	2416	Shali
02.73 Satak	1/11 th	30.00 Satak	0.5000	60 Satak	5185	2416	Shali

29 Satak 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 at present Rajarhat Police Station, the District of North 24 Parganas, by virtue of inheritance from father absolutely free from all encumbrances whatsoever.

E) While seized and possessed of the aforesaid plots of land, the said **Sobejan Bibi** gifted and transferred her aforesaid plots of land admeasuring an area of 29 Satak more or less to her three sons namely (i) **Atiyar Rahaman Mondal** (the Vendor No. 2 herein), (ii) **Badiyar Rahaman Mondal** and (iii) **Aktar Ali Mondal** by a registered Deed of Gift (Bengali language- Hebanama) registered at the office of the Addl. District Sub-Registrar Barasat North 24 Parganas and recorded in Book No. I, CD Volume No. 48, Pages 1361 to 1387, Being No. 07438, in the

year 2014 numbered on 16.09.2014 and presented/executed on 29.09.2008.

G) By virtue of above Gift, the said Atiyar Rahaman Mondal (the Vendor No. 2 herein) have entitled land measuring an area of 09.66 Satak as $1/3^{\text{rd}}$ share out of said gifted land area 29 Satak absolutely free from all encumbrances whatsoever.

H) While seized and possessed of the aforesaid plots of land admeasuring 29 Satak the said Motilal Bibi died intestate leaving behind her one daughter namely Rabiya Bibi, one sister namely Sobejan Bibi and two brothers namely Noor Islam Sah and Kader Sah as her legal heirs and successors to her estate and they the said **Rabiya Bibi** have/had **entitled land measuring 14.50 Satak** as half share out of 29 Satak and remaining half measuring 14.50 Satak jointly have/had entitled by said Sobejan Bibi, Noor Islam Sah and Kader Sah where the said (i) Sobejan Bibi have/had entitled land measuring 02.90 Satak and remaining land measuring 11.60 Satak have/had entitled by Noor Islam Sah and Kader Sah **each land area 05.80 Satak** more or less in terms of the Muslim Farayez Act.

I) By virtue of above inheritance, the said **Suklal Bibi** is the owner of land admeasuring an area of 29 Satak under the following manner :-

Inherited land area	share	Out of land area	Share	Out of total land	R.S. Dag	R.S. Khatian	Nature of land
09.14 Satak	$1/11^{\text{th}}$	100.50 Satak	0.5000	201 Satak	5104	2416	Shali
00.78 Satak	$1/11^{\text{th}}$	08.50 Satak	0.5000	17 Satak	5108	190	Shali
00.78 Satak	$1/11^{\text{th}}$	08.50 Satak	0.5000	17 Satak	5121	2416	Shali

00.09 Satak	1/11 th	01.00 Satak	0.5000	02 Satak	5145	190	Shali
00.87 Satak	1/11 th	09.50 Satak	0.5000	19 Satak	5147	190	Shali
01.14 Satak	1/11 th	12.50 Satak	0.5000	25 Satak	5173	190	Khal
09.10 Satak	1/11 th	100.00 Satak	0.5000	200 Satak	5174	190	Shali
01.05 Satak	1/11 th	11.50 Satak	0.5000	23 Satak	5181	2416	Shali
03.37 Satak	1/11 th	37.00 Satak	0.5000	74 Satak	5183	2416	Shali
02.73 Satak	1/11 th	30.00 Satak	0.5000	60 Satak	5185	2416	Shali

29 Satak 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 at present Rajarhat Police Station, the District of North 24 Parganas, by virtue of inheritance from father absolutely free from all encumbrances whatsoever.

J) While seized and possessed of the aforesaid plots of land, the said Suklal Bibi died intestate leaving behind her two daughters namely (i) **Anowara Bibi** (the Vendor No. 1 herein) (ii) Jahanara Bibi, one son namely Tohid Sahaji as her legal heirs and successors to her estate and they have/had entitled land measuring 29 Satak where each daughter have/had entitled land measuring 07.25 Satak more or less as 1/4th share out of 29 Satak and her said son have/had entitled land measuring 14.50 Satak in terms of the Muslim Farayez Act.

K) 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 **19.48 Satak** be the same a little more or less comprised in R.S. & L.R. Dag Nos. 5104, 5108, 5121, 5145, 5147, 5173, 5174, 5181, 5183 & 5185

all under R.S. Khatian No. 190 & 2416, L.R. Khatian Nos. 2149, 2150, 2151, 2152, 3065 & 2171, 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 and have been enjoying the same 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 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.

L) Now the Vendors herein have agreed to sell and the Purchaser herein has agreed to purchase the said plots of land admeasuring an area of total **19.48 Satak** be the same a little more or less comprised in R.S. & L.R. Dag Nos. 5104, 5108, 5121, 5145, 5147, 5173, 5174, 5181, 5183 & 5185 all under R.S. Khatian No. 190 & 2416, L.R. Khatian Nos. 2149, 2150, 2151, 2152, 3065 & 2171, lying and situated at *Mouza- MATIAGACHA*, J.L. No. 187, R.S. No. 17, Touzi No. 146, within the *local limits of Kirtipur 2 No. Gram Panchayet*, within the jurisdiction of Barasat at present Rajarhat Police Station, in the District of North 24 Parganas more fully described in the schedule hereinafter written, at or for the total consideration of **Rs. 6,63,000/- (Rupees six lac sixty three thousand) only.**

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement and in consideration of **Rs. 6,63,000/- (Rupees six lac sixty three thousand) 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 land admeasuring an area of total admeasuring an area of total **19.48 Satak** be the same a little more or less comprised in R.S. & L.R. Dag Nos. 5104, 5108, 5121, 5145, 5147, 5173, 5174, 5181, 5183 & 5185 all under R.S. Khatian No. 190 & 2416, L.R. Khatian Nos. 2149, 2150, 2151, 2152, 3065 & 2171, lying and situated at *Mouza- MATIAGACHA*, J.L. No. 187, R.S. No. 17, Touzi No. 146, within the *local limits of Kirtipur 2 No. Gram Panchayet*, within the jurisdiction of Barasat at present Rajarhat Police Station, in the District of North 24 Parganas more fully 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 and entire share estate right title interest inheritance use trust possession property claim easements quasi easements privileges claims and demands whatsoever of the Vendors out of or upon the properties benefits and rights hereby granted sold, conveyed transferred assigned and assured or expressed or intended so to be TOGETHER WITH all deeds paths muniments writings and evidences of title in 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 bargaders 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 ***Shali & Khal*** land admeasuring an area of total **19.48 Satak** be the same a little more or less comprised in R.S. & L.R. Dag Nos. 5104, 5108, 5121, 5145, 5147, 5173, 5174, 5181, 5183 & 5185 all under R.S. Khatian No. 190 & 2416, **L.R. Khatian Nos. 2149, 2150, 2151, 2152, 3065 & 2171** and the said land clearly under the following manner as per Dag wise :-

Seleable land area	Share	Total out of land	R.S. & L.R. Dag No.	L.R. Khatian No.	Nature of land
05.96 Satak	0.0297	201 Satak	5104	2171, 3065	Shali
00.52 Satak	0.0306	17 Satak	5108	2149, 2150, 2151, 2152	Shali
00.52 Satak	0.0306	17 Satak	5121	2149, 2150, 2151, 2152	Shali
00.06 Satak	0.0300	02 Satak	5145	2149, 2150, 2151, 2152	Shali
00.59 Satak	0.0311	19 Satak	5147	2149, 2150, 2151, 2152	Shali
00.77 Satak	0.0308	25 Satak	5173	2149, 2150, 2151, 2152	Khal
06.20 Satak	0.0310	200 Satak	5174	2149, 2150, 2151, 2152	Shali
00.71 Satak	0.0309	23 Satak	5181	2149, 2150, 2151, 2152	Shali
02.29 Satak	0.0310	74 Satak	5183	2149, 2150, 2151, 2152	Shali
01.86 Satak	0.0310	60 Satak	5185	2171, 3065	Shali

19.48 Satak in Total

the aforesaid 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 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 hereby sell total land measuring of **19.48 Satak** be the same a little more or less unto and in favour of the Purchaser herein. There is no road in the said saleable land.

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 :-

1. *Ajijul Molla*
Lauhati, Rajarhat

2. *Sahab Ali*
Rajarhat
KO-135

SIGNATURE OF THE VENDORS

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named purchaser, a sum of **Rs. 6,63,000/-** (**Rupees six lac sixty three thousand**) only being the full consideration money of the schedule mentioned land and payment as per memo below.

MEMO

<i>By Draft</i>	<i>Dated</i>	<i>Drawn on</i>	<i>Amount</i>
014761	07/12/2016	UCO Bank, Lower Circular Road, Kolkata Br.	2,63,000/-
047895	07/12/2016	UCO Bank, Bhatenda East Br.	4,00,000/-

Rs. 6,63,000/-

(Rupees six lac sixty three thousand) only

WITNESSES:

1. *Ajijul Molla*
Rauhati, Rajarhat
2. *Sabeh AL*
Rajarhat
101-175

আজিজুল মল্লিক বিবি

গতিমিত্ত বরজান অফিস
৩৩০০ মত। গতিমিত্ত বরজান
ব: গতিমিত্ত (মালিক)

মহাশয়/মহাশয়

ব: গতিমিত্ত (মালিক)

SIGNATURE OF THE VENDORSDeed prepared by:

Ajijul Molla
Barakat Plaza Court
WB/798/1995

Composed by:

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





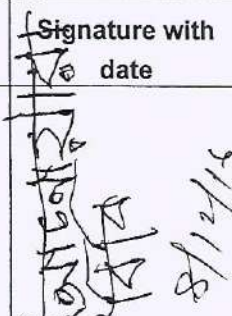


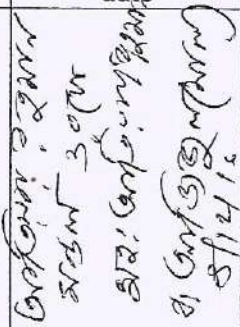


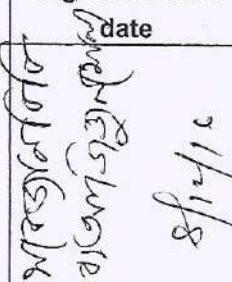
Government of West Bengal

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 15030001583272/2016

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

SI No.	Name of the Executant	Category		Finger Print	Signature with date
1	Anowara Bibi Falti, P.O:- Beliaghata Bridge, P.S:- Barasat, District:- North 24-Parganas, West Bengal, India, PIN - 743423	Seller			 21/12/16
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Atiyar Rahaman Mondal Alias Md Atiyar Rahaman Gureraid, P.O:- Rajarhat, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135	Seller			 21/12/16
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Sobejan Bibi Gureraid, P.O:- Rajarhat, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135	Seller			 21/12/16

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	Anowara Bibi, Atiyar Rahaman Mondal, Sobejan Bibi, Mr Roshan Lal Singhal	<i>(Signature)</i> 8/12/16

(Joyjit Chanda)

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

SPECIMEN FORM FOR TEN FINGERPRINTS

1. No. Signature of the executants/ presentants



Rohay Uday



Little



Ring



Middle



Fore

(Left Hand)



Thumb



Thumb



Fore



Middle



Ring

(Right Hand)



Little



অনোমল
স্বাক্ষর



Little



Ring



Middle



Fore

(Left Hand)



Thumb



Thumb



Fore



Middle



Ring

(Right Hand)



Little



অনোমল স্বাক্ষর
3/1/2011
স্বাক্ষর: অনোমল স্বাক্ষর
স্বাক্ষর: অনোমল স্বাক্ষর



Little



Ring



Middle



Fore

(Left Hand)



Thumb



Thumb



Fore



Middle



Ring

(Right Hand)



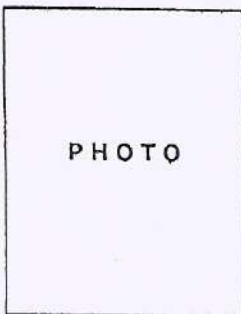
Little

SPECIMEN FORM FOR TEN FINGERPRINTS

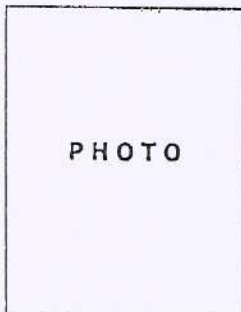


Handwritten: 10/10/50

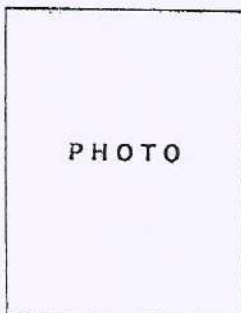
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

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

N: 19-201617-003457272-1

Payment Mode Online Payment

RN Date: 08/12/2016 16:06:54

Bank : State Bank of India

BRN : IK00AQJFO6

BRN Date: 08/12/2016 16:07:40

DEPOSITOR'S DETAILS

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

Id No. : 15030001583272/1/2016

[Query No./Query Year]

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15030001583272/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	30363
2	15030001583272/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	137904

Total

168267

In Words : Rupees One Lakh Sixty Eight Thousand Two Hundred Sixty Seven only

Major Information of the Deed

Deed No :	I-1503-08518/2016	Date of Registration	12/13/2016 12:55:54 PM
Query No / Year	1503-0001583272/2016	Office where deed is registered	
Query Date	05/12/2016 9:29:16 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. 6,63,000/-	Rs. 27,59,674/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 1,38,004/- (Article:23)	Rs. 30,363/- (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-5104	LR-2171	Bastu	Shali	5.96 Dec	2,02,849/-	8,44,335/-	
L2	LR-5108	LR-2149	Bastu	Shali	0.52 Dec	17,698/-	73,667/-	
L3	LR-5121	LR-2149	Bastu	Shali	0.52 Dec	17,698/-	73,667/-	
L4	LR-5145	LR-2149	Bastu	Shali	0.06 Dec	2,042/-	8,500/-	
L5	LR-5147	LR-2149	Bastu	Shali	0.59 Dec	20,080/-	83,584/-	
L6	LR-5173	LR-2149	Bastu	Khal	0.77 Dec	26,207/-	1,09,084/-	
L7	LR-5174	LR-2149	Bastu	Shali	6.2 Dec	2,11,017/-	8,78,335/-	
L8	LR-5181	LR-2149	Bastu	Shali	0.71 Dec	24,165/-	1,00,584/-	
L9	LR-5183	LR-2149	Bastu	Shali	2.29 Dec	77,940/-	3,24,417/-	
L10	LR-5185	LR-2171	Bastu	Shali	1.86 Dec	63,304/-	2,63,501/-	
		TOTAL :			19.48Dec	6,63,000 /-	27,59,674 /-	
	Grand Total :				19.48Dec	6,63,000 /-	27,59,674 /-	

Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Anowara Bibi Wife of Anowar Executed by: Self, Date of Execution: 08/12/2016 , Admitted by: Self, Date of Admission: 08/12/2016 ,Place : Pvt. Residence			
	Falti, P.O:- Beliaghata Bridge, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 743423 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, Form 60/61 supplied, Status :Individual			

Atiyar Rahaman Mondal, (Alias: Md Atiyar Rahaman)

Son of Late Habibar Rahaman Mondal Gurairait, P.O:- Rajarhat, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No. BWAPR2251P, Status :Individual, Executed by: Self, Date of Execution: 08/12/2016
 , Admitted by: Self, Date of Admission: 08/12/2016 ,Place : Pvt. Residence

3 Sobejan Bibi

Wife of Late Habibar Rahaman Mondal Gurairait, P.O:- Rajarhat, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, Form 60/61 supplied, Status :Individual, Executed by: Self, Date of Execution: 08/12/2016
 , Admitted by: Self, Date of Admission: 08/12/2016 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	NICKY COMMERCIAL PRIVATE LIMITED 23A, N. S. Road, 4th Floor, Room No 7A, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AACN8443M, 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 Anowara Bibi, Atiyar Rahaman Mondal, Sobejan Bibi, Mr Roshan Lal Singhal

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Anowara Bibi	NICKY COMMERCIAL PRIVATE LIMITED-2.28 Dec
2	Atiyar Rahaman Mondal	NICKY COMMERCIAL PRIVATE LIMITED-3.18 Dec
3	Sobejan Bibi	NICKY COMMERCIAL PRIVATE LIMITED-0.5 Dec

Transfer of property for L10

Sl.No	From	To. with area (Name-Area)
1	Anowara Bibi	NICKY COMMERCIAL PRIVATE LIMITED-0.68 Dec
2	Atiyar Rahaman Mondal	NICKY COMMERCIAL PRIVATE LIMITED-0.91 Dec
3	Sobejan Bibi	NICKY COMMERCIAL PRIVATE LIMITED-0.27 Dec

Transfer of property for L2

	From	To. with area (Name-Area)
	Anowara Bibi	NICKY COMMERCIAL PRIVATE LIMITED-0.19 Dec
2	Atiyar Rahaman Mondal	NICKY COMMERCIAL PRIVATE LIMITED-0.26 Dec
3	Sobejan Bibi	NICKY COMMERCIAL PRIVATE LIMITED-0.07 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Anowara Bibi	NICKY COMMERCIAL PRIVATE LIMITED-0.19 Dec
2	Atiyar Rahaman Mondal	NICKY COMMERCIAL PRIVATE LIMITED-0.26 Dec
3	Sobejan Bibi	NICKY COMMERCIAL PRIVATE LIMITED-0.07 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Anowara Bibi	NICKY COMMERCIAL PRIVATE LIMITED-0.02 Dec
2	Atiyar Rahaman Mondal	NICKY COMMERCIAL PRIVATE LIMITED-0.03 Dec
3	Sobejan Bibi	NICKY COMMERCIAL PRIVATE LIMITED-0.01 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Anowara Bibi	NICKY COMMERCIAL PRIVATE LIMITED-0.22 Dec
2	Atiyar Rahaman Mondal	NICKY COMMERCIAL PRIVATE LIMITED-0.29 Dec
3	Sobejan Bibi	NICKY COMMERCIAL PRIVATE LIMITED-0.08 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	Anowara Bibi	NICKY COMMERCIAL PRIVATE LIMITED-0.28 Dec
2	Atiyar Rahaman Mondal	NICKY COMMERCIAL PRIVATE LIMITED-0.38 Dec
3	Sobejan Bibi	NICKY COMMERCIAL PRIVATE LIMITED-0.11 Dec

Transfer of property for L7

Sl.No	From	To. with area (Name-Area)
1	Anowara Bibi	NICKY COMMERCIAL PRIVATE LIMITED-2.27 Dec
2	Atiyar Rahaman Mondal	NICKY COMMERCIAL PRIVATE LIMITED-3.03 Dec
3	Sobejan Bibi	NICKY COMMERCIAL PRIVATE LIMITED-0.9 Dec

Transfer of property for L8

Sl.No	From	To. with area (Name-Area)
1	Anowara Bibi	NICKY COMMERCIAL PRIVATE LIMITED-0.26 Dec
2	Atiyar Rahaman Mondal	NICKY COMMERCIAL PRIVATE LIMITED-0.35 Dec
3	Sobejan Bibi	NICKY COMMERCIAL PRIVATE LIMITED-0.1 Dec

	From	To. with area (Name-Area)
	Anowara Bibi	NICKY COMMERCIAL PRIVATE LIMITED-0.84 Dec
2	Atiyar Rahaman Mondal	NICKY COMMERCIAL PRIVATE LIMITED-1.12 Dec
3	Sobejan Bibi	NICKY COMMERCIAL PRIVATE LIMITED-0.33 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:- 5104(Corresponding RS Plot No:- 5104), LR Khatian No:- 2171	Owner:ছওলাতল্লোহা বিবি, Gurdian:সামসের আলি, Address:নিজ, Classification:শালি, Area:0.96000000 Acre,
L2	LR Plot No:- 5108(Corresponding RS Plot No:- 5108), LR Khatian No:- 2149	Owner:সামসের সা, Gurdian:পাঁচু, Address:নিজ, Classification:শালি, Area:0.01000000 Acre,
L3	LR Plot No:- 5121(Corresponding RS Plot No:- 5121), LR Khatian No:- 2149	Owner:সামসের সা, Gurdian:পাঁচু, Address:নিজ, Classification:শালি, Area:0.01000000 Acre,
L4	LR Plot No:- 5145(Corresponding RS Plot No:- 5145), LR Khatian No:- 2149	
L5	LR Plot No:- 5147(Corresponding RS Plot No:- 5147), LR Khatian No:- 2149	Owner:সামসের সা, Gurdian:পাঁচু, Address:নিজ, Classification:শালি, Area:0.01000000 Acre,
L6	LR Plot No:- 5173(Corresponding RS Plot No:- 5173), LR Khatian No:- 2149	Owner:সামসের সা, Gurdian:পাঁচু, Address:নিজ, Classification:খাল, Area:0.01000000 Acre,
L7	LR Plot No:- 5174(Corresponding RS Plot No:- 5174), LR Khatian No:- 2149	Owner:সামসের সা, Gurdian:পাঁচু, Address:নিজ, Classification:শালি, Area:0.10000000 Acre,
L8	LR Plot No:- 5181(Corresponding RS Plot No:- 5181), LR Khatian No:- 2149	Owner:সামসের সা, Gurdian:পাঁচু, Address:নিজ, Classification:শালি, Area:0.01000000 Acre,
L9	LR Plot No:- 5183(Corresponding RS Plot No:- 5183), LR Khatian No:- 2149	Owner:সামসের সা, Gurdian:পাঁচু, Address:নিজ, Classification:শালি, Area:0.04000000 Acre,
L10	LR Plot No:- 5185(Corresponding RS Plot No:- 5185), LR Khatian No:- 2171	Owner:ছওলাতল্লোহা বিবি, Gurdian:সামসের আলি, Address:নিজ, Classification:শালি, Area:0.28000000 Acre,

08-12-2016

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

Presented for registration at 18:40 hrs on 08-12-2016, at the Private residence by Anowara Bibi, one of the Executants.

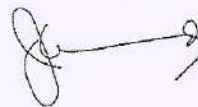
Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 27,59,674/-

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

Execution is admitted on 08/12/2016 by 1. Anowara Bibi, Wife of Anowar, Falti, P.O: Beliaghata Bridge, Thana: Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 743423, by caste Muslim, by Profession House wife, 2. Atiyar Rahaman Mondal, Alias Md Atiyar Rahaman, Son of Late Habibar Rahaman Mondal, Gurera, P.O: Rajarhat, Thana: Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Business, 3. Sobejan Bibi, Wife of Late Habibar Rahaman Mondal, Gurera, P.O: Rajarhat, Thana: Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession House wife

Indetified by Ajjul Molla, Son of Abdul Hamid Molla, Lauhati, P.O: Lauhati, Thana: Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Business



Joyjit Chanda

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

On 09-12-2016

Payment of Fees

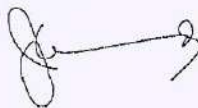
Certified that required Registration Fees payable for this document is Rs 30,363/- (A(1) = Rs 30,349/- , E = Rs 14/-) and Registration Fees paid by by online = Rs 30,363/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/12/2016 4:07PM with Govt. Ref. No: 192016170034572721 on 08-12-2016, Amount Rs: 30,363/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00AQJFO6 on 08-12-2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,38,004/- and Stamp Duty paid by by online = Rs 1,37,904/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/12/2016 4:07PM with Govt. Ref. No: 192016170034572721 on 08-12-2016, Amount Rs: 1,37,904/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00AQJFO6 on 08-12-2016, 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

On 13-12-2016

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.

ent of Stamp Duty

ified that required Stamp Duty payable for this document is Rs. 1,38,004/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp
i. Stamp: Type: Impressed, Serial no 1692, Amount: Rs.100/-, Date of Purchase: 08/12/2016, Vendor name: T K SAHA



Joyjit Chanda

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BARASAT

North 24-Parganas, West Bengal



cate of Registration under section 60 and Rule 69.

stered in Book - I

Volume number 1503-2016, Page from 224179 to 224213
being No 150308518 for the year 2016.



Digitally signed by JOYJIT CHANDA
Date: 2016.12.13 13:44:58 +05:30
Reason: Digital Signing of Deed.

(Joyjit Chanda) 13/12/2016 13:44:57
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
West Bengal.

(This document is digitally signed.)