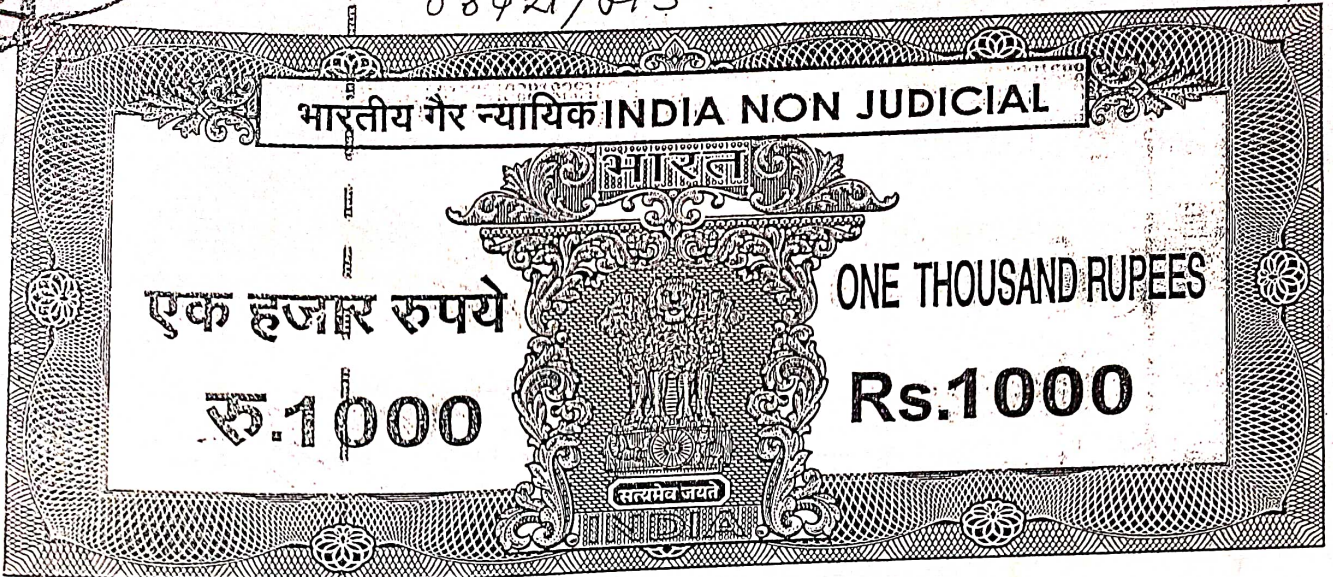


08421/013

8244/20



भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

₹.1000

ONE THOUSAND RUPEES

Rs.1000



पश्चिम बंगाल WEST BENGAL

G 245515

1-2259/13  
11-57  
M.M. 29/6/10  
Additional Registrar  
Kolkata



Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar  
of Assurances, Kolkata

19/6/10

**DEED OF SETTLEMENT**

THIS DEED OF SETTLEMENT is made this the 19th day of June 2010, BETWEEN SRI BIJON KUMAR ROY, son of Late Gopi Krishna Roy, by faith Hindu, by occupation Service, residing at premises No. 4, Fakir Chakraborty Lane, under Police Station Burtolla, Kolkata - 700 006, hereinafter referred to as the **SETTLOR** (which term or expression shall unless excluded by or

44447

Bigon Kumar Roy

NAME.....  
 ADD.....  
 RS. 1000

12 JUN 2013  
**S. CHATTERJEE**  
 Licensed Stamp Vendor  
 C. C. Court  
 2 & 3, K. S. Roy Road, Kol-1

4 Fakir Chakraborty Lane  
P.S. - Burtolla Kol-6

12 JUN 2013





( Swadesh Ch. Roy.  
 { SWADESH CH ROY }  
 s/o. Late Gopi Krishna Roy,  
 4, Fakir Chakraborty Lane,  
 P.S. Burtolla,  
 Kolkata - 700006.







REGISTRAR  
 OF ASSURANCES, KOLKATA  
 19 JUN 2013

Department  
 Signature / Li  
 Signature of the Present  
 Name of the Present  
 Bigon Kumar Roy  
 Fakir Chakr  
 P.S. Burtolla



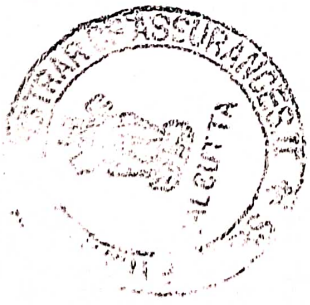
**Government of West Bengal**  
**Department of Finance (Revenue), Directorate of Registration and Stamp Revenue**  
**Office of the A.R.A. - II KOLKATA, District- Kolkata**  
**Signature / LTI Sheet of Serial No. 08421 / 2013, Deed No. (Book - I , 08744/2013)**

Name of the Presentant	Photo	Finger Print	Signature with date
Bijon Kumar Roy ( Settlor ) 4, Fakir Chakraborty Lane, Kol, Thana: Burtola, District: Kolkata, WEST BENGAL, India, Pin :-700006	 19/06/2013	 LTI 19/06/2013	<i>Bijon Kumar Roy</i> 19-06-13

Signature of the person(s) admitting the Execution, at Office.				
Admission of Execution By	Status	Photo	Finger Print	Signature
Bijon Kumar Roy ( Settlor ) Address -4, Fakir Chakraborty Lane, Kol, Thana:-Burtola, District:-Kolkata, WEST BENGAL, India, Pin :-700006	Self	 19/06/2013	 LTI 19/06/2013	<i>Bijon Kumar Roy</i>
Bijon Kumar Roy ( Trustee ) Address -4, Fakir Chakraborty Lane, Kol, Thana:-Burtola, District:-Kolkata, WEST BENGAL, India, Pin :-700006	Self	 19/06/2013	 LTI 19/06/2013	<i>Bijon Kumar Roy</i>
Sudeshna Roy Address -4, Fakir Chakraborty Lane, Kol, Thana:-Burtola, District:-Kolkata, WEST BENGAL, India, Pin :-700006	Self	 19/06/2013	 LTI 19/06/2013	<i>Sudeshna Roy.</i>

Name of Identifier of above Person(s)  
 Swadesh Chandra Roy  
 4, Fakir Chakraborty Lane, Kol, Thana:-Burtola,  
 District:-Kolkata, WEST BENGAL, India, Pin :-700006

Signature of Identifier with Date  
*Swadesh Ch. Roy*  
 19/06/13



*(Signature)*  
 (Dulal chandraSaha)  
 ADDL. REGISTRAR OF ASSURANCES-II  
 Office of the A.R.A. - II KOLKATA



Government Of West Bengal  
Office Of the A.R.A. - II KOLKATA  
District:-Kolkata

Endorsement For Deed Number : I - 08744 of 2013  
(Serial No. 08421 of 2013 and Query No. 1902L000018259 of 2013)

On 19/06/2013

**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 : 5, 58A of Indian Stamp Act 1899.

**Payment of Fees:**

Amount By Cash

Rs. 43860.00/-, on 19/06/2013

( Under Article : A(1) = 43846/- ,E = 14/- on 19/06/2013 )

**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. -39,86,005/-

Certified that the required stamp duty of this document is Rs.- 279040 /- and the Stamp duty paid as:  
Impresive Rs - 1000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 278070/- is paid , by the draft number 029005, Draft Date 17/06/2013, Bank  
State Bank of India, JATINDRA MOHAN AVENUE, received on 19/06/2013

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

Presented for registration at 11.30 hrs on :19/06/2013, at the Office of the A.R.A. - II KOLKATA by Sri  
Bijon Kumar Roy ( Settlor ) , one of the Executants.

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

Execution is admitted on 19/06/2013 by

1. Sri Bijon Kumar Roy ( Settlor ), son of Late Gopi Krishna Roy , 4, Fakir Chakraborty Lane, Kol,  
Thana:-Burtola, District:-Kolkata, WEST BENGAL, India, Pin :-700006, By Caste Hindu, By Profession  
: Service
2. Sri Bijon Kumar Roy ( Trustee ), son of Late Gopi Krishna Roy , 4, Fakir Chakraborty Lane, Kol,  
Thana:-Burtola, District:-Kolkata, WEST BENGAL, India, Pin :-700006, By Caste Hindu, By Profession  
: Service
3. Miss Sudeshna Roy, daughter of Sri Swadesh Chandra Roy , 4, Fakir Chakraborty Lane, Kol,  
Thana:-Burtola, District:-Kolkata, WEST BENGAL, India, Pin :-700006, By Caste Hindu, By Profession  
: Student



19/06/2013 12:27:00

( Dulal chandraSaha )  
ADDL. REGISTRAR OF ASSURANCES-II  
EndorsementPage 1 of 2





Government Of West Bengal  
Office Of the A.R.A. - II KOLKATA  
District:-Kolkata

Endorsement For Deed Number : I - 08744 of 2013  
(Serial No. 08421 of 2013 and Query No. 1902L000018259 of 2013)

Identified By Swadesh Chandra Roy, son of Late Gopi Krishna Roy, 4, Fakir Chakraborty Lane, Kol.  
Thana:-Burtola, District:-Kolkata, WEST BENGAL, India, Pin :-700006, By Caste: Hindu, By  
Profession: Others.

( Dulal chandra Saha )  
ADDL. REGISTRAR OF ASSURANCES-II



( Dulal chandra Saha )  
ADDL. REGISTRAR OF ASSURANCES-II  
Endorsement Page 2 of 2

19/06/2013 12:27:00

repugnant to the subject or context be deemed to include his heirs, successors, executors, administrators, legal representatives and/or assigns) of the **FIRST PART AND SRI BIJON KUMAR ROY**, son of Late Gopi Krishna Roy, by faith Hindu, by occupation Service, residing at premises No. 4, Fakir Chakraborty Lane, under Police Station Burtolla, Kolkata - 700 006, hereinafter referred to as the **TRUSTEE** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to include his heirs, successors, executors, administrators, legal representatives and/or assigns) of the **SECOND PART AND MISS. SUDESHNA ROY**, daughter of Sri Swadesh Chandra Roy, by faith Hindu, by occupation Student, residing at premises No. 4, Fakir Chakraborty Lane, under Police Station Burtolla, Kolkata - 700 006, hereinafter referred to as the **BENEFICIARY** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to include her heirs, successors, executors, administrators, legal representatives and/or assigns) of the **THIRD PART**:

**WHEREAS** by virtue of a Deed of Family Settlement in Bengali vernacular dated 11<sup>th</sup> Chaitra, 1391 B.S. corresponding to 25<sup>th</sup> March, 1985 A.D. executed by the father of the Settlor herein namely; Gopi Krishna Roy, since deceased which was duly registered in the office of the Sub-Registrar of Assurances, Calcutta

and entered in Book No. 1, Volume No. 106, Pages 202 to 212, Being No. 4365, For the year 1985, whereby the said Gopi Krishna Roy gave, bequeathed, conveyed and transferred his own acquired property being entire premises No. 4, Fakir Chakraborty Lane, under Police Station Burtolla, Kolkata - 700 006, (hereinafter referred to as the "said property" and more fully and particularly described in the Schedule "A" written hereunder) unto and in favour of his third son namely; Sri Swadesh Chandra Roy, fourth son namely; Sri Sarat Chandra Roy, since deceased and fifth son namely; Sri Bijon Kumar Roy i.e. the settler herein and only daughter namely; Kumari Bijoylakshmi Roy, since married.

**AND WHEREAS** it has provided in the said deed that, the said Gopi Krishna Roy during his natural life time shall use and enjoy all the benefits and profits as well as the debts in respect of the said property and after his expiry the said settlement by way of trust created by the said Gopi Krishna Roy shall automatically come to an end and be seized and/or cancelled and thereafter the said property shall be devolved in equal 4 (four) shares upon the aforesaid third son Swadesh Chandra Roy, fourth son Sarat Chandra Roy, since deceased and fifth son Bijon Kumar Roy and only daughter Bijoylakshmi Roy, since married as the sole and absolute beneficiaries thereof.



AND WHEREAS the said Gopi Krishna Roy subsequently died on 22<sup>nd</sup> September, 1989 at Calcutta and in terms of the said Deed of Family Settlement in Bengali vernacular dated 11<sup>th</sup> Chaitra, 1391 B.S. corresponding to 25<sup>th</sup> March, 1985 A.D., the aforesaid three sons and the only daughter became the sole and absolute beneficiaries each having undivided, impartible and/or proportionate  $\frac{1}{4}$  (one-fourth) shares and/or interests in respect of the said property and since then all the aforesaid three sons and only daughter are using and possessing the said property jointly and without any interruption and/or interferences from any corners whatsoever.

AND WHEREAS the Settler herein being a divorcee without having any issues and also becoming an old and suffering with some ailments, feels it expedient to make settlement of his said  $\frac{1}{4}$  (one-fourth) share, right, title and/or interest in the said property by making provisions for himself as well as the beneficiary herein namely; Sudeshna Roy i.e. his niece (daughter of his third elder brother Sri Swadesh Chandra Roy), who is always looking after him with great care and sincerely since long in each and every possible ways and/or manners and also pay him high respect like his own daughter and the settler also bears his natural love,



affection and/or gratitude unto and in favour of his said niece Sudhesna Roy i.e. the beneficiary herein.

**AND WHEREAS** for the purpose of the said settlement, the Settler doth hereby grant, transfer and convey his  $\frac{1}{4}$  (one-fourth) undivided, impartible and/or proportionate shares and/or interest in the said property more fully mentioned and described in the Schedule "B" property within the Schedule "A" property written hereunder unto and to the benefit of the Trustee herein and thereafter upon the demise of the Trustee unto and to the benefit of the Beneficiary herein **TO HOLD** the said Schedule "B" property lying and situate under the Schedule "A" property hereunder written i.e. at and being premises No. 4, Fakir Chakraborty Lane, under Police Station Burtolla, Kolkata - 700 006 for the purpose of the Trust hereby created and to do or perform all or any of the acts, deeds and things and exercise the powers, that is to say:-

1. The Trustee shall hold and/or possess in respect of his undivided  $\frac{1}{4}$  (one-fourth) share, right, title and/or interest in the said property lying and situate within the premises No. 4, Fakir Chakraborty Lane, under Police Station Burtolla, Kolkata - 700 006, more fully described and/or mentioned in the Schedule "B" property within the Schedule "A" property written hereunder for his

life without any right to transfer or encumber the said Schedule property or any part thereof, save and except to let out, lease out or to enter into any Development Agreement alongwith other co-owners to the proposed Developer for the purpose to erect new constructions after demolishing the old structures of the Schedule "A" property.

2. The Trustee shall be entitled to use, enjoy and/or reside in the said property under the possession occupied by him.
3. The Trustee shall be entitled to realize rents/license fees from the tenants, lessees or licensees in respect of his  $\frac{1}{4}$  (one-fourth) share and/or interest in the said property.
4. The Trustee shall jointly defray the costs with other co-owners for maintaining the said property and to pay the Municipal Taxes, Government Revenues and other outgoings, if any and also to meet the expenses jointly with other co-owners for keeping the said property fit by way of repair the same.
5. The Trustee shall be entitled to evict the tenant or tenants or any occupier or occupiers in the said property and also to recover vacant and peaceful khas possession thereof either amicably or



through any competent Court of law as the case may be or to institute any suit against any other persons touching the interest and benefit of the said property and shall also be entitled to defend any case as may be brought by any tenants or occupiers or any other persons relating to the said property either in person or by appointment of lawyers and to do all such needful for the same.

6. The Trustee shall be entitled to oppose, defend or challenge any actions of the Government or any Public Body concerning the said property in any competent Court of law or any Tribunals whatsoever.

7. Upon the death of the Trustee, the trust hereby created shall come to an end and automatically be seized, cancelled, rescinded and/or withdrawn and the said beneficiary Sudeshna Roy, her heirs, successors, executors, administrators, legal representatives and/or assigns shall be entitled to hold as a sole and absolute co-owners in respect of the said undivided  $\frac{1}{4}$  (one-fourth) share, right, title and/or interest in the said property, who shall also use and enjoy all such benefits and profits as derives out of the said property without any interferences, obstructions and/or interruption from any body else whatsoever.

8. The construction of the said property is more than 110 (one hundred and ten) years old and the condition of the said property is at present very dilapidated and for the said purpose the undivided  $\frac{1}{4}$  (one-fourth) share, right, title and/or interest in the schedule "B" property within the Schedule "A" property as written hereunder is hereby assessed to Rs. 11,00,000/- (Rupees Eleven Lakhs) only.

**SCHEDULE "A" PROPERTY AS REFERRED TO ABOVE**

ALL THAT piece or parcel of land measuring 5 (Five) Cottahs and 12 (Twelve) Chittacks more or less **TOGETHER WITH** 110 years old two storied dilapidated brick built building upon which total constructed area is 7,320 square feet (i.e. 3,660 square feet on the ground floor and 3,660 square feet on the first floor) standing thereon at and being premises No. 4, Fakir Chakraborty Lane, under Police Station Burtolla, Kolkata - 700 006 within the limits of Kolkata Municipal Corporation under Ward No. 18, comprised in Sutanuty Pargana, North Division in the City of Calcutta, butted and bounded as follows:-

**ON THE NORTH:** By 4' (four) feet wide Fakir Chakraborty Lane, Kolkata;



ON THE EAST : Partly by premises No. 5, Fakir Chakraborty Lane, Kolkata and partly by premises No. 29, Garanhata Street Kolkata;

ON THE SOUTH : Partly by premises No. 1/2, 1/3, 1/4, 1/6, Fakir Chakraborty Lane, Kolkata and partly by premises No. 30, Garanhata Street, Kolkata; and

ON THE WEST : By premises No. 1/2 and No. 2, Fakir Chakraborty Lane, Kolkata.

**SCHEDULE "B" PROPERTY AS REFERRED TO ABOVE**

ALL THAT undivided  $1/4^{\text{th}}$  (one-fourth) share and/or interest in the Schedule "A" property written herein above having the land measuring 1,035 square feet and the undivided  $1/4^{\text{th}}$  (one-fourth) share and/or interest of the constructed area in the Schedule "A" property is 1,830 square feet (i.e. 915 square feet on the ground floor and 915 square feet on the first floor)

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands on the day, month and year first above written.

SIGNED AND DELIVERED

AT KOLKATA IN PRESENCE OF:-

WITNESSES:-

1. Swadesh Chandra Ray  
41 Fakir Chakrabarty Lane Calcutta-5

SETTLOR  
PAN:-ACUPR1075J..

2. Jyoti Koley  
68, Srabasti Street Kolkata-5

TRUSTEE  
Bijon Kumar Ray

BENEFICIARY  
Sudeshma Ray.

PAN:-ANVPR6813L..

Drafted by:-

Tapan Kumar Paul  
19/6/2013.

Sri Tapan Kumar Paul,  
Advocate,  
City Civil Court at Calcutta.



SPECIMEN FORM FOR TEN FINGERPRINT



Left Hand

Right Hand

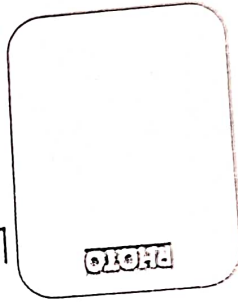
Name BHIM KUMAR ROY  
Signature Bhim Kumar Roy



Left Hand

Right Hand

Name SUDESHNA ROY  
Signature Sudeshna Roy



Left Hand

Right Hand

Name \_\_\_\_\_  
Signature \_\_\_\_\_



Left Hand

Right Hand

Name \_\_\_\_\_  
Signature \_\_\_\_\_

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

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

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

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