4076/10 1328 भारतीय गैर न्यायिक INDIA NON JUDICIAL Rs.5000 ক.5000 पाँच हुजार रुपये **FIVE THOUSAND RUPEES** -37 554065 পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL BM. 6469/10 -:: DEED OF CONVEYANCE ::-Lam Narayan Sing [Valued at Rs. 5,50,000/- only] THIS DEED OF CONVEYANCE is made on this .28th day of ,2010 BETWEEN IN SRI RAM NARAYANSINGH May son of Late Gulab Singh, PAN - ALGPS0745K, by Nationality -Indian, by Occupation - Business, (2) SRI SATYA NARAYAN SINGH son of Late Gulab Singh, by Nationality - Indian, by Occupation - Business, (3) SRI DEEP NARAYAN SINGH Cont..... P/2

Government of West Bengal of Finance (Revenue) ,Directorate of Registration and Stamp Revenue Office of the A. D. S. R. SERAMPORE, District- Hooghly LTI Sheet of Serial No. 04328 / 2010, Deed No. (Book - I , 04076/2010)

Presentant

me of the Presentant	Signature with date		
arayan Singh	Ram Nooraya Singh 28/5/10		

II. Signature of the person(s) admitting the Execution at Office. **Finger Print** Signature SI No. Admission of Execution By Status Photo Self 1 Ram Narayan Singh Ram Naraya Sin Address -226, Rabindra Sarani. Kol- 7, Thana:-Girish Park, District:-Kolkata, WEST BENGAL, India, P.O. :-Barabazar I TI 28/05/2010 28/05/2010 Self 2 Satya Narayan Singh Address -226, Rabindra Latys Dayon Ligh. Sarani. Kol- 7, Thana:-Girish Park, District:-Kolkata, WEST BENGAL, India, P.O. 44 19 18 :-Barabazar LTI 28/05/2010 28/05/2010 seep Narayou Singh Self Deep Narayan Singh 3 Address -226, Rabindra Sarani. Kol- 7, Thana:-Girish Park, District:-Kolkata, WEST BENGAL, India, P.O. :-Barabazar LTI 28/05/2010 28/05/2010 Self Sawan Singh. Pawan Singh 4 Address -226, Rabindra Sarani. Kol- 7, Thana:-Girish Park, District:-Kolkata, WEST BENGAL, India, P.O. :-Barabazar I TI 28/05/2010 28/05/2010 Addl. Dist. Sub-Registrar 1.1.m.T TREAMPORE. HOOGELT

> (Debasis Patra) A. D. S. R. SERAMPORE Office of the A. D. S. R. SERAMPORE 2 8 MAY 2010

of Execution By	Status		Finger Print	Signature
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Grani, Kol- 7, Thana:-Girish Grani, Kol- 7, Thana:-Girish Gark, District:-Kolkata, WEST BENGAL, India, P.O. :-Barabazar	Self	Q	LTI	श्रन्थ प) सिंह
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Raj Kumar Singh Address -226, Rabindra Sarani. Kol- 7, Thana:-Girish Park, District:-Kolkata, WEST BENGAL, India, P.O. :-Barabazar	Self	28/05/2010	LTI 28/05/2010	2/ st te there
Parash Singh Address -226, Rabindra Sarani. Kol- 7, Thana:-Girish Park, District:-Kolkata, WEST	Self			Poros Sinf
BENGAL, India, P.O. :-Barabazar		28/05/2010	LTI 28/05/2010	í.
Uttam Singh Address -226, Rabindra Sarani. Kol- 7, Thana:-Girish Park, District:-Kolkata, WEST BENGAL, India, P.O. :-Barabazar	Self		LTI	Ultom finds
		28/05/2010	28/05/2010	54 MIC 11
Bidya Devi Singh Address -226, Rabindra Sarani. Kol- 7, Thana:-Girish Park, District:-Kolkata, WEST BENGAL, India, P.O. :-Barabazar	Self		LTT	विवा दिमा सह
		28/05/2010	28/05/2010	
Mira Singh Address -Post Office Road, Thana:-LAHERI, District:-Nalanda, BIHAR, India, P.O. :-Bihar Sharif	Self		LII.	मारा भेर
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Government of West Bengal Finance (Revenue) ,Directorate of Registration and Stamp Revenue Office of the A. D. S. R. SERAMPORE, District- Hooghly I Sheet of Serial No. 04328 / 2010, Deed No. (Book - I , 04076/2010)

erson(s) admitting the Execution at Office.

person(s) aumice	ing the hits		Finger Print	Signature	
of Execution By	Status	Photo	Finger Frank		ł
rra Devi Prasad Fress -Kamrudingung, Frana: -LAHERI, District: -Nalanda, BIHAR, India, P.O. : -Bihar Sharif	Self	9	LTI	GTGD YRUG	
		28/05/2010	28/05/2010	ub Dat	

me of Identifier of above Person(s)

ubrata Mondal No. Makhla, Thana:-Uttarpara, District:-Hooghly, /EST BENGAL, India, P.O. :-

Signature of Identifier with Date

Subrali Mondal 28/5/10



(Debasis Patra)

(Debasis Patra) A. D. S. R. SERAMPORE Office of the A. D. S. R. SERAMPORE

Page 3 of 3

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Government Of West Bengal Office Of the A. D. S. R. SERAMPORE District:-Hooghly

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Endorsement For Deed Number : I - 04076 of 2010

(Serial No. 04328 of 2010)

8/05/2010

ertificate of Admissibility(Rule 43,W.B. Registration Rules 1962) Admissible under rule 21 of West Bongal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23,4,5 of Indian Stamp Act 1899, also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Fee Paid in rupees under article : A(1) = 6094/- ,E = 14/- on 28/05/2010

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 Certified that the required stamp duty of this document is Rs.- 33320 /- and the Stamp duty paid as: assessed at Rs.-555000/-

Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 28320/- is paid, by the draft number 125196, Draft Date 25/05/2010, Bank Name State Bank of India, Netaji Subhas Road, received on 28/05/2010

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules, 1962) Presented for registration at 13.37 hrs on :28/05/2010, at the Office of the A. D. S. R. SERAMPORE

by Ram Narayan Singh , one of the Executants. Admission of Execution(Under Section 58,W.B.Registration Rules, 1962)

Execution is admitted on 28/05/2010 by

- 1. Ram Narayan Singh, son of Lt. Gulab Singh , 226, Rabindra Sarani. Kol- 7, Thana:-Girish Park, District:-Kolkata, WEST BENGAL, India, P.O. :-Barabazar , By Caste Hindu, By Profession : Business
- 2. Satya Narayan Singh, son of Lt. Gulab Singh , 226, Rabindra Sarani. Kol- 7, Thana:-Girish Park, District:-Kolkata, WEST BENGAL, India, P.O. :-Barabazar, By Caste Hindu, By Profession : Business
- 3. Deep Narayan Singh, son of Lt. Gulab Singh , 226, Rabindra Sarani. Kol- 7, Thana:-Girish Park, District:-Kolkata, WEST BENGAL, India, P.O. :-Barabazar, By Caste Hindu, By Profession : Business
- 4. Pawan Singh, son of Lt. Gulab Singh , 226, Rabindra Sarani. Kol- 7, Thana:-Girish Park, District:-Kolkata, WEST BENGAL, India, P.O. :-Barabazar , By Caste Hindu, By Profession : Business
- 5. Ratna Singh, wife of Lt. Gulab Singh , 226, Rabindra Sarani. Kol- 7, Thana:-Girish Park, District:-Kolkata, WEST BENGAL, India, P.O. :-Barabazar , By Caste Hindu, By Profession : House wife

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(Debasis Patra) A. D. S. R. SERAMPORE EndorsementPage 1 of 2

28/05/2010 14:11:00



Government Of West Bengal Office Of the A. D. S. R. SERAMPORE

District Hooghly

Endorsement For Deed Number : 1 - 04076 of 2010

(Serial No. 04328 of 2010)

Kal Kumar Singh, son of Lt. Uma Shankar Singh , 226, Rabindra Sarani, Kol- 7, Thana: Girish Park, District: Folkata: WEST BENGAL, India, P.O., Barabazar, By Caste Hindu, By Profession, Business

Parash Singh, son of Lt. Uma Shankar Singh , 226, Rabindra Sarani, Kol- 7, Thana -Girish Park, District -Kolkata, WEST BENGAL, India, P.O., Barabazar, By Caste Hindu, By Profession, Business

- 8 Uttam Singh, son of Lt Uma Shankar Singh., 226, Rabindra Sarani, Kol- 7, Thana-Girish Park, District -Kolkata, WEST BENGAL, India, P.O.:-Barabazar, By Caste Hindu, By Profession, Business.
- 9 Bidya Devi Singh, wife of Lt. Uma Shankar Singh, 226, Rabindra Sarani. Kol- 7. Thana -Girish Park, District -Kolkata, WEST BENGAL, India, P.O. -Barabazar, By Caste Hindu, By Profession : House wife
- 10 Mira Singh, wife of Raj Kumar Singh, Post Office Road, Thana:-LAHERI, District:-Nalanda, BIHAR, India, P.O.:-Bihar Sharif, By Caste Hindu, By Profession : House wife
- 11 Chandra Devi Prasad, wife of Ram Chandra Prasad , Kamrudingung, Thana:-LAHERI, District -Nalanda, BIHAR, India, P.O. :-Bihar Sharif, By Caste Hindu, By Profession : House wife

28/05/2010 14:11:00

Identified By Subrata Mondal, son of Lt. Bankim Mondal, 2 No. Makhla, Thana:-Uttarpara, District -Hooghly, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Business.

> (Debasis Patra) A. D. S. R. SERAMPORE

1. Dis

(Debasis Patra) A. D. S. R. SERAMPORE EndorsementPage 2 of 2

istation under section 60 and Rule 69.

6 in Book - 1 fe number 6 om \$229 to \$251 No 04076 for the year 2010.

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(Debasis Patra) 31-May-2010 A. D. S. R. SERAMPORE Office of the A. D. S. R. SERAMPORE West Bengal

son of Late Gulab Singh, by Nationality - Indian, by Occupation - Business, (4) SRI PAWAN SINGH son of Late Gulab Singh, by Nationality - Indian, by Occupation -Business, (5) SMT. RATNA SINGH wife of Late Gulab Singh, by Nationality - Indian, by Occupation - Household Duties, (6) SRI RAJ KUMAR SINGH son of Late Uma Shankar Singh, by Nationality - Indian, by Occupation -Business, (7) SRI PARASH SINGH son of Late Uma Shankar Singh, by Nationality - Indian, by Occupation - Business, (8) SRI UTTAM SINGH son of Late Uma Shankar Singh, PAN - ARXPS5746B, by Nationality - Indian, by Occupation -Business, (9) SMT. BIDYA DEVI SINGH wife of Late Uma Shankar Singh, by Nationality - Indian, by Occupation housewife, No. (1) to (9) residing at 226, Rabindra Sarani, P.O. : Barabazar, P.S. : Girish Park, Kolkata - 07, (10) SMT. MIRA SINGH wife of Sri Rajkumar Singh, by Nationality - Indian, by Occupation - housewife, residing at - Post office Road, P.O. : Bihar Sharif, P.S. : Lahari, Dist. : Nalanda, State : Bihar, (11) SMT. CHANDRA DEVI PRASAD wife of Sri Ram Chandra Prasad, by Nationality - Indian, by Occupation - housewife, residing at Kamrudingung, P.O. : Bihar Sharif, P. S. : Lahari, Dist. : Nalanda,

- 2 -

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State Bihar, all are by religion Hindu, hereinafter called and referred to as the <u>"VENDORS"</u> (which term ar expression shall unless excluded or repugndent to the subject or context be deemed to mean and include their heirs. executors, successors, administrators, legal representatives and/or assigns) of the <u>"ONE PART"</u>.

A N D

(1) <u>SMT. APARNA GHOSH</u>, wife of Sri Uma Sankar Ghosh PAN · AQFPG0852K, (2) <u>SMT. CHAITALI GHOSH</u>, wife of Sri Uday Kumar Ghosh, PAN · AJSPG9219Q, both are by religion · Hindu, by Nationality · Indian, by occupation · housewife, residing at 115/2, K. C. M. Sarani, P. O. : Bhadrakali, P. S. - Uttarpara, Dist. : Hooghly, hereinafter called and referred to as the <u>"PURCHASERS"</u> (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and/or assigns) of the <u>"OTHER PART"</u>.

WHEREAS all that piece and parcel of "Bastu" land measuring more or less 04 (Four) Cottahs 10 (Ten) chittaks Cont...... P/4

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07 (Seven) sft. alongwith 100 sft. R. T. Shed comprised in R.S. Plot No. - 945 Under Khatian No. - 79 corresponding to L.R. Plot No. - 990 under L.R. Khatian Nos. - 1495, 1733, 670, 1403, 473 & 185, in Mouza - Makhla, J. L. No. - 11, P.S. -Uttarpara, A.D.S.R. office - Serampore, in the District of Hooghly.

<u>AND WHEREAS</u> One Gulab Singh purchased the said property alongwith other property by way of registered deed of sale vide book No. 1, volume No. 18, Pages 280 to 285, being No. 354 for the year 1969 registered at Register of Assurences, Calcutta.

<u>AND WHEREAS</u> said Gulab Singh as a occupier and owner possessed the said property thereafter died on 16.07.1978 intested leaving behind his wife Smt. Ratna Singh, his sons Ramnarayan Singh, Satyanarayan Singh, Deep Narayan Singh, Uma Sankar Singh, Mukundalal Singh and Pawan Singh, his daughter Chandra Devi Prasad.

AND WHEREAS said Mukunda Lal Singh with Ram Narayan Singh & others mutually partitioned and at

Cont P/5

present legal heirs of said Mukunda Lal Singh taken rent & profit thereon.

<u>AND WHEREAS</u> said Ratna Singh and others got the schedule below property by way of inheritence from Gulab Singh according to the provision of Hindu Succession Act, 1956 as his only legal heirs.

<u>AND WHEREAS</u> said Smt. Ratna Singh, his sons Ramnarayan Singh, Satyanarayan Singh, Deep Narayan Singh, Uma Sankar Singh and daughter Chandra Devi Prasad after got the said property by way of inharitance mutated their names in diffierent Khatian No. on the Hal L.R. Settelment Record (though the said Pawan Singh is not L.R. Settelment recorded owner).

AND WHEREAS said Uma Sankar Singh died on 24.07.1987 intested leaving behind his wife - Bidya Devi Singh (Vendor No. 9), sons - Raj Kumar Singh (Vendor No. 6), Parash Singh (Vendor No. 7), Uttam Singh (Vendor No. 8), daughter - Mira singh (Vendor No. 10) and thus Bidya Devi Singh & others got the property by way of inheritance

Cont P/6

from Uma Sankar Singh according to Hindu Succession Act, 1956 .

<u>AND WHEREAS</u> No. (1) to (5) & NO. (11) vendors and aforesaid legal heirs of Uma Sankar singh the present vendors herein as absolute owner and possessors and also paying taxes & Khajnas accordingly.

<u>AND WHEREAS</u> the vendors are seized and possessed of or otherwise well and sufficiently entitled to the property more fully and particularly described in the schedule below agreed to sale the said property free from all encumbrances and litigations for the personal and lawful need of money to the purchasers and the purchasers have agreed to purchase the same for a lawful consideration.

<u>NOW THIS INDENTURE WITNESSETH</u> that to pursuance and in consideration the vendors have agreed to sale the schedule property for a consideration of Rs. 5,50,000/- (Five Lakhs Fifty thousand) only and the purchasers have paid said sum of Rs. 5,50,000/- (Five Lakhs Fifty Thousand) only to the vendors the receipt of which is acknowledged by the

Cont..... P/7

vendors and the vendors grant, convey unto the use of the said purchasers, their heirs, executors, administrators, legal representatives, and assigns ALL THAT piece and parcel of said property together with drains, water connections, path, light, telephone,liberties, easements appertaining to or usually held and enjoyed therewith or reputed to belong or be appurtenant thereto free from all encumbrances and litigations TO HAVE AND TO HOLD the hereditaments and premises hereby granted and conveyed unto and to the use of the said purchasers, their heirs, executors, administrators, legal representatives, and assigns forever.

AND the said vendors hereby themselve, their heirs, executors, legal representatives, administrators and assigns covenant with the said purchasers and declare that they are seized and possessed of and have not in anyway encumbered or charged or caused to be encumbered or charged the property to be conveyed by this Deed of conveyance and the said purchasers, their fielrs, executors, administrators, legal representatives, and assigns shall and may all the times peaceably and quietly possess and enjoy the said property. claim or demand whotsoever from or by the vendors, any person or persons lawfully and equitably claiming from, under or in trust for their.

AND that the said vendors shall and will from time to time come at the request and cost of the said purchasers, their heirs, executors, administrator, legal respresentitaves, and assigns do or execute or cause to be done or executed all such acts, deeds and things whatsoever for further and more perfectly assuring the title of the purchasers the said property or any part therof.

AND the vendors further covenant that if it transpires that the property hereby conveyed by the vendors is not free from all encumbrances and as hereinafter stated by them, the vendors their heirs, executors, administrators will be civility and criminally liable to the purchasers, their heirs, executors, administrators, legal representatives, and assigns and will be found to make good the loss sustained by the purchasers.

The annexed plan is a part of this Deed.

-:: The schedule above referred to ::-All that peice and parcel of "Bastu" land measuring more or less 04 (Four) Cottahs 10 (Ten) chittaks 07 (Seven) Sft. alongwith 100 sft. R. T. shed structure standing thereon Comprised R. S. Plot No. - 945 (Nine hundred forty five) under Khatian No. 79 corresponding to L.R. Plot No. : 990 (Nine hundred ninty), under L. R. Khatian Nos. - 1495, 1733, 670, 1403, 473 & 185 lying within Mouza - Makhla, J.L.No. - 11, Tousi No. : 19, P.S. - Uttarpara, within the jurisdictionof Additional District Sub-Registry Office - Serampore, within the ambit of Uttarpara-Kotrung Municipality, Ward No. : 21, holding no. : 206, T. N. Mukherjee Road, in the District of Hooghly as shown in the annexed plan and depicted and delineated by "RED" border lines therein alongwith all rights over the 16'-0" wide Municipal Road on the Eastern side of the said property. The proportionate annual rent of the said property is payable on behalf of the Govt. of W.B.

This property is butted and bounded by :-

On the North	:-	Property of Uma Sankar Ghosh & ors.
On the South	:-	R.S. Plot No. 945 (P).
On the East		16'-0" wide Municipal Road.
On the West	:-	Property of W.B.S.E.B.

Cont..... P/10

IN WITNESSES WHEREOF the vendors has hereunto set and subscribed his respective hand on the day, month and year first above written.

Signed & Delivered :

In the presence of :-WITNESSES :-(1) Subsala Mondal 2 No. Mathle, Hooghly (2) Amary 815 2 D. surmi

(1) Ram Normyn Singh (2) Latys Name Ligh. (3) seep waray an Jingh. (4) Pawan lingh. (5) ZHHZARE 16) 21 - + + + 1 2/4/2

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(9) बिद्या देवी सिंह

(10) सीरा सिंह

(11) תורגו לאי קאות

Signature of the vendors Cont P/11

- 11 -

-:: Memo of Consideration ::-

Sirin Received Rs. 5,50,000/- (Five Lakhs Fifty thousand) only as a total consideration money. Pamyment Made by : Draft. Ram Narey dt . Bank Rs. 1,00,000 -26 510 020972 U. B.I . N-S- Rol. Br. Kol-1, 020982 1,00,000 27/5/10 Cash -2,00,000 \$ year- 2009-10 1,50,0001 year - 2010-11

WITNESSES :-

(1) Subrala Mondal 2 No. Makhle, Hooghly

(2) 2) Forderan Sails 2, Forderan 12, more -12, more -

Drafted by me :-

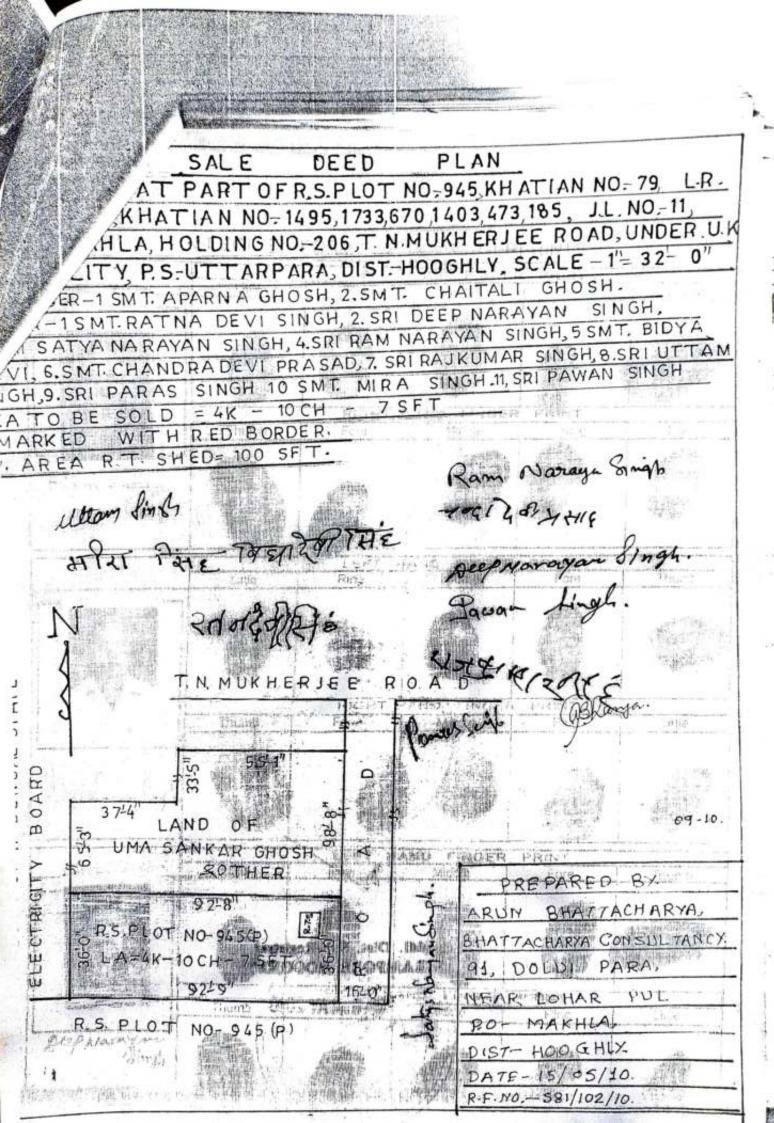
(Gopal Das) Advocate Serampore Court

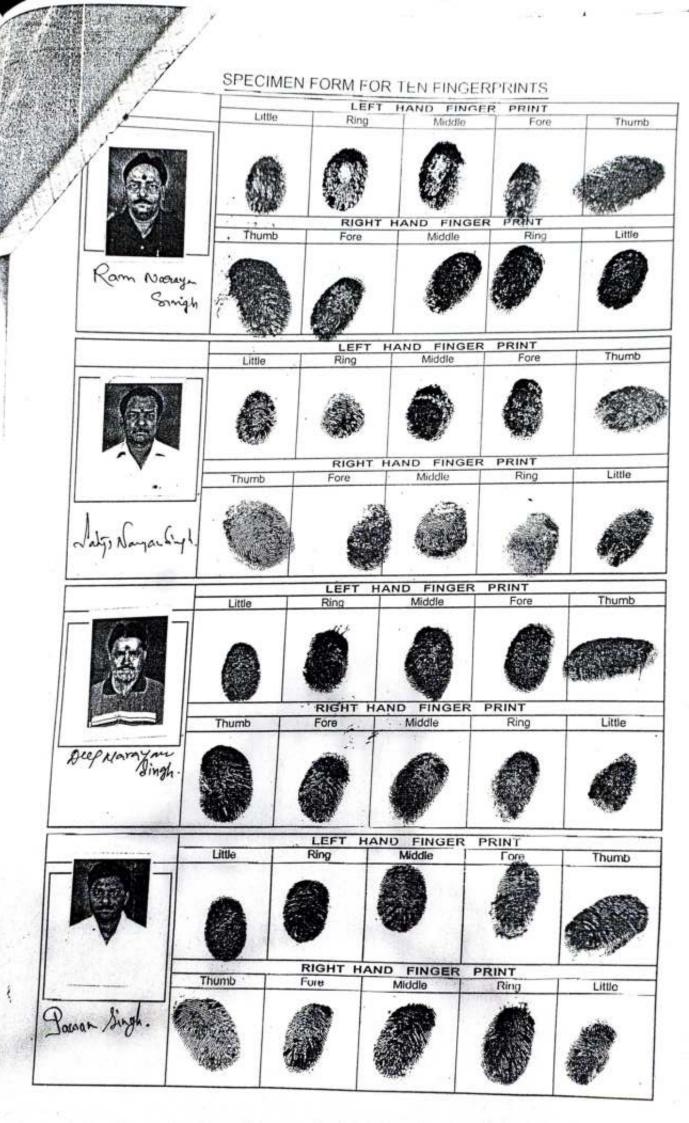
Composed by me :-

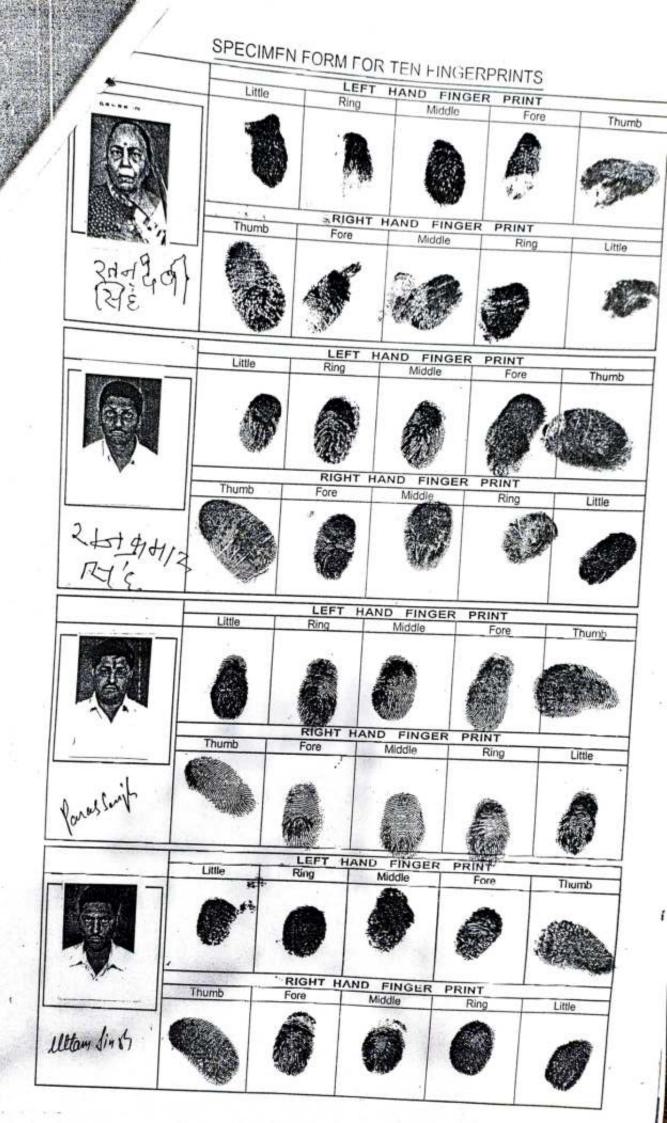
(Hal Mondal) (Wijal Mondal) 2 No. Makhla (Ricemill), Uttarpara, Hooghly. Total Rs. 5,50,000/-(1) Ram Naoraya Singn (2) Jatys Narpa Singh. (3) Deep Narrayan Singh. (4) Pawar lingh. (4) Pawar lingh. (5) 21 51 41 51 /2 MJE (6) 21 51 41 51 /2 MJE (7) Paras Swit (8) Metom Sinds (9) Tot ET 2 TT ITTE (10) FITZI PATE

(11) -1041 4 a) 51 2114

Signature of the vendors







SPECIMEN FORM FOR TEN FINGERPRINTS

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