

Lat Pankaj
14/6/08

T 2253



Deed of Conveniyance

Sri Vithaldas Patel,
Sri Pankaj Kumar Patel,
&
Sri Paresh Kumar Patel.

....Purchaser

Sri Babulal Patel,

....Vendor

Drafted by:-
Priyabrata Basu.
Advocate.



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

056115

admission under rule 2,
and also 1/8 of L. R. Act
1895 duty 2/1000 under
the Indian Stamp Act of 1899
Section 10
Act of 1994
Total Duty Paid
Fees Paid
S. No. 10

34, 50. 000
A. D. S. R. Cossipore Dumbur
28. 3. 08
Certified that the document is duly
stamped.

DEED OF CONVEYANCE

28 MAR 2008

THIS INDENTURE MADE THIS 21st day of January, 2008 BETWEEN

SRI BABU LAL PATEL, son of late Mauji Patel, aged about 60
years, by faith: Hindu, by occupation: Business, residing at 123,

Jessore Road, Presently 187/C, Jessore Road, Kolkata-700055,

Station: Dumdum, hereinafter referred to as the **VENDOR** (Which

term or expression shall unless excluded by or repugnant to the

context shall always be deemed to include his heirs, executors,

administrators, representatives and assigns) of the **ONE PART** and

(1) **SRI VITHALDAS PATEL**, son of Sri Jhethabhai Patel, (2) **SRI**

Contd., 2

14662
Sri Vithal Das Patel & others.
187/c, Gassara Road.

Ward 55

17/1/2008



21 Jan 2008 125000/-
20000/-
20000/-
147,000/-

Vithal Das Patel
S/o Thekhatkaji Patel
2) Pankaj, K. Patel

Vithal Das Patel
838

21 JAN 2008

Vithal Das Patel

839

Pankaj Kumar Patel

840

Parash Kumar Patel

841

Gulab Gulmish

3) Pankaj, K. Patel
4) Babu Lal Patel
S/o H. Monji Patel

Kanti Phani
S/o Mani Phani
By Caste Hindu, ...
of 39/4 ...

Bohembang (A.C.A)
KRANTI BHAI LIMBANI
S/o MANI BHAI LIMBANI
39/4, Dagon, Durgam Chok
KOLKATA-700015.

21 JAN 2008

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पश्चिम बंगाल WEST BENGAL

056116

PANKAJ KUMAR PATEL, and (3) SRI PARESH KUMAR PATEL,

both 2 and 3 are sons of Sri Mohan Lal Patel, and all are by faith: Hindu, by occupation: Business, and residing at 123, Jessore Road, Presently 187/C, Jessore Road, Kolkata-700055, Police Station: Dumdum, hereinafter referred to as the PURCHASER (Which term or expression shall unless excluded by or repugnant to the context shall always be deemed to include his heirs, executors, administrators, representatives and assigns) of the **OTHER PART.**

WHEREAS one Sudhir Chandra Das, since deceased was the absolute owner of the lands situated and lying within Mauza - Krishnapur, Khatian No. 1102, under South Dumdum Municipality, under Police Station: Dumdum, District: 24 Parganas (North), died intestate on 30th day of July, 1966, and leaving behind his widow Smt. Charu Bala Das, and five sons namely Sri Sunil Chandra Das, Sri Sushil Chandra Das, Subodh Das, Subhas Chandra Das

Contd..3

11642
Soni Vitthal Das Patel & others.
187 LC, ~~if possible~~
Ref 55.

Substantive Collection,

Treasury

17/1/2008.



5 x 25000/-	125000/-
1 R	20000/-
2 x 10000/-	20000/-
<hr/>	
147,000/-	

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21-12



RECEIVED
21 JAN 2008



पश्चिम बंगाल WEST BENGAL

056117

3

and Subal Das and three daughters namely Smt Maya Das, Smt. Chaya Das and Smt Lila Biswas as his only legal heirs and successor, and become the joint owner of the said premises.

AND WHEREAS Smt. Charu Bala Das, widow of Sudhir Chandra Das instituted a suit for partition before the 2nd Subordinate Judge at Alipore, being Title Suit No. 201 of 1982. The suit was finally decreed on compromise among the parties on 26th day of November 1984.

AND WHEREAS Sri Subal Chandra Das, Sri Sushil Chandra Das, Subodh Chandra Das, Sunil Chandra Das and Sri Subhas Chandra Das become the absolute joint owners of the lands situated and lying at Dag No. 1469 and Dag No. 1530 along with other lands within Khatian No. 1102, under Mouza - Krishnapur, P.S.

Contd..4

14642
Smt. Vitthal Vasudeo Dohare, S.
187 R. Gassama Road.

_____ Nota 55.

Deputy Commissioner,
Treasurer
17/11/2008.



5 x 25000/- 125000/-
1 x 20000/- 20000/-
2 x 1000/- 2000/-
147000/-



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TREASURER

21 JAN 2008



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

056118

4

Rajarhat, District: 24 Parganas; according to the aforesaid compromise decree dated 26-11-1984.

AND WHEREAS by a Deed of Partition dated 12th November, 1987, the aforesaid joint property was partitioned amongst the aforesaid sons of late Sudhir Chandra Das.

AND WHEREAS by the said Deed of Partition dated 12th November 1987 between the sons of late Sudhir Chandra Das, lands under the schedule of the property along with other properties lying and situates within Mouza - Krishnapur, (presently Shyamnagar), Police Station: Rajarhat, (presently P.S: Dumdum), District: 24-Parganas (presently North 24-Parganas) being portion of premises no. 123, Jessore Road, Now numbered as 187, Jessore Road,

Contd..5

1166/02
Sri. Vitthal Das Patel & others.
187/6, Yashwantrao Road.

Waf-55.

Union Collection,

Tinawry

17/1/2008.

572500/-	12500/-
20000/-	20000/-
20000/-	2000/-
	147000/-



21 JAN 2008



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5

Calcutta-700055, Police Station: Dumdum, were allotted to Sri Subhas Chandra Das.

AND WHEREAS the land measuring about more or less 12550 sq. feet among the total land measuring about 25495 Sq. Ft. land was/is in occupation of Sri Manuji Ramji Patel since 1970 as a monthly tenant under Sri Subhas Chandra Das.

AND WHEREAS Sri Subhas Chandra Das was the absolute owner of the land measuring about 3.25 cottas, or 2340 Sq. Ft. be the same or little more or less together with Bamboo structure with tin shed situates and lying at 187, Jessore Road, being part of plot No. 1530 and 1469 within Khatian No. 1102, Mouza - Krishnapur, P.S. - Rajarhat, (presently Dumdum P.S.) within the District: North 24-Parganas.

Contd..6

14642
Sri. Vithal Das Patel & others,
187/c Gassane Road.
Kad-55.

Deputy Commissioner,

Tumkur

17/11/2008.



5x25000/-	125000/-
1x20000/-	20000/-
2x10000/-	20000/-
	<u>145000/-</u>




21 JAN 2008



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037822

6

AND WHEREAS Sri Subhas Chandra Das the owner of the said land, sold convey the said property to Sri. Babu Lal Patel, son of Sri Mauji Ramji Patel, by a registered deed of conveyance dated 19th day of November 1991, which was registered with the office of the District Registrar, North 24 Parganas, at Barasat, and enter into Book No. 1, Volume No. 122, pages 496 to 508, being no. 8104, for the year 1991.

AND WHEREAS Sri Babu Lal Patel, son of late Mauji Ramji Patel, the VENDOR herein, the absolute owner of the schedule property and seized and possessed of all that piece or parcel of land specifically described in the schedule herein below.

WHEREAS THE VENDOR as lawful owner is seized and possessed of or otherwise well and sufficiently entitled to the

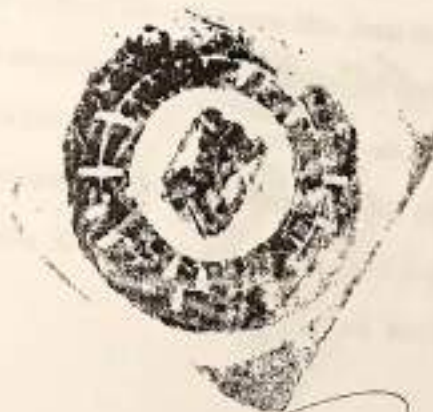
Contd..7

14642
Soni withal Das patal & others.
187/c, Jassone Road.
Kah-55.

Deputy Collector,
Treasury

17/1/2008.

5725000/- 125000/-
125000/-
200000/- 20000/-
20000/-
147000/-



21 JAN 2008



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B 351308

7

messuage, tenements, land, hereditaments and premises as an absolute and indefeasible estate in fee simple or an estate equivalent thereto free from encumbrances AND WHEREAS the VENDOR has contracted with the PURCHASER for the absolute sale to him of the said property hereinafter more particularly mentioned and described free from encumbrances at or for the price of Rs. 24, 50, 000/- (Rupees Twenty Four Lac Fifty Thousand) only.

NOW THIS INDENTURE WITNESSTH that in pursuance of the said agreement the VENDOR paid by the PURCHASER at or immediately before the execution of these presents the receipt whereof the vendor

Contd..8

14642
 Sri. Vithal Daspatil & others.
 187/c, Jassine Road.
 Rat 55.

Debitto Collectors,
 Treasury

17/11-2008.

5725000/- 125000/-
 12 20000/-
 2710000/- 2000/-
 197000/-



ALL THE DUTY AND TAXES
 Collected from Date to Date

21 JAN 2008



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

B 351309

8

doeth hereby admit and acknowledge and of and from the same and every part thereof acquit, release and discharge the PURCHASERS, his heirs, executors, administrators, representatives and assigns and everyone of them and also the said property he the VENDOR as beneficial owner doeth by these presents indefeasibly grant, sell, convey and transfer, assign and assure unto the PURCHASERS, his heirs, executors, administrators, representatives and assigns free from encumbrances, attachment and other defects in title ALL THAT the said premises No. 187, Jessore Road, (Old No. 123), Kolkata-700055, police Station: Dumdum, under the municipal limits of the 'South Dum Dum Municipality, District:

Contd..9

hereby for himself his heirs

11642
Sri. Vitthal Das Patel & others,
187/C Jyoti Road,

Revenue Collectorate,
Treasury

Date 17/11/2008

Kat. 35

5x25000/- 125000/-
12 20000/-
2x10000/- 20000/-
147000/-



RECEIVED
REVENUE DEPT. GOVT. OF INDIA

21 JAN 2008

North 24-Parganas, more fully mentioned and described in the schedule hereto or HOWSOEVER otherwise the said property now or heretofore were or was situate, butted, bounded, called, known, numbered, described and distinguished TOGETHER with the land or ground whereupon or on part whereof the same is erected and built together further with all houses, out-houses or other buildings, erections, fixtures, walls, yards, courtyards and benefit and advantages of ancient and other lights, liberties, easements privileges, appendages and appurtenances whatsoever to the said property or any part thereof belonging or in any wise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto AND the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part thereof together furthermore all the estate, right, title, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the VENDOR into and upon the said property or every part thereof AND all deeds, pattas, muniments, writings and evidences of title which in any wise relate to the said property or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the VENDOR, his heirs, executors, administrators or representatives or any persons from whom he or they can or may procure the same without action or suit at law or in equity TO ENTER INTO AND HAVE HOLD, OWN, POSSES AND ENJOY the said property and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with their rights, members and appurtenances unto and to the use of the PURCHASER, his heirs, executors, administrators, representatives and assigns forever freed and discharged from or otherwise by the vendor well and sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever created or suffered by the vendor from to these presents AND the VENDOR doeth hereby for himself, his heirs, executors, administrators and representatives,

Contd.. 10



21 JAN 2008

covenant with the PURCHASER, his heirs, executors, administrators, representatives and assigns, THAT notwithstanding any act, deed, or thing whatsoever, by the VENDOR or by any of his predecessors and ancestors in title, done or executed or knowingly suffered to the contrary he the VENDOR had at all material times heretofore and now has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said property hereby granted, sold, conveyed and transferred or expressed or intended so to be, unto and to the use of the PURCHASERS, his heirs, executors, administrators, representatives and assigns in the manner aforesaid AND THAT the PURCHASERS, his heirs, executors, administrators, representatives and assigns shall and may at all times hereafter, peaceably and quietly enter into hold, possess and enjoy the said property and every part thereof and receive the rents, issues and profits thereof, without any lawful eviction, hinder and interruption, disturbance, claim or demand whatsoever from or by the VENDOR or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for him or from or under any of his ancestors or predecessors in title AND THAT free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the VENDOR well and sufficiently save indemnified of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the VENDOR or any of his ancestors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER THAT the vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said property or any part thereof from under or in trust for him the vendor or from or under any of his predecessors or ancestors in title shall and will from time to time and at all times hereafter at the request and costs of the PURCHASER, his heirs, executors, administrators, representatives and assigns do and execute, or cause

Contd..11



21 JAN 2008

to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said property and every part thereof unto and to the use of the PURCHASER, his heirs, executors, administrators, representatives and assigns according to the true intent and meaning of these presents as shall or may be reasonably required AND FURTHERMORE THAT the VENDOR and all his heirs, executors and administrators shall at all times hereafter indemnify and keep indemnified the purchaser, his heirs and executors, administrators and assigns against loss, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the vendor or any breach of the covenants herein under contained.

The Schedule

ALL THAT piece and parcel of land measuring an area about 3.25 Cottahs or 2340 Sq. Ft. be the same or little more or less together with ^{1000 sq. ft.} bamboo & "Saal Khunti" structure with tin shed standing thereon, situates and lying at Municipal Holding No. 187 (old No. 123) Jessore Road, being part of C.S. Dag No. 1530, 1468 and 1469, R.S. No. 535, 536 and 537, within Khatian No. 1102, J.L. No. 17, Mouza - Krishnapur, (presently Shyamnagar) Sub Registry office Cossipore Dumdum, and within the municipal limits of the South Dumdum Municipality, under Police Station: Dumdum, Kolkata-700055, District: North 24 Parganas; and old 187/182, and presently Municipal Holding No. 187/C, Jessore Road, Kolkata-700055, Specifically marked in Red Colour ^{Plot No. 'A'} in the site plan annexed herewith, and butted and bounded as follows:

ON THE NORTH BY : C. S. Dag No. 1469, & 1469, (new No. 536 and 537) & part of Kolkata Jessore Road.

ON THE SOUTH BY : Common Passage and proposed Road,

Contd..12



21 JAN 2008

ON THE EAST BY : Part of C.S. Dag No. 1530, R.S. 537,

ON THE WEST BY : Kolkata Jessore Road.

IN WITNESS WHEREOF the VENDOR has hereunto set and subscribed his hand and seal by the day, month and year first above-written.

Signed, sealed and delivered at
Kolkata in presence of:

1. K. Limbani
(KANTI BHAI LIMBANI)
S/o. MANI BHAI LIMBANI
39/10, Dum Dum Park
KOLKATA - 700055

2. Shyamji Karan Patel
(SHYAMJI KARAN PATEL)
S/o KARAN PATEL
123, Jessore Road
KOLKATA - 700055

G. G. G. G. G.

Signature of the VENDOR.

Vishal Das Patel

Signature of the PURCHASER (1)

Pankaj Kumar Patel

Signature of the PURCHASER (2)

Parash Kumar Patel

Signature of the PURCHASER (3)

Drafted and prepared by me:

Priyabrata Basu

Priyabrata Basu.

Advocate.

MEMO OF CONSIDERATION

RECEIVED from the within-named PURCHASER the said sum of Rs. 24, 50, 000/-
- Rupees twenty four lac fifty thousand) only being the full amount of
consideration as per memorandum below:

Contd. 13



21 JAN 2008

No.	Amount.	Cheque No.	Bank.	Dated.
1.	1, 86, 400/-	353928	HDFC Lake Town	14-12-07.
2.	5, 74, 000/-	205159 & 205129	HDFC Lake Town	14-12-07.
3.	1, 30, 000/-	370196 & 370197	SBI Lake Town	26-12-07. 04-01-08.
4.	1, 50, 000/-	205161	HDFC Lake Town	16-01-08.
5.	1, 50, 000/-	205131	HDFC Lake Town	16-01-08.
6.	1, 50, 000/-	205162	HDFC Lake Town	17-01-08.
7.	1, 50, 000/-	205132	HDFC Lake Town	17-01-08.
8.	1,50,000/-	205163	HDFC Lake Town	18-01-08.
9.	1,50,000/-	205133	HDFC Lake Town	18-01-08.
10.	1,50,000/-	205164	HDFC Lake Town	19-01-08.
11.	1,50,000/-	205134	HDFC Lake Town	19-01-08.
12.	1,50,000/-	205165	HDFC Lake Town	20-01-08.
13.	1,50,000/-	205135	HDFC Lake Town	21-01-08.
14.	59,600/-	205166	HDFC Lake Town	21-01-08.

Total Rs. 24, 50, 000/- (Rupees twenty four lac fifty thousand) only.

WITNESSES:

1. P. Limbani
(KANTI BHAI LIMBANI)
S/o MANI BHAI LIMBANI
39/40 Dron-Durm Park
KOLKATA - 700055
2. SHYAMJI KARSAN PATEL
(SHYAMJI KARSAN PATEL)
S/o KARSAN PATEL
123 Jessore Road
KOLKATA - 700055

Drafted and prepared by me:

Priyabrata Basu,
Priyabrata Basu,

Advocate.

Gugz GUGZ

Signature of the Vendor.

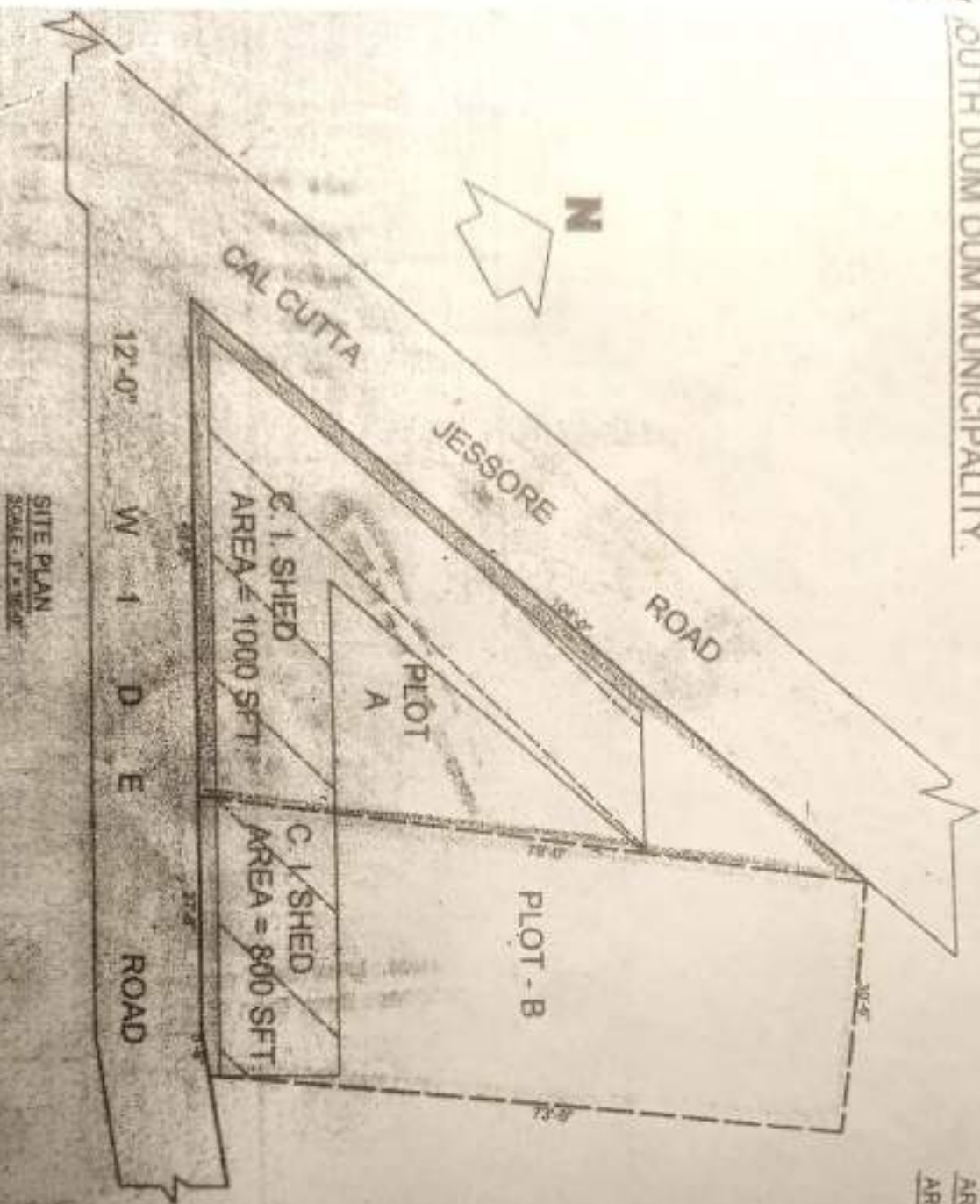


JAN 2006

Special Agent
Votaries 141 150
Fugon 2053
Welds 21
Welds 08

23609718

E PLAN OF A LAND WITH EXT. SHED AT
 SHYAMNAGAR, J.L. NO.-17, DAG NO. - 505 & 506
 KHATTAN NO. - 1102, MUNICIPAL HOLDING
 28 (N)-187/4, CAL - JESSORE ROAD, WARD NO. - 27.
 3 - DUM DUM, DIST. - 24 PARGANAS (NORTH) UNDER
 SOUTH DUM DUM MUNICIPALITY.



AREA OF LAND OF PLOT - A — 3 K. 4 CH. 0 SFT
 AREA OF LAND OF PLOT - B — 3 K. 4 CH. 0 SFT

On 5th June 2011.
 (RABULAL PATEL)
 SIGNATURE OF VENDOR

- ① *Vital Das Patel*
(VITAL DAS PATEL)
- ② *Pankaj Kumar Patel*
(PANKAJ KUMAR PATEL)
- ③ *Pareesh Kumar Patel*
(PAREESH KUMAR PATEL)

SIGNATURE OF VENDEE
Chanchal Bera
 (CHANCHAL BERA)
 Licensed Field-Maker / Supervisor
 S.D.D.M.
 Class-II

Lic. No. S.D.D.M. 1129-07-04

DRAWN BY

28/02/10
[Signature]



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21 JAN 2008

58
144
20
[Illegible text]

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name SRI BABULAL PATEL

Signature GUGU GUGU VDR

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					












Name SRI VITHAL DAS PATEL

Signature Vitthal Das Patel

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name SRI PANKAJ KUMAR PATEL

Signature Pankaj Kumar Patel

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name SRI PARESH KUMAR PATEL

Signature Paresk Kumar Patel