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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

015266

admissible under Rule 21 of the
w/s. 5/41 of W.B.L.R. Act. 1958
any person under the Indian

Stav. 3. 12.20 (M. B. 2007)

Step 3: 10/20 (W. B. 10/20)

53 Answered up to date)

Erhed's 1 A No.

Dees Paid $\text{D } 499.89 + \text{H } 28 + \text{MC } 6$

09.07.2016

$$= 44021.52$$

Register Authorized s/o. F(2)

15 JUN 2006

DEED OF CONVEYANCE

CONFIDENTIAL

67E
20

950-50

Paid-Paid-6(1) Paid-Paid

6(2) Rs. 60.00 / 18.50 prop

P 7 A 113... 10

328.60

Total



Director

Director

270,000/-
Two Lacs Seventy thousand only
of Rs. 270,000/-

20.20.51
— 2.5.6

4604
To Mr. Terai Infrastructure Ltd.
Sold to Govt Place (East)
of 11. Govt Place
Kol - 69.



Calcutta Collectorate,
Treasury,
6.6.2006

Presented for Registration of
on the 14th day of June 2006
The District Sub-Registrar Office, Jalpaiguri
Hitendra Agarwala
District Sub-Registrar

Director,
Falakata Industries Ltd.

2c 50,000/-

Registrar Authorized u/a XVI
of Act, XVI of 1908, Jalpaiguri

14 JUN 2006

By the Registrar

1243



Falakata Industries Ltd

By the Registrar
Director

ARUN THARD.
Late Om Prakash Thard.
2nd Mile
Sevoka Road.
Siliguri

By Arun Thard
Special Om Prakash Thard
of Sevoka Road
Thana, Siliguri, Dist Jalpaiguri
By caste Hindu/Muslim
By profession

Registrar Authorized u/a XVI
of Act, XVI of 1908, Jalpaiguri

14 JUN 2006



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

015267

Signature
Director
Palakata Industries Ltd.

DEED OF CONVEYANCE

Handwritten signature



Contd.....P/3

Handwritten signature
Director

4604
To. No. 7 ex at Infrastructure Dept.
Sold to.....
Sl. No. 11. Govt place (East)
SI..... 801-69

Calcutta Collectorate,

Treasury.

Date..... 6.6.2006

8
Treasury

20 50,000/-



14 JUN 2006
14 JUN 2006

Director

Falakata Industries Ltd

1/3/11

THIS DEED OF CONVEYANCE IS MADE ON THIS THE 14th DAY OF
JUNE TWO THOUSAND SIX.

VACANT LAND

Area	:	3.5 Kathas
District &	:	
Sub-Registry Office	:	Jalpaiguri
Police Station	:	Bhaktinagar
Mouza	:	Dabgram
Paragana	:	Baikunthapur
Sheet No.	:	8 (eight)
Khatian No.	:	569/1 (five sixty nine by one)
Plot No.	:	237 (two three seven) Part
J. L. No.	:	2 (two)
Touzi No.	:	3 (three)
Consideration	:	Rs. 40,00,000.00 (Forty Lacs) only

BETWEEN

FALAKATA INDUSTRIES LTD., PAN No.AAACF 3339 G, a company incorporated under the Companies Act, 1956 and having its Registered office at No. 11, Government Place (East), in the town of Kolkata, represented by its Director, Sri Ajit Kumar Agarwal, Son of Late M.D. Agarwal, hereinafter called the VENDOR (Which expression shall mean and include unless excluded by or repugnant to the context be deemed to include its successor or successors in office administrators, legal representatives, and assigns) of the ONE PART.

Contd.....P/4

// 4 //

AND

M/S. TERAI INFRASTRUCTURES LIMITED, PAN No.AACCT3694E a company incorporate under the Companies Act, 1956 and having its Corporate office at "Agarwal House", 2nd Mile, Sevoke Road, F.S. - Bhaktinagar, Dist. Jalpaiguri, Represented by its Director Sri K.K. Bihani, Son of Late R.C. Bihani, hereinafter called the VENDEE Which expression shall mean and include unless excluded by or repugnant to the context be deemed to include its successor or successors in office, administrators, legal representatives, and assigns) of the SECOND PART.

WHEREAS One Sri Wandi Lama, son of Late Garje Lama of Salugara, P.S. - Bhaktinagar, Dist. Jalpaiguri, became the absolute owner of all that piece or parcel of land measuring 10Kathas or 0.165 acres recorded in Plot No. 237, Sheet No. 8, Khatian No. 569/1 of Mouza - Dabgram, under P.S. Bhaktinagar, Dist. & Sub-Registry Office - Jalpaiguri, by virtue of a Sale Deed, being no. 4133, dated 17-07-1993, followed by correction thereof by virtue of a Deed of Declaration being no. 151, Book No. IV, dated 03-07-1996 both duly got registration at the Dist. Sub-Registry Office - Jalpaiguri, and thereby the Vendor have acquired permanent, heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever.

AND

WHEREAS thereafter above named Wandi Lama got his name mutated with respect to his aforesaid land in the office of the B.L. & L.R.O., Rajganj

Signature
Director
Falakata Industries Ltd.

// 5 //

AND

WHEREAS the said Wandi Lama sold for valuable consideration of all the piece or parcel of land measuring 10 Kathas or 0.165 acre. unto and in favour of the Vendor i.e. FALAKATA INDUSTRIES LTD. by a Registered Sale Deed being No. 932 which was recorded in Book No. I, Page No.(s)-221to230, Volume No. - 12, and which was executed for registration by said Wandi Lama on 25-06-1997 and subsequently which was duly registered by District Sub-Registrar, Jalpaiguri on 25-06-2003.

AND

WHEREAS being the owner of aforesaid 0.165 acres or 10 Kathas of land the Vendor got his/their name mutated with respect to his aforesaid land in the office of the B.L. & L.R.O., Rajganj, and enjoying & possessing the aforesaid land free from all encumbrances, lispendens, charges whatsoever

AND

WHEREAS in view the above purchase the Vendor hereof is now the absolute owner of all that piece or parcel of the aforesaid land measuring 10 Kathas or 0.165 acre as fully described in the Schedule here in below having permanent, heritable and transferable right, title and interest therein and the said land is also free from all encumbrances and charges whatsoever.

AND

WHEREAS the Vendor hereof, being in need of money for his developmental plans of the business, has firmly and finally decided to sell and has also offered for sale 3.5 kathas of land out of their aforesaid 10 kathas or 0.165 acre, retaining with them the balance 6.5 kathas disclosing the aforesaid facts relating thereto and declaring the same free from all encumbrances and charges whatsoever; which is mentioned in Schedule herein below & demarketed in Red Border with the attached map herein and the said map will be treated as a part of this deed.

Contd.....P/6

Director
Palakata Industries Ltd.
by its Director

// 6 //

AND

WHEREAS the Purchaser herein, relying on the aforesaid statements of the Vendor, has agreed to purchase the said below-schedule land, of the Vendor, and or for the price of Rs.40,00,000/- (Rupees forty lacs) only, free from all encumbrances and charges whatsoever.

AND

WHEREAS the Vendor hereof, considering the said price so offered by the purchaser as fair, reasonable and highest in the prevailing market, has firmly and finally agreed to sell their 3.5 kathas out of 10 Kathas or 0.165 acres of land which is mentioned in Schedule to the purchaser at or for the said price of Rs.40,00,000/- (Rupees forty lacs) only, free from all encumbrances and charges whatsoever.

IN THE PREMISES aforesaid the Vendor herein is seized and possessed of or otherwise well and sufficiently entitled as absolute owner in respect of the said below scheduled land free from all encumbrances, mortgage, attachment, liens, lispendens whatsoever.

AND

WHEREAS the vendor has agreed to sell and the purchaser has agreed to purchase all that the said below scheduled land, free from all encumbrances, mortgage, charges, liens, lispendens, claims, demands, and tenants whatsoever, at or for the agreed consideration sum of Rs.40,00,000/- (Rupees forty lacs) only and on the agreed terms.

NOW THIS INDENTURE WITNESSETH that in the premises aforesaid and in pursuance of the said agreement and in consideration of the sum of Rs. 40,00,000/- (Rupees forty lacs) only

Contd.....P/7

Original
Palakata Industries L

11711

paid to the vendor by the purchaser at or before the execution of these presents, (the receipt whereof the vendor doth hereby admits and acknowledges and of an from the same and every part thereof acquits releases and discharges the purchaser as also the plot of land hereby intended to be sold transferred and conveyed) the Vendor abovenamed do and each of them doth hereby grant, sell, transfer, convey, assign and assure unto and in favour of the purchaser above named. All that pieces or parcels or plots of Rayati land measuring about 3.5 kathas be the same little more or less at the comprised in portions of plot No. 237 (Part), Khatian No. 569/1, Sheet No. 8, J.L. No.2, Touzi No. 3, P.S. - Bhaktinagar, Mouza - Dabgram, Pargana - Baikunthapur, Sub-Registry Office and District Jalpaiguri more fully described in the 'B' Schedule hereunder written and also shown and delineated in red border lines in the map or plan annexed hereto, free from all encumbrances, mortgages, charges, liens, lispendens, claims, demands, liabilities, acquisitions, requisitions, alignments and trusts whatsoever.

OR HOWSOEVER OTHERWISE the said below schedule land or any part thereof no are or is or heretofore were or was situated tenanted butted bounded called known numbered described and distinguished.

TOGETHER WITH all compounds, areas, ways, path, passages, sewers, drains, water, water-course, plants, tree, crops, bushes and all manner of connections and all other rights of land comprised therein AND ALL right, liberties, privileges, easements and appurtenances, whatsoever thereunto belonging or held or used or occupied therewith or reputed to belong or appurtenant thereto AND the reversion or reversions, reminder or reminders AND THE rents.

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issues and profits of the said below scheduled land and all the estates, right, title, interest, property, claim and demands whatsoever both at law and in equity of the Vendor into, upon and in my manner concerning the said below scheduled land TOGETHER WITH all deeds, pathahs, muniments writings and evidences of title and other documents exclusively relating to or concerning the said below scheduled land or any part thereof, which now are or hereafter shall or may be in the custody, power or possession of the vendor or any other person or persons from whom the Vendor can or may procure the same without action or suit at law or in equity.

TO HAVE AND TO HOLD the said below scheduled land hereby sold, granted, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the use and benefit or the purchaser absolutely and for ever as and for an absolute indefeisable and perfect estate of inheritance thereof in fee simple or an estate equivalent thereto, without any manner of condition use trust and other things whatsoever to alter defeat encumber or make void the same AND free from all encumbrances, charges, mortgages, liens, lispendens, claims, demands, liabilities, acquisitions, requisitions, alignments and trusts whatsoever.

AND THE VENDOR doth hereby convenient with the purchaser as follows:

THAT notwithstanding any act deed matter or things whatsoever by the vendor or any of the predecessors in title of the Vendor made, committed or knowingly suffered to the contrary, the vendor is lawfully, rightfully, and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said below scheduled land hereby granted sold, conveyed and transferred or expressed or

Contd.....P/9

By A. C. S. S. S.
Palakata Industries Ltd.
Director

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intended so to be unto and to the use of the purchaser in the manner aforesaid and ascertaining to the true intent and meaning of these presents.

AND THAT the purchaser shall and may from time to time and at all times hereafter peaceably and quietly hold, possess and enjoy the said below scheduled land hereby granted sold, conveyed and transferred and receive the rents issues and profits of the Schedule land here in below without any lawful eviction, interruption, hindrance claim or demand whatsoever from or by the vendor or any other person or persons having or lawfully or equitably claiming from under or in trust for the Vendor.

AND THAT free and clear and freely and clearly and absolutely acquitted exonerated released an discharged by and at the costs and expenses of the Vendor and well and sufficiently saved, defended, kept harmless and indemnified of and from and against all manner of encumbrances whatsoever made, suffered, created, done, executed or occasioned by the Vendor or any other person or persons whomsoever lawfully or equitably or rightfully claiming any estate or interest or right as aforesaid.

AND THAT the said below scheduled land are not affected any attachment including attachment under any certificate case or any proceeding started at the instance of the Income Tax authorities or the Estate Duty authorities or other Government authorities under the Public Demand Recovery Act or any other acts or otherwise whatsoever.

AND THAT no declaration has been made or published for acquisition or requisition of the said below scheduled land or any part

Contd.....P/10

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thereof under the land acquisition Act or any other acts or laws from the time being in force AND THAT the said below-schedule land or any part thereof is not affected by any notice or proceeding for acquisition or requisition under the Defense of India Act or Rules framed there under or any other acts or enactments whatsoever.

AND THAT there is no impediment under the provisions of the Urban Land (Ceiling & Regulation) Act, 1976 for the Vendor to grant, transfer, convey, sell, assign and assure the said below scheduled land in favour of the purchaser in the manner aforesaid.

AND THAT the vendor and all other persons having or lawfully or equitably or rightfully claiming any estate right, title or interest or rightfully claiming any estate right, title or interest or trust property claim and demand whatsoever.

Contd.....P/11

Director
9/11/70
Balukata Industries Ltd

10/11/70

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SCHEDULE

All that piece and parcel of Rayati land measuring about 3.5 kathas (more or less), situated in the Dist. & Sub-registry office - Jalpaiguri, Mouza - Dabgram, Pargana - Baikunthapur, P.S. - Bhaktinagar and recorded in Khatian No. - 569/1, Plot No. 237 (Part), Torizi No. 3, J. L. No. -2, Sheet No. - 8 and as delineated in the Site Plan annexed herewith and marked with Red Border and this Site Plan will be treated as a part of this deed.

The said plot of land is butted and bounded as follows :-

By North	:	20'(Feet) wide road.
By South	:	Land of Terai Tea Company Limited
By East	:	Land of Terai Infrastructures Ltd.
By West	:	Land of Falakata Industries Ltd.

IN WITNESSETH WHEREOF the vendor doth hereby put his hands on these presents on this day, month and year above written in the presence of:

Witnesses :

1. ARUN THARD
2nd Mile
Sevoke Road.
Siliguri
2. LALIT MOUR
2nd Mile
Sevoke Road,
Siliguri.

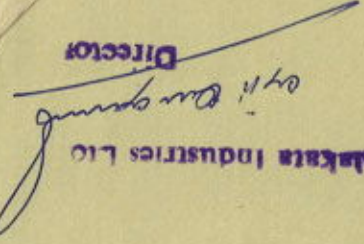
Drafted read over and computerized in
my

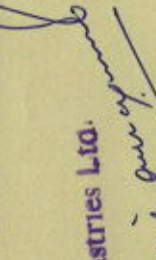
office and explained to the parties by me.


(Ratan Kr. Bagchi)

Advocate, Siliguri

Enrolment No. F/731/716/91


Director
Falakata Industries Ltd


Falakata Industries Ltd.

Director

Signature of the vendor

MEMO OF CONSIDERATION

(Payment made to the vendor)

By Payorder being No. 710636.
dated 13.06.86 issued on drawn on
Bank of India, Siliguri

Rs. 40,00,000/-

Witnesses :

- 1 ARUN THARD
2nd mile
Sevoke Road
Siliguri
- 2 LALIT MOUR
2nd Mile
Sevoke Road,
Siliguri.

Total Rs. 40,00,000.00
(Rupees Forty Lacs only)

Palakata Industries Ltd

with Dir. signature
Director

Signature of the vendor



Registrar Authorized u/a. V(n)
of Act, XVI of 1908, Jalpaiguri

5/14 JUN 2006



Registrar Authorized u/a. VED
of Act, XVI of 1908, Jalandhar
15-10-07

Book No. P Volume No. 80
 Pages 165 to 174
 Being No. 369 for the year 1896

SITE PLAN SHOWING THE LAND OF MOUZA - DABGRAM, JLNO-2, TOUZINO-3, SHEETNO-8

P.S.~ BHAKTINAGAR, DIST. JALPAIGURI.

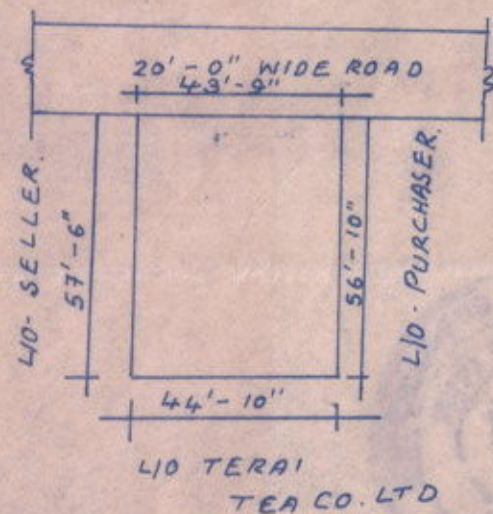
NAME OF SELLER & ADDRESS:~

PALAKATA INDUSTRIES LTD
11 GOVT. PLACE EAST.
2ND FLOOR, KOLKATA - 700069.

NAME OF PURCHASER & ADDRESS:~

TERAI INFRASTRUCTURES LTD
2ND MILE SEVOKE ROAD, SILIGURI
DT. JALPAIGURI.

JLNO	KHNO	PLOTNO	AREA
2	569/1	237 (PART)	3 KATHA 8 CHATTAK



SC:~ 1:500

Palakata Industries Ltd.

[Signature]
Director

SIG OF SELLER:~

For Tera Infrastructures Ltd.

[Signature]
Director

SIG OF PURCHASER.

