

2



पश्चिम बंगाल WEST BENGAL

015268

admissible under Rule 21 of the
s/s. 5/41 of W.B.L.R. Act, 1958
... (the same) under the Indian

State & Arch. 1822 (Vol. B, Sweden)

as presented up to date)

See also 1A No.

712689 + 428 + m(6)

25-01-2025

$$= 26521,70$$

DEED OF CONVEYANCE

1. What is the purpose of the study?

115 JUN 2006

780 for
 cash Paid - (1) Rs. 250.00
 (2) Rs. 60.00
 18.00

6

Yokohama

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Valaketa Industri e. Llc

Rev. of

Director

71 JUN 14 1906

Contd.....P/2

4603

Terai Infrastructure Ltd.
sold to
11. Court place (East)
Kol- 69



Calcutta Collectorate

Treasury

Presented for Registration by 2006 A.M.P.M.
on the 14th day of Jan. 2006
The District Sub-Registrar Office, Jalpaiguri
Hil-ka Baganwadi, Jalpaiguri

[Signature]

Registrar Authorized s/o, RAO
of Act. XVI of 1908, Jalpaiguri

2c 50, 00/-

14 JUN 2006

Falakata Industries d.T-8
Director

By Hil-ka Baganwadi

Spot: M. & Baganwadi
of 2nd mile Sawa Road
Thana Siliguri, Dist. Jalpaiguri
By caste Hindu/Muslim
By profession

with our stamp

1243



[Signature]

Falakata Industries Ltd

with our stamp
Director

By Hil-ka Baganwadi
Spot: Even Baganwadi
of Sawa Road
Thana Siliguri, Dist. Jalpaiguri
By caste Hindu/Muslim
By profession

ARUN THARD
Late D.P. THARD
2nd Mile
Sawa Road
Siliguri

[Signature]

Registrar Authorized s/o, RAO
of Act. XVI of 1908, Jalpaiguri

14 JUN 2006



পশ্চিমবঙ্গ পহিম বংগাল WEST BENGAL

015269

Palakata Industries Ltd
Director

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DEED OF CONVEYANCE

certifying that Out of the sum of Rs 8,70,000/-
Rupees Eight Lacs seventy thousand only
Grant bearing No 0119792922, Dt. 14.06.06.
of the State Bank of India
for the purpose of the purchase of the property
of the State Bank of India

D. S. P.
14.06.06.



Director

Contd.....P/3

4605

Perai Infrastructures Ltd.

Sold to:

11. Govt place (East)

of 801-69.

Calcutta Collectorate,

Treasury.

Date 6.6.2006

Rs

20 50,000/-



RECEIVED AND ACKNOWLEDGED
BY THE ASST. COM. OF THE

14 JUN 2006

Signature
Director
Falakata Industries Ltd

11/3/11

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

VACANT LAND

Area	:	10 Kathas or 0.165 Acre
District &	:	
Sub-Registry Office	:	Jalpaiguri
Police Station	:	Bhaktinagar
Mouza	:	Dabgram
Paragana	:	Baikunthapur
Sheet No.	:	8 (eight)
Khatan No.	:	569/1 (five sixty nine by one)
Plot No.	:	237 (two three seven) Part
J. L. No.	:	2 (two)
Touz. No.	:	3 (three)
Consideration	:	Rs. 1,15,00,000/- (One corer fifteen Lacs) only.

BETWEEN

FALAKATA INDUSTRIES LTD., PAN No. AAACF3339 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, Sewoke Road, P.S. - Bhaktinagar, Dist. Jalpaiguri, Represented by its Director Sri Kamal Kishore Bihani, Son of Late R.C. Bihani, hereinafter called the PURCHASER (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.

AND

WHEREAS One Smt. Pasang Lama, W/o. Sri Wandi Lama of Salugara, P.S. - Bhaktinagar, Dist. Jalpaiguri, became the absolute owner of all that piece or parcel of land measuring 0.66 decimals, by virtue of a Registered Sale Deed, Being No. 302, which was registered by District Sub-Registrar, Sadar Jalpaiguri on 25.01.1980. Which is recorded in Plot No. 237, Sheet No. 8, Khatian No. 569/1 of Mouza - Dabgram, under P.S. Bhaktinagar, 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 being the owner of aforesaid 0.66 Decimal of land and having permanent, heritable, right, title, interest therein the said Smt. Pasang Lama w/o. Sri Wangdi Lama had disposed more or less 19 Katha 02 Chattak of land in favour of someone by executing the proper Sale Deed thereof.

Contd.....P/5

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AND

WHEREAS subsequently the said Smt. Pasang Lama further had sold 10 Kathas or 0.165 Acre of land out of rest 20 Kathas 14 Chattaks, to the Vendee i.e. FALAKATA INDUSTRIES LTD. by executing and registering a Sale Deed, Being no. 931, which is recorded in Book No.1, Volume No. 12, Page No(s). 211 to 220 and which was presented before the District Sub-Registrar, Jalpaiguri for its registration by said Smt. Pasang Lama on 25.06.1997 and 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 their name mutated with respect to their 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 his aforesaid 10 kathas or 0.165 acre of land 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.

11611

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.1,15,00,000/- (Rupees one corer fifteen 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 his/their 10 kathas or 0.165 acre of land which is mentioned in Schedule to the purchaser/vendee at or for the said price of Rs. 1,15,00,000/- (Rupees one corer fifteen 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. 1,15,00,000/- (Rupees one corer fifteen 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. 1,15,00,000/- (Rupees one corer fifteen lacs) only

// 7 //

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 10 kathas or 0.165 acres be the same little more or less at the compriscd 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 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 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, remainder or reminders AND THE rents.

// 8 //

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.

Ref

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 indefeasible 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

Director
of the
Palakata Industries Ltd

Director
Palakata Industries Ltd
Director

// 9 //

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.

SCHEDULE

All that piece and parcel of Rayati land measuring about 10 kathas or 0.165 acre (more or less), which is situated in the Dist. & Sub-registry office - Jalpaiguri, Mouza - Dabgram, Pargana - Baikunthapur, P.S. - Bhaktinagar recorded in Khatian No. - 569/1, Plot No. 237, Touzi 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.

Contd.....P/11

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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.

Falakata Industries Ltd.

Arin Dasgupta
Director

Signature of the vendor

Drafted read over and computerized in
my

office and explained to the parties by me.

Ratan Kr. Bagchi
(Ratan Kr. Bagchi)
Advocate, Siliguri

Enrolment No. F/731/716/91

MEMO OF CONSIDERATION

(Payment made to the vendor)

By Pay order being No. 710637
dated 13.06.06 issued and drawn
on Bank of India, Siliguri

Rs. 1,15,00,000/-

Witnesses :

1. ARUN THAKUR.
2nd Mile
Sewake Road
Siliguri

2. LALIT FLAUR.
2nd Mile
Sewake Road,
Siliguri.

Total Rs. 1,15,00,000.00

(Rupees One corer fifteen lacs only)

Salakata Industries Ltd.

ayiz aur gaurab
Director

Signature of the vendor

MEMO OF CONSERVATION

(Payment made to the vendor)

Patented being no. 110033

dated 13.06.06 issued and given

on Bank of India Bill



Registrar Authorized u/a. P.O.
of Act XVI of 1903, Jalpaiguri

14 JUN 2006



Registrar Authorized u/a. P.O.
of Act XVI of 1903, Jalpaiguri

16-10-07

Book No. 7 Volume No. 80
Pages 175 to 186
Being No. 3610 for the year 1906

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

P.S. ~ BHAKTINAGAR, DIST. JALPAIGURI.

NAME OF SELLER & ADDRESS:~

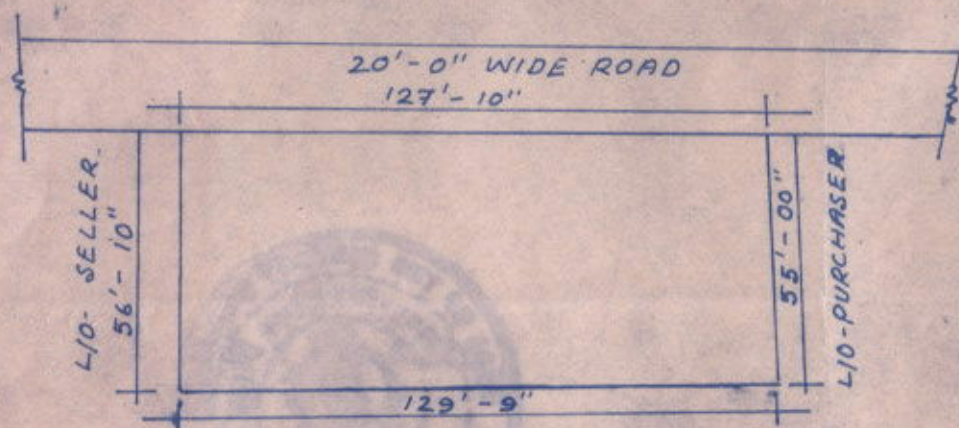
FALAKATA INDUSTRIES LTD
11 GOVT PLACE EAST
2ND FLOOR, KOLKATA - 700069

NAME OF PURCHASER & ADDRESS:~

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

SCHEDULE OF LAND

JLNO	KH.NO	PLOTNO	AREA
2	569/1	237(PART)	10 KATHA



L/O-TERAI TEA CO LTD.

SC ~ 1:500

For Terai Infrastructures Ltd.

Kamal Kishore Biswas
Director

SIG OF SELLER ~

Falakata Industries Ltd.

Signature
Director

SIG. OF PURCHASER:~

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