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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

N 342270



Certified that the document is submitted for
Registration and the Stamp Sheet and
the F. and M. Sheet Attached to his
Document are part of this Document

District Sub-Registrar
West Bengal

Page 1 of 10

For SILIGURI FLOUR MILLS (P) LIMITED

DIRECTOR

28 MAR 2018

DEED OF CONVEYANCE

NON JUDICIAL STAMP

No. 457 Date 06.3.14

M/S Terai Infrastructures Ltd.
2nd mile, Sevoke Road, Siliguri.

Value Rs. 100/-
Tammojoy Roy
Govt. Stamp Vendor
Raidighra
Licn. No- 546/RM
Dumking 10




District Sub-Registrar
Jalpaiguri

Document is part of this Document
the Government Stamp Attached in this
Registration and the Stamp is not valid
without the document.

28 MAR 2014

28 MAR 2014

Pradip Kr. Mishra
S/o Late A. Kr. Mishra
Paresnagar,
Po. Sevoke Road, Siliguri
Ps. Bhaktinagar,
Dist. Jalpaiguri

Land Measuring :	20 Kathas or 0.33 acres,
Mouza :	Dabgram,
J. L. No. :	2 (Two),
Plot No. :	235,237,238
Khatian No. :	558 & 569/1,
Police Station :	Bhaktinagar,
District :	Jalpaiguri,
Consideration :	Rs. 2,86,00,000/- only.

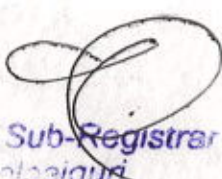
**THIS INDENTURE MADE ON THIS 28TH DAY OF MARCH,
TWO THOUSAND AND FOURTEEN**

B E T W E E N

M/S. TERAI INFRASTRUCTURES LTD. (PAN-AACCT3694E), a Limited Company having its registered office at 10, Govt. Place, (East), 1st Floor, Kolkata - 700069 and Corporate Office at Agarwala House, 2nd Mile, Sevoke Road, P.O. Siliguri, P.S. Bhaktinagar, District Jalpaiguri, represented by one of its Directors namely- Sri Sitaram Sharma, Son of Late Ghanshyam Sharma, Hindu by religion, Nationality Indian, Service by Occupation, residing at Agarwala House, 2nd Mile, Sevoke Road, P.O. Sevoke Road, P.S. Bhaktinagar, District Jalpaiguri, hereinafter called the **PURCHASER** (which expression shall mean and include unless excluded by or repugnant to the context its heirs, successors, executors, legal representatives and assigns) of the **ONE PART.**

A N D




District Sub-Registrar
Jalpaiguri

28 MAR 2014

M/S. SILIGURI FLOUR MILLS PRIVATE LTD. (PAN-AAECS2649J), a Private limited company earlier also known as Siliguri Flour Mills Limited having its office at 2nd Mile, Sevoke Road, P.S. Bhaktinagar District Jalpaiguri, represented by one of its Directors namely- **SRI RAJIV KUMAR MAHESHWARI**, Son of Late Gopal Maheshwari, Hindu by religion, Indian National, Business by occupation, resident at 2nd Mile, Sevoke Road, Police Station Bhaktinagar, District Jalpaiguri, hereinafter called the **VENDOR**, (which expression shall mean and include unless excluded by or repugnant to the context its heirs, successors, executors, legal representatives and assigns) of the **OTHER PART**.

AND WHEREAS one Narsingh Ray and Others were the recorded owners of the land measuring 7.47 Acres, in R.S. Plot No. 222, 234, 235, 236 & 235/830, recorded in Khatian No. 558, J.L. No. 2, Sheet No. 8, Pargana Baikunthapur, P.S. Rajganj (now Bhaktinagar), Dist. Jalpaiguri along with the other land described in the said Khatian mentioned therein.

AND WHEREAS being recorded owners of the said land Narsingh Ray and Others Sold the land in total measuring 2.00 Acres, out of which the land measuring 1.82 Acres, in Plot No. 235 and the land measuring 0.18 Acres, in Plot No. 234 to and in favour of Chhagan Lal Mahaswari, Son of Radha Krishna Mahasewari from the said Khatian being No. 558, J.L. No. 2, Sheet No.7, (R.S. Sheet No. 8) Pargana Baikunthapur, P.S. Rajganj (now Bhaktinagar), Dist. Jalpaiguri, by way of Sale Deed registered on 23.03.1959 in the office of District Sub- Registrar Jalpaiguri, recorded in the Book No. I, Vol. No. 20, Pages from 263 to 266, being No.I-1605 for the year 1959.

AND WHEREAS being the owner in such possession of land measuring 2.00 Acres. said Chhagan Lal Mahaswari sold and transferred the said land to and in favour of **Siliguri Flour Mills Private Ltd.** Sevoke Road Siliguri by way of Sale Deed registered on 10.05.1963 in the office of District Sub- Registrar Jalpaiguri. recorded in the Book No. I, Vol. No. 50, Pages 11 to 14, being No. I-4006 for the year 1963.

AND WHEREAS Siliguri Flour Mills Private Ltd. became a deemed Public Company with effect from 16.08.1976 u/s 43A(1A) of the Companies Act 1956 and came to be known as Siliguri Flour Mills Limited as per the fresh / changed certificate of incorporation.

AND WHEREAS one Radhamohan Prasad acquired the land measuring 2.46 Acres from Dharampal Tripathi and others by way of two separate sale Deed one registered on 22.06.1949 in the office of D.S.R Jalpaiguri, recorded in Book No. I, Vol.No. 32, Pages from 172 to 177, being No. 3102 for the year 1949. and another sale deed registered on 13.02.1950 in the office of D.S.R Jalpaiguri, recorded in Book No. I, Vol. No. 4, Pages from 241 to 245, being No. 565 for the year 1950 and the said land is situated within, Mouza Dahgram, I I. No. 2 , Pargana Bhaikunthpur, P.S. Rajganj, (now Bhaktinagar) District Jalpaiguri, comprising in part of Plots No. 237,238,239, 240, 246, 247,248,249,250,251,252 and 253, appertaining to Khatian No. 1126 , J.L. No. 2, Sheet No. 7, P.S. Rajgani (Bhaktinagar) District Jalpaiguri and thereafter the said Radhamohan Prasad had mutated the aforesaid land in the Record of Rights vide Mutation Case No IX-II-861/64-65 and IX-II-862/64-65 and since then said Radhamohan Prasad was in absolute possession of the said land having got the permanent heritable and transferrable right , title and interest therein

AND WHEREAS said Radhamohan Prasad settled his purchased land measuring more or less 6 Bighas executed by virtue of a Registered Deed of Settlement dated on 18.04.1969 in the office of District Sub - Registrar Darjeeling Recorded in Book No. I Vol. No. 4, Pages 151 to 155 , being Deed of settlement No. 108, for the year 1969.

AND WHEREAS by viture of aforesaid deed of settlement, Smt. Jamuna Prasad, wife of Radhamohan Prasad got the absolute and the permanent heritable and transferrable right , title and interest in and over the land measuring 6 Bighas which was in her actual khas and physical possession free from all encumbrance and charges whatsoever.



AND WHEREAS the present owner **M/s Siliguri Flour Mills Private Ltd.** also purchased in their the then name M/S Siliguri Flour Mills Ltd. the land measuring 1 Bigha 8 Kathas or 0.463 acres from Smt. Jamuna Prasad, W/o Radhamohan Prasad by way of sale deed registered on 19.12.1988 in the office of the Dist. Sub-Registrar Jalpaiguri, entered in Book No. I, Vol. No. 43, Pages from 149 to 158, being No. 4242 for the year 1988 and the said land is situated within Mouza Dabgram, J.L. No. 2, Sheet No. 8, recorded in old Khatian No. 1126, corresponding to R.S. Khatian No.596/1, in part of Plot No. 237 and 238, Paragana Bhaikunthpur, P.S. Rajganj (Bhaktinagar), Dist- Jalpaiguri and thereafter said Siliguri Flour Mills Private Ltd. mutated its name with the Record of Rights vide M. Case No. IX/II/403/BLLRO (R) JAL/2007-08, dated 01.11.2007.

AND WHEREAS thereafter as per resolution u/s 43A(4) of the Companies Act, 1956 Siliguri Flour Mills Ltd. again re-changed its name to the earlier name Siliguri Four Mills Private Ltd. and thereby Siliguri Flour Mills Private Ltd. acquired all right, title and interest in the aforesaid lands purchased from time to time.

AND WHEREAS in the manners aforesaid, the present owner **M/s Siliguri Flour Mills Private Ltd.** acquired the land in total measuring 2.463Acres by way of two aforesaid Sale Deeds being No. 4006 for the year 1963 and Sale Deed being No. 4242 for the year 1988 and thereby the **M/s Siliguri Flour Mills Private Ltd.** is in khas, actual and physical possession having permanent, heritable and transferable right, title and interest thereon free from all encumbrances and charges whatsoever.

AND WHEREAS the Vendor accordingly in its present name hereof to this indenture has decided to sell and offered for sale the below scheduled vacant land measuring 20 Kathas or 0.33 acres, morefully described in schedule appended below and more specifically shown and delineated in the Sketch Map annexed herewith forming part of this presents, free from all encumbrances and charges whatsoever.

AND WHEREAS the Purchaser being the adjacent and/or neighbouring land owner of the below schedule land and being in reasonable requirement of the below schedule land, has shown its interest to purchase the said land fully described in schedule appended below and offered a whole sum price of Rs. 2,86,00,000/- (Rupees Two Crore Eighty Six lacs) only.

AND WHEREAS the Vendor hereof considering the price so offered by the Purchaser as fair, reasonable and highest in view of prevailing market rate, has firmly and finally agreed to sell the below schedule vacant land to the Purchaser hereof at or for the price of Rs. 2,86,00,000/- (Rupees Two Crore Eighty Six lacs) only free from all encumbrances and charges whatsoever and the said property is hereby transferred in the manner as hereinafter appearing.

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid offer, acceptance and also in consideration of the said sum of Rs. 2,86,00,000/- (Rupees Two Crore Eighty Six lacs) only paid by the Purchaser to the Vendor hereof as per the **Mode of payment** mentioned herein below (the receipt whereof the Vendor does hereby acknowledge and grant full discharge from the payment thereof) and the Vendor does hereby grant, sell, convey, transfer and assign unto the Purchaser the said land hereby sold as described in the schedule below and make over possession thereof to the Purchaser together with all right, title, interest, liberties, easements, privileges, appendices, appurtenances, whichever are belonging to or in any way appertaining to the said land or any part thereof **TO HAVE AND TO HOLD** the same absolutely by the Purchaser forever peaceably and quietly without any interference or interruption from the Vendor or any person or persons claiming under the same, subject to the payment of rent etc. payable to the Superior Landlord the Govt. of West Bengal.

AND THE VENDOR does hereby covenant with the Purchaser that the Vendor in its present name has full authority and power to transfer the said land described in the

schedule below unto and in favour of the Purchaser in the manner aforesaid and the Vendor or any person/persons claiming under them shall and will from time to time and at all times hereafter at the request and costs of the Purchaser will execute all such acts, deeds and things whatsoever for further and more effectually assuring the Purchaser for its peaceful enjoyment and possession thereof and therein as shall and may be required.

IT IS FURTHER covenanted by the Vendor that there exists no charge, mortgage, attachment or any other encumbrances whatsoever on the landed property hereby transferred, expressed or intended so to be or in any part thereof and therein on the date of these presents and in the event of discovery of any such charge, mortgage, attachment or encumbrances whatsoever the Vendor shall be liable to deal with according to law and shall also be liable to compensate the Purchaser for any loss, injury that the Purchaser may sustain in consequence thereof.

IF FOR ANY DEFECT in the title or for any act done suffered or to be done by the Vendor and with respect to the right of the land hereby transferred expressed or intended so to be by these presents, the Purchaser is deprived of possession or of enjoyment of the right and in land hereby conveyed or expressed or intended so to be or in any part thereof, the Vendor shall be liable to return to the Purchaser the full or proportionate part of the consideration money as the case may be from the date of such deprivation or dispossession and also shall be liable for adequate compensation for any loss or injury caused thereto to be sustained by the Purchaser in consequence thereof.

IT IS FURTHER DECLARED by the Vendor that the Vendor has not entered into any binding contract with any other third person or persons whatsoever to sell or transfer otherwise any interest or right in the land described in the schedule below and there subsists no such contract at the date of these presents with respect to the land hereby transferred or any recitals made in these presents will prove to be false, the Vendor will be liable to compensate the Purchaser adequately for the loss or injury to the Purchaser in consequence thereof.

SCHEDULE OF LAND

ALL THAT piece or parcel of vacant land measuring **20 Kathas or 0.33 Acres**, situated within Mouza Dabgram, J.L. No. 2, Touzi No. 3, Sheet No. 8, Pargana Baikunthapur, P.S. Bhaktinagar, Dist. Jalpaiguri, within the ambit of Ward No. 41 of Siliguri Municipal Corporation, in the state of West Bengal.

The total land measuring 0.33 acres comprises as under :-

<u>Plot No..</u>	<u>Khatian No.</u>	<u>Area of Land.</u>
235	558	2 Kathas 1 Chhataks
237	569/1	13 Kathas 5 Chhataks
238	569/1	4 Kathas 10 Chhataks
20 Kathas or 0.33 Acres		

The land hereby sold is butted and bounded as follows:-

- By the North : Land of Terai Tea Co. Ltd.
- By the South : Land of M/S. Siliguri Flour Mills Private Ltd. with structures,
- By the East : Land of Terni Infrastructures Ltd.
- By the West : Land of Terai Tea Co. Ltd.

The land hereby sold is classified as Dahala and the purpose is Bastu and the same is particularly shown and delineated in the Sketch Map annexed herewith forming part of this presents.

Separate sheet containing the fingerprints and photographs of the parties is enclosed herewith forming part of these presents.

I, **Sri Rajiv Kumar Maheshwari**, Son of Late Gopal Maheshwari, one of the Directors of **M/S. SILIGURI FLOUR MILLS PRIVATE LTD.**, a Private Limited Company earlier also known as Siliguri Flour Mills Ltd. having its office at 2nd Mile, Sevoke Road, P.S. Bhaktinagar, District Jalpaiguri, do hereby receive the total consideration amount to the tune of Rs. 2,86,00,000/- only morefully described in the following head of "Mode of Payment".

A) By way of Cheque of Allahabad Bank drawn on 26.07.2012 vide No. No. 931500, in favour of Siliguri Flour Mills Pvt. Ltd.	...	...	Rs. 25,00,000.00
B) By way of Cheque of Allahabad Bank drawn on 05.10.2012 vide No. No. 933127, in favour of Siliguri Flour Mills Pvt. Ltd.	...	...	Rs. 25,00,000.00
C) By way of Cheque of Allahabad Bank drawn on 31.10.2012 vide No. No. 933135, in favour of Siliguri Flour Mills Pvt. Ltd.	...	...	Rs. 25,00,000.00
D) By way of Cheque of Allahabad Bank drawn on 27.11.2012 vide No. No. 933144, in favour of Siliguri Flour Mills Pvt. Ltd.	...	...	Rs. 25,00,000.00
E) By way of Cheque of Allahabad Bank drawn on 11.07.2013 vide No. No. 004327, in favour of Siliguri Flour Mills Pvt. Ltd.	...	...	Rs. 50,00,000.00
F) By way of Cheque of Allahabad Bank drawn on 02.08.2013 vide No. No. 004340, in favour of Siliguri Flour Mills Pvt. Ltd.	...	...	Rs. 50,00,000.00
G) By way of Cheque of Allahabad Bank drawn on 28.03.2014 vide No. No. 008279, in favour of Siliguri Flour Mills Pvt. Ltd.	..	...	Rs. 83,14,000.00
TDS @ 1% on the consideration Amount as New Section 194-1A inserted in the Income Tax Act, 1961 vide Budget 2013 Read with Notification No. 39/2013, dated 31.05.2013, w.e.f. 1 st June 2013.	...	...	Rs. 2,86,000.00
Total Consideration Amount	...	...	Rs.2,86,00,000.00

For SILIGURI FLOUR MILLS (P) LIMITED

SIGNATURE

DIRECTOR

IN WITNESS WHEREOF the Vendor being in sound health and full conscious mind has signed, executed and admitted this Deed of Conveyance (Sale), in presence of the following witnesses who have signed below on the day, month and year written above.

WITNESSES:

1) Pradip Kr. Mishra
S/o Lt. A. Kr. Mishra
Paresnagar,
Po. Seroke Road, Siliguri
P.S. Bhaktinagar,
Dist - Jalpaiguri

2) Bishwa Raj Agarwal.
S/o Late Ramesh Kr Agarwal.
2 1/2 mile, Seroke Road.
P.S. Bhaktinagar
Dist - Jalpaiguri

For SILIGURI FLOUR MILLS (P) LIMITED


DIRECTOR

(SIGNATURE OF THE VENDOR)

Drafted by me as per the instructions of the parties and as per the available documents supplied by the party. Read over and explained to the parties by me in Hindi version and printed in my office.


(BABUL MAZUMDER)

Advocate, Siliguri.

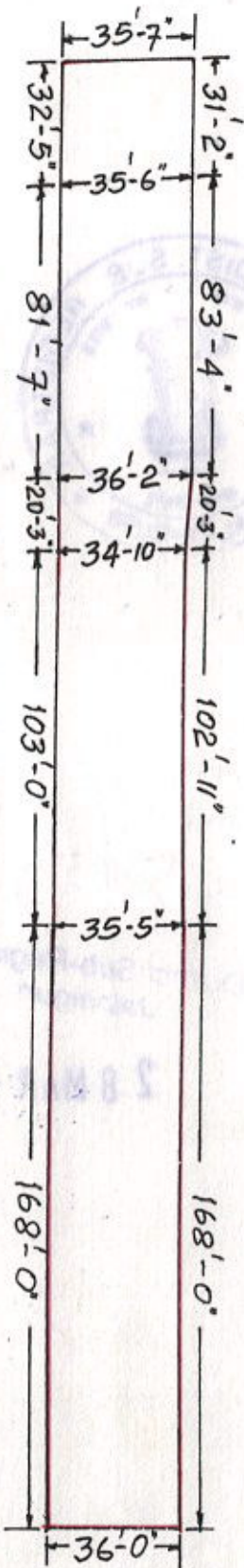
Enrolment No. W.B. 439 of 1998.

SITE PLAN

SCALE = 1" (INCH) : 50' (FEET)

NAME OF PURCHASER		NAME OF SELLER		SCHEDULE OF LAND							REMARKS
TERAI INFRASTRUCTURES LTD.		M/s. SILIGURI FLOUR MILLS LTD		MOUZA	J.L. NO.	WARD NO.	SHEET NO.	KHATAN NO.	PART OF PLOT NO.	AREA OF LAND TO BE SOLD	THE SAID LAND HAS BEEN SHOWN BY RED BORDER.
"AGARWALA HOUSE" SEVOK ROAD, SILIGURI, P.S.- BHAKTINAGAR DIST. JALPAIGURI.		2ND. MILE, SEVOK ROAD, SILIGURI, P.S.- BHAKTINAGAR DIST. JALPAIGURI.		DABGRAM	2	41 OF SMC.	K.S. 8	K.S.	K.S.	K.S.	
								558	235	237	
								569/1	238	20 COTTAH OR 0.33 ACRE.	
								TOTAL.		4 COTTAH 10 CANNAL	

LAND OF - TERAI TEA CO. LTD.



LAND OF - TERAI INFRASTRUCTURES LTD.

LAND OF - M/S. SILIGURI FLOUR MILLS LTD.

PART TRACED MAP OF MOUZA - DABGRAM, SHEET NO. - 8.

SCALE - 16" = 1 MILE.

N
S

MAP DRAWN BY

16/2/13

Sudhir Kumar Ghosh

Surveyor

C.S. No. 170658/82

Siliguri

For SILIGURI FLOUR MILLS (P) LIMITED

Signature of Seller

DIRECTOR

SIGNATURE OF SELLER.

EXECUTANT SHEET

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					



Daya Ram Nandi

For SILIGURI FLOUR MILLS (P) LIMITED

Daya Ram Nandi
DIRECTOR

Signature with Date

CLAIMANT SHEET

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					



Sibi Ram Sharma

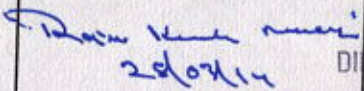
For Terai Infrastructures Ltd

Sibi Ram Sharma
Director

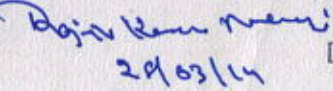
Signature with Date

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the D.S.R. JALPAIGURI, District- Jalpaiguri
Signature / LTI Sheet of Serial No. 00965 / 2014, Deed No. (Book - I , 00894/2014)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Rajiv Kumar Maheshwari 2nd Mile, Sevoke Road,, Thana:-Bhaktinagar, District:-Jalpaiguri, WEST BENGAL, India,	 28/03/2014	 LTI 28/03/2014	For SILIGURI FLOUR MILLS (P) LIMITED  28/03/14 DIRECTOR

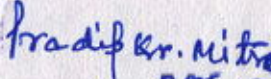
II . Signature of the person(s) admitting the Execution at Office.

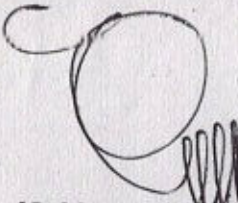
Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Rajiv Kumar Maheshwari Address -2nd Mile, Sevoke Road,, Thana:-Bhaktinagar, District:-Jalpaiguri, WEST BENGAL, India,	Self	 28/03/2014	 LTI 28/03/2014	For SILIGURI FLOUR MILLS (P) LIMITED  28/03/14 DIRECTOR

Name of Identifier of above Person(s)

Pradip Kumar Mitra
Paresh Nagar, Thana:-Bhaktinagar, P.O. :-Sevoke
Road Siliguri, District:-Jalpaiguri, WEST BENGAL,
India,

Signature of Identifier with Date


28/03/2014


(Subhas Chandra Sarkar)
DISTRICT SUB-REGISTRAR
Office of the D.S.R. JALPAIGURI



Government Of West Bengal
Office Of the D.S.R. JALPAIGURI
District:-Jalpaiguri



Endorsement For Deed Number : I - 00894 of 2014
(Serial No. 00965 of 2014 and Query No. 0702L000002299 of 2014)

On 28/03/2014

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 : 23, 5 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Registration Fees paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Registration Fees Rs. 3,15,618/- paid online on 27/03/2014 8:38PM with Govt. Ref. No. 192013140008984901 on 27/03/2014 8:18PM, Bank: State Bank of India, Bank Ref. No. IK46159502 on 27/03/2014 8:38PM, Head of Account: 0030-03-104-001-16, Query No:0702L000002299/2014

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.-2,86,89,376/-

Certified that the required stamp duty of this document is Rs.- 2008267 /- and the Stamp duty paid as: Impresive Rs.- 100/-

Stamp Duty paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Stamp duty Rs. 20,08,267/- paid online on 27/03/2014 8:38PM with Govt. Ref. No. 192013140008984901 on 27/03/2014 8:18PM, Bank: State Bank of India, Bank Ref. No. IK46159502 on 27/03/2014 8:38PM, Head of Account: 0030-02-103-003-02, Query No:0702L000002299/2014

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

Presented for registration at 12.31 hrs on :28/03/2014, at the Office of the D.S.R. JALPAIGURI by Sri Rajiv Kumar Maheshwari ,Executant.

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

Execution is admitted on 28/03/2014 by

1. Sri Rajiv Kumar Maheshwari
 Director, M /s Siliguri Flour Milis Private Ltd., 2nd Mile Sevoke Road, Thana:-Bhaktinagar,
 District:-Jalpaiguri, WEST BENGAL, India, .
 , By Profession : Business

Identified By Pradip Kumar Mitra, son of Late A. Kumar Mitra, Paresh Nagar, Thana:-Bhaktinagar,
 P.O. :-Sevoke Road Siliguri, District:-Jalpaiguri, WEST BENGAL, India, , By Caste: Hindu, By
 Profession: Business.

(Subhas Chandra Sarkar)
 DISTRICT SUB-REGISTRAR

(Subhas Chandra Sarkar)
 DISTRICT SUB-REGISTRAR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 4
Page from 3626 to 3641
being No 00894 for the year 2014.



(Subhas Chandra Sarkar) 28-March-2014
DISTRICT SUB-REGISTRAR
Office of the D.S.R. JALPAIGURI
West Bengal