

1357

P 1342



00CC 027955

4,500/-

4,90,000/-

A. 2379=00

Addm. 1,90,000/-
 8/10-9500/-
 A2 2090.00
 C.P. 2450

Market Value assessed Rs. 6,80,000
 (Rupees)
 Stamp Duty required Rs. 34,000/-
 (Rupees)
 Stamp Duty paid Rs. 24,500/-
 (Rupees)
 Deficit Stamp Duty Rs. 9,500/-
 (Rupees)

Admissible under Rule 21 & also
 u/s. 5/41 of W. B. L. R. Act, 1955
 duly Stamp under the Indian
 Stamp Act, 1899 (W.B. Stamp as
 Amended up to date)
 Schedule 1A No. 23
 Fees Paid Rs. 5379.00
 Process Fees 4.50 in C.F.S.

Sub-Registrar
 Rajganj, Dt. Jalpaiguri

25/01

DEED OF CONVEYANCE

Certified that the deficit Stamp Duty
 of Rs. 9,500.00 (Rupees Nine
 thousand Five hundred only) has been
 paid by State Bank of India issued by
 S. B. P. No. 632505 Dated 25-4-2001
 to make up the proper Stamp Duty of
 which this document is chargeable.

Additional Reg. Fee
 Rs. 2090.00
 Rupees Two thousand
 Nine hundred only is realized Vide Misc.
 Receipt No. 020657
 Dated 2.5.2001

Visit Commission Case No.
 Contd. 2.
 For.....
 Fees Paid J(1) Rs. 200/-
 J(2) Rs. 50.00
 P.T.A. Rs. 250.00
 Total- Rs. 82.50

Sub-Registrar
 Rajganj, Dt. Jalpaiguri
 2.5.2001

Sub-Registrar
 Rajganj, Dt. Jalpaiguri
 2.5.2001

Sub-Registrar, Rajganj
 Dist. Jalpaiguri

18/1/2002

No. 836 Dated 16-4-2001
 Paid to Sub-Registrar Mayurkhanee Tendra
 of (P) No. 154, Bilpa,
 Non Judicial Court No. 2400/
 Twentyfour Thousand five hundred

Stamp Book Class
 Original Document

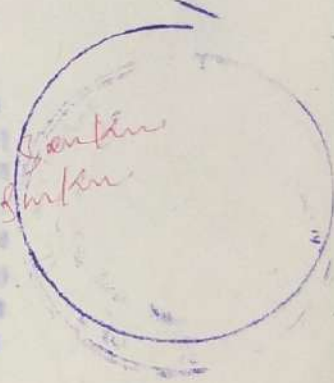
Presented for Registration at 7 PM
 at the Post Office of Bilpa
 A.M. P.M. on the 15th day of April
 2001... of Sub-Registrar (P) e. Rajganj by
 Ramendra Ch. Dey Sarkar
 Executant/Claimant.



श्री- रामेश च (4) मठरार

Sub-Registrar
 Rajganj, Dt. Jalpaiguri
 19/4/2001
 1623

Name Ramendra Ch Dey Sarkar
 S/o H. Ramesh Ch. Dey Sarkar
 of Dabgram
 Thana Bhaktinagar
 District Jalpaiguri
 By Caste Hindu/Muslim
 By Profession



श्री- रामेश च (4) मठरार

Handwritten signature in red ink.

Upal ke Sarkar

s/o Sri Ramendra Ch Dey Sarkar Upal Sarkar
 Dabgram, Bhaktinagar

Name Ramendra Ch. Dey Sarkar
 of Dabgram
 Thana Bhaktinagar
 District Jalpaiguri
 By Caste Hindu/Muslim
 By Profession

Sub-Registrar
 Rajganj, Dt. Jalpaiguri

2000Rs.



2000 Rs. 2000 Rupee Non-Judicial

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-:: Page No. 2 ::-

THIS INDENTURE MADE ON THIS THE
19th DAY OF APRIL, TWO THOUSAND ONE.

Contd..3..

No. 836 Dated 16-9-00
 Paid to Applicant Mangushree Traders
 of (P) W. K. Kalyan
 No. Judicial Stamp work No. 24500/-
Twenty four thousand four hundred

M
 Stamp Used Class
 Valid Till

R. 2000

2000

TWO THOUSAND RUPEES

ST FIVE P. 15



Sub-Registrar
 Rajnagar, Dist. Jalpaiguri

19/9/00



--: Page No.3 :-

AREA OF LAND :: 6 KATHAS 12 CHHATAKS
35.2 SQUARE FEET.

MDUZA :: DABGRAM

PARGANA :: BAIKUNTHAPUR

PLOT NO. :: 478(P)

KHATIAN NO. :: 623 (HAL)

SHEET NO. :: 8

J.L. NO. :: 2

P.S. :: BHAKTINAGAR

DISTRICT :: JALPAIGURI

CONSIDERATION :: Rs.4,90,000/-

Contd..4..

No. 836 Dated 16/4/2001
 Paid to the order of Monyahree Tripathi (P)
 of W.D. Kalyan
 Non Judicial/ Court Fee Stamp No. 21001
 for Twenty four thousand five hundred

M
 Stamp Book Close
 All India Treasury

2000RS

2000RS

TWO THOUSAND RUPEES

दुई हजार रुपये



Sub-Registrar
 Rajganj, Dist. Jalpaiguri

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500Rs.



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Page No. 4 :-

B E T W E E N

Contd..5..

No. 836 Dated 16/1/01
Paid to Bri/Cant - Manjushree Jans Indira
of (D) Itel, Siliguri
Non Judicial Court Fee Stamp with Rs. 2/00/-
Twenty four Mowad the hundred of

m
Stamp Book Clerk
Siliguri Treasury



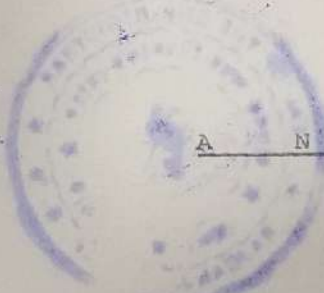
Sub-Registrar
Raiganj, Dt. Jalpaiguri

19/1/201

বিস্তারিত নিম্নে

- :: Page No. 5 :: -

✓ MANJUSHREE TEA AND INDIA (PRIVATE) LIMITED - A Private Limited Company having its Office at 2nd Mile, Sevoke Road, Siliguri, Police Station : Bhaktinagar, District- Jalpaiguri - hereinafter be called the "PURCHASER" (which expression shall mean and include unless excluded by or repugnant to the context its successors, executors, legal representatives and assigns-in-Office) of the "ONE PART"



Handwritten signature or initials.

✓ SHRI RAMENDRA CHANDRA DEY SARKAR, Son of Late Ramesh Chandra Dey Sarkar, Hindu by religion, Business by occupation, resident of Mouza : Dabgram, Police Station- Bhaktinagar, District : Jalpaiguri - hereinafter be called the "VENDOR" (which expression shall mean and include unless excluded by or repugnant to the context his heirs, executors, successors, legal representatives, administrators and assigns) of the "OTHER PART".

contd.. 6 ..

Registered in the office of the Sub-Registrar, Rajganj, Dist. Jalpalguni

-11-1914

REGISTERED IN THE OFFICE OF THE SUB-REGISTRAR, RAJGANJ, DIST. JALPALGUNI



Sub Registrar
Rajganj, Dist. Jalpalguni

19/1/14

স্বাক্ষরিত হইয়াছে

-:: Page No. 6 ::-

WHEREAS, one Ramendra Chandra Dey Sarkar, Son of Late Ramesh Chandra Dey Sarkar became the owner of 2.73 acre of land by virtue of a registered Deed of Sale dated 7.9.1956 and the said deed was duly registered in the Office of the Sadar Joint Sub-Registrar, Jalpaiguri and registered in Book No. I, Vol. No. 12, Pages 26 to 28 being no. 818 for the year 1956 and after purchasing the said land the said Ramendra Chandra Dey Sarkar was holding, occupying and possessing the said land having obtained heritable and transferable right, title and interest therein and also on payment of rent and taxes and also mutating the said land in his name vide Mutation Case No. IX-IL-1963 of 61-62 in Hal Khatian No. 623 of Mouza : Dabgram vide Order of the then J.L.R.O. dated 15.12.1961.

A. L. G. N. S. R. D

WHEREAS, Sri Nagendra Chandra Dey Sarkar, Sri Dwijendra Chandra Dey Sarkar and Sri Khagendra Chandra Dey Sarkar - all sons of Late Ramesh Chandra Dey Sarkar purchased 8.20 acre of land by virtue of a registered Deed of Sale dated 7.9.1956 and the said Deed was duly

Contd.. 7 ..



Sub-Registrar
Raiganj, Dist. Jalpaiguri

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-:: Page No. 7 ::-

registered in the Office of the Sadar Joint Sub-Registrar, Jalpaiguri in Book No. I, Vol. No. 12, Pages 29 to 31 being no. 819 for the year 1956.

A N D

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WHEREAS, the aforesaid Ramendra Chandra Dey Sarkar purchased 2.73 acre of land in his name and Sri Nagendra Chandra Dey Sarkar, Dwijendra Chandra Dey Sarkar and Sri Khagendra Chandra Dey Sarkar purchased 8.20 acre of land in their names but for all intent and purposes those properties were purchased out of their common fund and those are joint properties and they were holding, occupying and possessing the said land jointly.

A N D

WHEREAS, the said Ramendra Chandra Dey Sarkar, Sri Nagendra Chandra Dey Sarkar, Sri Dwijendra Chandra Dey Sarkar and Sri Khagendra Chandra Dey Sarkar were experiencing difficulties to use and occupy the said property jointly.

A N D

Contd.. 8 ..



Sub-Registrar
Rajgarh, Dt. J. P. Singh

19/14/2017

Biswajit Kumar Dasgupta

-:: Page No. 8 ::-

WHEREAS, they made amicable partition amongst themselves by executing a Deed of Partition dated 5th June, 1970 and the said Deed was duly registered in the Office of the District Sub-Registrar, Jalpaiguri being document no.3917 for the year 1970.

A N D

WHEREAS, by virtue of the aforesaid Deed of Partition, the Vendor became the owner of the land as fully described in the Schedule 'Ka' of the aforesaid Deed of Partition dated 5.6.70 including the land described in the schedule 'A' below.

A N D

WHEREAS, the Vendor being in need of money decided and agreed to sell 33 Kathas 15 Chhataks and 41 Square Feet of land as fully described in the Schedule 'A' below and accordingly was in search of a suitable purchaser.

A N D

Contd.. 9 ..



Sub-Registrar
Rajganj, Dt. Jalpaiguri

19/11/2001

Division 12. For 18/12/18

-:: Page No. 9 ::-

WHEREAS, the Purchaser finding the land suitable decided and agreed to purchase the land as fully described in the Schedule 'B' below out of the land as fully described in the Schedule 'A' below and requested the Vendor to sell the said 'B' Schedule land to the Purchaser for a total consideration of Rs.4,90,000/- (Rupees Four lakh ninety thousand) only and free from all encumbrances whatsoever.

A N D

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WHEREAS, the Vendor accepted the price so offered by the Purchaser as fair and reasonable and highest available in the market and agreed to sell the said land as fully described in the Schedule 'B' below to the Purchaser for a total consideration of Rs.4,90,000/- (Rupees Four lakh ninety thousand) only and free from all encumbrances whatsoever.

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid offer and acceptance and in consideration of Rs.4,90,000/- (Rupees Four lakh ninety thousand) only paid by the Purchaser to the Vendor by an Account Payee Cheque, the receipt whereof the Vendor doth hereby fully admit

Contd.. 10 ..



Sub Registrar
Raigori, Dist. Jalpalguri

19/11/2011

--- Page No. (D) ---

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and acknowledge and grant full discharge from the payment thereof, the Vendor doth hereby grant, convey, transfer and assign unto and in favour of the Purchaser the land described in the Schedule 'B' below and make over possession thereof to the Purchaser, together with all rights, liberties, privileges, easements, appendices and appurtenances belonging to or in any way appertaining to the said property hereby transferred, expressed or intended so to be TO HAVE AND TO HOLD the same with all facilities subject to the payment of rent and taxes payable to the State of West Bengal.

AND THE VENDOR doth hereby covenanted with the Purchaser that the right, title and interest which the Vendor professes to transfer the property transferred, expressed or intended so to be and in favour of the Purchaser in the manner as aforesaid and the Vendor or any person claiming under him shall and will from time to time and at all times hereafter at the request and cost of the Purchaser shall execute all such acts, deeds and things whatsoever for further and more effectively assuring the enjoyment and possession of the Purchaser thereof and therein as shall and may be required.

Contd.. 11 ..



Sub-Registrar
Rajganj, Dt. Jalpaiguri

1914

over the land hereby transferred

IT IS FURTHER COVENANTED by the Vendor that there exists no charge, attachment, mortgage or any other encumbrances whatsoever in the land hereby transferred, expressed or intended so to be or any part thereof at 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 be dealt with according to law and shall be liable to compensate the Purchaser for any loss or injury that the Purchaser may sustain in consequence thereof.

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



Sub-Registrar
Rajganj, Dt. Jalpaiguri

19/11/2011

revised by the vendor

IT IS FURTHER DECLARED by the Vendor that the Vendor has not entered into any binding contract with any other person whatsoever to sell or to transfer otherwise any interest or right in the land as fully described in the Schedule 'B' below and that there subsists no such contract of sale at the date or time of these presents and in the event of discovery of any such contract of sale or transfer with respect of the land hereby transferred or any part thereof existing at the date of these presents or if any of the recitals made herein by the Vendor is proved to be false, the Vendor shall be liable to compensate adequately to the Purchaser for the loss or injury to be sustained by the Purchaser in consequence thereof.

SCHEDULE - "A"

All that piece or parcel of land measuring 33(thirty three) Kathas 15(fifteen) Chhataks 41(forty one) square feet or .56 acre of homestead land appertaining to part of Plot No. 478, recorded under Khatian No.623(Hal), Pargana : Baikunthapur, Mouza : Dabgram, J.L.No.2, Sheet No.8, Post Office and Police Station : Bhaktinagar, Sub-Division and District- Jalpaiguri. The said land is shown in the map annexed herewith and demarcated by green boundary lines.



S
Sub-Registrar
Rajgarh, Dt. Jalpaiguri

1911/11/11

original for transfer

The said land is butted and bounded as follows :-

- North : House of Kartick Dutta, Mohit Pal & others;
- South : Land of Madanlal Agarwala;
- East : Land of the Vendor;
- West : Land of Madanlal Agarwala.

SCHEDULE - "B"

All that piece or parcel of homestead land measuring 6 (six) Kathas 12 (twelve) Chhataks 35.2 (thirty five point two) Sq. Feet, appertaining to part of Plot No. 478, recorded under Khatian No. 623 (Hal) of Mouza : Dabgram, J.L.No. 2, Sheet No. 8, Pargana : Baikunthapur, Post Office and Police Station - Bhaktinagar, Sub-Division and District : Jalpaiguri, Sub-Registry Office : Rajganj being a portion of the land as fully described in the Schedule 'A' above.

The land hereby sold is butted and bounded as follows-

- North : House of Mohit Pal & others and road;
- South : Land of Madanlal Agarwala;
- East : Land of the Vendor;
- West : Land of the Vendor & then land of Madanlal Agarwala.



Su-Registrar
Rajgarh, Dt. Jalpaiguri

1914/2001

The land hereby sold is shown in the Map/Plan annexed herewith and delineated with Red Border Lines which do made part of these presents.

The proportionate rent payable to the State of West Bengal is Rs. . There is no co-sharer.

IN WITNESS WHEREOF the Vendor hereof doth hereunto set his hand on the day, month and year first above written.

WITNESSES :

1. Utpal Sarkar.
S/o Sri Ramendra Ch De Sarkar.
Debagram, Bhaktisagar.

2. Shukh Kanan Chakraborty
S/o Sri Om Prakash Chakraborty
Milepally - Siliguri

(Signature)

SIGNATURE OF THE VENDOR

Drafted, readover and explained to the Parties by me and typed in my Office.

(Signature)
ADVOCATE, SILIGURI
ENROLMENT NO. F/20/117/92

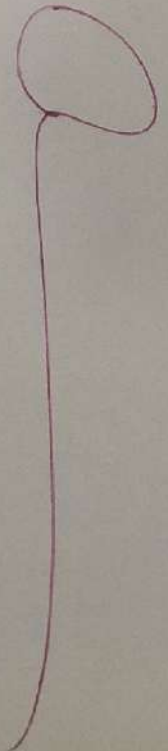


Su-Registrar
Rajganj, Dt. Jalpaiguri

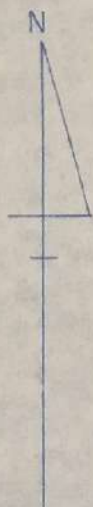


Su-Registrar
Rajganj, Dt. Jalpaiguri
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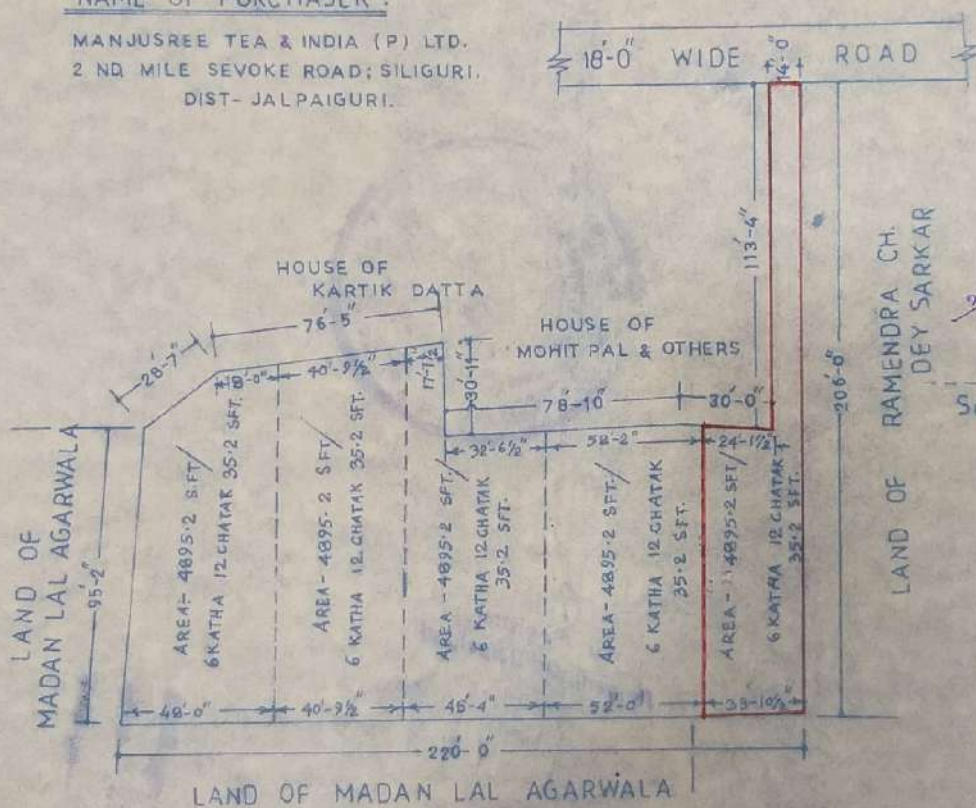


SITE PLAN SHOWING THE LAND OF SRI. RAMENDRA CHANDRA DEY SARKAR, S/O. LATE RAMESH CH. DEY SARKAR; UNDER MOUZA-DABGRAM, J.L.NO-2, SHEET NO-8, KHATIAN NO- 623(HAL), PLOT NO - 478 (P). PS-BHAKTINAGAR; DIST.- JALPAIGURI.



NAME OF PURCHASER :-

MANJUSREE TEA & INDIA (P) LTD.
2 NO MILE SEVOKE ROAD; SILIGURI.
DIST- JALPAIGURI.



Handwritten signature of the seller, Sri Ramendra Ch. Dey Sarkar.

Seller's sign

SITE PLAN
SCALE: 1"=50'-0"

Prepared By ~

Ashok Kr. Basak
ASHOK KR. BASAK
SURVEYOR

SOLD LAND SHOWN THUS



Registrar
Rajnagar, Jalpalgur

19/12/01



Registrar
Rajnagar, Jalpalgur
2001

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2001

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