



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

A 538468

Certified that the document is admitted to Registration and the Signature Sheet and the Endorsement Sheet attached to his Document are part of this Document

District Sub-Registrar

17 AUG 2012

DEED OF CONVEYANCE

THIS INDENTURE MADE THIS THE 6th DAY OF AUGUST 2012 (TWO THOUSAND TWELVE)

Visit Commission Cont.P/2
for 12 999
 Fees Paid J(1) Rs. 250
 J(2) Rs. 115
 P.T.A. 35
 Total Rs. 400

District Sub-Registrar

NON JUDICIAL STAMP

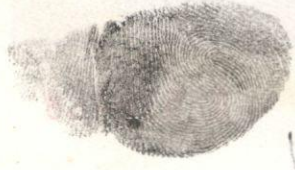
No. 474 Date 03.8.12

Manjushree Tea & India (P) Ltd.
Siliguri

Value Rs. only Rs. Five thousand and only

Tammoj Roy
Govt. Stamp Vendor
Bagdogra
Lic. No- 546/RM
07 / Darjeeling

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1562

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Document the rest of the Document
the Endorsement is attached to the
Registration and the Signature Sheet and
Copied that the Document is admitted to

(Handwritten Signature)

District Sub-Registrar
Jalpaiguri

16 AUG 2012

Gopal Saha
S/o- Lat Jusan Saha
Bhakti. Nagar
P/s. Bhakti. Nagar
Dist- Jalpaiguri

12/11/15/16

TOTAL CONSIDERATION : RS. 12,50,000/-

AREA OF LAND : 3.5 DECIMAL

PLOT NO. : 478

KHATIAN NO. : 623

SHEET NO. : 08

J.L. NO. : 02

MOUZA : DABGRAM

PARAGANA : BAIKUNTHAPUR

P.S. : BHAKTINAGAR

DISTRICT : JALPAIGURI

WITHIN THE AREA OF SILIGURI MUNICIPAL CORPORATION



District Sub Registrar
Jalpaiguri

16 AUG 2012

12/10/19

B E T W E E N


SMT IRA ROY W/o Sri Kiran Chandra Roy, Hindu by religion, Indian by Nationality, Housewife by occupation, resident of Bankimnagar, Dabgram, P.S. Bhaktinagar in the District of Jalpaiguri --- hereinafter called **VENDOR/FIRST PARTY** (which expression shall mean and include unless excluded by or repugnant to the context her heirs, executors, successors, administrators, representatives and assigns) of the **ONE PART**.

A N D

MANJUSHREE TEA AND INDIA PRIVATE LIMITED A private Limited company registered under the Company Act 1956 having certificate of Incorporation No. 21-62245 Dated 11th March 1994 having its registered Office at 2nd Mile, Sevoke Road, Siliguri in the District of Jalpaiguri --- hereinafter called **PURCHASER/SECOND PARTY** (which expression shall mean and include unless excluded by or repugnant to the context its office bearers, executors, successors, administrators, representatives and assigns) of the **OTHER PART** represented by one of its Director duly authorized for this purpose **SRI HARSH KUMAR BERLIA** S/o Sri Sushil Kumar Berlia, Hindu by religion, Indian by Nationality, Director of the abovenamed Company by occupation, resident of Bankimnagar, Dabgram, P.S. Bhaktinagar in the District of Jalpaiguri.

PAN NO: AADCM 6852A




District Sub-Registrar
Jalpaiguri

16 AUG 2012

1/15/78

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WHEREAS a Deed of Partition was executed between **RAMENDRA CHANDRA DEY SARKAR, NAGENDRA CHANDRA DEY SARKAR, DIGENDRA CHANDRA DEY SARKAR & KHAGENDRA CHANDRA DEY SARKAR** and registered at the office of the District Sub - Registrar, Jalpaiguri and recorded in Book No. I, Volume No. 45, Pages 199 to 207, being Document No. 3917 for the year 1970 and in the aforesaid deed of partition land measuring 2.88 ½ Acres appertaining to and forming Plot No. 478 & 442 recorded in the Khatian No. 623 & 143 of Mouza - Dabgram in the District of Jalpaiguri had been allotted to **RAMENDRA CHANDRA DEY SARKAR** as his absolute Share.

A N D

WHEREAS vendor hereof **SMT IRA ROY** acquired a piece and parcel of land measuring 4 Katha 9 Chhataks 15 Sq. Ft. Or 7.5 Decimal appertaining to and forming part of Plot No. 478 of Sheet No. 8 recorded in Khatian No. 623 of Mouza - Dabgram in the District of Jalpaiguri by virtue of a Deed of Conveyance executed by **RAMENDRA CHANDRA DEY SARKAR** and registered at the office of the District Sub - Registrar, Jalpaiguri and recorded in Book No. I, being Document No. 7448 for the year 1978.

A N D

WHEREAS during the Current Revenue Survey Settlement Parcha No. 28 had been issued in the name of vendor hereof **SMT IRA ROY** in respect of Plot No. 478 Now 48 for the aforesaid land measuring 4 Katha 9 Chhataks 15 Sq. Ft. Or 7.5 Decimal.

Cont.....P/5




District Sub-Registrar
Jalpaiguri

16 AUG 2012

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A N D

WHEREAS since purchase the Vendor hereof is in actual, khas and physical possession of all that piece and parcel of land as more fully described in the Schedule below without any objection, interruption, claim, demand, whatsoever from any other person, and as such the Vendor becomes the sole, absolute and exclusive owner-in-possession of the said landed property and has got right, title and interest having permanent heritable and transferable interest therein.

A N D

WHEREAS the Vendor being in need of funds for acquiring more profitable properties has offered to sell all that piece and parcel of the landed property as more fully described in the Schedule below.

A N D

WHEREAS the Purchaser being in need of land has accepted the offer of the Vendor and has offered and agreed to purchase the land more fully described in the schedule below at and for Rs.12,50,000/- (Rupees Twelve Lakhs Fifty Thousand) only.

A N D

WHEREAS the Vendor has accepted the price so offered by the Purchaser as fair and reasonable price in view of the prevailing highest market rate of land and has agreed to sell the landed property as fully described in the schedule below for Rs.12,50,000/- (Rupees Twelve Lakhs Fifty Thousand) only, free from all encumbrances whatsoever.



District Sub-Registrar
Jalpaiguri

16 AUG 2012

12/11/20

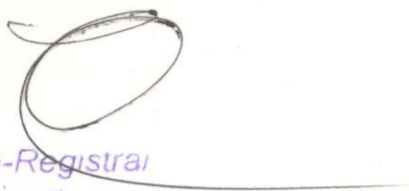
NOW THIS INDENTURE WITNESSETH THAT:

In pursuance of the aforesaid offer and acceptance and also in consideration of Rs.12,50,000/- (Rupees Twelve Lakhs Fifty Thousand) only, paid by the Purchaser to the Vendor (the receipt whereof the Vendor does hereby acknowledge and grant full discharge to the Purchaser from payment thereof) the Vendor does hereby grant, convey, assign and transfer unto and in favour of the Purchaser the aforesaid landed property (as more fully described in the Schedule below) and make over khas and physical possession thereof to the Purchaser together with all rights, liberties, privileges, assessments, appendices, appurtenances belonging to or in any way appertaining to the landed property and the absolute estate free from all encumbrances, and the right, title and interest into and upon the landed property hereby transferred, expressed or intended so to be, **TO HAVE AND TO HOLD** the same subject to the payment of rent, taxes etc. payable to the superior landlord, the State of West Bengal and any other proper authority.

AND the Vendor hereby covenanted with the Purchaser that the interest which the Vendor profess to transfer subsists and the Vendor has full authority and good power to transfer the said landed property, expressed or intended so to be **unto** the Purchaser, in the manner aforesaid and the Vendor or any person claiming under her shall and will from time to time and at all times hereafter at the request and cost of the Purchaser, do execute all such acts, deeds and things whatsoever necessary for further and more effectually transferring the enjoyment and possession to the Purchaser thereof and therein, as shall and may be required.

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District Sub-Registrar
Jalpaiguri

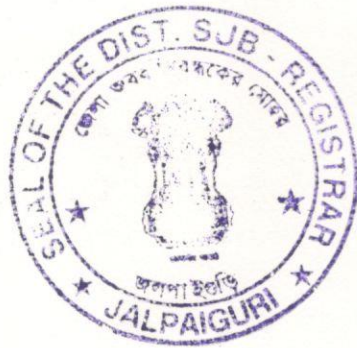
16 AUG 2012

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IT is further covenanted that the landed property (more fully described in the Schedule below) held by the Vendor has not been surrendered or forfeited and that there exists no charge(s), mortgage(s), attachment(s) or any other encumbrance(s) whatsoever on the landed property hereby transferred or expressed or intended so to be or any part thereof at the date of these presents and in the event of discovering of any such charge, mortgage, attachment or any other encumbrances whatsoever, the Vendor shall be liable to be dealt with according to law, both civil and/or criminal as the case may be, and shall also be liable to compensate the Purchaser for any loss or injury that the Purchaser shall have to sustain in consequence thereof.

THE Vendor further covenant that all rents and taxes or any other charges payable for the landed property hereby transferred or expressed or intended so to be, that has accrued due upto the date of these presents, has been paid, and all other covenants and conditions required to be observed and performed has been so observed and performed, and in case if it transpires otherwise, the Vendor shall be liable to indemnify the Purchaser for any loss resulting from any such non-payment, non-observance or non-performance as aforesaid.

THE Vendor further declare that the entire land forming subject matter of the present conveyance is in khas and actual possession of the Vendor at the date of these presents. If for any defect to title or for any act done or suffered to be done by these presents, the Purchaser is deprived of possession or enjoyment of the landed property hereby transferred or expressed or intended so to be under these presents or 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, together with interest at the rate of 18% per annum from the date of such deprivation or dispossession, and shall also be liable for adequate compensation for any loss or injury attending thereto if sustained by the Purchaser.



District Sub-Registrar
Jalpaiguri

16 AUG 2012

REVISIT

IT is hereby further declared by the Vendor that she has not entered into any binding contract with any other person whatsoever to sell or to transfer otherwise the landed property hereby conveyed or intended so to be under these presents or any part thereof, and that there subsists no such contract of sale or transfer existing with respect to the aforesaid landed property as more fully described in the schedule herein below or any part thereof, as sustained by the Purchaser.

SCHEDULE OF LAND

All that piece and parcel of vacant land measuring 3.5 (Three Point Five) Decimal appertaining to and forming part of Plot No. 478 (Four Seven Eight) of Sheet No. 8 (Eight) recorded in Khatian No. 623 (Six Two Three) of Mouza - Dabgram, J.L. No. 2 (Two) situated within Pargana - Baikunthapur, P.S. Bhaktinagar in the District of Jalpaiguri. Classification of Land - Dahala/Bastu.

Land as mentioned above hereby sold by the Vendor is delineated by red line in the plan annexed herewith and is butted and bounded as follows:

BY THE NORTH : 18'-0" WIDE S.M.C ROAD,

BY THE SOUTH : LAND OF VENDOR SOLD TO PURCHASER,

BY THE EAST : LAND OF PURCHASER,

BY THE WEST : HOUSE OF MOHIT PAUL,




District Sub-Registrar
Jalpaiguri

16 AUG 2012

IN WITNESS WHEREOF the Vendor does hereunto set her respective hands on the day, month and year first above written.

WITNESSES:-

1.

Gopal Saha

S/o- Lat jeevan Saha

Bankim Nagar

Ps. Bhakti Nagar

Dist Jalpaiguri.

2. Pranraj Sarkar.

S/o. Late. N. Ch. Sarkar.

Sarkar Para, Bankim Nagar.

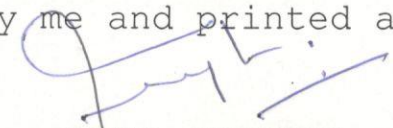
2nd. Mile, Sevoke Road.

S.M. C. W. NO:- 41

2.5.14

V E N D O R

Drafted by me and printed at my office




JUGAL SANGHAI

ADVOCATE/SILIGURI

Reg. No.F/67/37 OF 2011




District Sub-Registrar
Jalpaiguri

16 AUG 2012

MEMO OF RECEIPT

Rs.12,50,000/-

RECEIVED of and from the within named PURCHASER Rs.12,50,000/- (Rupees Twelve Lakhs Fifty Thousand) only by within named VENDOR the within mentioned sum of Rs.12,50,000/- (Rupees Twelve Lakhs Fifty Thousand) only, paid by the PURCHASER to the VENDOR in respect of the landed property conveyed herein as per memo of consideration below.

MEMO OF CONSIDERATION

Name of Bank	Cheque No.	Date	Amount
Karnataka Bank Ltd.	410119	06.05.11	5,00,000/-
Karnataka Bank Ltd.	410120	06.05.11	5,00,000/-
Karnataka Bank Ltd.	410139	12.09.11	1,50,000/-
Karnataka Bank Ltd.	410140	12.09.11	1,00,000/-

Total Rs. 12,50,000/-
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District Sub-Registrar
Jalpaiguri

16 AUG 2012

SELLER

PURCHASER

SMT. IRA ROY

MANJUSHREE TEA & INDIA PVT. LTD.

W/O SRI. KIRAN CH. ROY ,
DABGRAM PURBA BAIRAGI PARA,
PS- BHAKTINAGAR, DIST- JALPAIGURI

2 ND. MILE, SEVOKE ROAD SILIGURI
PS- BHAKTINAGAR, DIST- JALPAIGURI

REPRESENTED BY-

SRI. HARSH BERLIA
S/O SRI. SUSHIL KR. BERLIA

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SIGN. OF SELLER



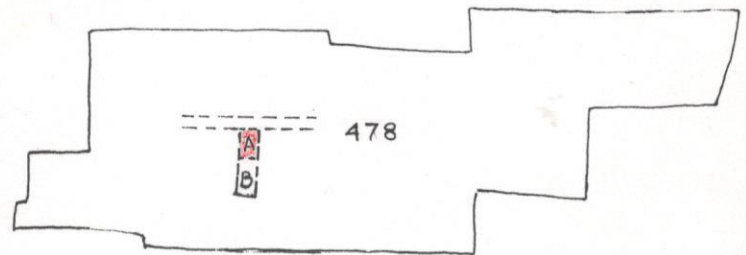
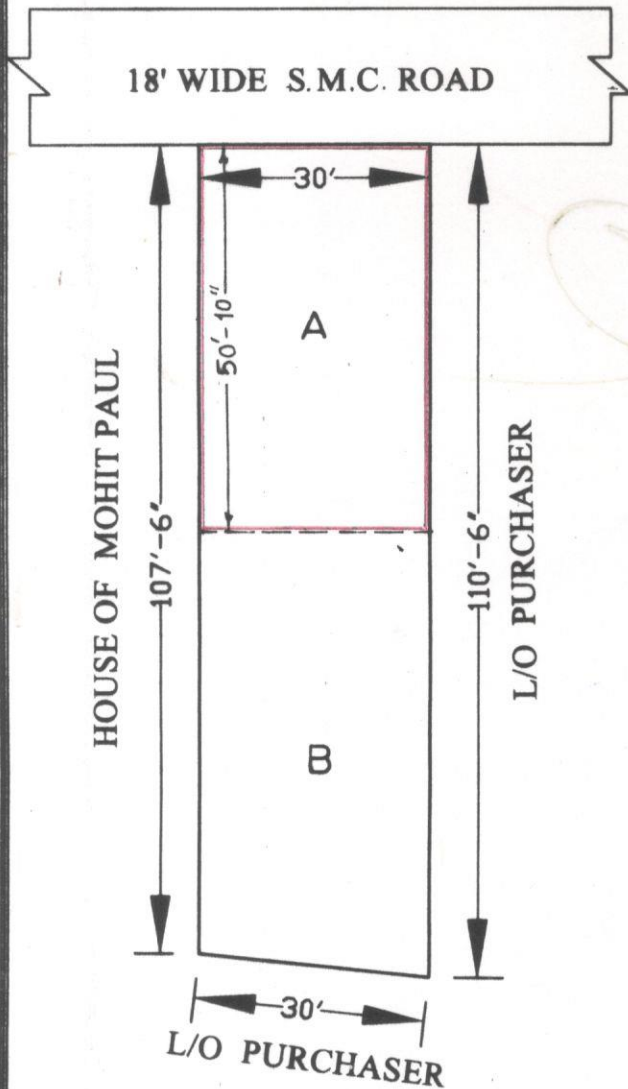
LAND SCHEDULE

MOUZA - DABGRAM
JL NO. - 2
SHEET NO.- 8
KHATIAN NO.- 623
PLOT NO.- 478

AREA OF LAND -

A = 3.5 DECIMAL 

B = 4.0 " 



MOUZA MAP

SCALE :- 16"= 1 MILE

PREPARED BY-

(Handwritten signature) 7-11-11

Ashok Kr. Basak
Experienced I.T.I. Surveyor
Certificate SL. No :- 402

SITE PLAN

PURCHASER

SELLER

MANUSHREETA INDIA PVT LTD

SMT. IRA ROY

17D WILE, SEVOKI ROAD, KOLKATA
75 BHAKTINAGAR, DIST. JALPAIGURI

WO SRI KIRAN CH ROY,
DARGAM PURBA BAGAI PATA,
75 BHAKTINAGAR, DIST. JALPAIGURI

REGISTERED BY
SRI HASAN BEBILA
220 SRI SUJIT K. BEBILA

Handwritten signature of the seller.

SIGN OF SELLER



AND SCHEDULE
MARGA - AZUA
NO. 2
PLOT NO. 478
KATAM NO. 223
PLOT NO. 478
AREAS LAND



A = 5.5 DECIMAL
B = 4.0 DECIMAL



TO PURCHASER

HOUSE OF MORTGAGEE

TO PURCHASER

SITE PLAN

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FINGER IMPRESSION

THUMB

FORE FINGER

MIDDLE FINGER

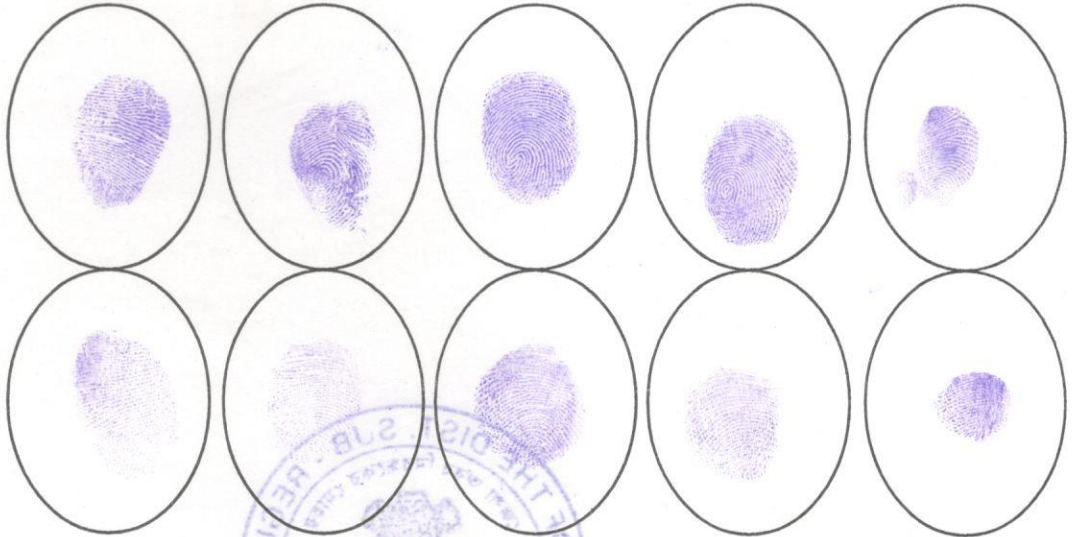
RING FINGER

LITTLE FINGER



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257972

SIGN. WITH DATE

THUMB

FORE FINGER

MIDDLE FINGER

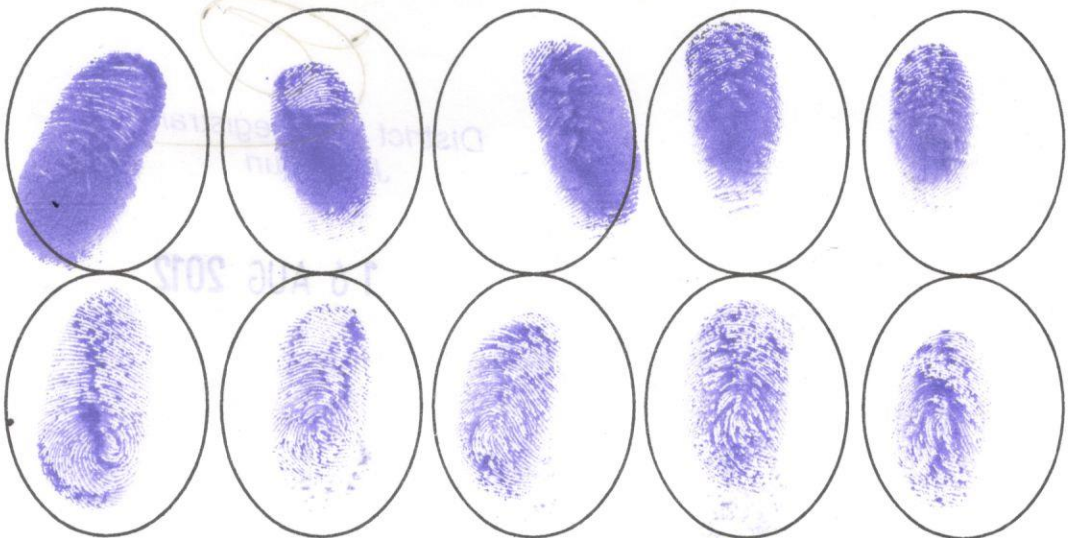
RING FINGER

LITTLE FINGER



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For, Manju Shree Tea & India Pvt. Ltd.

Haresh Beelva
Director

SIGNATURE OF R.O.

SIGNATURE WITH DATE

FINGER IMPRESSION

THUMB FORE FINGER MIDDLE FINGER RING FINGER LITTLE FINGER



DATE

TIME



SIGN WITH DATE

THUMB FORE FINGER MIDDLE FINGER RING FINGER LITTLE FINGER



DATE

TIME



District Sub Registrar
Jalpaiguri

16 AUG 2012

For more Shine for 5 mins only Ltd

SIGNATURE WITH DATE

SIGNATURE OF R.O.



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

Endorsement For Deed Number : I - 03163 of 2012
(Serial No. 03175 of 2012)

On

Payment of Fees:

On 16/08/2012

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

Presented for registration at 21.20 hrs on :16/08/2012, at the Private residence by Smt Ira Roy ,Executant.

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

Execution is admitted on 16/08/2012 by

1. Smt Ira Roy, wife of Sri Kiran Chandra Roy , Bankim Nagar Dabgram, Thana:-Bhaktinagar, P.O. :- ,District:-Jalpaiguri, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
Identified By Sri Gopal Saha, son of Late Juran Saha, Bankim Nagar, Thana:-Bhaktinagar, P.O. :- ,District:-Jalpaiguri, WEST BENGAL, India, , By Caste: Hindu, By Profession: Business.

(Subhas Chandra Sarkar)
DISTRICT SUB-REGISTRAR

On 17/08/2012

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

Payment of Fees:

Amount By Cash

Rs. 17346.00/-, on 17/08/2012

(Under Article : A(1) = 17314/- ,H = 28/- ,M(b) = 4/- on 17/08/2012)

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.-15,75,000/-

Certified that the required stamp duty of this document is Rs.- 94500 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

(Subhas Chandra Sarkar)
DISTRICT SUB-REGISTRAR



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District Sub-Registrar
Jalpaiguri

17 AUG 2012



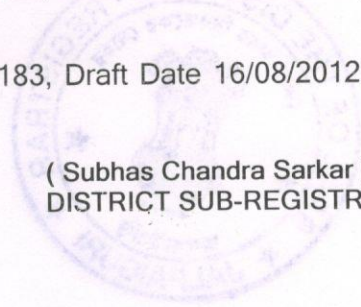


Government Of West Bengal
Office Of the D.S.R. JALPAIGURI
District:-Jalpaiguri

Endorsement For Deed Number : I - 03163 of 2012
(Serial No. 03175 of 2012)

1. Rs. 49000/- is paid, by the draft number 699184, Draft Date 16/08/2012, Bank Name State Bank of India, SILIGURI, received on 17/08/2012
2. Rs. 40500/- is paid, by the draft number 699183, Draft Date 16/08/2012, Bank Name State Bank of India, SILIGURI, received on 17/08/2012

(Subhas Chandra Sarkar)
DISTRICT SUB-REGISTRAR



17 AUG 2012

(Subhas Chandra Sarkar)
DISTRICT SUB-REGISTRAR



[Handwritten Signature]
District Sub-Registrar
Jalpaiguri

17 AUG 2012

[Handwritten Signature]

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 8
Page from 742 to 758
being No 03163 for the year 2012.



(Subhas Chandra Sarkar) 17-August-2012
DISTRICT SUB-REGISTRAR
Office of the D.S.R. JALPAIGURI
West Bengal