

1852

21332



00CC 027954

4,90,000/-  
# 5379-08

Market Value assessed Rs. 6,00,000  
(Rupees...)  
Stamp Duty required Rs. 34,000/-  
(Rupees...)  
Stamp Duty paid Rs. 24,500/-  
(Rupees...)  
Deficit Stamp Duty Rs. 9,500/-  
(Rupees...)

Addm. v. 1,90,000/-  
BID 9500/-  
A 22090.00  
C.F.S. 4.50

Visit Commission Case No. 20/1/01  
353 for 2001  
Fees Paid- J(1) Rs. 50.00  
J(2) Rs. 25.00  
P.T.A. Rs. 7.50  
Total- Rs. 82.50

Dated 25/4/2001

Sub-Registrar, Rajganj  
Dist. Jalpaiguri

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.I. No. 602511 Dated 25/4/2001 only is realised Vide Misc. Receipt No. 020658 Dated 2.5.2001 to make up the proper Stamp Duty of 2001 which this document is chargeable.

Additional Regd. Fees  
Rs. 2090.00  
Rupees Two thousand Ninety  
Receipt No. 020658  
Dated 2.5.2001

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 12,537.50 Process Fees 4.50 In C.F.S.

Sub-Registrar  
Rajganj, Dt. Jalpaiguri  
2.5.2001

Sub-Registrar  
Rajganj, Dt. Jalpaiguri  
2.5.2001

Sub-Registrar  
Rajganj, Dt. Jalpaiguri



835 Dated 16-4-001  
 Paid to Mr. Sant Mayushree Taus Datta  
 of (D) No. 6 Rajganj  
 Non Judicial Court at Rajganj Rs. 24500/-  
 Twenty four thousand five hundred

Stamp Head Class  
 Rajganj Executive



Presented for Registration at Rajganj  
 at the private place of the day of 16th April  
 A.M. P.M. on the 16th day of April  
 2001... of Sub-Registrar office, Rajganj by  
 Ramendra Ch. Day Sarkar  
 Executant/Claimant.

✓ श्री- रामेंद्र चं देव सरकर

Sub-Registrar  
 Rajganj, Dt. Jalpaiguri



1623 19/4/001

✓ श्री- रामेंद्र चं देव सरकर

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

Utpal Sarkar

Utpal Sarkar  
 s/o Sri Ramendra Ch Day Sarkar  
 Dabgram, Bhaktinagar

Utpal Sarkar  
 S/o..... Ramendra Ch. Day Sarkar  
 of..... Dabgram  
 Thana..... Bhaktinagar  
 District..... Jalpaiguri  
 By Caste..... Hindu/Muslim  
 By Profession.....

Sub-Registrar  
 Rajganj, Dt. Jalpaiguri





- :: Page No. 2 :: -

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

*Handwritten vertical text:*  
 दिनांक 18/4/2001 को  
 किया गया है।

Contd..3..

No. 835 Dated 16-1-00  
 Paid to Sub-Registrar Mangushree Patel's Room  
 of LP No. Rajganj  
 Non-Judicial Court No. 245001  
Twenty four thousand five hundred and

M  
 Stamp Head Clerk  
 Rajganj District



Sub-Registrar  
 Rajganj, Dt. Jalpaiguri  
 19/1/00





- :: Page No.3 :: -

CONVEYANCE

AREA OF LAND	:: 6 KATHAS 12 CHHATAKS 35.2 SQUARE FEET
MOUZA	:: DABGRAM
PARGANA	:: BA IKUNTHAPUR
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..

825 164001  
 to: Monyusbe ee Jais Dabin  
 (P) Yes 6 Ligen  
 Twenty four thousand five hundred of

M  
 Stamp Book Clerk  
 District Registrar



Sub-Registrar  
 Rajganj, Dt. Jalpaiguri

*19/11/2017*



500Rs.



श्रीमान् श्री १५८७६५४३२१०  
 श्री १५८७६५४३२१०

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Page No. 4 :-

B E T W E E N

Contd.. 5..





বিস্তারিত - ১) - ১০৭ - কুমিলে - ১৫৫

- :: Page No. 5 :: -

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

A        N        D

✓ 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..b ..





Sub-Registrar  
Rajgarh, Jaipur

19/14/2017



revisive to the deed - [Signature]

-:: 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-II-1963 of 61-62 in Hal Khatian No. 623 of Mouza : Dabgram vide the then J.L.R.O.'s Order dated 15.12.1961.

A N 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  
Rajgarh, Dt. Jalpaiguri

*[Handwritten signature]*

১৯৫৬ খ্রীঃাব্দে  
১৯৫৬ খ্রীঃাব্দে  
১৯৫৬ খ্রীঃাব্দে

-:: Page No. 7 ::-

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

A N D

WHEREAS, the aforesaid Ramendra Chandra Dey Sarkar  
purchased 2.73 acre of land in his name and Nagendra Chandra  
Dey Sarkar, Dwijendra Chandra Dey Sarkar and Khagendra Chan-  
dra 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 experien-  
cing difficulties to use and occupy the said property  
jointly.

A N D

Contd.. 8 ..





Sub-Registrar  
Rajgarh, Dt. Jalpaiguri

19/11/20

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-:: Page No. ৪ ::-

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

A N D

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

A N D

Contd..৭ ..





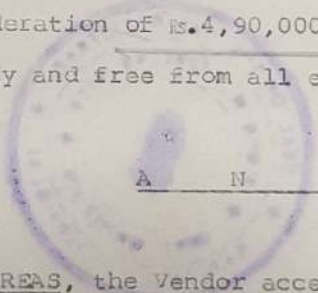
Sub-Registrar  
Rajgarh, Dist. Jalpalguni

19/11/2019

DEPOSITE-42-1503-151822-151822

--: 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

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  
Rajgarh, Dt. Jaipur

*[Handwritten signature]*

--: Page No. 10 :-

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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 possessing of the Purchaser thereof and therein as shall and may be required.

Contd.. 11 ..





Sub-Registrar  
Jalpaigudi

19/11/2019

no. 214. 4) For [unclear] [unclear]

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 accordance to law and shall be liable to compensate the Purchaser for any loss or injury that the Purchaser may sustain in consequence thereof.

*[Handwritten mark]*

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, Dist. Jalpalguri

19/1/2017







Sub-Registrar  
Rajganj Dt. Jalpalgur

1911/11/11

11/2/22  
- 109-40/22  
- 11/2/22

-:: Page No. 13 ::-

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 described in the Schedule 'A' above.

The land hereby sold 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 the Vendor then land of Madanlal Agarwala.

Contd.. 14 ..





Sub-Registrar  
Rajganj, Jalpaiguri

1911/11/11

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

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 Dey Sarkar  
Dalegram, Bhakti Wajra.

SIGNATURE OF THE VENDOR

2. ~~Sri~~ Shubh Karan Chodhary  
S/o Sri Om Prakash Chodhary  
Milan pally - Sehowi

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

Adv. Anu Mishra.  
ADVOCATE, SILIGURI  
ENROLMENT NO. F/120/117/92.





Sub-Registrar  
Rajgarh, Dist. Jalpaiguri

19/11/2011



Sub-Registrar  
Rajgarh, Dist. Jalpaiguri

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2011

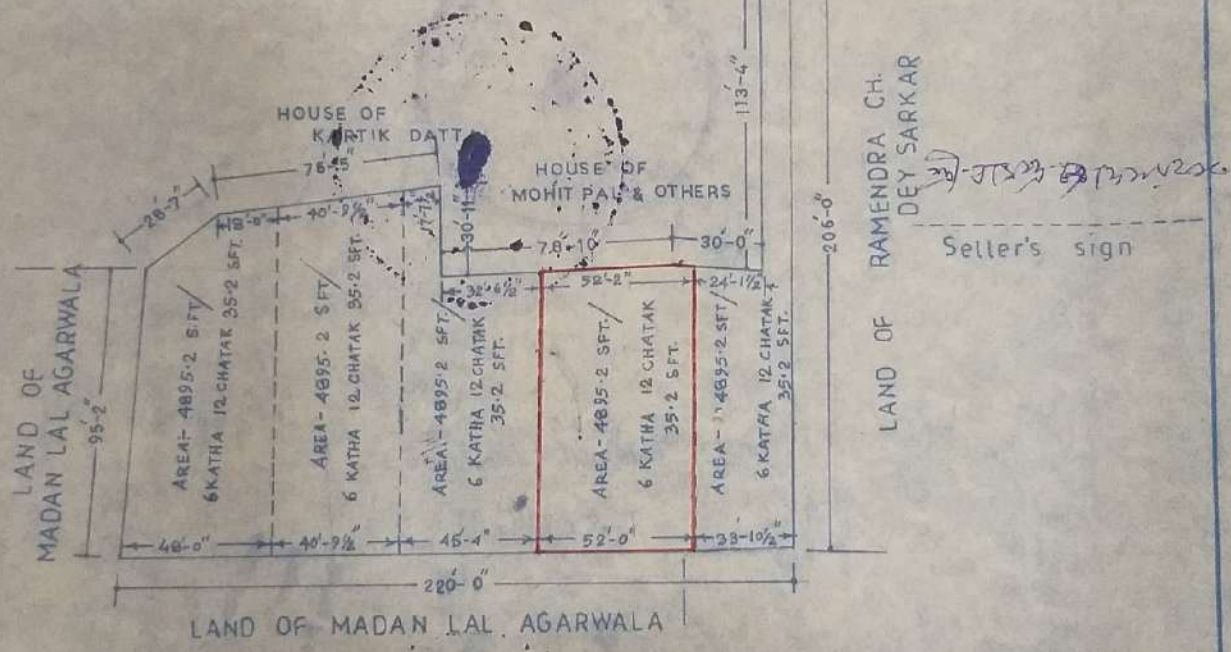
*[Handwritten signature]*

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 ND MILE SEVOKE ROAD: SILIGURI.  
 DIST- JALPAIGURI.

18'-0" WIDE ROAD



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

Prepared By ~

Ashok Kr. Basak  
 ASHOK KR. BASAK  
SURVEYOR

SOLD LAND SHOWN THUS





Sub-Registrar  
Rajganj, Jalpaiguri

19/11/2011



Sub-Registrar  
Rajganj, Jalpaiguri

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