

D 447

1000Rs.



Handwritten notes on the left margin.

Handwritten text and a signature block:
 1. 2. 05.
 Harbans Singh
 Gurnit Singh

DEED OF CONVEYANCE

16.9.05
 Rs. 1,06,073/-
 28-
 4-
 1,06,105/-

Contd...P/2.
 40,000/-
 0113-862187
 16.9.05

16.9.05

16.9.05

700520
 Seven Lacs Five hundred twenty
 0113-862120 of 16-9-05
 0095

27,000/-
 Thannily Seven thousand seven
 0113-862188 of 16-9-05
 0095

16.9.05

16.9.05

KRISHNA BUILDCON

Signature of Partner

Partner

NON JUDICIAL STAMP

Sl. N. 804
Behar Bengali Tea Co (P) Ltd
Kolkata.
12.08.05
one thousand only



Produced to Registration at
on the 16th day of Sept 2005
the District Sub-Registrar
Harbans Singh

Harbans Singh

Harbans Singh
2r Gurnit Singh
Kali Charan Pandita
Sr. Ramendra Banerjee Pandita
D. A. Pandita
D. Jaisankar
Hindu/Muslim
Burmese



Signature of Sub-Registrar
6 SEP 2005

Harbans Singh 9576
6 SEP 2005



Kali Charan Pandita
Sr. Ramendra Banerjee Pandita
D. A. Pandita
D. Jaisankar
Hindu/Muslim

Kali Charan Pandita

Kalicharan Pandita
Sr. Ramendra Banerjee Pandita

Signature of Sub-Registrar
6 SEP 2005

6 SEP 2005



:: 2 ::

Harbans Singh
Amrit Singh

THIS INDENTURE IS MADE ON THIS THE 12TH DAY OF
AUGUST, TWO THOUSAND AND FIVE.

Certificate that the 10% stamp duty Rs. 423880/-
and of a. 50% r. million R. 211940/-
Two lakh Eleven thousand Nine hundred forty only
draft no. 40604 of 20 "00 204942 "00 2046' 27 00 2048
as per Order no. 2321 P. T Dated 23/12/05
is a bank Draft no. 1 "00 2050' 2 "00 2066'
of State bank of India
to make up the
proper stamp duty.

Contd...P/3.

Total Repn. Fee. Rs. 58289/-
after 50% r. million Rs. 29145/-
Twenty nine thousand one hundred forty five only
as per Order no. 2321 P. T.
Dated 23/12/05
Receipt no. 67367 of 1/2/06

200
01/12/05

1/2/06

KRISHNA BUILDCON


Opal Singh

Partner

ADDITIONAL STAMP

No. 805 - 12.08.05
Bekam Benggal Teaco. P, Ltd.
Kolkata
1997. 00 Jhansumal Co. L.


Joint Sales Officer
Kolkata Court.


Joint Sales Officer
Kolkata Court.

• 6 SEP 2005



:: 3 ::

Hankam Singh
Chandra Singh

VALUE	: Rs. 96,44,000/- only;
AREA	: 57 Kathas and 4 Chhataks and old and dilapidated Godown measuring 30,000 Sq.fts.;
MOUZA	: Dabgram;
PARGANA	: Baikunthapur;
POLICE STATION	: Bhaktinagar;
DISTRICT	: Jalpaiguri.

Contd... 4.

KRISHNA BUILDCON

Opal Singh
Partner

NON JUDICIAL STAMP

Sl. No. 806 Date 12.08.05
Sold to Belari Bangal Tea Co. (P) LTD
of Kolkata
Value Rs. 100/-

Kil
Govt Stamp Vender
Siliguri Court.

[Faint, illegible text, possibly a stamp or signature]

[Signature]
~~...~~

9 6 SEP 2005

1000Rs.



Hankans Suph

Ganesh Sph

:: 4 ::

BETWEEN

Contd...P/5.

KRISHNA BUILDCON

Opal Sph

Partner

JUDICIAL STAMP

No. 807 - 12.98.05
Behar Bungalow Tea Co (P) Ltd
Kolkata
1807 - Gethamindou

Stamp
Rs. 10000/- 4000/-

K.L.
Vendur
Kilgour Court.



Signature
10000/-

6 SEP 2005

:: 5 ::
Harbans Singh
Gurmit Singh

✓
M/S. BIHAR BENGAL TEA COMPANY PVT. LTD., having its registered Office at 71, Ganesh Chandra Avenue, Kolkata-700013 and Branch Office at C/o. Bansal Tea Ware House, 2nd Miles, Sevoke Road, Siliguri, -hereinafter called the "PURCHASER" (Which expression shall mean and include unless excluded by or repugnant to the context its heirs, executors, representatives, administrators and assigns) of the ONE PART.
PAN - AACCB 6047 L.

A N D

✓ 1) SRI HARBANS SINGH and 2) SRI GURMIT SINGH, Sons of Late Mansha Singh Braich, both are Sikh by religion, Business by occupation, resident of 2nd Miles, Sevoke Road, Siliguri, Police Station Bhaktinagar, District Jalpaiguri, No. 1 at present residing at House No. 2169, Sector No. 15C, Chandigarh, Punjab and No. 2 at present residing at House No. 197, Sector No. 16A, Chandigarh, Punjab respectively, - hereinafter called the "VENDORS" (Which expression shall mean and include unless excluded by or repugnant to the context their heirs, executors, representatives, administrators and assigns) of the OTHER PART. PAN Nos. ANFES 7671 N, ANFPS 7581 K.

WHEREAS Harbans Singh and Gurmit Singh, Sons of Late Mansha Singh, the vendors of these presents, are the owners of a piece or parcel of land measuring 0.11 Acres, recorded in C.S. Khatian No. 71, Hal Khatian No. 90/1, Sheet No. 7(Old) 8(New), Part of C.S. Plot No. 74, situated within Mouza Dabgram, Pargana Baikunthapur, Police Station Bhaktinagar, District Jalpaiguri, by virtue of purchase from Sri Sujannal Kothari and Sri Tilak Chand Kothari, by a Deed of Conveyance registered on 22.08.1959 at District Sub-Registry Office, Jalpaiguri and recorded in Book No. 1, Volume No. 47, at Pages 147 to 149, Being No. 4221 for the year 1959.

A N D

Contd...P/6.

KRISHNA BUILDCON

Shri Anand
Partner

Harbans Singh

Gurmit Singh

:: 6 ::

WHEREAS Harbans Singh and Gurmit Singh, Sons of Late Mansha Singh, the vendors of these presents, are the owners of a piece or parcel of land measuring 0.11 Acres, recorded in C.S. Khatian No. 71, Hal Khatian No. 90/1, Sheet No. 7(Old) 8(New), Part of C.S. Plot No. 74, situated within Mouza Dabgram, Pargana Baikunthapur, Police Station Bhaktinagar, District Jalpaiguri, by virtue of purchase from Sri Moolchand Kothari, Son of Sri Routemal Kothari and Sri Hunatmal Kothari, Son of Sri Rai Chand Kothari, by a Deed of Conveyance registered on 22.08.1959 at District Sub-Registry Office, Jalpaiguri and recorded in Book No. I, Volume No. 48, at Pages 163 to 165, Being No. 4222 for the year 1959.

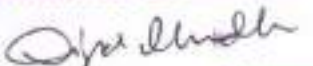
A N D

WHEREAS Harbans Singh and Gurmit Singh, Sons of Late Mansha Singh, the vendors of these presents, are the owners of a piece or parcel of land measuring 0.19 Acres, recorded in Khatian No. 71(Old) 90/1(New), Sheet No. 7(Old) 8(New), Part of C.S. Plot No. 74, situated within Mouza Dabgram, Pargana Baikunthapur, Police Station Bhaktinagar, District Jalpaiguri, by virtue of purchase from Smt. Huchuswari Roy, Wife of Late Antiram Roy, by a Deed of Conveyance registered on 16.05.1959 at District Sub-Registry Office, Jalpaiguri and recorded in Book No. I, Volume No. 36, at Pages 58 to 60, Being No. 2697 for the year 1959.

A N D

WHEREAS Harbans Singh and Gurmit Singh, Sons of Late Mansha Singh, the vendors of these presents, are the owners of a piece or parcel of land measuring 1.31½ Acres, recorded in Khatian No. 600/5, Sheet No. 7(Old) 8(New), Part of Plot No. 73/661, situated within Mouza Dabgram, Pargana Baikunthapur, Police Station Bhaktinagar, District Jalpaiguri, by virtue of purchase from Smt. Huchuswari Roy, Wife of Late Antiram Roy, by a Deed of Conveyance registered on 02.07.1959 at District Sub-Registry Office, Jalpaiguri and recorded in Book No. I, Being No. 3613 for the year 1959.

KRISHNA BUILDCON


Partner

Contd...P/7.

.. 7 ..

A N D

WHEREAS Harbans Singh and Gurmit Singh, Sons of Late Mansha Singh, the vendors of these presents, are the owners of a piece or parcel of land measuring 1.78 Acres, recorded in Khatian No. 71(Old) 90/1(New), Sheet No. 7(Old) 8 (New), Part of C.S. Plot No. 74, situated within Mouza Dabgram, Pargana Baikunthapur, Police Station Bhaktinagar, District Jalpaiguri, by virtue of purchase from Sri Ramani Ranjan Roy, Son of Late Gora Singh Roy, by a Deed of Conveyance registered on 16.05.1959 at District Sub-Registry Office, Jalpaiguri and recorded in Book No. I, Volume No. 38, at Pages 27 to 30, Being No. 2700 for the year 1959.

A N D

WHEREAS Harbans Singh and Gurmit Singh, Sons of Late Mansha Singh, the vendors of these presents, are the owners of a piece or parcel of land measuring 0.58 Acres, recorded in Khatian No. 71(Old) 90/1(New), Sheet No. 7(Old) 8(New), Part of C.S. Plot No. 74, situated within Mouza Dabgram, Pargana Baikunthapur, Police Station Bhaktinagar, District Jalpaiguri, by virtue of purchase from Sri Dalchand Kothari, Son of Late Thakur Singh Das Kothari, by a Deed of Conveyance registered on 16.05.1959 at District Sub-Registry Office, Jalpaiguri and recorded in Book No. I, Volume No. 36, at Pages 61 to 64, Being No. 2698 for the year 1959.

A N D

WHEREAS Harbans Singh and Gurmit Singh, Sons of Late Mansha Singh, the vendors of these presents, are the owners of a piece or parcel of land measuring 0.11 Acres, recorded in Khatian No. 71(Old) 90/1(New), Sheet No. 7(Old) 8 (New), Part of C.S. Plot No. 74, situated within Mouza Dabgram, Pargana Baikunthapur, Police Station Bhaktinagar, District Jalpaiguri, by virtue of purchase from Sri Onkarmal Kothari, Son of Sri Srichand Kothari, by a Deed of Conveyance registered on 16.05.1959 at District Sub-Registry Office, Jalpaiguri and recorded in Book No. I, Volume No. 38, at Pages 24 to 26, Being No. 2699 for the year 1959.

KRISHNA BUILDCON

Opal Singh
Partner

Contd...P/8.

.. 8 ..

A N D

WHEREAS by virtue of aforesaid purchases Harbans Singh and Gurmit Singh are the joint owners of all that piece or parcel of land measuring 4.195 Acres, in their khas, actual and physical possession having permanent, heritable and transferable right, title and interest therein and free from all encumbrances and charges whatsoever.

A N D

WHEREAS at the time of purchase of the aforesaid landed property by the Vendors of these presents a Road measuring 24 Feets wide was kept, allowed, provided or demarcated in the middle of the lands for the purpose of use of the entire land of the Vendors by the earlier sellers of these lands in or about 1959 and such road of 24 Feets wide is still in existence and is being used by the Vendors and their tenants and owners of plots.

A N D

WHEREAS the said road of 24 Feets wide is now being treated as common road for all the plot owners to whom the Vendors had/have sold the lands since 1991 and this road will continued to be, treated as the common road for use of the Vendors and his tenants and owners of plots including the purchaser of these presents.

A N D

WHEREAS part of this road is and will continue to be used as parking and unloading bay for the adjoining godowns of the purchaser.

A N D

WHEREAS the Vendors had constructed a pucca brick boundary wall covering his entire land measuring 4.195 Acres in the year 1959 and took complete physical possession, control, right of the entire area alongwith the assets, trees etc. therein.

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:: 9 ::

A N D

WHEREAS the Vendors had there after constructed, made godowns numbering three, semi Kutcha godowns numbering two, residential houses numbering two and one office thereon for their own use and occupation, benefit and enjoyment.

A N D

WHEREAS the Vendors are the absolute and lawful owners of the entire lands since their purchases in 1959 and thereafter regularly paying the land Revenues, Panchayet/Municipal taxes.

A N D

WHEREAS the Vendors declared for sell of a piece or parcel of land measuring 57 Kathas and 4 Chhataks out of 4.195 Acres as fully described in the schedule hereunder and shown in the Sketch Map attached hereto marked as "D" by **RED** Border Line free from all encumbrances, charges and attachment whatsoever and whomsoever.

A N D

WHEREAS the Purchaser also was/is in need of a piece or parcel of land and expressed it's desireness to purchase measuring 57 Kathas and 4 Chhataks as fully described in the schedule hereunder and shown in the Sketch Map attached hereto marked as "D" by **RED** Border Line and offered a sum of Rs. 96,44,000/- (Rupees Ninety-six Lacs and Forty-four Thousand) only for the aforesaid plot of land measuring 57 Kathas and 4 Chhataks as fully described in the schedule hereunder and shown in the Sketch Map attached hereto marked as "D" by **RED** Border Line.

A N D

WHEREAS the Vendors accepted the price so offered by the Purchaser as fair and reasonable according to the present prevailing market rate and agreed to sell the aforesaid plot of land measuring 57 Kathas and 4 Chhataks as fully described in the schedule hereunder and shown in the Sketch Map attached hereto marked as "D" by **RED** Border Line to and in favour of the Purchaser.

KRISHNA BUILDCON

Signature of Partner
Partner

Contd...P/10.

Handwritten signatures

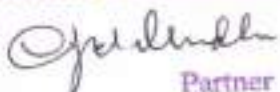
NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid agreement and in consideration of the sum of Rs. 96,44,000/- (Rupees Ninety-six Lacs and Forty-four Thousand) only duly paid to the Vendors by the Purchaser before the execution of these presents, the Vendors do hereby grant, sell, convey, transfer assure and confirm unto the Purchaser all that piece or parcel of land measuring 57 Kathas and 4 Chhataks as fully described in the schedule hereunder and shown in the Sketch Map attached hereto marked as "D" by **RED** Border Line together with all buildings/godowns, structures, wall, trees, yards, sewerways, drains paths, passages, fences, well, water, course, lights liberties rights, priviledges, easements and appurtenances whatsoever to the said land hereditaments and premises belonging to or in anywise appertaining or usually or enjoyed therewith or reputed to belong or to be appertenant thereto **AND ALL** the estate, right, title, interest, claim and demand whatsoever of the Vendors into or upon the said hereditaments and premises or any part thereof together with all deeds pattahs and muniments of title whatsoever which solely and exclusively relates to the said land hereditaments and premises or any part thereof which now or hereafter shall or may be in possession power or control of the Vendors **TO HAVE AND TO HOLD** the said hereditaments and premises hereby granted or expressed so to be unto and to the use of the Purchaser absolutely and for ever and free from all encumbrances and the Vendors done executed or knowingly suffered to the contrary the Vendors are now lawfully rightfully and absolutely entitled to the said hereditaments and premises hereby granted or expressed so to be and every part thereof and that notwithstanding any such act. Deed or things whatsoever as aforesaid the Vendors have now good rightful power and lawful and absolute authority to grant, sell, convey, transfer and assure the said hereditaments and premises hereby granted or expressed so to be unto and to the use of the Purchaser in manner aforesaid **AND** the Purchaser shall and at all times hereinafter

Handwritten signatures: "Nandam Sept" and "Sankar Sept".
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peacefully and quietly hold possess and enjoy the said land hereditaments and premises hereby granted or expressed so to be unto and the use of the Purchaser in manner of the said above and receive rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust from them **AND THAT** free and clear and freely and clearly and absolutely discharges saved harmless and kept indemnified against all estates and encumbrances created by the Vendors for any person or persons lawfully or equitably claiming from under or in trust for them and further that the Vendors and all persons having or lawfully or equitably claiming any estate or interest in the said hereditaments and premises or any part thereof for under or in trust for the Vendors shall and will from time to time at all times hereafter at the request and rest of the Purchaser do or execute or cause to be done or execute all such acts, deeds or things whatsoever for further and more perfectly assuring the said land hereditaments and premises and every part thereof unto and to the use of the Purchaser in manner aforesaid as shall be reasonably required.

It is further covenanted that there exists no charge, mortgage, attachment or any other encumbrances on the 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 any discovery of any charge, mortgage attachment or any encumbrances whatsoever or any defect in title, right and interest the Vendors 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 and suffer as a consequence thereof. The Vendors further covenants that all rents and other public charges payable for the property hereby transferred or expressed or intended so to be that had accrued due upto the date of these presents have been paid in full and all other covenants, and

KRISHNA BUILDCON


Partner

Contd...P/12.

Harsh Singh
Harsh Singh

conditions required to be observed or preformed by the Vendors in relation to the said plot of land has been observed and performed and in case it transpired otherwise the Vendors shall be liable to indemnify the Purchaser any loss resulting from any such non-payment, non-observance and non-performance aforesaid. The Vendors declare further that the entire property forming the subject matter of the present conveyance was in khas, actual and physical possession of the Vendors till the date of these presents. It for any defect in title or for the any act done or suffered to be done by the Vendors till the date of these presents. It for any defect in title or for the any act done or suffered to be done by the Vendors in any way with respect to the property hereby transferred or expressed or intended so to be by these presents the Purchaser is deprived of possession or enjoyment of the property hereby transferred or expressed or intended so to be by these presents or any part thereof the Vendors shall be liable to return to the Purchaser in full or proportionate part thereof of the consideration money as the case may be together with interest at the rate of two percent per month from the date of such deprivation or dispossession and shall also be liable for adequate compensation for any loss or injury which may be sustained by the Purchaser and further it is declared by the Vendors that the Vendors have not entered into any binding contract with any other person or persons whatsoever to sell or transfer otherwise the property conveyed by these presents or expressed or intended so to be or any part thereof and that there subsists no such contract at the date of these presents and in the event of any such discovery of any such contract of sale or transfer existing with respect to the aforesaid property or any part thereof at the date of these presents or if any of the recitals made herein are proved to be false the Vendors shall be liable for realize or injury sustained by the Purchaser in consequence thereof.

Handwritten signatures: Harbans Singh, Anant Singh
:: 13 ::

SCHEDULE OF LAND

All that piece or parcel of land measuring 57 Kathas and 4 Chhataks or more or less 0.9446 Acres out of land measuring 4.195 Acres, recorded in Khatian No. 90/1, Sheet No. 8, Part of Plot Nos. 74, 74/766 and Khatian No. 600/5, Sheet No. 8, Part of Plot No. 73/661, held under the State of West Bengal, situated within Mouza Dabgram, Pargana Baikunthapur, J.L. No. 2, Touji No. 3, Police Station Bhaktinagar, within Siliguri Municipal Corporation Ward No. XXXXII including old and dilapidated Godown measuring 30000 Sq.ft. presently under occupation of M/S. Bansal Tea Ware House, as old Tenant, District Jalpaiguri and shown in the Sketch Map attached hereto marked as "D" by **RED** Border Line and the said Sketch Map shall form part of this Deed.

The said land is butted and bounded as follows: -

- On the North :** 24 Feet wide Common Private Road & Land of Gopi Kishan Kandoi;
- On the South :** Land of Kishanlal Saraf and others;
- On the East :** Land of Don Bosco School;
- On the West :** Land of Vendors sold to-day to Sri Arjun Das Agarwal and Bihar Bengal Tea Co. Pvt. Ltd.

Value of the land measuring 57 Kathas and 4 Chhataks Rs. 72,14,000/-

Value of the old and dilapidated Godown measuring

30000 Sq.ft. -

Rs. 24,30,000/-

Total Value Rs. 96,44,000/-

KRISHNA BUILDCON

Opal Sood
Partner

Contd...P/14.

:: 14 ::

Harbans Singh
Sumit Singh

IN WITNESS WHEREOF the Vendors do hereunto set and subscribed their hands on this the day, month and year first above written in presence of:

WITNESSES:

1. Hari N. Kumar Chopra (Kotla M.C. Chopra) Gurgaon Haryana (24/05/2017)	1. <i>Harbans Singh</i>
	2. <i>Sumit Singh</i>

2. Kalicharan Sachdev,
S. Ramaswami Prasad Sachdev,
71/2, Road Srinagar

(SIGNATURE OF THE VENDORS)

For SHAR SENGAL TEA CO. PVT. LTD

Manish Prasad B...

Director/Authorized Signatory

(SIGNATURE OF THE PURCHASER)

Drafted by me:

Vijesh Kanti Sachdev
Head Office, Gurgaon
Line N. 26.

KRISHNA BUILDCON
Dipak Chandra
Partner

SPECIMEN FORM FOR TEN FINGERPRINTS



(Left Hand)				
(Right Hand)				

PHOTO

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

EXECUTANT
(Right Hand)



(Left Hand)				
(Right Hand)				



KRISHNA BUILDCON

Partner
Partner

(Left Hand)				
(Right Hand)				

Degeton

SEARCHED 205 INDEXED 225
SERIALIZED 447 FILED 18

16 SEP 2005



~~RECEIVED~~
~~SEP 16 2005~~

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01-06-05