



I 1807 50 p A
Rs. 2000 + 200 + 200 + 30 + 5 + 1
total Rs. 2435 1-
in five sheets.

I 1807

Deed of conveyance
Deed of conveyance value of
Rs 30,000/- area of land 33
dec. P. S. Rajgarh.

This indenture made this day
the 29th July 1983

Between

Sri Bhabatosh Chowdhury son of
late Anant Choudhury. Hindu by
religion; business by occupation
residence of Siliguri P.S. Siliguri
District Dooarganj hereinafter called
the vendor (which expression
shall mean and include unless
excluded by or repugnant to the
context his heirs, executors,
administrators; representatives
and assigns) of the one part,

(2nd page) (Bhabatosh Chowdhury)

Bhabatosh Chowdhury

23
A-287.50
4.50.1N 2.40
291.90

Sd/- S. K. Chowdhury
30/7/83

July 83
Bhabatosh Chowdhury

Sd/- S. K. Chowdhury
30/7/83.

R.P. WAREHOUSE & TEA INDUSTRIES LTD.
DIRECTOR
All Arant

(2nd page) (Bhabatosh Choudhury)
M/s R. P. Ware House & Tea Industries
Ltd. a Business Firm having its
Office at 6, Lyons Range (5th Floor)
Calcutta 700001. Branch office at
3rd Mile Serake Road, Debgan,
P.S. Rajganj District Jalpaiguri here
in after called the purchaser
which expression shall mean and
include unless excluded by or repug-
nant to the context its successors
executors, administrators and
assigns in office)
of the other part.

WHEREAS the land situated
in P.S. Rajganj in the District
of Jalpaiguri within pargana Baikunth
pur Mouja Debgan P.S. Khation
No 187/1 sheet No S.C.S. Plot
No 112/343, 112/348, 113/349
area of land measuring 1.19
dec. of land purchased by a
sale deed by virtue of a regis-
tered sale deed No 1390 dated
29.4.79 at Rajganj sub Registry
Office from Sri Sushil Kr
Agarwalla and P.S. Contd
(3rd page) (Bhabatosh Choudhury)
Khation No 313/2 sheet No 5,
C.S. Plot No 114/175 area

of land measuring 1.33 dec. of
land purchased by virtue of
a registered sale deed no. 2056
dated 18/5/79 at Sudar joint
Sub Registry Office Jaipur from
Sri Nana Ram. Agarwal to the
decimals. of land to the afore
said two sale deeds purchased by
the vendor Sri Bhabatosh
Choudhary and his brother
Dharam Choudhary and the
vendor is in actual khas and
physical possession in and
over the said landed property
having permanent heritable and
transferable right title and
interest therein and khas been
possessing and enjoying the
same free from all encumbrances
whatsoever. AND contd. ..

[Signature]

(4th page) (Bhabatosh Choudhury)

WHEREAS the vendor being in need of money for acquiring of more profitable properties elsewhere has offered for sale his 8 annas share of the aforesaid landed property fully described in the schedule below free from all encumbrances whatsoever.

AND

WHEREAS the purchaser being in need of plot of land has accepted the said offer of the vendor described in the schedule below at a consideration of Rs 30,000/- (Rupees Thirty Thousand) only free from all encumbrances whatsoever.

WHEREAS ~~AND~~ the purchaser being in need of plot of land has accepted the said offer of the vendor described in the schedule below at a consideration of Rs 30,000/- (Rupees Thirty Thousand) only free from all encumbrances whatsoever. And

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 said land fully described in the schedule below at a consideration of Rs 30,000/- (Rupees Thirty thousand) only free from all encumbrances whatsoever upto the

Al Arant

purchase and the said land is transferred in the manner as appearing hereinafter.
(5th page) (Bhabatosh Choudhury) contd.
Now this Deed witnesses the purchase and also in consideration of the price of the sum of Rs. 30,000 (Rupees thirty thousand) only paid in cash by the purchaser to the vendor (the receipt whereof the vendor does hereby acknowledge and grant full discharge to the purchaser from the payment thereof)

The vendor does hereby grant, convey, transfer assign up to the purchaser of the land described in the schedule below and make over possession thereof to the purchaser together with all rights liberties easements appurtenances appertaining to or in any way appertaining to the said land as the absolute estate free from all encumbrances and all the rights title and interest of the vendor unto or upon the land hereby conveyed expressed or intended so to be

TO HAVE AND TO HOLD the same subject to the payment of rent payable to
the

The landlord state of West Bengal.
(5th page) Bhabatash Chaudhary) Contd...

NOTO THIS DEED WITNESSETH THAT IN
PURSUANCE OF THE SAID OFFER
ACCEPTANCE AND ALSO IN CONSIDER-
ATION OF THE SAID PRICE OF THE
SUM OF RS 30,000/- (RUPEES
THIRTY THOUSAND) ONLY PAID IN
CASH BY THE PURCHASER TO THE
VENDOR (THE RECEIPT WHEREOF THE
VENDOR DOES HEREBY ACKNOWLEDGE
AND GRANT FULL DISCHARGE TO THE
PURCHASER FROM THE PAYMENT THEREOF)
THE VENDOR DOES HEREBY GRANT
CONVEY, TRANSFER ASSIN UP TO THE PURCHA-
SER OF THE LAND DESCRIBED IN THE
SCHEDULE BELOW AND MAKE OVER
POSSESSION THEREOF TO THE PURCHASER
TOGETHER WITH ALL RIGHTS LIBERTIES
EASEMENTS APPURTAINANCES APPERTAINAN-
CES BELONGING OR IN ANY WAY
APPERTAINING TO THE SAID LAND
AS AN ABSOLUTE ESTATE FREE FROM
ALL ENCUMBRANCES AND ALL THE
RIGHTS TITLE AND INTEREST OF THE
VENDOR UNTO OR UPON THE LAND
HEREBY CONVEYED. EXPRESSED OR INTENDED
SO TO BE TO HAVE AND TO HOLD THE SAME,
AS

subject to the payment of rent payable
to the landlord state of West Bengal.
(6th page) (~~but~~ ~~with~~ ~~the~~ ~~landlord~~ ~~state~~ ~~of~~ ~~West~~ ~~Bengal~~) Contd. . . .

And the vendor does hereby covenant
with the purchaser that the interest
which the vendor profess to transfer.

Subject and the vendor has full autho-
rity to transfer the land hereby
transferred expressed or intended so
to be unto the purchaser in the manner
afore said the vendor or any person
claiming under him shall and will from
time to time at all times hereafter at
the request and cost of the purchaser
do execute all such acts, deeds and
things what soever and further and more
effectually assuring the enjoyment and
possession of the purchaser there of and
there in as shall and may be required.

The vendor further covenants that all
rents and other public charges payable
from the property hereby transferred or
expressed or intended so to be that has
accepted does up to the date of these
present has been paid all other
covenants and conditions required to
be observed and performed and in
case if it transpires otherwise the
vendor shall be liable to indemnify the

person to sell or to transfer otherwise
 the property hereby conveyed by these
 presents or any part thereof and there
 exists no such contract at the date
 of these presents or any part thereof
 and there exists no such contract or
 if any of the recitals made herein
 are proved to be false the vendor shall
 be liable to indemnify the purchaser
 adequately for the loss and injury to be
 sustained by the purchaser in conseque
 nce thereof, Schedules.

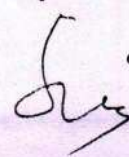
(Sd/-) (Bhabatosh Chowdhury)

Schedule of Land

~~(Bhabatosh Chowdhury)~~ All that piece or
 parcel of land measuring 16½ (Sixteen and
 half) Decimals of land at an annual
 rent of Re 70 only appertaining to
 and forming part of 1.19 decimals of
 land at an annual rent of Rs 5/-
 only. The proportional rent for
 the demised plot of land is payable
 to the state of West Bengal represented
 by the collector Bahadur of Jalpaiguri
 through the J.L. No Rajganj situated
 within pargana Baikenthi pur Mouja Dahi
 gram. P.S. Rajganj S.R. Office. and
 District Jalpaiguri. Recorded in R.S
 Khadiar No 187/1 J.L. No 2 included
 Yes

in sheet No 5, C.S. Plot No 112/343
area of land 1.63 dec. Plot No 112/348
area of land .12 dec. Plot No 113/349
area of land .04 dec. total 11.19
decimals of land out of that .16½ (sixteen
and half) decimals of land is hereby
sold by the vendor by these presents.

2. All that piece or parcel of land
measuring .16½ (sixteen and half)
decimals of land at an annual rent
of .68 paise only appertaining to
and forming part of 1.33 dec. of
land at an annual rent of Rs 5/- only
the proportionate rent for the demised
plot of land is payable to the State of
West Bengal represented by the collector
Bahadur of Jalpaiguri through the
J.L.R.O. Rajgaj situated within
pargana Baikuntha par. Morija Dabym.
P.S. Rajgaj S.P. Office and District
Jalpaiguri recorded in R.S. Khata
No 313/2 J.L. No. 2, including in
sheet No 5, C.S. Plot No 114/175
area of land measuring 1.33 decimals
of land of out of that .16½ (sixteen
and half) decimals of land is
hereby sold by the vendor by these
presents.

contd


Stamp. H.C. Jalpaiguri NO 508 DT 83-84
Issued to Sni/Sm R. P Ware house &
Tea Industries. Calcutta N.J. S.C
Stamp worth of Rs. 200/- Rupees. Two
hundred only. only. Sd. Illegible SGP. H.C.

Jalpaiguri Date 29.7.83. NO 509 DT
83-84 ISSUED to Sni/Sm R. P Ware house
& Tea Industries. Calcutta N.J. /C SGP
worth of Rs. 200/- Rupees. Two hundred only
only. Sd. Illegible SGP. H.C. Jalpaiguri
Date 29.7.83. NO 511 DT 83-84

ISSUED to Sni/Sm R. P Ware house &
Tea Industries. Calcutta N.J. C.S. SGP.
worth of Rs. 5/- Rupees. Five only.
only. Sd. Illegible SGP. H.C. Jalpaiguri
Date 29.7.83. S.L. 512 DT 83-84

ISSUED to Sni/Sm. R. P Ware house &
Tea Industries. Calcutta. N.J. C.H.
Stamp worth of Rs. 1/- Rupees one only.
only. Sd. Illegible SGP. H.C. Jalpaiguri
Date 29.7.83

[Signature]
Rima Chakravarty
7-8-84
[Signature]
ADK 1112

ISSUED to be a stamp of
R.P. Ware House & Tea Industries
Calcutta. N.J. C.H.
Stamp worth of Rs. 1/- Rupees one only.
only. Sd. Illegible SGP. H.C. Jalpaiguri
Date 29.7.83
[Signature]
7-8-84