

N. J. STAMP

SL. NO. 425 DATED 30/06/08
NAME R. P. Warehouse & Tea Industries Ltd.
OF Serok Road, Siliguri
RS. 5000/- (RS. five thousand ONLY)

S. Das

SANKAR DAS
STAMP-VENDOR
SILIGURI-COURT
L/NO.714/RM of 1999



1001. 0101. 0101. 0101. 0101
2008 JUL 21

21 JUL 2008

Identified by me
Manoj Kumar
S/o - Mahini Kumar
vill - Sahagura East
P.S - Bhaktinagar
P.O. Sahagura
Dist - Jalpaiguri

Signature

Director (R&T)

Bali Nagar

Dipak Nayak

Director (R&T)

: 2 :

Area : 3 Kathas 12 Chattaks 16 Sq.ft.
Plot No. : 112
Khatian No. : 188
Mouza : Dabgram
J.L. No. : 2
Sheet No. : 5
P.S. : Bhaktinagar
District : Jalpaiguri
Consideration : Rs.5,00,000.00

BETWEEN

R.P. WAREHOUSE & TEA INDUSTRIES LIMITED, a Private Limited Company, registered under the Companies Act, 1956, bearing Certificate of Incorporation No. 33184 of 1980, Dtd. 15-12-1980, having its Office at Third Mile, Sevoke Road, Siliguri, P.O. - Salugarah, P.S. - Bhaktinagar, in the District of Jalpaiguri, represented by its Director-SRI ANIL KUMAR AGARWAL, son of Sri Masani Lal Agarwal, hereinafter called the "PURCHASER" (which expression shall unless excluded by or repugnant to the context be deemed to include its Directors, executors, successors-in-office, representatives, administrators and assigns) of the "FIRST PART". (I.T. PAN No.AABCR1871Q)

Chaitan
Devi

R.P. WAREHOUSE & TEA INDUSTRIES LTD.

Al Agarwal

DIRECTOR

पिठो लिखे

विशेष कर

बाली नयक

दिपक नयक

NE 2000/10/2/15

: 3 :

A N D

1. SMT. SWAPNA NAYAK, wife of Late Brindaban Nayak,
2. SMT. MAMATA MUHURI, wife of Sri Joy Muhuri and daughter
of Late Brindaban Nayak, 3. SRI BAPI NAYAK, son of Late
Brindaban Nayak and 4. SRI DIPAK NAYAK, son of Late
Brindaban Nayak, all are Hindu by faith, Indians by
Nationality, Nos. 1 to 2 House-wives by occupation Nos. 3 to
4 Business by occupation, residing at Salugara, P.O. -
Salugara, P.S. - Bhaktinagar, in the District of Jalpaiguri,
hereinafter called the " VENDORS " (which expression
shall unless excluded by or repugnant to the context be
deemed to include their heirs, executors, successors,
representatives, administrators and assigns) of the "
SECOND PART ".

A N D

SRI SEBENDRA NATH ROY, son of Late Bhabakanta Singh, Hindu
by faith, Indian by Nationality, Business by occupation,
residing at Salugara, P.O. - Salugara, P.S. - Bhaktinagar,
in the District of Jalpaiguri, hereinafter called the
" CONFIRMING PARTY " (which expression shall unless
excluded by or repugnant to the context be deemed to include
his heirs, executors, successors, representatives,
administrators and assigns) of the "THIRD PART".

WHEREAS one Sebendra Nath Roy, son of Late Bhaba Kanta Singh
(legal heir of the recorded owner), had transferred for
valuable consideration and made over physical possession of
all that piece or parcel of land measuring 12 Kathas,
forming part of Plot Nos.112 and 113, recorded in Khatian
No.188, situated within Mouza- Dabgram, J.L. No. 2, Pargana
- Baikunthapur, Sheet No. 5, P.S. - Bhaktinagar, Registry
Office and District - Jalpaiguri, unto and in favour of Sri
Brindaban Nayak, son of Late Raghunath Nayak, by virtue of
Sale Deed, Dtd.06-12-1976, being Document No.9851 for the
year 1976, registered in the Office of the Dist.Sub-
Registrar, Jalpaiguri.

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R.P. WAREHOUSE & TEA INDUSTRIES LTD.

All Aram
DIRECTOR

Shriella Nayak

BAPU NAYAK

Bapi Nayak

Dipak Nayak

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: 4 :

AND WHEREAS abovenamed Brindaban Nayak, died intestate leaving behind his wife - SMT. SWAPNA NAYAK, daughter - SMT. MAMATA MUHURI, wife of Sri Joy Muhuri, sons- SRI BAPI NAYAK and SRI DIPAK NAYAK, as his only legal heirs to inherit the aforesaid land measuring 12 Kathas.

AND WHEREAS by way of inheritance abovenamed SMT. SWAPNA NAYAK, SMT. MAMATA MUHURI, SRI BAPI NAYAK and SRI DIPAK NAYAK, (The Vendors of these present), became the sole absolute and exclusive owners of the aforesaid land measuring 12 Kathas, having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS the vendors have now firmly and finally decided to sell and have offered for sale to the purchaser all that piece or parcel of land measuring 3 Kathas 12 Chattaks 16 Sq.ft. out of the aforesaid land, more particularly described in the Schedule given hereinunder, for a consideration of Rs.5,00,000.00 (Rupees five lakhs) only.

AND WHEREAS SRI SEBENDRA NATH ROY, son of Late Bhabakanta Singh, was a minor when the land was transferred unto and in favour of Brindaban Nayak and now since today he is major, he has been made Confirming Party in these present to confirm the aforesaid sale made unto and in favour of Brindaban Nayak.

Alia
sdv

R.P. WAREHOUSE & TEA INDUSTRIES LTD.

Alia
DIRECTOR

निवेदन

डिपक नारायण

12/11/81

रिजल्ट & ऑर्डर

रिजल्ट ऑफ

: 5 :

AND WHEREAS SRI SEBENDRA NATH ROY (Confirming party of these present), have agreed to execute this sale deed together with the vendor, declaring that he accepts and admits the transfer made by his brother on his behalf, by virtue of the aforesaid Sale Deed No.9851 for the year 1976. He also declares that he has got no right, title and interest in the said land and the vendors are fully entitled to transfer the same.

AND WHEREAS the purchaser being in need of land in that area, have agreed to purchase the said land measuring 3 Kathas 12 Chattaks 16 Sq.ft., more particularly described in the Schedule given hereinunder for a consideration of Rs.5,00,000.00 (Rupees five lakhs) only, considering it to be the highest prevailing market price, free from all encumbrances and charges whatsoever.

NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the aforesaid offer, acceptance and in consideration of Rs.5,00,000.00 (Rupees five lakhs) only paid by the purchaser to the vendors, the receipt of which is acknowledged by the vendors by execution of these presents and grants full discharge to the purchaser from the payment thereof and the vendors do hereby assign, sell, grant, convey and transfer absolutely and forever the said below Schedule property and makes over possession thereof unto and in favour of the purchaser peaceably and quietly together with all right, title, hereditaments, easements, liberties, appurtenances, etc., whatsoever in any way belonging to or purported to belong or which was/were so long being enjoyed by the vendors therewith with permanent heritable and transferable right, title and interest therein without any objection, claim, interference or interruption from the vendors or any person claiming under them subject to the payment of land revenue and other taxes to the Superior Landlord-now the Govt. of West Bengal and/or such other authorities as law may provide from time to time in future.

Handwritten signature/initials

R.P. WAREHOUSE & TEA INDUSTRIES LTD.

Handwritten signature
DIRECTOR

DR. R. S. S. S. S.
S. S. S. S. S.

Bali Nayak

Sipank Nayak

W. S. S. S. S.)

: 6 :

The vendors declare that the interest which they professes to transfer hereby subsists as on the date of these present and the vendors have not previously transferred, mortgaged, contracted for sale or otherwise the said below Schedule property or any part thereof in favour of any other party or person/s and the property hereby transferred, expressed or intended so to be transferred suffers from no defect of title and that the recitals made hereinabove and hereinafter are all true and in the event of contrary the vendors shall be liable to make good the loss or injury which the purchaser may suffer or sustain resulting therefrom.

The vendors further covenant with the purchaser that if for any defect of title or for any act done or suffered to be done by the vendors, the purchaser is deprived of ownership or of possession of the Schedule property or any part thereof in future, the vendors shall forthwith return to the purchaser the full or proportionate part of the consideration money as the case may be together with interest from the date of such deprivation of ownership or of possession and the vendors shall further pay adequate compensation to the purchaser for any other loss or injury which the purchaser may suffer or sustain in consequence thereof.

The vendors further undertake to take all actions and to execute all documents as may be required to be done or executed for fully assuring right, title and interest of the purchaser to the below Schedule property conveyed at the cost of the purchaser.

Alia
Adv

R.P. WAREHOUSE & TEA INDUSTRIES LTD.

Al. Aram
DIRECTOR

रिजिस्ट्रार

रिजिस्ट्रार

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रिजिस्ट्रार

रिजिस्ट्रार

: 7 :

SCHEDULE

All that piece or parcel of vacant land measuring 3 (Three) Kathas 12 (Twelve) Chattaks 16 (Sixteen) Sq.ft., forming part of Plot No.112, recorded in Khatian No.188, situated within Mouza- Dabgram, J.L.No. 2, Pargana - Baikunthapur, Sheet No. 5, P.S. - Bhaktinagar, Registry Office and District - Jalpaiguri;

The said land as sketched in the site plan enclosed herewith forms part of these present and the same is bound and butted as follows :-

By North : Land and House of Biva Jaiswal and 6 Feet wide passage,

By South : Land of R.P. Warehouse & Tea Industries Limited,

By East : Land and godown of Sri Kamal Tiwari,

By West : Land and house of Biva Jaiswal.

Biva
Adv

R.P. WAREHOUSE & TEA INDUSTRIES LTD.

A. L. Arora

DIRECTOR

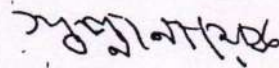
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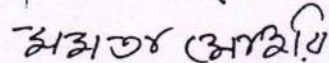
IN WITNESSES WHEREOF THE VENDORS AND CONFIRMING PARTY IN GOOD HEALTH AND CONSCIOUS MIND HAVE PUT THEIR SIGNATURES ON THIS DEED OF SALE ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES

1. Mantogh Barmar
S/o Mahini Barmar
vill # Salugara East
P.O. Salugara
P.S. Bhaktinagar
Dist - Jalpaiguri
2. Rohit - Singh
S/o Vikramaditya Singh
Heidrapara Siliguri
Post - Sevoke Road
P.S - Bhaktinagar
Dist. Jalpaiguri

The contents of this document has been gone through and understood personally by the vendors and the purchaser.

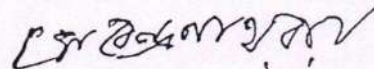




Bani Nayak

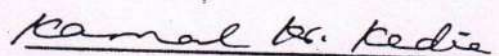
Dipak Nayak

VENDORS



CONFIRMING PARTY

Drafted, readover and explained by me and typed in my office.



K.K.Kedia

Advocate, Siliguri

E.No.F/6/92.

R.P. WAREHOUSE & TEA INDUSTRIES LTD.



DIRECTOR



ସ୍ଵାମିନୀ

Finger Prints of SMT. SWAPNA NAYAK (VENDOR)

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
LEFT HAND					
RIGHT HAND					

ସ୍ଵାମିନୀ
SIGNATURE



ମାମତା

Finger Prints of SMT. MAMATA MUHURI (VENDOR)

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
LEFT HAND					
RIGHT HAND					

ମାମତା ମୁହୁରି

R.P. WAREHOUSE & TEA INDUSTRIES LTD.

DIRECTOR



Bapi Nayak

Finger Prints of SRI BAPI NAYAK (VENDOR)

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
LEFT HAND					
RIGHT HAND					

Bapi Nayak

SIGNATURE



Dipak

Finger Prints of SRI DIPAK NAYAK (VENDOR)

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
LEFT HAND					
RIGHT HAND					

R.P. WAREHOUSE & TEA INDUSTRIES LTD.

Al Ar...

DIRECTOR



ALBEN ROY

Finger Prints of SRI SEBENDRA NATH ROY (CONFIRMING PARTY)

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
LEFT HAND					
RIGHT HAND					

Sri Sebendra Nath Roy

SIGNATURE



Anil Kumar Agarwal

Finger Prints of SRI ANIL KUMAR AGARWAL, DIRECTOR OF R.P. WAREHOUSE & TEA INDUSTRIES LTD. (PURCHASER)

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
LEFT HAND					
RIGHT HAND					

R.P. Warehouse & Tea Industries Ltd

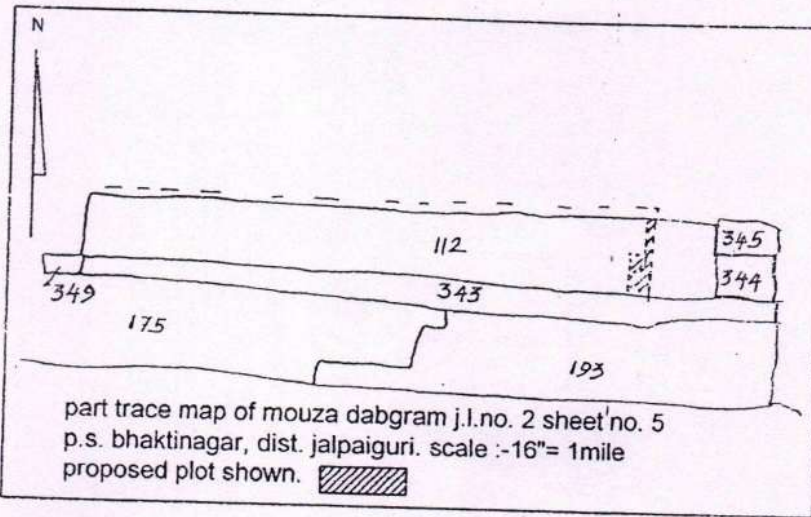
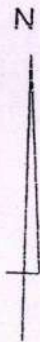
R.P. WAREHOUSE & TEA INDUSTRIES LTD.

Anil Kumar Agarwal
DIRECTOR

E OF THE PURCHASER.
 R.P. WARE HOUSE & TEA INDUSTRIES LTD.
 BEVOKE ROAD, P.S. BHAKTINAGAR.
 DIST. DARJEELING.

NAME OF THE SELLERS.
 1) SMT. SWAPNA NAYAK
 W/O. LATE BRINDABAN NAYAK.
 2) SMT. MAMATA MUHURI.
 3) SRI BAPI NAYAK.
 4) SRI DIPAK NAYAK.
 SL. NO. (2 TO 4) S/O. & D/O.
 LATE BRINDABAN NAYAK.
 ALL OF SALUGARA, P.O. SALUGARA,
 P.S. BHAKTINAGAR.
 DIST. DARJEELING.

LAND SCHEDULE :-
 MOUZA :- DABGRAM
 J.LNO. :- 2
 SHEET-NO. :- 5
 KHATIAN NO. :- 188
 PLOT NO. :- 112(P)
 PARGANA :- BAIKUNTHAPUR,
 P.S. :- BHAKTINAGAR,
 DIST. :- JALPAIGURI.



part trace map of mouza dabgram j.l.no. 2 sheet no. 5
 p.s. bhaktinagar, dist. jalpaiguri. scale :- 16"= 1mile
 proposed plot shown.

AREA :- 2716.00 SFT OR
 3 KATHA-12 CHATTAK-16 SFT.
 OR 0.0624 ACRES

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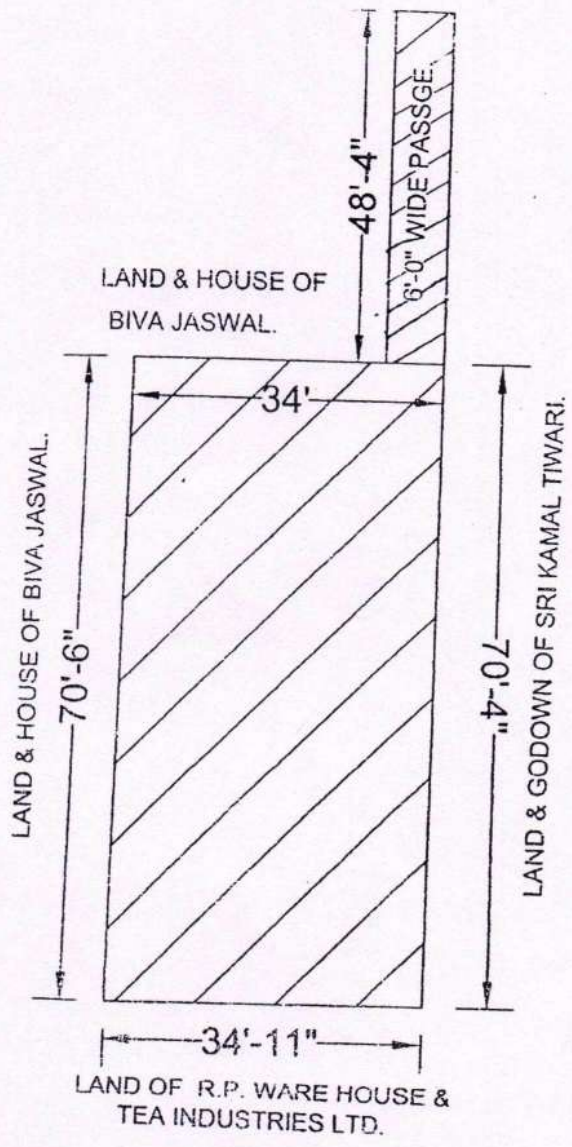
Bapi Nayak

Dipak Nayak

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SIGNATURE OF THE SELLERS.
 DRAWN BY:-

Handwritten signature and date 12/7/08



SITE PLAN
 SCALE :- 1"=20'-0"

PROPOSED PLOT SHOWN.









R.P. WAREHOUSE & TEA INDUSTRIES LTD.

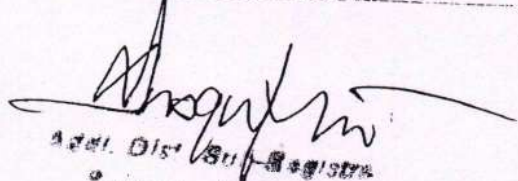
Handwritten signature of the Director
 DIRECTOR

Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the A. D. S. R. RAJGANJ, District- Jalpaiguri
Signature / LTI Sheet of Serial No. 02509 / 2008, Deed No. (Book - I , 02528/2008)

Name of the Presentant	Photo	Finger Print	Signature with date
Swapna Nayak			স্বপ্না নাথ 21/07/2008

II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Swapna Nayak Address -Salugara Salugara Jalpaiguri	Self		 LTI 21/07/2008	স্বপ্না নাথ 3576
2	Mamata Muhuri Address -Salugara Salugara Jalpaiguri	Self		 LTI 21/07/2008	মমতা মুহুরি 3577
3	Bapi Nayak Address -Salugara Salugara Jalpaiguri	Self		 LTI 21/07/2008	Bapi Nayak 3578
4	Dipak Nayak Address -Salugara Salugara Jalpaiguri	Self		 LTI 21/07/2008	Dipak Nayak 3579


 Adst. Dist. Registrar
 Jalpaiguri
 21.07.2008
(Dhruba Dasgupta)

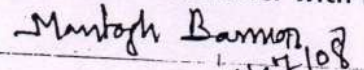
Government of West Bengal
 Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
 Office of the A. D. S. R. RAJGANJ, District- Jalpaiguri
 Signature / LTI Sheet of Serial No. 02509 / 2008, Deed No. (Book - I , 02528/2008)

Signature of the person(s) admitting the Execution at Office.


No.	Admission of Execution By	Status	Photo	Finger Print	Signature
5	Sebendra Nath Roy Address -Salugara Salugara Jalpaiguri	Confirming Party		 LTI	
			21/07/2008	21/07/2008	3580

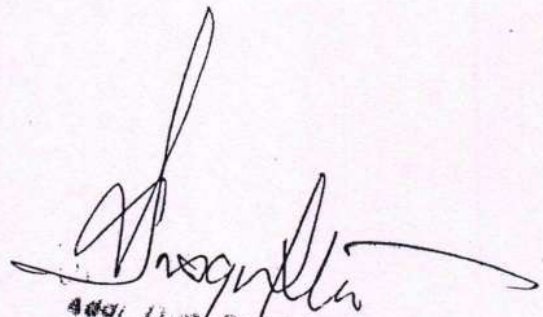
Name of Identifier of above Person(s)
 Mantosh Barman
 PS-Bhaktinagar, Salugara East Salugara Jalpaiguri

Signature of Identifier with Date


 21/07/08

R.P. WAREHOUSE & TEA INDUSTRIES LTD.


 DIRECTOR


 Addl. Dist. Sub-Registrar
 Raiganj, Jalpaiguri

21 JUL 2008

(Dhruba Dasgupta)

Government Of West Bengal
Office of the A. D. S. R. RAJGANJ
RAJGANJ
Endorsement For deed Number :I-02528 of :2008
(Serial No. 02509, 2008)

In 21/07/2008

Certificate of Admissibility(Rule 43)

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. 10.00/-

Payment of Fees:

Fee Paid in rupees under article : A(1) = 13717/- on:21/07/2008

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 1247707/-

Certified that the required stamp duty of this document is Rs 62385/- and the Stamp duty paid as: Impressive Rs-5000

Deficit stamp duty

Deficit stamp duty 1.Rs 30000/- is paid, by the draft number 391035, Draft Date 05/07/2008 Bank Name STATE BANK OF INDIA, Siliguri, recieved on :21/07/2008. 2.Rs 27390/- is paid, by the draft number 391034, Draft Date 05/07/2008 Bank Name STATE BANK OF INDIA, Siliguri, recieved on :21/07/2008.

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 14.20 hrs on :21/07/2008,at the Office of the A. D. S. R. RAJGANJ by Swapna Nayak,one of the Executants

Admission of Execution(Under Section 58)

Execution is admitted on 21/07/2008 by

1. Swapna Nayak, wife of Late Brindaban Nayak ,Salugara Salugara Jalpaiguri ,Thana Bhaktinagar, By caste Hindu,by Profession :House wife
 2. Mamata Muhuri, wife of Joy Muhuri ,Salugara Salugara Jalpaiguri ,Thana Bhaktinagar, By caste Hindu,by Profession :House wife
 3. Bapi Nayak, son of Late Brindaban Nayak ,Salugara Salugara Jalpaiguri ,Thana Bhaktinagar, By caste Hindu,by Profession :Business
 4. Dipak Nayak, son of Late Brindaban Nayak ,Salugara Salugara Jalpaiguri ,Thana Bhaktinagar, By caste Hindu,by Profession :Business
 5. Sebendra Nath Roy, son of Late Bhabakanta Singh ,Salugara Salugara Jalpaiguri ,Thana Bhaktinagar, By caste Hindu,by Profession :Business
- Identified By Mantosh Barman, son of Mohini Barman Salugara East Salugara Jalpaiguri Thana: Bhaktinagar, by caste Hindu,By Profession :Others.

[Signature]
Addl. Dist. Sub-Registrar
Raiganj, Jalpaiguri

21 JUL 2008

[Dhruba Dasgupta]
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF RAJGANJ
Govt. of West Bengal

R.P. WAREHOUSE & TEA INDUSTRIES LTD.

[Signature]
DIRECTOR

Government Of West Bengal
Office of the A. D. S. R. RAJGANJ
RAJGANJ
Endorsement For deed Number :I-02528 of :2008
(Serial No. 02509, 2008)





Addl. D. S. R. Rajganj
Rajganj, Jalpaiguri

21 JUL 2008

[Dhruba Dasgupta]
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF RAJGANJ
Govt. of West Bengal

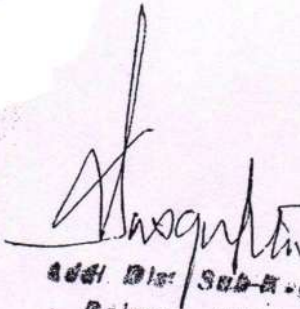


R.P. WAREHOUSE & TEA INDUSTRIES LTD.


DIRECTOR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 8
Page from 4053 to 4070
being No 02528 for the year 2008.



Additional District Sub-Registrar
Raiganj, Jalpaiguri

21 JUL 2008



(Dhruba Dasgupta) 21-July-2008
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. RAIGANJ
West Bengal

R.P. WAREHOUSE & TEA INDUSTRIES LTD.



DIRECTOR