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Bojgeni, Jalpaiguri

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DEED OF CONVEYANCE

Stamp duty Required Rs. 40.000
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R.P. WAREHOUSE & TEA INDUSTRIES LTD.

All Azar L DIRECTOR

17:3-06

1000Rs.



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THIS INDENTURE IS MADE ON THIS THE OGTH DAY OF APRIL 2005.

Cleis Adv

R.P. WAREHOUSE & TEA INDUSTRIES LTD.

DIRECTOR

1000Rs.



Remachwar Pressd Flenistion

Engineering Instables 114.

Mam Kernuta

Elector.

Area

: 1.00 Acre

Plot No.

. 114/351

Khatian No.

: 313/3

Mouza

: Dabgram

J.L. No.

: 2

Sheet No.

P.S.

: Bhaktinagar

District

: Jalpaiguri

Consideration

: Rs.5,00,000.00

Clerio Adv

R.P. WAREHOUSE & TEA INDUSTRIES LTD.

A Far DIRECTOR

1000Rs.



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& Engineering Industries Ltd.

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R.P. WAREHOUSE & TEA INDUSTRIES LTD.

DIRECTOR



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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 6, Lyons Range, Fifth Floor, Kolkata-700001, branch Office at Third Mile, Sevoke Road, P.O. - Salugarah, P.S. - Bhaktinagar, in the District of Jalpaiguri, represented by its Director SRI ANAND KUMAR MITTAL, son of Late Punam Chand Mittal, 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, adminsitrators and assigns) of the "ONE PART".

AND

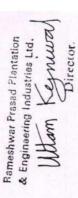
RAMESWAR PRASAD PLANTATION & ENGINEERING IDUSTRIES LIMITED, a Private Limited Company, registered under the Companies Act, 1956, bearing Certificate of Incorporation No. 693 6/891, Dtd. 08/06/891, having its Office at 6, Lyons Range, Fifth Floor, Kolkata-700001, branch Office at Third Mile, Sevoke Road, P.O. - Salugarah, P.S. - Bhaktinagar, in the District of Jalpaiguri, represented by its Director SRI UTTAM KEJRIWAL, son of Sri Ram Saran Kejriwal, hereinafter called the "VENDOR" (which expression shall unless excluded by or repugnant to the context be deemed to include its Directors, executors, successors-in-office, representatives, adminsitrators and assigns) of the "OTHER PART".

WHEREAS one Sri Rajani Kanta Roy (Das), son of Late Dhan Singh Roy (Das), had transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 1.00 Acre, forming part of Plot No.114/351, recorded in Khatian No. 313/3, situated within Mouza - Dabgram, J.L. No. 2, Pargana - Baikunthapur, Sheet No.5, P.S. - Bhaktinagar, in the District of Jalpaiguri, unto and in favour of RAMESWAR PRASAD PLANTATION & ENGINEERING IDUSTRIES LIMITED, by virtue of Sale Deed, Dtd.30-04-1982, being Document No.3247 for the year 1982, entered in Book No. I, Volume No.47, Pages 29 to 36, registered in the Office of the Dist. Sub-Registrar, Jalpaiguri.

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R.P. WAREHOUSE & TEA INDUSTRIES LTD.

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AND WHEREAS by virtue of the aforesaid Sale Deed, RAMESWAR PRASAD PLANTATION & ENGINEERING IDUSTRIES LIMITED, (Vendor of these present), became the absolute owner of the aforesaid land measuring 1.00 Acre, more particularly described in the Schedule given hereinunder, having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS the vendor has now by virtue of Ressolution Dtd.02-04-2005 decided to sell the aforesaid land measuring 1.00 Acre, more particularly described in the Schedule given hereinunder and has authorised SRI UTTAM KEJRIWAL, son of Sri Ram Saran Kejriwal, to execute the Deed of Conveyance.

AND WHEREAS the vendor has now firmly and finally decided to sell and have offered for sale to the purchaser the aforesaid land measuring 1.00 Acre, more particularly described in the Schedule given hereinunder, for a consideration of Rs.5,00,000.00 (Rupees five lakhs) only.

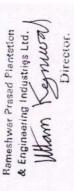
AND WHEREAS the purchaser being in need of land in that area, has agreed to purchase the said land measuring 1.00 Acre, more particularly described in the Schedule given hereinunder for a consideration of Rs.5,00,000.00 (Rupees five lakhs) only, considering it to be the highest prevailing market price, 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 vendor, the receipt of which is acknowledged by the vendor by execution of these presents and grants full discharge to the purchaser from the payment thereof and the vendor does hereby assign, sell, grant, convey and transfer absolutely and forever the said below schedule land 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 vendor therewith with permanent heritable and transferable right, title and interest therein without any objection, claim, interference or interruption from the vendor or any person claiming under its 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.

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R.P. WAREHOUSE & TEA INDUSTRIES LTD.

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The vendor declares that the interest which it professes to transfer hereby subsists as on the date of these present and the vendor have not previously transferred, mortgaged, contracted for sale or otherwise the said below schedule land/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 vendor shall be liable to make good the loss or injury which the purchaser may suffer or sustain resulting therefrom.

The vendor further covenant with the purchaser that if for any defect of title or for any act done or suffered to be done by the vendor, the purchaser is deprived of ownership or of possession of the schedule land/property or any part thereof in future, the vendor 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 vendor 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 vendor 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 scheduled land conveyed at the cost of the purchaser.

SCHEDULE

All that piece or parcel of land measuring 1.00 Acre, forming part of Plot No.114/351, recorded in Khatian No. 313/3, situated within Mouza - Dabgram, J.L. No. 2, Pargana - Baikunthapur, Sheet No.5, P.S.- Bhaktinagar, Registry Office and District - Jalpaiguri.

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R.P. WAREHOUSE & TEA INDUSTRIES LTD.

All Agar 1 DIRECTOR The said land is bound and butted as follows:

By North : Land of Plot No. 193,

By South : Land of Plot No. 114 and 194,

By East : Land of Plot No. 114/351,

By West : Land of Plot No.350.

IN WITNESSES WHEREOF THE DIRECTOR (AUTHORISED SIGNATORY OF THE VENDOR) IN GOOD HEALTH AND CONSCIOUS MIND HAVE PUT HIS SIGNATURES ON THIS DEED OF SALE ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES

1. Vijay Kumar Agarwala. 3/0 Babulal Agarwal. Church Road. Si'liguri

2. Narendra Kumar Aganval 5/0 Cate- Daya Nand Aganval. Soth Shree Cal market. Siliguri. The contents of this document has been gone through and understood personally by the vendor and the purchaser.

Rameshwar Prasad Plantation & Engineering Industries Ltd.

Birector.

VENDOR

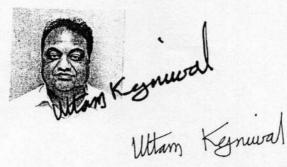
Drafted, readover and explained by me and typed in my office.

Kamal K. Kedie

K.K.Kedia Advocate,Siliguri E.No.F/6/92.

R.P. WAREHOUSE & TEA INDUSTRIES LTD.

All Azar 1 DIRECTOR



FINGER PRINTS OF SRI UTTAM KEJRIWAL, DIRECTOR OF RAMESWAR PRASAD PLANTATION & ENGINEERING INDUSTRIES LTD (VENDOR) THUMB FINGER FINGER FINGER FINGER LEFT HAND

RIGHT HAND



Rameshwar Prasad Flantation & Engineering Industries-Ltd. Illam Kemwa SIGNATURE Sirector.

FINGER PRINTS OF SRI ANAND KUMAR MITTAL DIRECTOR OF R.P. WAREHOUSE & TEA INDUSTRIES LID CPURCHASER FORE- MIDDLE RING LITTLE TITUMB : FINGER FINGER FINGER FINGER LEFT HAND RIGHT HAND

> H-1 ONANA SIGNATURE

R.P. WAREHOUSE & TEA INDUSTRIES LTD.