

7-1002

1000 Rs. 20



W.V. assessed... 54,000.00/-  
 Value Set forth.....  
 Stamp duty payable... 4,32,000/-  
 Stamp duty paid... 40,000/-  
 Net Stamp duty... 392,000/-

Director  
 W. Ram Kynur  
 Rameshwar Pinned Plantation  
 & Engineering Industries Ltd.

Stamp duty paid...  
 Stamp duty...  
 Stamp duty...  
 Stamp duty...

Stamp Duty Schedule IA No. 23  
 A 5489.00  
 102.00  
 Addl. Dist. Sub-Registrar  
 Rajganj, Jalpaiguri  
 17-3-06

DEED OF CONVEYANCE

Stamp duty Required Rs. 40,000  
 Stamp duty paid in  
 N. J. Stamp Rs. 4,000  
 Stamp duty paid u/s. 41  
 of the I. 1859 in  
 bank draft Rs. 36,000  
 Collector u/s. 2(9) of 0109 830701  
 the I.S.A. 1899. Dt. 6.4.05.

FIFTY PERCENT LIMITED  
 VIDE G.O. NO. 222/VEE  
 DATED 12.12.2004

Rs. 1,96,000/-  
 06/05/02 - 011362 - dt 13-3-06  
 06/06/02 - 011361 - dt 13-3-06  
 06/09/02 - 011363 - dt 13-3-06  
 06/05/02 - 011364 - dt 13-3-06  
 A-26950/-

Alia  
 Adv

6.4.05

R.P. WAREHOUSE & TEA INDUSTRIES LTD.  
 Director  
 DIRECTOR

Director  
 17-3-06



1000Rs.



Rameshwar Prasad Plantation  
& Engineering Industries Ltd.  
*William Reynolds*  
Director.

: 2 :

THIS INDENTURE IS MADE ON THIS THE 06TH DAY OF APRIL 2005.

*Alv*  
Alv

R.P. WAREHOUSE & TEA INDUSTRIES LTD.

*Alv*  
DIRECTOR



1000Rs.



Ramachwar Prasad Puri  
& Engineering Industries Ltd.  
Uttam Kanyas  
DIRECTOR

: 3 :

Area : 1.00 Acre  
Plot No. : 114/351  
Khatian No. : 313/3  
Mouza : Dabgram  
J.L. No. : 2  
Sheet No. : 5  
P.S. : Bhaktinagar  
District : Jalpaiguri  
Consideration : Rs.5,00,000.00

*Alis*  
*Adw*

R.P. WAREHOUSE & TEA INDUSTRIES LTD.

*Al Aram*  
DIRECTOR



1000 Rs.



Rameshwar Presses Plantation  
& Engineering Industries Ltd.  
*Utham Kynur*  
DIRECTOR.

: 4 :

BETWEEN

*Alia*  
*Beh*

R.P. WAREHOUSE & TEA INDUSTRIES LTD.

*Al. Aram*

DIRECTOR



Rameshwar Prasad Plantation  
& Engineering Industries Ltd.  
Uttam Kejriwal  
Director.

: 5 :

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".

A N D

RAMESWAR PRASAD PLANTATION & ENGINEERING INDUSTRIES LIMITED, a Private Limited Company, registered under the Companies Act, 1956, bearing Certificate of Incorporation No. 693 of 1891, Dtd. 08/06/1891, 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 INDUSTRIES 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.

Clear  
Telv

R.P. WAREHOUSE & TEA INDUSTRIES LTD.

A. L. Agarwal  
DIRECTOR



Rameshwar Prasad Plantation  
& Engineering Industries Ltd.

Uttam Kejriwal  
Director.

: 6 :

AND WHEREAS by virtue of the aforesaid Sale Deed, RAMESWAR PRASAD PLANTATION & ENGINEERING INDUSTRIES 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 Resolution 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.

A. L. Agarwal  
DIRECTOR



Rameshwar Prasad Plantation  
& Engineering Industries Ltd.  
*Uttam Kojumbar*  
Director.

: 7 :

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.

*Alia*  
*pk*

R.P. WAREHOUSE & TEA INDUSTRIES LTD.

*A. L. Arora*  
DIRECTOR



: 8 :

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.  
S/o Babulal Agarwala.  
Church Road  
Siliguri
2. Narendra Kumar Agarwal  
S/o Late- Daya Nand Agarwal.  
Seth Shree Lal 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.

Uttam Karmal  
Director.

VENDOR

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

Kamal K. Kedia

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

R.P. WAREHOUSE & TEA INDUSTRIES LTD.

A. L. Agarwal  
DIRECTOR





Uttam Kejriwal

Uttam Kejriwal

FINGER PRINTS OF SRI UTTAM KEJRIWAL, DIRECTOR OF RAMESHWAR PRASAD PLANTATION & ENGINEERING INDUSTRIES LTD (VENDGAR)

|            | THUMB | FORE FINGER | MIDDLE FINGER | RING FINGER | LITTLE FINGER |
|------------|-------|-------------|---------------|-------------|---------------|
| LEFT HAND  |       |             |               |             |               |
| RIGHT HAND |       |             |               |             |               |

Rameshwar Prasad Plantation & Engineering Industries Ltd.

Uttam Kejriwal

SIGNATURE Director.



H-1

ANAND MITTAL

FINGER PRINTS OF SRI ANAND KUMAR MITTAL, DIRECTOR OF R.P. WAREHOUSE & TEA INDUSTRIES LTD (PURCHASER)

|            | THUMB | FORE FINGER | MIDDLE FINGER | RING FINGER | LITTLE FINGER |
|------------|-------|-------------|---------------|-------------|---------------|
| LEFT HAND  |       |             |               |             |               |
| RIGHT HAND |       |             |               |             |               |

H-1

ANAND MITTAL  
SIGNATURE

R.P. WAREHOUSE & TEA INDUSTRIES LTD.

DIRECTOR

Anand Mittal