

2260

J-1604

1000Rs.



M/V. assessed... 43,20,000/-
 Value Setforth
 Stamp duty 3,45,000/-
 Stamp duty 6,40,000/-
 Deficit Stamp duty... 2,81,500/-

573, 892, 2005
 288 n
 100 n
 80 n
 380 - 00

ka.
 Rajnagar
 Sub-Registrar

Admissible under Rule 21 duly
 stamped under the Indian Stamp
 (W. B. Amendment) Act, 1987,
 also under Section 5 of the
 W.B.L.R. Act 1995 Schedule IA No
 22,
 Fees Paid... A. 8789.00
 Process... 1.0.0.0 In C.F.

DEED OF CONVEYANCE

Stamp duty Required Rs. 64000
 Stamp duty paid in
 N. J. Stamp Rs. 4000
 Stamp duty paid u/s. 41 30000 - 0109 834170
 of the I.S.A. 1899 in 30000 - 0109 834165 } 2.5.05
 Bank Draft Rs. 60000
 Collector u/s 2(9) of
 the I.S.A. 1899,

[Signature]
 Addl. Dist. Sub-Registrar
 Rajnagar, Jalpaiguri
 17-3-06

FIFTY PERCENT EXEM
 VIDE G.O. No. 232
 DATE 23.3.06

Realised Deficit Rs.
 48,800 + 46,000 + 45,000 =
 139,800
 13/05/02 - 01137807 - 73-3-06
 08/06/02 - 01138007 - 73-3-06
 08/06/02 - 0037907 - 73-3-06
 REGISTRATION FEES Rs.

Vide A/c. Receipt No. A. - 193601
[Signature]
 Addl. Dist. Sub-Registrar
 17-3-06

R.P. WAREHOUSE & TEA INDUSTRIES LTD.

[Signature]
 DIRECTOR

N I. STAMP
SL. NO. 07 DATE 02/05/2005
HOLD TO R. P. Warehouse & Tea Industries Ltd
OF Slg
Re 1000/- One thousand
ONLY.

Presented for Registration
5
Bijay Kr Agarwal
Executants, Claimants.

8.008



Bijay Kr Agarwal.



3206

Bijay Kr Agarwal.

1. Bijay Kr Agarwal.
S/o. Ram Lal Agarwal.
2. Suman Agarwal.
Bijay Kr Agarwal.
No. Ashram Pata
Thana. Srigani.
Dist. Jaipur
By Ram Lal Agarwal



3209

Suman Agarwal

Suman Agarwal.
Ram Lal Agarwal.
S/o. Ram Lal Agarwal.
Thana. Srigani.
Dist. Jaipur
By Ram Lal Agarwal

Suman Agarwal

Sub-Registrar
Srigani, Dt. Jaipur

1000Rs.



kin.
D. J. Aganwal
D. J. Aganwal
D. J. Aganwal

: 2 :

THIS INDENTURE IS MADE ON THIS THE 03RD DAY OF MAY 2005.

Al

R.P. WAREHOUSE & TEA INDUSTRIES LTD.

Al Aganwal
DIRECTOR

1000Rs.



: 3 :

Area : 48 Kathas
Plot Nos. : 114 and 114/194
Khatian No. : 635/2
Mouza : Dabgram
J.L. No. : 2
Sheet No. : 5
P.S. : Bhaktinagar
District : Jalpaiguri
Consideration : Rs.8,00,000.00

R.P. WAREHOUSE & TEA INDUSTRIES LTD.

A. L. Arora
DIRECTOR

1000Rs.



General Manager
13/10/1951
13/10/1951

: 4 :

BETWEEN

Al. A.

R.P. WAREHOUSE & TEA INDUSTRIES LTD.

Al. A.

DIRECTOR

47.
Bijay Kumar Agarwal.
Suman Agarwal

: 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 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 " ONE PART ".



1. SRI BIJAY KUMAR AGARWAL, son of Sri Pawan Kumar Agarwal and
2. SMT. SUMAN AGARWAL, wife of Sri Bijay Kumar Agarwal, both are Hindu by faith, Indians by Nationality, Business and House-wife by occupation, respectively, residing at Ashraapara, Siliguri, P.O. and P.S. - Siliguri, in the District of Darjeeling, 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 " OTHER PART ".

I. A) WHEREAS Sri Dharai Roy and Sri Gama Singh alias Gamen Singh Roy, both sons of Late Pancham Singh Roy, had transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 1.66 Acres, forming part of Plot Nos.114 and 114/194, recorded in Khatian No. 635/2, 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 Sri Shyamal Mukherjee, son of Late Kanak Bhusan Mukherjee, by virtue of two separate Sale Deeds, Dtd.21-07-1980, being Document Nos. 3354 and 3356 for the year 1980, entered in Book No. I, Volume Nos. 39 and 35, Pages 22 to 29 and 151 to 158, respectively, registered in the Office of the Addl. Dist. Sub-Registrar, Jalpaiguri.

Pls
Ack

R.P. WAREHOUSE & TEA INDUSTRIES LTD.

Al Agarwal
DIRECTOR

Ke. Roy - Agarwal.
Suman Agarwal

: 6 :

B) AND WHEREAS abovenamed Sri Shyamal Mukherjee thereafter had transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 0.773 Acres out of the aforesaid land, unto and in favour of Smt. Dropadi Devi Mitruka, wife of Sri Neem Chand Mitruka, by virtue of Sale Deed, Dtd.18-12-1999, being Document No.5452 for the year 1999, entered in Book No. I, Volume No.66, Pages 165 to 172, registered in the Office of the Dist. Sub-Registrar, Jalpaiguri.

C) AND WHEREAS abovenamed Smt. Dropadi Devi Mitruka thereafter had transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 11 Kathas out of the aforesaid land, unto and in favour of 1. SRI BIJAY KUMAR AGARWAL, son of Sri Pawan Kumar Agarwal and 2. SMT. SUMAN AGARWAL, wife of Sri Bijay Kumar Agarwal, by virtue of Sale Deed, Dtd.10-08-2003, being Document No.1027 for the year 2005, registered in the Office of the Dist. Sub-Registrar, Jalpaiguri.

II. A) AND WHEREAS Sri Dharan Roy and Sri Gama Singh alias Gamen Singh Roy, both sons of Late Bancham Singh Roy :-

i) had also transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 0.33 Acres, forming part of Plot No.114, recorded in Khatian No. 635/2, 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 Smt. Anjana Thomas, wife of Mr. Thomas Jacob, by virtue of Sale Deed, Dtd.21-07-1980, being Document No. 3357 for the year 1980, entered in Book No. I, Volume No. 39, Pages 30 to 37, registered in the Office of the Addl. Dist. Sub-Registrar, Jalpaiguri.

ii) had also transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 0.33 Acres, forming part of Plot No.114, recorded in Khatian No. 635/2, 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 Mr. Thomas Jacob, son of Late Nellickal Abraham Jacob, by virtue of Sale Deed, Dtd.21-07-1980, being Document No. 3358 for the year 1980, entered in Book No. I, Volume No.35, Pages 159 to 167, registered in the Office of the Addl. Dist. Sub-Registrar, Jalpaiguri.

Clair
Ad

R.P. WAREHOUSE & TEA INDUSTRIES LTD.

Al Agarwal
DIRECTOR

Bijay K. Agarwal
Suman Agarwal

: 7 :

B) AND WHEREAS abovenamed Thomas Jacob died intestate leaving behind his wife Smt. Anajana Thomas, sons - Sri Rajib Thomas and Sri Ranajoy Thomas, as his only legal heirs to inherit the aforesaid land measuring 0.33 Acres.

C) AND WHEREAS by virtue of the aforesaid Sale Deed and way of inheritance Smt. Anajana Thomas, Sri Rajib Thomas and Sri Ranajoy Thomas, became the absolute and exclusive owners of all that piece or parcel of land intotal measuring 0.66 Acres, hereinunder, having permanent, heritable and transferable right, title and interest therein.

D) AND WHEREAS abovenamed Smt. Anajana Thomas, Sri Rajib Thomas and Sri Ranajoy Thomas, thereafter had transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 37 Kathas or 0.61 Acres out of the aforesaid land, unto and in favour of Sri Neem Chand Mitruka, son of Late Dalchand Mitruka, by virtue of Sale Deed, Dtd.18-12-1999, being Document No.5450 for the year 1999, entered in Book No. I, Volume No.66, Pages 147 to 156, registered in the Office of the Dist. Sub-Registrar, Jalpaiguri.

E) AND WHEREAS abovenamed Sri Neem Chand Mitruka thereafter had transferred for valuable consideration and made over physical possession of the aforesaid land measuring 37 Kathas, unto and in favour of 1. SRI BIJAY KUMAR AGARWAL, son of Sri Pawan Kumar Agarwal and 2. SMT. SUMAN AGARWAL, wife of Sri Bijay Kumar Agarwal, by virtue of Sale Deed, Dtd.10-08-2003, being Document No.1028 for the year 2005, registered in the Office of the Dist. Sub-Registrar, Jalpaiguri.

III. AND WHEREAS by virtue of the aforesaid two separate Sale Deeds 1. SRI BIJAY KUMAR AGARWAL and 2. SMT. SUMAN AGARWAL, (Vendors of these present), became the absolute owners of all that piece or parcel of land intotal measuring 48 Kathas, more particularly described in the Schedule given hereinunder, having permanent, heritable and transferable right, title and interest therein.

Alc
sdh

R.P. WAREHOUSE & TEA INDUSTRIES LTD.

Alc
sdh
DIRECTOR

to.
Prady
Suman
Agarwal

: 8 :

AND WHEREAS the vendors have now firmly and finally decided to sell and have offered for sale to the purchaser the aforesaid land measuring 48 Kathas, more particularly described in the Schedule given hereinunder, for a consideration of Rs.8,00,000.00 (Rupees eight lakhs) only.

AND WHEREAS the purchaser being in need of land in that area, has agreed to purchase the said land measuring 48 Kathas, more particularly described in the Schedule given hereinunder for a consideration of Rs.8,00,000.00 (Rupees eight 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.8,00,000.00 (Rupees eight 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 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 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.

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 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 vendors shall be liable to make good the loss or injury which the purchaser may suffer or sustain resulting therefrom.

Prady
Suman

R.P. WAREHOUSE & TEA INDUSTRIES LTD.

Prady Agarwal
DIRECTOR

*By the Agreement
Suman Agarwal*

: 9 :

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 land/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 scheduled land conveyed at the cost of the purchaser.

SCHEDULE

All that piece or parcel of land measuring 48 Kathas, forming part of Plot Nos. 114 and 114/194, recorded in Khatian No. 635/2, 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 and delineated with red border lines in the site plan enclosed herewith forms part of these present and the same is bound and butted as follows :

By North : Land of R.P. Warehouse,

By South : Land of Nirmala Devi Agarwal and Others
and 18 Feet wide Road,

By East : Land of Kabita Bansal,

By West : Land and Godown of Maheswari.

*Attest
Jh*

R.P. WAREHOUSE & TEA INDUSTRIES LTD.

A. L. Agarwal
DIRECTOR

Mr. Bijay Agarwal
Suman Agarwal

: 10 :

IN WITNESSES WHEREOF THE VENDORS 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. Shyoo Agarwal
S/o Sri Ram Lal Agarwal
Sewoke Road
SILIGURI

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

2. Ajay Agarwal
S/o Laxman Kumar Agarwal
Ashraon Jara
Siliguri



Mr. Bijay Agarwal
Suman Agarwal

VENDORS

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.

All Agarwal
DIRECTOR


Bijay Kumar Agarwal.











FINGER PRINTS OF SRI BIJAY KUMAR AGARWAL (VENDOR)

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



Bijay Agarwal.
 SIGNATURE

FINGER PRINTS OF SMT. SUMAN AGARWAL (VENDOR)

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

Suman Agarwal
 SIGNATURE



Anil Kumar Agarwal

FINGER PRINTS OF SRI ANIL KUMAR AGARWAL, DIRECTOR
OF R.P. WAREHOUSE & TEA INDUSTRIES LIMITED (PURCHASER)

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

Anil Kumar Agarwal
SIGNATURE

FINGER PRINTS OF _____

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

SIGNATURE

R.P. WAREHOUSE & TEA INDUSTRIES LTD.

Anil Kumar Agarwal
DIRECTOR



Anil Kumar Agarwal

FINGER PRINTS OF SRI ANIL KUMAR AGARWAL, DIRECTOR
OF R.P. WAREHOUSE & TEA INDUSTRIES LIMITED (PURCHASER)

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

Anil Kumar Agarwal
SIGNATURE

FINGER PRINTS OF _____

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND	/				
RIGHT HAND					

SIGNATURE

R.P. WAREHOUSE & TEA INDUSTRIES LTD.

Anil Kumar Agarwal
DIRECTOR

Handwritten signature

BOOK NO. 143 VOLUME NO. 23
PAGES 148 TO 148
BEING NO. 104 FOR THE YEAR 2006



Handwritten signature
Aml. U. P. S. Registrar
Jaipur, Dt. Jaipur

Registrar
Jaipur, Dt. Jaipur



Handwritten signature

Handwritten mark