

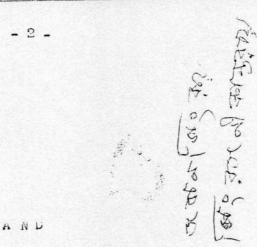
THIS INDUSTURE MADE this 6:y the 6th April, 1983.

BETWEEN

Deed of Convayance

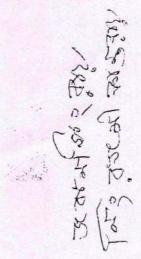
Value of %.8000/area of land .50 dec. P.S. Rejganj,Dist. Jalpaiguri. shri Jaban Singh Roy Son of Late Khepre Gingh Roy Handu by religion, cultivator by occupation resident of Dabgress Salugara P.S. Rejganj, District Jalpaigura heromofter called the ValueR (which expression shall mean and include unless excluded by or repugn nt to the context his heirs, executors, administrators representatives and assigns) of the Car Part. R.P. WAREHOUSE & TEA INDUSTRIES LTD.





R.P. Warehouse & Tea Industries Ltd. .. Business Firm having its office at 6, Lyons Range (5th floor) Celcutta-700001 hereinofter called the PURCHASER (which expression shall meen ind include unless excluded by or repugnent to the context its successors, executors, dministrators, representatives and assigns in office of the OTHER PART.

THEREAS the land situated in P.S. Rejganj District Jalpaiguri within Pargona Blikunthapur Mouja Dabgram Khatien No. 675/8 total area of land 17.70 dec. out of that measuring 4.421 dec. of land purchased by the Vandor of a registered Sale Leed No. 3075 on 24/5/47 at the District Sub-Registry Office, Jalpaiguri from Manjanswari W/O. Late Far n singh Des of Dabgram P.S. Rejganj, Dist.



Jalpaiguri and thereafter the Vendor recorded the said land in his nome in revisional petulement Khatian

No. 313/2 and Khatian No. 187 sheet No. 5 Plot No. 343 area of land measuring .40 dec. of land acquired by the Vendor by a register of Deed of Exchange No.2178 on 13.5.80 at the Rajganj Sub-Resistry Office Jalpaiguri and the vendor is in actual khas and physical possession in and over the said landed property having permanent haritable and transferrable right title and interest therein and has been possessing and enjoying the same free from all encumbrances whatsoever and paying the rent etc. to the landlord the State of West Bengal, regularly.

AND

./HEREAS the Vendor being in need of money for acquiring of more prafitables properties elsewhere has offered for sell his said land fully described in the Schedule below, free from all encumbrances whatsoever.

n N D

WHEREAS the purchaser being in need of a Plot of land has accepted the said offer of the Vendor described in the schedule below at a consideration of Rs.8,000/- (Rupees of the thousand) only, free from all encumbrances whatspever.

HEREAS the Vendor has accepted the price so offered by the purchaser as fitr and resonable price in view of the prevailing highest market rate of land and has agreed to R.P. WAREHOUSE & TEA INDUSTRIES LTD.

sell the said land fully described in the Schedule below at a consideration of Ps.8,000/- (Rupees eight thousand) only free from all encumbrances whats sever upto the purchaser and the said land is transferred in the manner as appearing hereinafter.

NOW THIS DEED WITNESSETH, that in pursuance of the said offer coeptance and also in consideration of the said price of the sum of 20.8,000/- (Rupees wight thousand) only paid in cash by the purch ser to the Vendor (the receipt whereof the vendor dose hereby acknowledge and grant full discharge to the nurchaser from the payment thereof.

upto the purchaser of the land described in the schedule below and moke over possession thereof to the purchaser together with all rights, liberties, casements, appendices, appertanences belong 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 landlord state of West Bengal.

and the Vendor does hereby coverent with the purchaser that the interest which the vendor profess to transfer subject and the vendor has full authority to transfer the land hereby transferred expressed or intended so to be unto the purchaser in the manner of oresaid the vendor or any person claiming under him shall and will from time to time at all times here fter at the request and cost of the purchaser do execute all such acts, deeds and things whatspever and further and

R.P. WAKEHOUSE & 1EA INDUSTRIES LTD.

more

contd.

more effectually assuring the enjoyment and possession of the purchaser thereof and therein as shall and may be required.

The Vendor further covenant that all rents and other public charges poyable from the property hereby transferred or expressed or intended so to be that has accepted dues upto the date of these presents 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 purchaser for any loss resulting from any such non-payment, non-observance and non-performance as aforesaid.

forming the subject matter of the present conveyance is in khas and actual possession of the vendor at the date of these presents. If for any defect of title or for any act done or suffered to be done by these presents the purchaser in deprived of possession or enjoyment of the property hereby transferred or expressed or intended so to be by these presents or any part thereof the vendor shall be liable to 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 or dispossession and shall also be liable for adequate compensation for any loss or injury stinding there to be sustained by the purchaser.

It is further declared that the vendor has not transferred or entered into any binding contract to any other 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

R.P. WAREHOUSE & TEA INDUSTRIES LTD.

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 purch ser in consequence thereof.

SCHEDULE OF LAND (A)

All that piece and parcel of reliyati land measuring .38 (thirty eight) Dac. of 1 nd at an annual rent of Rs. 1.45 p. only appertaining to and forming part of 6.95 dec. of 1 nd at an annual rent of Ra-30/3/6 pies only, the proportionate rent for the demised plot of land is payable to the State of West Bengal represented by the J.L.R.O. Rajganj, situated within Rergena Baikunthapur Mouja Dabgram P.S. Rejganj, S.R. Office and District Jalpaiguri recorded in R.S. Khatian No. 313/2 (three hundred thirteen by two) included in Sheet No. 5, C.S. Plot No. 114/193 (one hundred fourteen bata one hundred ninety three) are of land me suring 2.16 dec. of land out of that .38 (thirty sight) dec. of land is hereby sold by the Vendor by these presents.

SCHEDULE 'B'

All that piece and parcel of reliyati land me suring .12 dec. (twelve) dec. of land at in annual Fent of Rs.O.45 paise only apportaining to and forming part of .40 dec. of 1 nd The proportionate vent for the demises plot of land is payable to the State of West Bengal representated by the J.L.R.O. Rejganj situsted within Pargana Baikunthapur Mouje Dabgrom, P.S. Rajganj, Sub-Registry Office & District Jalpaiguri recorded in Khatian No. 187 Hal Khandu Khatian No. 187/1

R.P. WAREHOUSE & TEA INDUSTRIES LTD

included in sheet No. 5 C.S. Plot No. 112/343 total area of land .40 dec. acquired by the Vendor registered beed of Exchange out of that .12 dec. of land is hereby sold by the Vendor by these presents.

Total .50 dec. (point fifty decimals of land) are hereby sold by the Vendor in the above A & B Schedule.

The afor esaid demised plot of land is bounded as follows:-

North :- Bindaban and others.

South :- Own land of the purchaser. & Rajani Kenta Roy.

ast :- Own land of the Seller.

West :- Land of Dhrubatosh Chowdhury.

IN WITNESS WHEREOF the Vendor does hereunto set his hind on this document on the day, month and year first above written.

Witnesses

उत्तर्भ आ देवर 1. उत्तरभू आ देवर

2. Pijirsh Rainh Sharkon

Typed by me,

Ampen Gula

(Nripen Dutta) Typist,

Jalpai muri.

The say by see by

(Signature of the Vendor)

Drafted and read over and explained the Contents of this document by me to the Vendor.

(Pijush Kanti Barker)
Deed Writer,
Jalpaiguri.

R.P. WAREHOUSE & TEA INDUSTRIES LTD.

68 Billycome et a BVBCTVY KANSOL

> TEVA REFRESSION DRAW SKI KAMAL STO DRAW TO CHEST ROAD TO SELICULE