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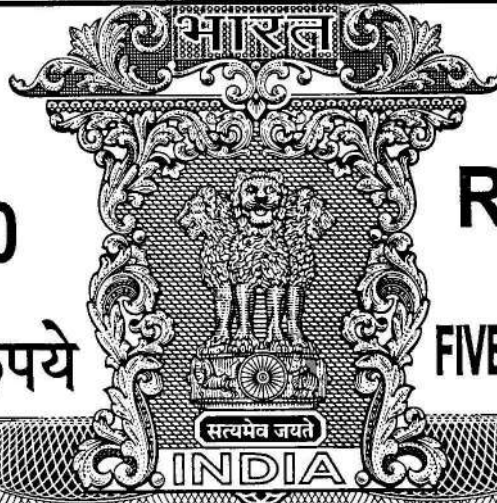
भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES



INDIA



श्रीरङ्गपुत्र पश्चिम बंगाल WEST BENGAL

082730

Certified that the document is admitted to Registration and the signature sheet & the endorsement sheet is attached to the document are part of this document.

[Signature]
Additional Dist. Sub-Registrar
Rajganj, Jalpaiguri

27 JUN 2008

FOR TEA & TEA CORPORATION
[Signature]
Proprietor

DEED OF CONVEYANCE

THIS INDENTURE IS MADE ON THIS THE 27TH DAY OF JUNE 2008.

[Signature]

R.P. WAREHOUSE & TEA INDUSTRIES LTD.

[Signature]
DIRECTOR

N. J. STAMP

SL. NO. 300 DATED 25-06-08
NAME P.P. Warehouse & Tea Industries Ltd.
OF Sevoke Road, Siliguri
RS. 5000/- (RS. five thousand ONLY)

S. Das

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



I identified by me
Sanku Biswas
s/o - Sri Sadhan Kr. Biswas
Nanak Tower, 2nd Floor,
Sevoke Road,
Siliguri,
P.O. & P.S. - Siliguri
Dist. Darjeeling.

Addl. Dist. Sub-Registrar
Raiganj, Jalpaiguri

27 JUN 2008

Handwritten signature
Proprietor

: 2 :

Area : 5 Kathas
 Plot No. : 112
 Khatian No. : 188
 Mouza : Dabgram
 J.L. No. : 2
 Sheet No. : 5
 P.S. : Bhaktinagar
 District : Jalpaiguri
 Consideration : Rs.7,50,000.00

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 " ONE PART ". (I.T. PAN No.AABCR1871Q)

Handwritten initials

R.P. WAREHOUSE & TEA INDUSTRIES LTD.

Handwritten signature
DIRECTOR

: 3 :

A N D

TEWARI TEA CORPORATION, a Proprietorship Concern, represented by its Proprietor - SRI KAMAL KISHORE TEWARI, son of Brij Kishore Tewari, Hindu by faith, Indian by Nationality, Business by occupation, residing at S.F. Road, Siliguri, P.O. and P.S. - Siliguri, in the District of Darjeeling, hereinafter called the " VENDOR " (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 " OTHER PART ". (I.T. PAN NO. AB IPT 3563C).

WHEREAS one Sri Debendra 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 5 Kathas, 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, unto and in favour of Sri Adhirendra Nath Chakraborty, son of Late Kumud Nath Chakraborty, by virtue of Sale Deed, Dtd.20-10-1976, being Document No.5490 for the year 1976, entered in Book No.I, Volume No.61, Pages 18 to 20, registered in the Office of the Addl. Dist. Sub-Registrar, Jalpaiguri.

AND WHEREAS abovenamed Sri Adhirendra Nath Chakraborty, thereafter had transferred for valuable consideration and made over physical possession of the aforesaid land measuring 5 Kathas, unto and in favour of Sri Brindaban Nayak, son of Late Raghunath Nayak, by virtue of Sale Deed, Dtd.26-09-1980, being Document No.3737 for the year 1980, entered in Book No.I, Volume No.42, Pages 64 to 66, registered in the Office of the Addl. Dist. Sub-Registrar, Jalpaiguri.

Al. Arora
ASW

: 4 :

AND WHEREAS abovenamed Sri Brindaban Nayak, thereafter had transferred for valuable consideration and made over physical possession of the aforesaid land measuring 5 Kathas, unto and in favour of Sri Manabendra Nath Bhattacharya, son of Late Jatindra Nath Bhattacharya, by virtue of Sale Deed, Dtd.27-05-1982, being Document No.2319 for the year 1982, entered in Book No.I, Volume No.33, Pages 180 to 183, registered in the Office of the Addl. Dist. Sub-Registrar, Jalpaiguri.

AND WHEREAS abovenamed Sri Manabendra Nath Bhattacharya, thereafter had transferred for valuable consideration and made over physical possession of the aforesaid land measuring 5 Kathas, unto and in favour of TEWARI TEA CORPORATION, a Proprietorship Concern, represented by its Proprietor - SRI KAMAL KISHORE TEWARI, son of Sri Brij Kishore Tewari, by virtue of Sale Deed, Dtd.21-01-1988, being Document No.431 for the year 1988, entered in Book No.I, Volume No.4, Pages 483 to 486, registered in the Office of the Dist. Sub-Registrar, Jalpaiguri.

AND WHEREAS by virtue of the aforesaid Sale Deed, abovenamed TEWARI TEA CORPORATION, (The Vendor of these present), became the sole absolute and exclusive owner of the aforesaid land measuring 5 Kathas, more particularly described in the Schedule given hereinunder, having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS the vendor has now firmly and finally decided to sell and have offered for sale to the purchaser the aforesaid land measuring 5 Kathas, more particularly described in the Schedule given hereinunder, for a consideration of Rs.7,50,000.00 (Rupees seven lakhs fifty thousand) only.

R.P. WAREHOUSE & TEA INDUSTRIES LTD.

A. L. Arora
DIRECTOR

For, TEWARI TEA CORPORATION

Kamal Kishore Tewari
Proprietor

: 5 :

AND WHEREAS the purchaser being in need of land in that area, have agreed to purchase the said land measuring 5 Kathas, more particularly described in the Schedule given hereinunder for a consideration of Rs.7,50,000.00 (Rupees seven lakhs fifty thousand) 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.7,50,000.00 (Rupees seven lakhs fifty thousand) 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 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 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 him 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 vendor declares that the interest which he professes to transfer hereby subsists as on the date of these present and the vendor has 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 vendor shall be liable to make good the loss or injury which the purchaser may suffer or sustain resulting therefrom.

R.P. WAREHOUSE & TEA INDUSTRIES LTD.

Al. Agarwal
DIRECTOR

Al. Agarwal

For, TEWARI TEA CORPORATION
Kamal Kishor Tewari
Proprietor

: 6 :

The vendor further covenants 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 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 Schedule property conveyed at the cost of the purchaser.

SCHEDULE

All that piece or parcel of vacant land measuring 5 (Five) Kathas, 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 : 8 Feet wide Road,

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

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

By West : Land and house of Nalini Pal.

R.P. WAREHOUSE & TEA INDUSTRIES LTD.

Al. Arora
DIRECTOR

Al. Arora

: 7 :

IN WITNESSES WHEREOF 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. Santu Biswas
S/o. Sri Sadhan Kr. Biswas
Nanak Tower, 2-nd FLOOR,
Sevoke Road, Siliguri,
P.O. & P.S. - Siliguri,
Dist. Darjeeling.

2. Navendra Kumar Agamall.
S/o Late Dayanand Agamall.
Nabin Sen Road.
P.S. & P.O. Siliguri.
Dist. Darjeeling. (N.B.)

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

For, TEWARI TEA CORPORATION

Kamal Mishra Tewari
Proprietor

VENDOR

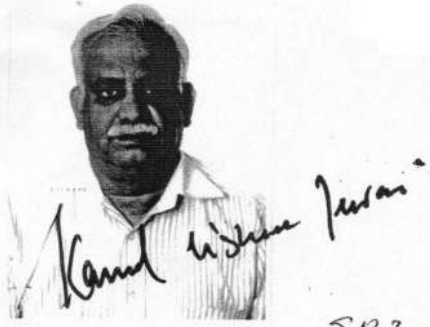
Drafted, readover and explained by me and typed in my office.

Kamal K. Kedia

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

R.P. WAREHOUSE & TEA INDUSTRIES LTD.

A. L. Arora
DIRECTOR



Finger Prints of SRI KAMAL KISHORE TEWARI, PROPRIETOR
OF TEWARI TEA CORPORATION (VENDOR)

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

For, TEWARI TEA CORPORATION
Kamal Kishore Tewari
 SIGNATURE Proprietor



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 Ware House & Tea Industries Ltd
Anil Kumar Agarwal
 SIGNATURE 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. 02269 / 2008, Deed No. (Book - I , 02205/2008)

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Kamal Kishore Tewari			For, TEWARI TEA CORPORATION Kamal Kishore Tewari Proprietor 27 JUN 2008

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

No.	Admission of Execution By	Status	Photo	Finger Print	Signature
	Kamal Kishore Tewari Address -S. F. Road Siliguri Darjeeling	Self		 LTI	For, TEWARI TEA CORPORATION Kamal Kishore Tewari Proprietor 3216
			27/06/2008	27/06/2008	

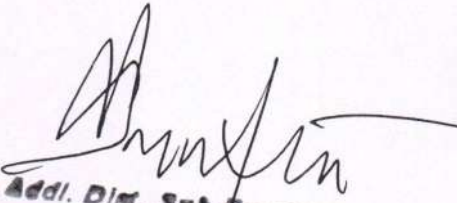
Signature of Identifier of above Person(s)

Santu Biswas
Siliguri, Nanak Tower Sevoke Road Darjeeling

Signature of Identifier with Date

Santu Biswas 27/6/08




Addl. Dist. Sub-Registrar
Rajganj, Jalpaiguri

27 JUN 2008

(Dhruba Dasgupta)
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. RAJGANJ

R.P. WAREHOUSE & TEA INDUSTRIES LTD.


DIRECTOR

Government Of West Bengal
Office of the A. D. S. R. RAJGANJ
RAJGANJ

Endorsement For deed Number :I-02205 of :2008
(Serial No. 02269, 2008)

27/06/2008

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) = 14839/- on:27/06/2008

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- 1350000/-

Certified that the required stamp duty of this document is Rs 81000 /- and the Stamp duty paid as: Impressive Rs- 5000

Deficit stamp duty

Deficit stamp duty 1.Rs 46000/- is paid, by the draft number 390157, Draft Date 26/06/2008 Bank Name STATE BANK OF INDIA, Siliguri, recieved on :27/06/2008. 2.Rs 30000/- is paid, by the draft number 390158, Draft Date 26/06/2008 Bank Name STATE BANK OF INDIA, Siliguri, recieved on :27/06/2008.

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

Presented for registration at 13.07 hrs on :27/06/2008.at the Office of the A. D. S. R. RAJGANJ by Kamal Kishore Tewari,Executant.

Admission of Execution(Under Section 58)

Execution is admitted on 27/06/2008 by

1. Kamal Kishore Tewari,Proprietor,Tewari Tea Corpiration,S.f. Road,Darjeeling,Darjeeling, profession :Business Identified By Santu Biswas, son of Sadhan Kr. Biswas Nanak Tower Sevoke Road Darjeeling Thana: Siliguri, by caste Hindu.By Profession :Others.




Addl. Dist. Sub-Registrar
Rajganj, Jalpaiguri
27 JUN 2008

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

ertificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 7
Page from 3310 to 3322
being No 02205 for the year 2008.



(Handwritten signature)

(Dhruba Dasgupta) 27-June-2008
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. RAJGANJ
West Bengal

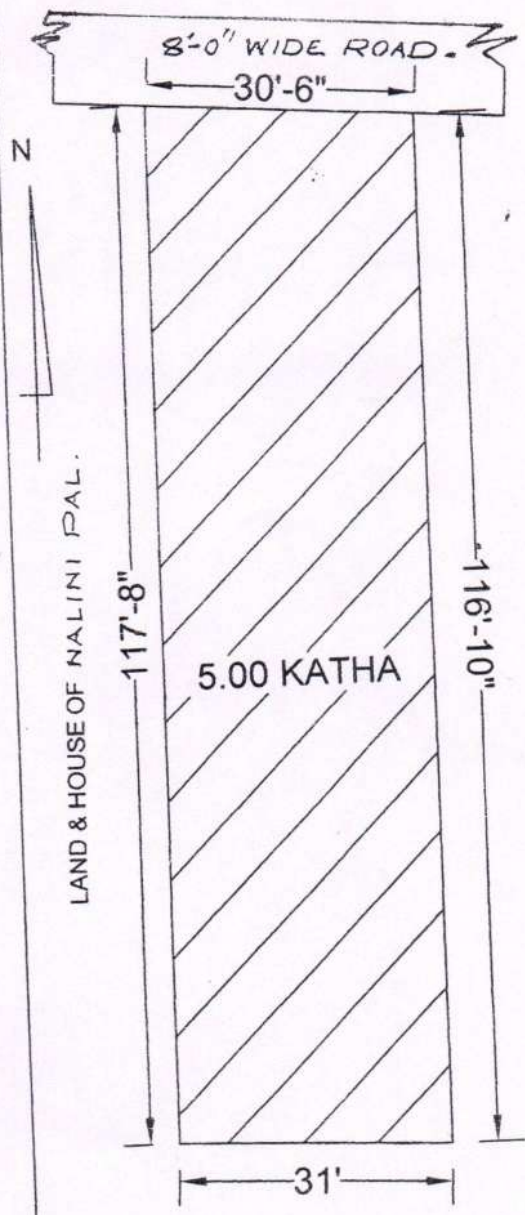
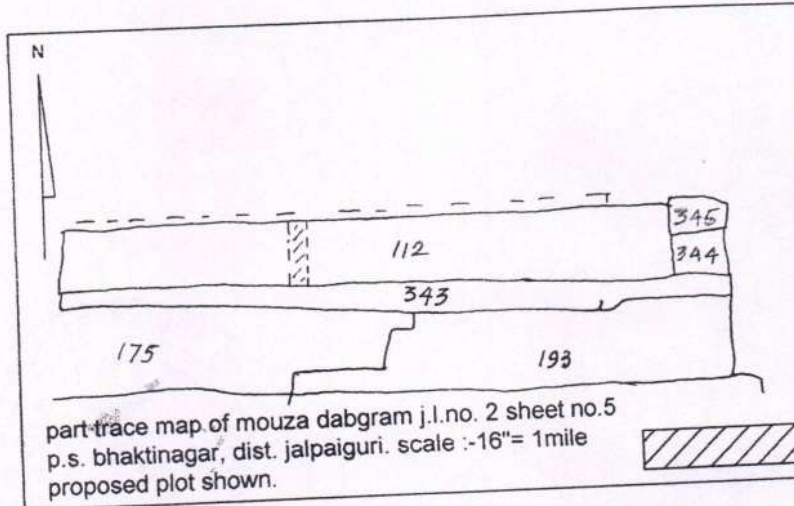
27 JUN 2008

R.P. WAREHOUSE & TEA INDUSTRIES LTD.

(Handwritten signature)
DIRECTOR

NAME OF THE PURCHASER.:-
 R.P. WARE HOUSE & TEA INDUSTRIES LTD.
 SEVOKE ROAD, P.O. SALUGARA.
 P.S. BHAKTINAGAR. DIST. DARJEELING.

NAME OF THE SELLERS.
 TEWARI TEA CORPORATION.
 REPRESENTED BY ITS PROPRIETER
 SRI KAMAL KISHORE TEWARI.
 S/O. BRIJKISHORE TEWARI.
 OF S.F. ROAD, SILIGURI.
 P.O. SILIGURI BAZAR,
 P.S. SILIGURI, DIST. DARJEELING.



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

LAND AREA :- 5.00 KATHA
 OR 0.0826 ACRES.

For, TEWARI TEA CORPORATION
Kamal Kishore Tewari
 Proprietor

SIGNATURE OF THE SELLERS.
 DRAWN BY:-

18/6/08

SITE PLAN.
 SCALE :- 1"=20'-0" PROPOSED PLOT SHOWN.

LAND OF R.P. WARE HOUSE & TEA INDUSTRIES LTD.

LAND OF R.P. WAREHOUSE. & TEA INDUSTRIES LTD.

LAND & HOUSE OF NALINI PAL.



Addl. Dist. Sub-Register
Raiganj, Jalpaiguri

27 JUN 2008