

87 557 6048 2000Rs.



Stamp under section 5 of  
the M. R. L. Act 1956  
This stamp is issued under the  
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Serial No. 23  
Date paid 289-557 N 240 = 291-90  
Amount Rs. 1-50

*Bhabatosh Choudhury*

REGISTERED  
PALPAIGURI  
30.7.83

DEED OF CONVEYANCE

Deed of Convey-  
ance.  
Value of  
Rs. 30,000/-  
area of land  
1.18 dec.  
F.S. Rajganj.

THIS INSTRUMENT made this day the 30th July 1983  
B E T W E E N  
Shri Bhabatosh Choudhury Son of Late Asutosh Choudhury,  
Hindu by religion, Business by occupation, residence of  
Siliguri, P.S. Siliguri, District Darjeeling hereinafter  
called the VENDOR (which expression shall mean and  
include unless excluded by or repugnant to the context  
his heirs executors, administrators representatives and  
assigns) of the ONE PART.

A N D

contd...

R.P. WAREHOUSE & TEA INDUSTRIES LTD.  
*Atul Arora*  
DIRECTOR



- 2 -

*Bhabaloch Choudhary*

M/s. R. P. Ware House & Tea Industries Ltd. a Business Firm having its Office at G, Lyons Range (5th Floor) Calcutta - 700001, Branch Office at 3rd Mile Svoke Road, Dabgram, P.S. Rajganj, District Jalpaiguri hereinafter called the PURCHASER (which expression shall mean and include unless excluded by or repugnant to the context its Successors, executors administrators representatives and assigns in Office) of the OTHER PART.

WHEREAS the land situated in P.S. Rajganj in the District of Jalpaiguri within Pargana Balkunthapur, Mouja Dabgram, R.S. Khatian No. 187/1, Sheet No. 5, C. S. Plot No. 112/343, 112/348 and 113/349 area of land measuring 1.19 dec. of land purchased by virtue of a registered Sale Deed No. 1390 dated 24. 4. 79 at Rajganj Sub-Registry Office from Sri Sushil Kr. Aparwalla and R.S. Khatian No. 313/2, Sheet No. 5, C.S. Plot No. 114/175 area of land

contd...

R.P. WAREHOUSE &amp; TEA INDUSTRIES LTD.

DIRECTOR

*Atul Arora*

89

6

200Rs.



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*Bhabatosh Choudhury.*

measuring 1.33 dec. of land purchased by virtue of a Registered Sale Deed No. 2056 dated 18.5.79 at Sadar Joint Sub-Registry Office Jalpaiguri from Nana Ran Agarwalla and R.S. Khatish No. 313/2, Sheet No. 5, C.S. Plot No.193 area 1 bigha 8 kathas of land got by virtue of a registered deed of Exchange No. 2178 dated 13.5.80 at Rajganj Sub-Registry Office of Jalpaiguri total 2.98 decimals of land of the said Sale Deeds and exchange deed gathered by the Vendor Sri Bhabatosh Choudhuri and his brother Sri Dhrub\_tosh Choudhuri and thereafter 8 annas share of the Vendor Sri Bhabatosh Choudhuri gathered by mutually separation with his brother and the Vendor is in actual khas and physical possession in and over the said landed property having permanent heritable and transferrable right title and interest therein and has been possessing and enjoying the same free from all encumbrances whatsoever.

contd.

R.P. WAREHOUSE &amp; TEA INDUSTRIES LTD.

DIRECTOR

*All Aram*

90

34

30 Rs.



- 4 -

*Shabir Chaudhary*

A N D

WHEREAS the Vendor being in need of money for acquiring of more profitable properties elsewhere has offered for sale his 8 annas share of the aforesaid landed property fully described in the Schedule below, free from all encumbrances whatsoever.

A 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.30,000/- (Rupees Thirty thousand) only, free from all encumbrances whatsoever.

A N D

WHEREAS the Vendor has accepted the price so offered by the purchaser as fair and reasonable price in view of the prevailing highest market rate of land and has agreed to sell the said land fully described in the schedule below at a consideration of Rs.30,000/- (Rupees Thirty thousand) only free from all encumbrances whatsoever upto the purchaser and the said is transferred in the manner as appearing hereinafter.

contd.

R.F. WAREHOUSE &amp; TEA INDUSTRIES LTD.

DIRECTOR

*Atul Arora*



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*Blabotok Chintoy*

NOW THIS DEED WITNESSETH, that in pursuance of the said offer acceptance and also in consideration of the said price some of Rs.30,000/- (Rupees Thirty thousand) only paid in cash by the purchaser to the Vendor (the receipt whereof the Vendor does hereby acknowledge and grant full discharge to the purchaser the payment thereof).

The Vendor does hereby grant, convey, transfer, assign unto the purchaser of the land described in the Schedule below and make over possession thereof to the purchaser together with all rights liberties, easements, appendices, appertanences belonging 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.

Contd..



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*Bhabalash Chintan*

And the Vendor does hereby covenant 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 aforesaid the Vendor or any person claimin-g under him shall and will from time to time at all times hereafter at the request and cost of the purchaser do execute all such acts, deeds and things whatsoever and further and 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 payable from the property hereby transferred or expressed or intended so to be that has accepted does 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.

contd...

*Bhabiloch Chatterjee*

The Vendor further declare that the entire property forming the subject matters 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~~ done or suffered to be done by these presents the purchaser 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 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 standings 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 of the recitals made herein are proved to be false the Vendor shall be liable to indemnify the purchase adequately for the loss and injury to be sustained by the purchaser in consequence thereof.

Schedule.....

R.P. WAREHOUSE & TEA INDUSTRIES LTD.

*Atul Agarwal*  
DIRECTOR

SCHEDULE OF LAND

Bhabilash Chatterjee

All that piece or parcel land measuring .43 (forty three) decimals of land at an annual rent of Rs.1.90 paise only, appertaining to and forming part of 1.19 dec. of land at an annual rent of Rs.5/- only, the proportionate rent for the demised Plot of land is payable to the State of West Bengal represented by the Collector Bahadur of Jalpaiguri through the J.L.R.O. Rajganj, situated within Fargana Baikunthapur Mouja Dabgram P.S. Rajganj, S.R. Office and District Jalpaiguri recorded in R.S. Khatian No. 187/1, J.L.No. 2, included in Sheet No. 5, C.S. Plot No. 112/343 area of land 1.03 dec. Plot No. 112/342 area of land .12 dec. Plot No.113/349 area land .04 dec. total 1.19 dec. of land including three Plots out of that .43 (forty three) dec. of land is hereby sold by the Vendor by these presents.

2. All that piece or parcel of land measuring .73 (Seventy three) decimals of land at an annual rent of Rs.3/- only appertaining to and forming part of 1.79 dec. of land at an annual rent of Rs.6.90 paise 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 Fargana Baikunthapur, Mouja Dabgram, P.S. Rajganj, S.R. Office and District Jalpaiguri recorded in R.S. Khatian No. 313/2, J.L. No.2 included in sheet No. 5, C.S. Plot No.114/175 area of land measuring 1.33 dec. and Plot No. 193 area of land measuring .46 dec. total 1.79 dec. of land including above two Plots out of that .73 (seventy three) decimal of land is hereby sold by the Vendor by these presents.

Contd....

*Al. Azam*



Bhabatosh Choudhury

Total 1.16 (one acre sixteen ) decimals of land is hereby sold by the Vendor by these presents in the aforesaid two Schedule.

The demised Plot of land is bounded as follows :-

North :- Land of S.Hindu, K.Tewari & Others.

South :- Own land and building of the purchaser.

East - Own land of the purchaser.

West - Own land of the purchaser.

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

WITNESSES :-

1. Dhruba Moh Choudhury  
Siliguri

Bhabatosh Choudhury  
Signature of the Vendor.

2. Pijush Kanti Sarker  
Jalpaiguri

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

3. Pijush Kanti Sarker  
Jalpaiguri

Pijush Kanti Sarker  
( Pijush Kanti Sarker )  
Deed Writer,  
Jalpaiguri.

Typed by me,  
Nripin Dutta  
(Nripin Dutta) Typist,  
Jalpaiguri.

R.P. WAREHOUSE & TEA INDUSTRIES LTD.

Director