



RECORDED & INDEXED UNDER NO. 1000  
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*Amar Banerjee*  
Goverment of West Bengal  
Muzaffarpore, Bihar  
Ghazipur, U.P.  
S... ..  
... ..

Page No. 102-7  
No. 247  
No. 28  
No. 77  
16-2-2000  
Registrar, Office

### DEED OF CONVEYANCE

Value: Of Rs. 22,500/-

Area: 22 Katha 8 Chh.

P.S. Bhaktinagar

Atch. Regd. No. 1000  
Rs. 1000/-  
is read in the presence of  
No. 117-88  
...

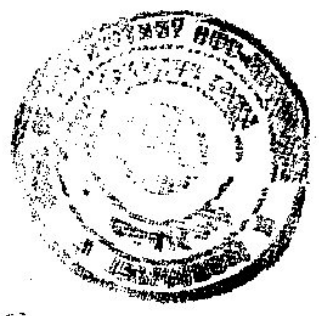
Certified that the sum of Rs. 22,500/-  
(Rupees Twenty Two Thousand Five Hundred) only  
has been paid to the Government of India  
by the undersigned in full and in accordance with the proper  
proceedings and the receipt is available.

*[Signature]*

1935  
Dhanraj M. Agrawal  
slg

Om

4.2.2000



Presented for Registration of  
on the 16th Feb 2000  
No. 16.2.2000

Notary Public  
Jaipur

*[Signature]*

Dhanraj Banerjee  
Advocate  
Bachchan Mishra  
Vijay Singh  
Shankar Banerjee  
Jitendra Kumar Singh  
Joshi

*[Signature]*  
H. D. Joshi

16.2.2000

**(Dhanraj Banerjee)**  
Constituted Attorney  
of the Government  
of Rajasthan  
Jaipur

H. D. Joshi  
Advocate  
Jaipur

H. D. Joshi  
Advocate  
Jaipur  
16/2/2000

16.2.2000

Notary Public  
of Act XVI of 1938, Jaipur

100Rs.



*(Amar Banerjee)*  
Consulted Attorney  
of Darjeeling, United  
May 1911, Sikkim India  
Chand, 1813, Silliguri,  
Shobha and Kanchi and  
Trichinopoly

- 2 -

THIS INDENTURE made on this 16<sup>th</sup> day of Feb.  
Two Thousand.

B E T W E E N

✓  
SRI NARESH KUMAR AGARWAL Son of Late Motilal Agarwal, by caste Hindu by  
occupation Business resident of Pradhan nagar , Siliguri, P.S. Siliguri Dist. Darjeeling,  
hereinafter called the PURCHASER ( which expression shall mean and include unless  
excluded by or repugnant to the context his heirs, executors, successors, administrators,  
representatives and assigns ) of the ONE PART

A N D

Costd.....3

30 Rs.

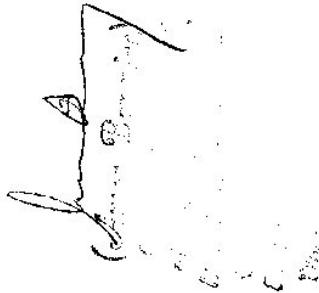


*[Faint, illegible handwritten text or signature]*

- 3 -

1. ✓ BODHURANI WINIFRED MARY RAY wife of Late Tushar Kumar Ray 4, Lacock Close Wimbledon S.W. 19 I.B.B. U.K.
2. ✓ ROBINA INDIRA GHOSH daughter of Late Tushar Kumar Ray - 38 Frimley Gardens Mitcham Surrey C.R 43 A.Q. U.K.
3. ✓ NILA SPILLER daughter of Late Tushar Kumar Ray, 18, Daitillens Lane, Linps Field Surrey R.H. 8 Q.F. U.K.
4. ✓ SHEILA ANN BANERJI daughter of Late Tushar Kumar Ray, 1/19D Kurraba Road, Neutral Bay, Sydney 2089, Australia and 51 TRIDIE KUMAR RAY son of Late Tushar Kumar Ray, 3, The Pighile Oving, Buckinghamshire, H.P. 22 -4 I.L.S. U.K. represented by their Constituted Attorney
- ✓ SRI AMAR BANERJEE Son of Late Rai Bahadur Bipul Banerjee, Advocate and Notary, resident of Hakimpura P.O., P.S. & Dist. Jalpaiguri. On the strength of Power of Attorney adjudicated by the Collector, Jalpaiguri on 20.8.98 and Power of Attorney dated 13.2.98, hereinafter collectively called the VENDORS ( which expression shall mean and include unless excluded by or repugnant to the context their heirs, successors, executors, administrators, representatives and assigns ) of the OTHER PART.

Contd.....4.



WHEREAS the predecessor of the present vendors Tushar Kumar Ray son of Promoda Nath Ray was recorded owner of lands of R.S. Khatian No. 176/5(ka) having sixteen annas interest with total land measuring 30.37 acres comprising of several plots including Plot Nos. 254, 255 and 258 having respective area of land measuring 7.15 acres, 1.10 acres and 1.55 acres.

A N D

WHEREAS during his life time the said Tushar Kumar Ray had inducted the Defence Department, Govt. of India for their defence purpose on yearly rental basis on hire by delivery of possession of the entire land of the said plot nos. 254, 255 and 258 having total area measuring 9.80 acres of land which is still in possession of the said Attorney.

A N D

WHEREAS on death of the said Tushar Kumar Ray the present Vendors being only legal heirs have jointly inherited and become joint owners thereof and have been enjoying usufruct of the said land by realising and/or accepting yearly rent from the said Department through their Constituted Attorney.

A N D

WHEREAS the Defence Authority decided to dehire the said land and re-deliver possession of the land unto the Vendors and accordingly the Defence Authority has already re-delivered possession of the land to the Vendors through their constituted Attorney on 10.2.98.

A N D

WHEREAS the present Vendors have decided to dispose of the said land by transfer for their own urgent necessity and the present Purchaser have agreed to purchase a portion of the said land measuring 22 Katha 8 Chhatak from present Vendors as fully described in the Schedule hereunder and the land as shown in the site plan by the red demarcation line annexed herewith and the Vendors through their Attorney shall at once deliver the possession of the demised land unto the present purchasers to which the present Vendors have agreed to.

A N D

(Minor Trustees)  
Consist of  
of Deeds of  
Mony Raj Public Office  
Ghoch, N.W. Spiller,  
Shells and Brackets and  
Trish Khar Day

- 5 -

WHEREAS the Purchaser have agreed to purchase the said demised land at a total consideration of Rs. 22,500/- ( Rupees Twenty Two Thousand Five Hundred ) only .paid by the purchaser to the Vendors through their Attorney ( the receipt whereof the Vendors do hereby acknowledge and grant full discharge to the purchasers from the payment thereof )

A N D

The Vendors do hereby grant, convey, assign and transfer unto the Purchaser the said land hereby sold fully described in the Schedule below free from all encumbrances and make over possession thereof together with all rights, title, privileges, appendices, appurtenances belonging to or in any way appertaining to the said land hereby sold to be TO HAVE AND TO HOLD the same subject to the payment of rent payable to the landlord the Govt. of West Bengal.

A N D

It is further covenant that there exists no charge, mortgage attachment or any other encumbrances of the said land hereby transferred or any part thereof at the date of these presents and in case if any such charge . mortgage, attachment or any other encumbrances or for any other loss that the purchaser have to suffer in consequence thereof .

A N D

The Vendors further covenant that all rents and public charges payable by the Vendors for the said land hereby sold and in case if it transpires otherwise the Vendors shall be liable to indemnify the purchaser for any loss resulting therefrom.

A N D

The Vendors further declares that if the purchaser are deprived of possession of the said land or any part thereof for the defect of title of the Vendors shall be liable to compensate the purchaser or 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.

A N D

It is further covenant that the Vendors have not entered into any other contract with any other person for sale, transfer mortgage of the said land hereby sold or any part thereof and there exists no charge, mortgage, attachment sale or transfer at the date of these presents and if any recitals made herein are proved to be false the vendors shall be liable to compensate the Purchaser in consequence thereof.

Contd.....6.

*[Handwritten signature]*  
Deed Writer, Jalpaiguri  
Licence No. 26

**SCHEDULE OF LAND**

All that piece or parcel of riyati land measuring 22 Kathas 8 Chhataks at an annual rent of Rs. 0.35 paise only, appertaining to and forming part of 30.37 acres of land at an annual rent of Rs. 308/13/- annas only, the proportionate rent for the demised plot of land is payable to the Landlord the State of West Bengal, represented by the B.L.&L.R.O. Rajganj, situated within Mouja Dabgram, Pargana Baikunthapur, J.L.No. 2, P.S. Bhaktinagar, S.R. Office & Dist. Jalpaiguri, appertaining to R.S. Khatian No. 176/5(ka) in Sheet No. 7(Seven) comprising of part of Plot No 254 & 255, measuring 22 Kathas 8 Chhataks of land are hereby sold and the sold land are shown in the site plan by the red demarcation line Marked- B annexed herewith and forming part of these presents.

The demised plot of land bounded as follows :-

- NORTH: Land of Manoj Kumar Agarwal Purchased to Day,
- SOUTH: Land of Anil Kumar Agarwal,
- EAST :Land of Plot Nos. 371 & 373.
- WEST :22'-09" Wide Road,

Measurement of the sold land:-

North- 132'-02", South- 158'-09", East-95'-08" , West-129'-0"

IN WITNESS WHEREOF the Vendors put their signatures through their Constituted Attorney on this Deed on the day month and year first above written.

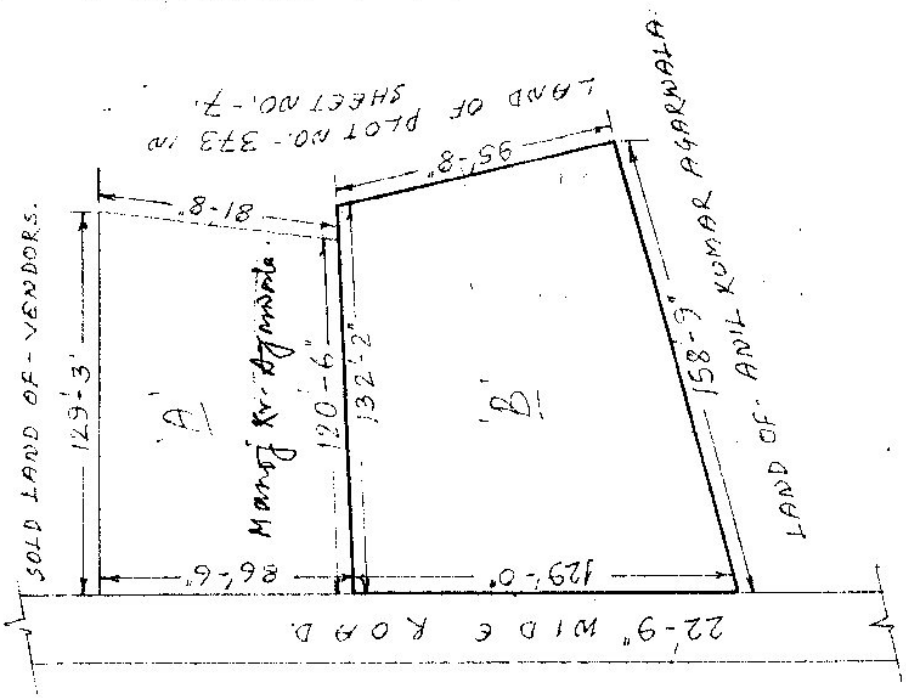
**WITNESSES**

1. *[Handwritten signature]*  
Advocate  
Jalpaiguri
2. *[Handwritten signature]*  
Shikhar

Prepared by me  
*[Handwritten signature]*  
(**Pijush Kanti Sarkar**)  
Deed Writer, Jalpaiguri  
Licence No.26.

Typed by  
S.SAHA

1. REKHA NAGAR D/O. DR. J.S. SHARMA 100, WALLS 2  
 BY-1 BODHCHANDI WICKER MARY RAY W/O. LT. TUSHAR KUMAR RAY OF 4, LACOCK CLOSE, NIMBLEWOOD, S.W.19 S.E.S.  
 2. ROBINA INDIRA SHARMA D/O. LT. TUSHAR KUMAR RAY OF 33, WIMLEY GARDENS 20, THAMES SURRY S.E.11  
 3. NILA SPILLER D/O. LT. TUSHAR KUMAR RAY OF 18, DETILLINGS LANE, LIMASFIELD, TERRURY, N.H.A. 007, U.K.  
 4. SHEILA ANN BAKER D/O. LT. TUSHAR KUMAR RAY OF 1, 190 KURRABA ROAD, NEUTRAL BAY, SYDNEY, 2022, AUSTRALIA  
 5. TRIDIP KUMAR ROY D/O. LT. TUSHAR KUMAR RAY OF 3, THE BIGHTLE AVENUE, BUCKINGHAMSHIRE, H.P. 22, U.K.  
SHAREHOLDERS OF LOTUS MOOZE DAYCAMP 7, LOTUS 2, SHEET NO. 7, WARD NO. 43, RHATODIA, U.K.  
PART OF PLOT NO. 254 + 255, AREA OF LAND TO BE SOLD - 22.50778 CHHATAK OR 0.3712 ACRES.  
SOLD LAND OF MARKET "B" - SHOWN BY RED BORDER. SCALE = 1 CM = 50' (1:5000).



MAP DRAWN BY:  
 S. GHOSH  
 3/12/2008  
 S/G

(Signature)  
 Mansingh Agarwala  
 100, Walls 2  
 Rekha Nagar