

পশ্চিমবঙ্গ পশ্চিম বেঙ্গাল WEST BENGAL

A 538722



১৭/৮/১২

Certified that the document is admitted to Registration and the Signature Sheet and the Endorsement Sheet attached to his Document are part of this Document

District Sub-Registrar

17 AUG 2012

## DEED OF CONVEYANCE

THIS INDENTURE MADE THIS THE 16<sup>th</sup> DAY OF AUGUST 2012 (TWO THOUSAND TWELVE)

Visit Commission	Rs. 998
.....for 12	.....
Fees Paid J(1)	Rs. 250
J(2)	Rs. 200
P.T.A.	Rs. 100
<b>Total</b>	<b>Rs. 1548</b>

Cont. ....P/2

**NON JUDICIAL STAMP**

No. 1967 Date 10.8.2012

For Mangushree Tea & India (P) Ltd.

of Siliguri

Value Rs. 5000/- Rs.

**Tannoy Roy**  
Govt. Stamp Vendor  
Bagdogra  
Licn. No- 546/RM  
07 / Darjeeling

১৯৬৭



1582

১৯৬৭



Document are part of the Document  
the Endowment Sheet attached to the  
registration and the Signature Sheet and  
attached that the document is recorded to

*[Signature]*  
District Sub-Registrar  
Jalpaiguri

16 AUG 2012

Gopal Saha

S/o- Lat Jusan Saha

Bankim Nagar

P/S- Bhakti Nagar

Dist- Jalpaiguri

12/11/2016

TOTAL CONSIDERATION : RS. 14,00,000/-  
AREA OF LAND : 4 DECIMAL  
PLOT NO. : 478  
KHATIAN NO. : 623  
SHEET NO. : 08  
J.L. NO. : 02  
MOUZA : DABGRAM  
PARAGANA : BAIKUNTHAPUR  
P.S. : BHAKTINAGAR  
DISTRICT : JALPAIGURI

**WITHIN THE AREA OF SILIGURI MUNICIPAL CORPORATION**

2.



*District Sub-Registrar  
Jalpaiguri*

16 AUG 2012

12/12/15

B E T W E E N


**SMT IRA ROY** W/o Sri Kiran Chandra Roy, Hindu by religion, Indian by Nationality, Housewife by occupation, resident of Bankimnagar, Dabgram, P.S. Bhaktinagar in the District of Jalpaiguri --- hereinafter called **VENDOR/FIRST PARTY** (which expression shall mean and include unless excluded by or repugnant to the context her heirs, executors, successors, administrators, representatives and assigns) of the **ONE PART**.

A N D

**MANJUSHREE TEA AND INDIA PRIVATE LIMITED** A private Limited company registered under the Company Act 1956 having certificate of Incorporation No. 21-62245 Dated 11<sup>th</sup> March 1994 having its registered Office at 2<sup>nd</sup> Mile, Sevoke Road, Siliguri in the District of Jalpaiguri --- hereinafter called **PURCHASER/SECOND PARTY** (which expression shall mean and include unless excluded by or repugnant to the context its office bearers, executors, successors, administrators, representatives and assigns) of the **OTHER PART** represented by one of its Director duly authorized for this purpose **SRI HARSH KUMAR BERLIA** S/o Sri Sushil Kumar Berlia, Hindu by religion, Indian by Nationality, Director of the abovenamed Company by occupation, resident of Bankimnagar, Dabgram, P.S. Bhaktinagar in the District of Jalpaiguri.

**PAN NO: AADCM 6852A**



  
District Sub-Registrar  
Jalpaiguri

16 AUG 2012

১৫/১১/৭০

**WHEREAS** a Deed of Partition was executed between **RAMENDRA CHANDRA DEY SARKAR, NAGENDRA CHANDRA DEY SARKAR, DIGENDRA CHANDRA DEY SARKAR & KHAGENDRA CHANDRA DEY SARKAR** and registered at the office of the District Sub - Registrar, Jalpaiguri and recorded in Book No. I, Volume No. 45, Pages 199 to 207, being Document No. 3917 for the year 1970 and in the aforesaid deed of partition land measuring 2.88 ½ Acres appertaining to and forming Plot No. 478 & 442 recorded in the Khatian No. 623 & 143 of Mouza - Dabgram in the District of Jalpaiguri had been allotted to **RAMENDRA CHANDRA DEY SARKAR** as his absolute Share.


A N D

**WHEREAS** vendor hereof **SMT IRA ROY** acquired a piece and parcel of land measuring 4 Katha 9 Chhataks 15 Sq. Ft. Or 7.5 Decimal appertaining to and forming part of Plot No. 478 of Sheet No. 8 recorded in Khatian No. 623 of Mouza - Dabgram in the District of Jalpaiguri by virtue of a Deed of Conveyance executed by **RAMENDRA CHANDRA DEY SARKAR** and registered at the office of the District Sub - Registrar, Jalpaiguri and recorded in Book No. I, being Document No. 7448 for the year 1978.

A N D

**WHEREAS** during the Current Revenue Survey Settlement Parcha No. 28 had been issued in the name of vendor hereof **SMT IRA ROY** in respect of Plot No. 478 Now 48 for the aforesaid land measuring 4 Katha 9 Chhataks 15 Sq. Ft. Or 7.5 Decimal.



  
District Sub-Registrar  
Jalpaiguri

16 AUG 2012



Page - 5

A N D

16  
5.  
15.

**WHEREAS** since purchase the Vendor hereof is in actual, khas and physical possession of all that piece and parcel of land as more fully described in the Schedule below without any objection, interruption, claim, demand, whatsoever from any other person, and as such the Vendor becomes the sole, absolute and exclusive owner-in-possession of the said landed property and has got right, title and interest having permanent heritable and transferable interest therein.

A N D

**WHEREAS** the Vendor being in need of funds for acquiring more profitable properties has offered to sell all that piece and parcel of the landed property as more fully described in the Schedule below.

A N D


**WHEREAS** the Purchaser being in need of land has accepted the offer of the Vendor and has offered and agreed to purchase the land more fully described in the schedule below at and for Rs. 14,00,000/- (Rupees Forteen Lakhs) only.

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 landed property as fully described in the schedule below for Rs. 14,00,000/- (Rupees Forteen Lakhs) only, free from all encumbrances whatsoever.

Cont.....P/6



  
District Sub-Registrar  
Jalpaiguri

16 AUG 2012

12/10/2017


**NOW THIS INDENTURE WITNESSETH THAT:**

In pursuance of the aforesaid offer and acceptance and also in consideration of Rs. 14,00,000/- (Rupees Forteen Lakhs) only, paid by the Purchaser to the Vendor (the receipt whereof the Vendor does hereby acknowledge and grant full discharge to the Purchaser from payment thereof) the Vendor does hereby grant, convey, assign and transfer unto and in favour of the Purchaser the aforesaid landed property (as more fully described in the Schedule below) and make over khas and physical possession thereof to the Purchaser together with all rights, liberties, privileges, assessments, appendices, appurtenances belonging to or in any way appertaining to the landed property and the absolute estate free from all encumbrances, and the right, title and interest into and upon the landed property hereby transferred, expressed or intended so to be, **TO HAVE AND TO HOLD** the same subject to the payment of rent, taxes etc. payable to the superior landlord, the State of West Bengal and any other proper authority.

**AND** the Vendor hereby covenanted with the Purchaser that the interest which the Vendor profess to transfer subsists and the Vendor has full authority and good power to transfer the said landed property, expressed or intended so to be **unto** the Purchaser, in the manner aforesaid and the Vendor or any person claiming under her shall and will from time to time and at all times hereafter at the request and cost of the Purchaser, do execute all such acts, deeds and things whatsoever necessary for further and more effectually transferring the enjoyment and possession to the Purchaser thereof and therein, as shall and may be required.

Cont.....P/7



  
District Sub-Registrar  
Jalpaiguri

16 AUG 2012

R. K. K. K. K.

**IT** is further covenanted that the landed property (more fully described in the Schedule below) held by the Vendor has not been surrendered or forfeited and that there exists no charge(s), mortgage(s), attachment(s) or any other encumbrance(s) whatsoever on the landed property hereby transferred or expressed or intended so to be or any part thereof at the date of these presents and in the event of discovering of any such charge, mortgage, attachment or any other encumbrances whatsoever, the Vendor shall be liable to be dealt with according to law, both civil and/or criminal as the case may be, and shall also be liable to compensate the Purchaser for any loss or injury that the Purchaser shall have to sustain in consequence thereof.

**THE** Vendor further covenant that all rents and taxes or any other charges payable for the landed property hereby transferred or expressed or intended so to be, that has accrued due upto the date of these presents, has been paid, and all other covenants and conditions required to be observed and performed has been so 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 or non-performance as aforesaid.

**THE** Vendor further declare that the entire land forming 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 to title or for any act done or suffered to be done by these presents, the Purchaser is deprived of possession or enjoyment of the landed property hereby transferred or expressed or intended so to be under 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 at the rate of 18% per annum from the date of such deprivation or dispossession, and shall also be liable for adequate compensation for any loss or injury attending thereto if sustained by the Purchaser.



District Sub-Registrar  
Jalpaiguri

16 AUG 2012

Handwritten signature or initials in the top right corner.

**IT** is hereby further declared by the Vendor that she has not entered into any binding contract with any other person whatsoever to sell or to transfer otherwise the landed property hereby conveyed or intended so to be under these presents or any part thereof, and that there subsists no such contract of sale or transfer existing with respect to the aforesaid landed property as more fully described in the schedule herein below or any part thereof, as sustained by the Purchaser.

**SCHEDULE OF LAND**

All that piece and parcel of vacant land measuring 4 (Four) Decimal appertaining to and forming part of Plot No. 478 (Four Seven Eight) of Sheet No. 8 (Eight) recorded in Khatian No. 623 (Six Two Three) of Mouza - Dabgram, J.L. No. 2 (Two) situated within Pargana - Baikunthapur, P.S. Bhaktinagar in the District of Jalpaiguri. Classification of Land - Dahala/Bastu.

Land as mentioned above hereby sold by the Vendor is delineated by red line in the plan annexed herewith and is butted and bounded as follows:

BY THE NORTH : LAND OF VENDOR SOLD TO PURCHASER,

BY THE SOUTH : LAND OF PURCHASER,

BY THE EAST : LAND OF PURCHASER,

BY THE WEST : HOUSE OF MOHIT PAUL,



  
District Sub-Registrar  
Jalpaiguri

16 AUG 2012



IN WITNESS WHEREOF the Vendor does hereunto set her respective hands on the day, month and year first above written.

WITNESSES:-

1.

Gopal Saha  
S/o. Lat Jusan Saha  
Banhim Nagar

२५/५/११

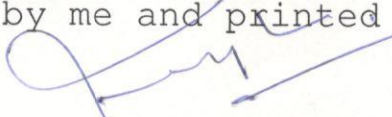
-----  
V E N D O R

P.S. Bhakti Nagar  
Dist. Jalpaiguri

2. Pankaj Sarkar.

S/o. Late. N. Ch. Sarkar.  
Sarkar Pass, Banim Nagar.  
2nd Mile, Sevoke Road.  
S.M.C. W.NO:- 41.

Drafted by me and printed at my office

  
JUGAL SANGHAI  
ADVOCATE/SILIGURI  
Reg. No.F/67/37 OF 2011



District Sub-Registrar  
Jalpaiguri

16 AUG 2012

## MEMO OF RECEIPT

Rs. 14,00,000/-

RECEIVED of and from the within named PURCHASER Rs. 14,00,000/- (Rupees Forteen Lakhs) only by within named VENDOR the within mentioned sum of Rs.14,00,000/- (Rupees Forteen Lakhs) only, paid by the PURCHASER to the VENDOR in respect of the landed property conveyed herein as per memo of consideration below.

### MEMO OF CONSIDERATION

Name of Bank	Cheque No.	Date	Amount
Karnataka Bank Ltd.	410116	06.05.11	4,00,000/-
Karnataka Bank Ltd.	410118	06.05.11	4,00,000/-
Karnataka Bank Ltd.	410137	12.09.11	4,00,000/-
Karnataka Bank Ltd.	410138	12.09.11	2,00,000/-

-----  
Total Rs. 14,00,000/-  
=====

२०११



District Sub-Registrar  
Jalpaiguri

16 AUG 2012

SELLER

**SMT. IRA ROY**

W/O SRI. KIRAN CH. ROY ,  
DABGRAM PURBA BAIRAGI PARA,  
PS- BHAKTINAGAR, DIST- JALPAIGURI

*28/11/11*

SIGN. OF SELLER

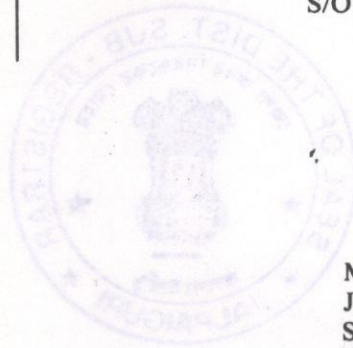
PURCHASER

**MANJUSHREE TEA & INDIA PVT. LTD.**

2 ND. MILE, SEVOKE ROAD SILIGURI  
PS- BHAKTINAGAR, DIST- JALPAIGURI

REPRESENTED BY-

SRI. HARSH BERLIA  
S/O SRI. SUSHIL KR. BERLIA



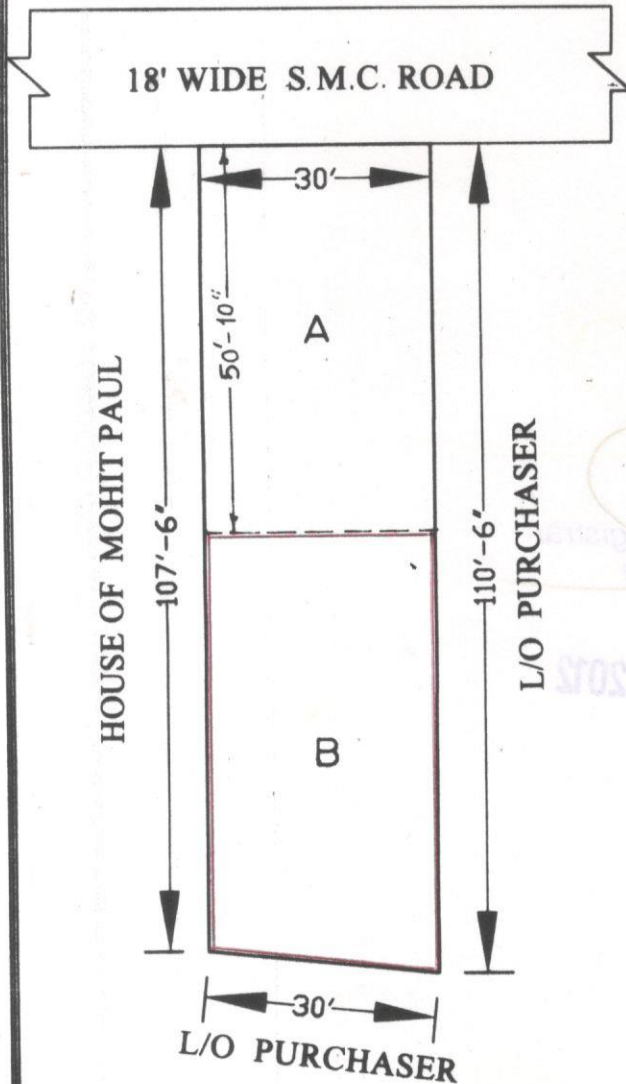
LAND SCHEDULE

MOUZA - DABGRAM  
JL NO. - 2  
SHEET NO.- 8  
KHATIAN NO.- 623  
PLOT NO.- 478

AREA OF LAND -

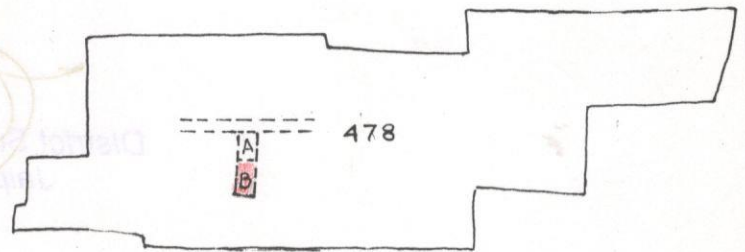
A = 3.5 DECIMAL

B = 4.0 "



**SITE PLAN**

SCALE :- 1" = 25'



MOUZA MAP

SCALE :- 16" = 1 MILE

PREPARED BY-

*Ashok* 7-11-11

**Ashok Kr. Basak**  
Experienced I.T.I. Surveyor  
Certificate SL, No :- 402  
SILIGURI

BUYER'S NAME

SELLER'S NAME

MANUSIKRISHNA TEJA SINDIA PVT LTD

SMT. IKA ROY

2 NO. WIDE, SEVONE ROAD, BILHARI,  
75 BHAKTINAGAR, DIST. JALPAIGURI

WHO SRI KIRAN CH. ROY  
DABGRAM PURBA BARADIGARA,  
75 BHAKTINAGAR, DIST. JALPAIGURI

REPRESENTED BY

SRI HARSH NERJA  
SRI SUSHIL KR. NERJA



LAND SCHEDULE

MOUZA - DABGRAM  
H. NO. - 2  
SHEET NO. - 8  
KATAJAN NO. - 823  
PLOT NO. - 428

ARABE LAND

A = 3.5 Decimals  
B = 4.0 Decimals

*(Handwritten signature)*

SIGN OF SELLER

18 WIDE S.M.C. ROAD

*(Handwritten signature)*  
District Sub-Registrar  
Jalpaiguri

16 AUG 2012

MOUZA MAP

SCALE - 1/4" = 10' 0"

PREPARED BY

*(Handwritten signature)*  
7-11-11

TO PURCHASER

SITE PLAN

RESERVED FOR GOVERNMENT

HOUSE OF MORTGAGE

TO PURCHASER

FORM NO. 60

[See second proviso to rule 114B]

Form of declaration to be filed by a person who does not have a permanent account number and who enters into any transaction specified in rule 114B

1. Full name and address of the declarant SMT IRA Roy
2. Particulars of transaction Deed of Sale
3. Amount of the transaction ₹ 14,00,000/-
4. Are you assessed to tax? Yes/No
5. If yes,
  - (i) Details of Ward/ Circle/ Range where the last return of income was filed?
  - (ii) Reasons for not having permanent account number?
6. Details of the document being produced in support of address in column (1)

*Verification*

I IRA Roy do hereby declare that what is stated above is true to the best of my knowledge and belief.

Verified today, the 16<sup>th</sup> day of August 2012

Date: 16/08/2012

Place: \_\_\_\_\_

SMT IRA Roy  
Signature of the declarant



*[Signature]*  
District Sub-Registrar  
Jalpaiguri

16 AUG 2012

GMT TRAY

Deed of Sale

₹ 14,00,000

১৫/৮/১২

১০৫ জালাপাইগুড়ি

# ১১

১৫/০৮/১২



# FINGER IMPRESSION

THUMB

FORE FINGER

MIDDLE FINGER

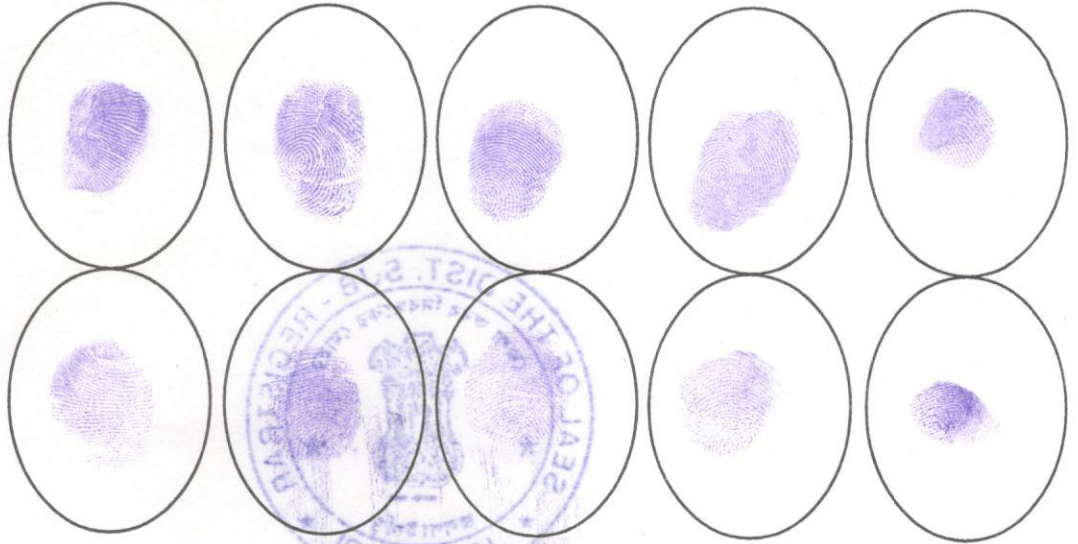
RING FINGER

LITTLE FINGER



LEFT

RIGHT



Handwritten signature in blue ink.

SIGN. WITH DATE

THUMB

FORE FINGER

MIDDLE FINGER

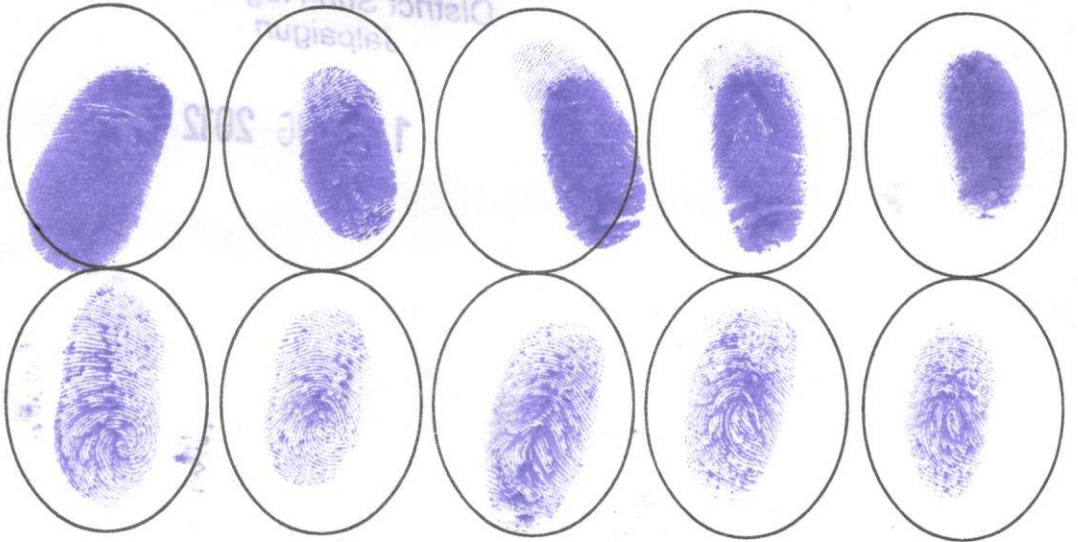
RING FINGER

LITTLE FINGER



LEFT

RIGHT



For, Manju Shree Tea & India Pvt. Ltd.

Handwritten signature: Haish Beelia

Director

SIGNATURE OF R.O.

SIGNATURE WITH DATE

FINGER IMPRESSION

THUMB FOREFINGER MIDDLE FINGER RING FINGER LITTLE FINGER



DATE



50

Handwritten signature or mark.

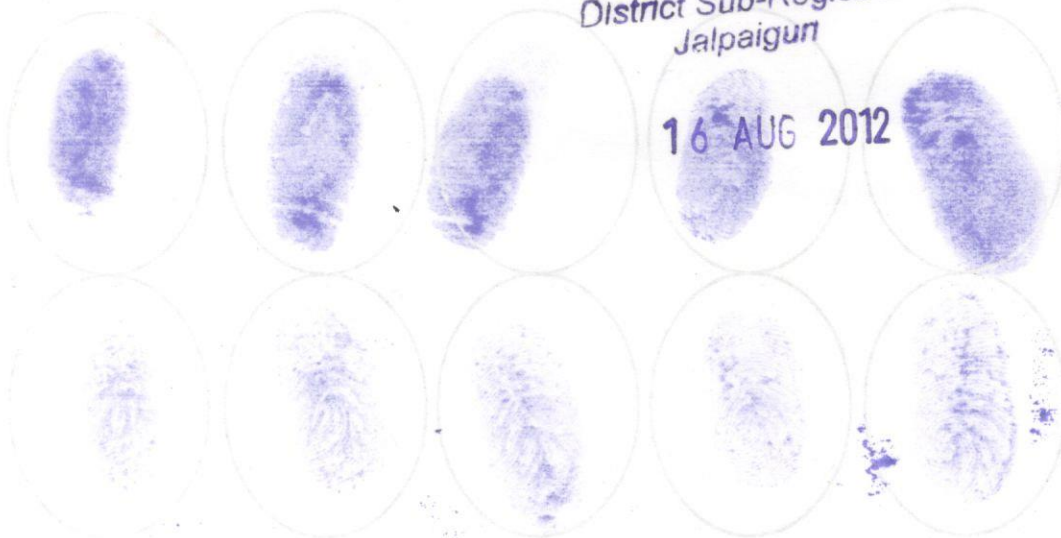
SIGN WITH DATE

Handwritten signature of the District Sub-Registrar.

THUMB MIDDLE FINGER RING FINGER LITTLE FINGER

District Sub-Registrar  
Jalpaiguri

16 AUG 2012



DATE



Handwritten signature or mark.

For Manju Shree Tea & Spices Pvt. Ltd.

Handwritten signature.

SIGNATURE WITH DATE

SIGNATURE OF R.O.



**Government Of West Bengal**  
**Office Of the D.S.R. JALPAIGURI**  
**District:-Jalpaiguri**

**Endorsement For Deed Number : I - 03159 of 2012**  
**(Serial No. 03174 of 2012)**

**On**

**Payment of Fees:**

**On 16/08/2012**

**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 21.18 hrs on :16/08/2012, at the Private residence by Smt. Ira Roy ,Executant.

**Admission of Execution(Under Section 58,W.B.Registration Rules,1962)**

Execution is admitted on 16/08/2012 by

1. Smt. Ira Roy, wife of Sri Kiran Chandra Roy , Bankim Nagar Dabgram, Thana:-Bhaktinagar, P.O. :- ,District:-Jalpaiguri, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife  
Identified By Gopal Saha, son of Late Juran Saha, Bankim Nagar, Thana:-Bhaktinagar, P.O. :- ,District:-Jalpaiguri, WEST BENGAL, India, , By Caste: Hindu, By Profession: Business.

( Subhas Chandra Sarkar )  
DISTRICT SUB-REGISTRAR

**On 17/08/2012**

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

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/-

**Payment of Fees:**

Amount By Cash

Rs. 16851.00/-, on 17/08/2012

( Under Article : A(1) = 16819/- ,H = 28/- ,M(b) = 4/- on 17/08/2012 )

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-15,30,000/-

Certified that the required stamp duty of this document is Rs.- 91800 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty

( Subhas Chandra Sarkar )  
DISTRICT SUB-REGISTRAR



*District Sub-Registrar  
Jalpaiguri*

17 AUG 2012



**Government Of West Bengal**  
**Office Of the D.S.R. JALPAIGURI**  
**District:-Jalpaiguri**

**Endorsement For Deed Number : I - 03159 of 2012**  
**(Serial No. 03174 of 2012)**

1. Rs. 49000/- is paid, by the draft number 699185, Draft Date 16/08/2012, Bank Name State Bank of India, SILIGURI, received on 17/08/2012
2. Rs. 37800/- is paid, by the draft number 699182, Draft Date 16/08/2012, Bank Name State Bank of India, SILIGURI, received on 17/08/2012

( Subhas Chandra Sarkar )  
DISTRICT SUB-REGISTRAR

District Sub-Registrar  
Jalpaiguri

17 AUG 2012

( Subhas Chandra Sarkar )  
DISTRICT SUB-REGISTRAR



*[Handwritten signature]*  
District Sub-Registrar  
Jalpaiguri

17 AUG 2012

*[Handwritten signature]*

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 8  
Page from 694 to 710  
being No 03159 for the year 2012.



(Subhas Chandra Sarkar) 17-August-2012  
DISTRICT SUB-REGISTRAR  
Office of the D.S.R. JALPAIGURI  
West Bengal