

1361

I-1348



00CC 027951

500/-  
 4,90,000/-  
 23  
 5,379 =

Market Value assessed Rs. 6,00,000  
 (Rupees) .....  
 Stamp Duty required Rs. 24,000/-  
 (Rupees) .....  
 Stamp Duty paid Rs. 24,500/-  
 (Rupees) .....  
 Deficit Stamp Duty Rs. 9,500/-  
 (Rupees) .....

Add/m.v. 1,00,000  
 3109500  
 A = 2090.00  
 C.F.S. 4.50

20/4/2001

Visit Commission Case No. 352 for 2001  
 Fees Paid- J(T) Rs. 50.00  
 (2) Rs. 28.00  
 P.T.A. Rs. 7.50  
 Total Rs. 85.50

Sub-Registrar Rajganj  
 Dist. Jalpaiguri  
 25/4/2001

DEED OF CONVEYANCE

Certified that the deficit Stamp Duty of Rs. 9,500.00 (Rupees Nine thousand five hundred only) has been paid by State Bank of India issued by S.B.I. No. 632508 Dated 25.4.2001 to make up the proper Stamp Duty of which this document is chargeable.

Admissible under Rule 21 B also u/s. 5/41 of W.B.L.R. Act, 1955 duly Stamp under the Indian Stamp Act, 1899 (W.B. Stamp as Amended up to date) Schedule 1A No. 23  
 Fees Paid A 25379.00  
 Process Fees 4.50 in C.F.S.  
 Contd. 2..

Sub-Registrar  
 Rajganj, Dt. Jalpaiguri  
 25.4.2001

Sub-Registrar  
 Rajganj, Dt. Jalpaiguri  
 25.4.2001

Sub-Registrar  
 Rajganj, Dt. Jalpaiguri

20/4/01

832 16-1-001 Grahin  
 Manjushree Jan 1, (P) Ue.  
 of Srigeni  
 2400/-  
 Twenty four thousand rupees only

Stamp Head Class  
 (Hajari Karam)

Presented for Registration at 700  
 at Rajgarh, Rajgarh Dt. of Rajgarh  
 A.M./P.M. on 19/1/2001  
 2001 of Sub-Registrar Rajgarh by  
 Ramendra Ch. Dey Sarkar  
 Executant/Claimant.



Sub-Registrar  
 Rajgarh, Dt. Jalpaiguri

Sub-Registrar  
 Rajgarh, Dt. Jalpaiguri  
 1623 19/1/2001

Name Ramendra Ch. Dey Sarkar  
 S/o. Sri Ramendra Ch. Dey Sarkar  
 of Dabgram  
 Thana Bhakti Nagar  
 District Jalpaiguri  
 By Caste Hindu  
 By Profession Business

Sub-Registrar  
 Rajgarh, Dt. Jalpaiguri

Utpal Sarkar,  
 s/o Sri Ramendra Ch Dey Sarkar,  
 Dalegram, Bhakti Nagar,

Name Utpal Sarkar  
 S/o Ramendra Ch. Dey Sarkar  
 of Dabgram  
 Thana Bhakti Nagar  
 District Jalpaiguri  
 By Caste Hindu  
 By Profession Business

Sub-Registrar  
 Rajgarh, Dt. Jalpaiguri



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- :: Page No. 2 :: -

THIS INDENTURE MADE ON THIS THE  
16<sup>th</sup> DAY OF APRIL, TWO THOUSAND ONE.

Contd..3..

832 16-4-001  
Paid to Mr. Manjiv Chohan, Tea & Grain  
of (P) No. 8, Bilgaon  
Hon Judicial/Court No. 1  
Twenty four rupees & 50 paise

*M*  
Stamp Head Clerk  
Bilgaon Taluqa



Sd/- Registrar  
Bilgaon, Dt. Jalpaiguri

*M*




-:: Page No.3 ::-

CONVEYANCE	
AREA OF LAND	:: 6 KATHAS 12 CHHATAKS 35.2 SQUARE FEET.
HOUSA	:: DABGRAM
PARGANA	:: BAIKUNTHAPUR
PLOT NO.	:: 478 (P)
KHATHIAN NO.	:: 623 (HAL)
SHEET NO.	:: 8
J.L.NO.	:: 2
P.S.	:: BHAKTINAGAR
DISTRICT	:: JALPAIGURI
CONSIDERATION	:: Rs. 4,90,000/-

Contd..4..

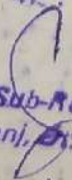
No. 832 Dated 18-4-00  
 Paid to Mangushree Tons Govt  
 of (D) No. h. l. l. g. m.  
 For Twenty four thousand two hundred and one only Rs.

  
 Stamp Here  
 Official Seal

ST. PAUL'S COLLEGE  
 TWO THOUSAND ROPEES



Sub-Registrar  
 Rajganj, Dist. Jalpaiguri

  
19/4/00

500Rs.



*A*

*- संदर्भ के तहत कृपया देखें -*



- :: Page No. 4 :: -

B E T W E E N

Contd..5..

832  
No. 832 Dated 16.4.00  
Paid to Sri/Smt. Manjushree, Mrs. Indira  
of (D) No. 6, High  
Non Judicial Court Fee Stamp worth Rs. 24500/-  
Twenty four thousand five hundred of

m  
Stamp Book Clerk  
Jalpaiguri



Sub-Registrar  
Raiganj, Dt. Jalpaiguri

1914/2001



১২৩৪৫৬৭৮৯০-১২৩

TANJUSHREE TEA AND INDIA (PRIVATE) LIMITED - A Private Limited Company having its Office at 2nd Mile, Sevoke Road, Siliguri, District : Jalpaiguri - hereinafter be called the "PURCHASER" (which expression shall mean and include unless excluded by or repugnant to the context its successors, executors, legal representatives, administrators and assigns-in-Office) of the "ONE PART"

A . . . N . . . D

১২

SHRI RAMENDRA CHANDRA DEY SARKAR, son of Late Ramesh Chandra Dey Sarkar, Hindu by religion, Business by occupation, resident of Mouza : Dabgram, Police Station- Bhaktinagar, District : Jalpaiguri - hereinafter be called the "VENLOR" (which expression shall mean and include unless excluded by or repugnant to the context his heirs, executors, successors, legal representatives, administrators and assigns) of the "OTHER PART"



Sub-Registrar  
Rajganj, Dt. Jalpaiguri

19/1/2011

-:: Page No. 6 ::-

Director of Land Revenue - West Bengal

WHEREAS, one Ramendra Chandra Dey Sarkar, Son of Late Ramesh Chandra Dey Sarkar became the owner of 2.73 acre of land by virtue of a registered Deed of Sale dated 7.9.1956 and the said deed was duly registered in the Office of the Sadar Joint Sub-Registrar, Jalpaiguri and registered in Book No. I, Vol. No. 12, Pages 26 to 28 being no. 818 for the year 1956 and after purchasing the said land said Ramendra Chandra Dey Sarkar was holding, occupying and possessing the said land having obtained heritable and transferable right, title and interest therein and also on payment of rent and taxes and also mutating the said land in his name vide Mutation Case No. IX-II-1963 of 61-62 in Hal. Khatian No. 329 of Mouza : Dabgram vide Order of the then J.L.R.O. dated 15.12.1961.

A N D

WHEREAS, Sri Nagendra Chandra Dey Sarkar, Sri Dwijendra Chandra Dey Sarkar and Sri Khagendra Chandra Dey Sarkar - all sons of Late Ramesh Chandra Dey Sarkar purchased 8.20 acre of land by virtue of a registered Deed of Sale dated 7.9.1956 and the said Deed was duly registered in the Office of the Sadar Joint Sub-Registrar,

Contd.. 7 ..



Sub-Registrar  
Rajgarh, Jhalpaiguda

19/11/2017

নিম্নে-১১-১২-১৩-১৪-১৫-১৬-১৭-১৮-১৯-২০-২১-২২-২৩-২৪-২৫-২৬-২৭-২৮-২৯-৩০-৩১-৩২-৩৩-৩৪-৩৫-৩৬-৩৭-৩৮-৩৯-৪০-৪১-৪২-৪৩-৪৪-৪৫-৪৬-৪৭-৪৮-৪৯-৫০-৫১-৫২-৫৩-৫৪-৫৫-৫৬-৫৭-৫৮-৫৯-৬০-৬১-৬২-৬৩-৬৪-৬৫-৬৬-৬৭-৬৮-৬৯-৭০-৭১-৭২-৭৩-৭৪-৭৫-৭৬-৭৭-৭৮-৭৯-৮০-৮১-৮২-৮৩-৮৪-৮৫-৮৬-৮৭-৮৮-৮৯-৯০-৯১-৯২-৯৩-৯৪-৯৫-৯৬-৯৭-৯৮-৯৯-১০০

-:: Page No. 7 ::-

Jalpaiguri in Book No. I, Vol. No. 12, Pages 29 to 31 being document No. 819 for the year 1956.

A N D

WHEREAS, the aforesaid Ramendra Chandra Dey Sarkar purchased 2.73 acre of land in his name and Sri Nagendra Chandra Dey Sarkar, Sri Dwijendra Chandra Dey Sarkar and sri Khagendra Chandra Dey Sarkar purchased 8.20 acre of land in their names but for all intent and purposes those properties were purchased out of their common fund and those are joint properties and they were holding, occupying and possessing the said land jointly.

A N D

WHEREAS, the said Ramendra Chandra Dey Sarkar, Sri Nagendra Chandra Dey Sarkar, Sri Dwijendra Chandra Dey Sarkar and Sri Khagendra Chandra Dey Sarkar were experiencing difficulties to use and occupy the said property jointly.

A N D

Contd. 8 ..



**Sub-Registrar**  
**Rajgani, Dt. Jalpalgur**

19/11/2021

-:: Page No. 7 ::-

रिजिस्ट्रार ऑफ जलपागुरी

WHEREAS, they made amicable partition amongst themselves by executing a Deed of Partition dated 5th June, 1970 and the said Deed was duly registered in the Office of the District-Sub-Registrar, Jalpaiguri being document no.3917 for the year 1970.

A N D

WHEREAS, by virtue of the aforesaid Deed of Partition, the Vendor became the owner of the land as fully described in the Schedule 'Ka' of the aforesaid Deed of Partition dated 5.6.70 including the land described in the Schedule 'A' below.

A N D

WHEREAS, the Vendor being in need of money decided and agreed to sell 33 Kathas 15 Chhataks and 41 square Feet of land as fully described in the Schedule 'A' below and accordingly was in search of a suitable purchaser.

A N D

contd.. 9 ..



Sub-Registrar  
Rajganj, Dist. Jalpaiguri

19/14/2001



Division 27-509  
6081B  
File

WHEREAS, the Purchaser finding the land suitable decided and agreed to purchase the land as fully described in the Schedule 'B' below out of the land as fully described in the Schedule 'A' below and requested the Vendor to sell the said 'B' Schedule land to the Purchaser for a total consideration of Rs.4,90,000/- (Rupees Four Lakh ninety thousand) only and free from all encumbrances whatsoever.

A N D

WHEREAS, the Vendor accepted the price so offered by the Purchaser as fair and reasonable and highest available in the market and agreed to sell the said land as fully described in the Schedule 'B' below to the Purchaser for a total consideration of Rs.4,90,000/- (Rupees Four Lakh ninety thousand) only and free from all encumbrances whatsoever.

NOW THIS INDENTURE WITNESSETH THAT IN pursuance of the aforesaid offer and acceptance and in consideration of Rs.4,90,000/- (Rupees Four Lakh ninety thousand) only paid by the Purchaser to the Vendor by an Account Payee Cheque the receipt whereof the Vendor doth hereby fully admit



Sub-Registrar  
Rajgadh, Dt. Jalpaiguri

*[Handwritten signature]*

revised 21.10.2015

and acknowledge and grant full discharge from the payment thereof, the Vendor doth hereby grant, convey, transfer and assign unto and in favour of the Purchaser the land described in the Schedule 'B' below and make over possession thereof to the Purchaser, together with all rights, liberties, privileges, easements, appendices and appurtenances belonging to or in any way appertaining to the said property hereby transferred, expressed or intended so to be TO HAVE AND TO HOLD the same with all facilities subject to the payment of rent and taxes payable to the State of West Bengal.

*[Handwritten mark]*

AND THE VENDOR doth hereby covenanted with the Purchaser that the right, title and interest which the Vendor professes to transfer the property transferred, expressed or intended so to be and in favour of the Purchaser in the manner as aforesaid and the Vendor or any person claiming under him shall and will from time to time and at all times hereafter at the request and cost of the Purchaser shall execute all such acts, deeds and things whatsoever for further and more effectively assuring the enjoyment and possession of the Purchaser thereof and therein as shall and may be required.



Sub-Registrar,  
Rajganj, Dist. Jhalpaiguri

1917

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IT IS FURTHER COVENANTED by the Vendor that there exists no charge, attachment, mortgage or any other encumbrances whatsoever in the land hereby transferred, expressed or intended so to be or any part thereof at the date of these presents and in the event of discovery of any such charge, mortgage, attachment or encumbrances whatsoever, the Vendor shall be liable to be dealt with accordance to law and shall be liable to compensate the Purchaser for any loss or injury that the Purchaser may sustain in consequence thereof.

*[Handwritten mark]*

IF FOR ANY DEFECT in the title or for any act done or suffered to be done by the Vendor with respect to his right in the said land hereby transferred, expressed or intended so to be by these presents, the Purchaser is deprived of possession or enjoyment of the right in the land conveyed or expressed or intended so to be or any part thereof, the Vendor shall be liable to be dealt with according to law and to return the Purchaser the full or proportionate part of the consideration money as the case may be and shall be liable for adequate compensation for any loss or injury attended thereto to be sustained by the Purchaser.



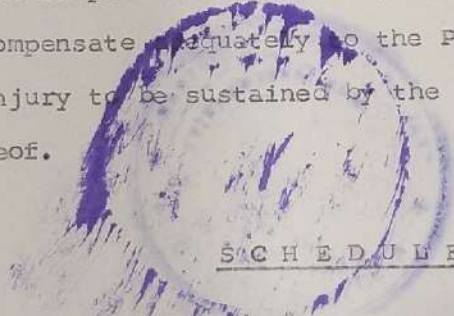
Sub-Registrar  
Rajgan, Dt. Jalpaiguri

19/11/2011

खेत्र नं. 4) काठ खोसडी - [Signature]

IT IS FURTHER DECLARED by the Vendor that the Vendor has not entered into any binding contract with any other person whatsoever to sell or to transfer otherwise any interest or right in the land as fully described in the Schedule 'B' below and that there subsists no such contract of sale at the date or time of these presents and in the event of discovery of any such contract of sale or transfer with respect of the land hereby transferred or any part thereof existing at the date of these presents or if any of the recitals made herein by the Vendor is proved to be false, the Vendor shall be liable to compensate adequately to the Purchaser for the loss or injury to be sustained by the Purchaser in consequence thereof.

[Handwritten mark]



SCHEDULE - "A" ✓

All that piece or parcel of homestead land measuring 33 (thirty)three Katha 15(fifteen) Chhataks 41(forty one) Sq. Feet appertaining to part of Plot No.478, recorded under Khatian No.623(Hal), Pargana : Baikunthapur, Mouza : Dabgram, J.L.No.2, Sheet No.8, Post Office and Police Station : Bhaktinagar, Sub-Division and District : Jalpaiguri. The said land is shown in the map annexed herewith and demarcated by green boundary lines.



Sub-Registrar  
Rajgarh, Dist. Jalpaiguri

19/11/2019



reside in Plot No. 478

--: Page No. 12 :-

The said land is butted and bounded as follows :-

North : House of Kartick Dutta, Mohit Pal & Others.  
South : Land of Madanlal Agarwala.  
East : Land of the Vendor.  
West : Land of Madanlal Agarwala

SCHEDULE - "B" ✓

All that piece or parcel of homestead land measuring 6(six) Kathas 12(twelve) Chhataks 35.2(thirty five point two)Sq. feet, appertaining to part of Plot No. 478, recorded under Khatian No. 623(Hal), Pargana : Baikunthapur, Mouza : Dabgram, J.L.No.2, Sheet No. 8, Post Office and Police Station : Bhaktinagar, Sub-Division and District : Jalpaiguri, Sub-Registry Office : Rajganj being a portion of the land as fully described in the Schedule 'A' above.

The land hereby sold is butted and bounded as follows :-

North : House of Kartick Dutta, Mohit Pal & others.  
South : Land of Madanlal Agarwala;  
East : Land of the Vendor;  
West : Land of the Vendor.

The land hereby sold is shown in the Map annexed herewith and delineated with Red Border Lines which do make part of these presents.

contd.. 14 ..



Sub-Registrar  
Rajgani, Dist. Jalpalguni

19/14/2021

-:: Page No. 13 ::-

The proportionate rent payable to the State of West Bengal is Rs. .There is no co-sharer.

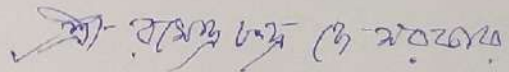
IN WITNESS WHEREOF the Vendor hereof doth hereunto set his hand on the day, month and year first above written.

WITNESSES :

1. Upal Sarkar,  
S/o Sri Ramendra Ch Dey Sarkar,  
Dabgram, Bhakti Nagar

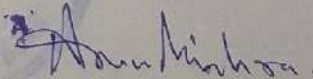
2. Shubh Karan Chodhary

S/o Sri Omprakash Choudhary  
Mulan Pally - Sibpur



SIGNATURE OF THE VENDOR

Drafted, readover and explained to the Parties by me and typed in my Office.



ADVOCATE, SILIGURI  
ENROLMENT NO. F 120/117/92



Sub-Registrar  
Rajganj, Dt. Jalpaiguri

19/11/2011



Sub-Registrar  
Rajganj, Dt. Jalpaiguri

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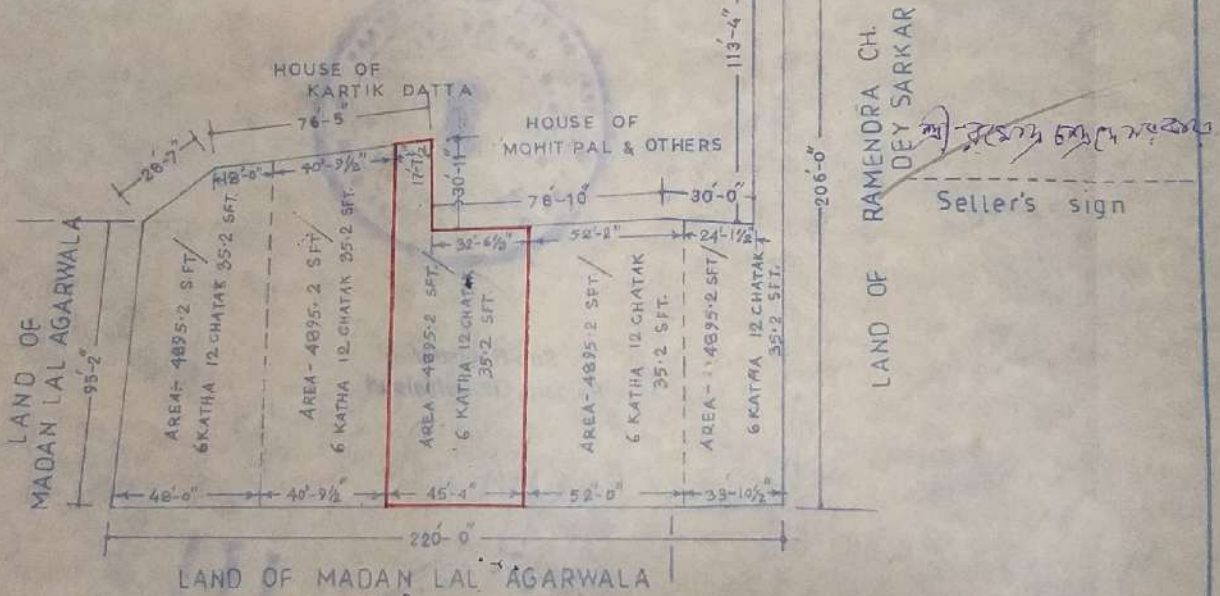
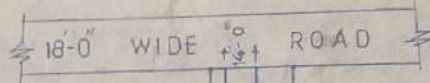
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SITE PLAN SHOWING THE LAND OF SRI. RAMENDRA CHANDRA DEY SARKAR, S/O. LATE RAMESH CH. DEY SARKAR; UNDER MOUZA-DABGRAM. J.L. NO-2, SHEET NO-8, KHATIAN NO- 623(HAL), PLOT NO - 478 (P). PS- BHAKTINAGAR; DIST.- JALPAIGURI.



NAME OF PURCHASER :-

MANJUSREE TEA & INDIA (P) LTD.  
2 NO. MILE SEVOKE ROAD; SILIGURI.  
DIST- JALPAIGURI.



SITE PLAN  
SCALE: 1"=50'-0"

Prepared By ~

Ashok Kr Basak  
ASHOK KR. BASAK  
SURVEYOR

SOLD LAND SHOWN THUS



Sub-Registrar  
Rajganj, Dist. Jalpaiguri

19/12/2001



Sub-Registrar  
Rajganj, Dist. Jalpaiguri  
10/5/2001

19/12/2001  
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