Seal of the Additional District Sub Registrar of Siliguri-II at Bagdogra Dist. Darjeeling

S.L. AGARWALLA
Regd. No.
27001987
Central Govt.
Notary, Siliguri

Attested By

1/8/12

Notary Public
Siliguri

2053 D-2369/17

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL C 933101

595248

1/1-564

CERTIFIED THAT THE DOCUMENT IS ADMITTED TO REGISTRATION. THE SIGNATURE SHEET AND THE ENDORSEMENT SHEETS ATTACHED TO THIS DOCUMENT ARE THE PARTS OF THIS DOCUMENT.

Addl. District Sub-Registrar, Siliguri-II at Bagdogra

11 MAY 2017

Sagar Thapa

DEED OF CONVEYANCE

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THIS INDENTURE MADE THIS THE 04 DAY OF MAY 2017 (TWO THOUSAND SEVENTEEN).

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No. 350 DATE 31/5/17.

SOLD TO Suman Mfg. Works Limited

OF Kolkata

VALUE 5000/-

(S. K. SARKAR)
STAMP VENDOR
A.D.S.R. Office, Siliguri
Licence No.-8/1975

Sagar Thapa

704

Sagar Thapa

Prashant Kumar Jha
S/o Abhay Chandra Jha
Shantipur, Khanaj Sing Road,
Shivmandir, Siliguri, - 734013
Darjeeling (W.B)

Addl. Dist. Sub-Registrar
Siliguri & Kurseong

Sagar Thapa

TOTAL CONSIDERATION	:	RS. 1,90,000/-
AREA OF LAND	:	1 KATHA 8 CHHATAKS
PLOT NO.	:	95 (OLD), 178 (L.R.)
KHATIAN NO.	:	404 (L.R.)
J.L. NO.	:	76
MOUZA	:	KALAM
PARGANA	:	PATHARGHATA
POLICE STATION	:	MATIGARA
DISTRICT	:	DARJEELING

WITHIN THE AREA OF GRAM PANCHAYAT

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Addl. Dist-Sub Registrar
Siliguri II- at Bagdogra, Dist - Darjeeling

0 4 MAY 2017

Sagar Thapa

BETWEEN

SRI SAGAR THAPA, Son of Munu Thapa, Hindu by religion, Indian by Nationality, Business by occupation, resident of Chandbar Jot, Atharokhai, P.O. & P.S. Matigara-734433 in the District of Darjeeling --- hereinafter called **FIRST PARTY/VENDOR** (which expression shall mean and include unless excluded by or repugnant to the context his heirs, executors, successors, administrators, representatives and assigns) of the **FIRST PART.**

AND

SUMAN MFG. WORKS LIMITED, a Limited Company incorporated under the Companies Act, 1956 being Certificate of Incorporation no. U15209WB2004PLCO98174, Dated 24.3.2004 and having its registered Office at 6 Lyons Range, Unit No. 2, 5th Floor, Kolkata-700001, in the State of West Bengal represented by one of it's Directors **SRI VIKASH BANSAL** son of Sri Binod Kumar Bansal, Hindu by religion, Indian by nationality, Director of the above named company by occupation, resident of Biswakarma Mandir Road, Khalpara, Siliguri, P.O. & P.S. Siliguri, in the District of Darjeeling --- hereinafter called **SECOND PARTY/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 **SECOND PART.**

WHEREAS one **BIBHABATI GHOSH** is/was the recorded owner of that entire piece and parcel of land recorded in L.R. Khatian No. 54 of Mouza – Kalam in the District of Darjeeling.

AND WHEREAS one **SUDHIR CHANDRA MAZUMDAR** acquired all that piece and parcel of land measuring 472 Decimal appertaining to and forming part of Plot Nos. 168, 176, 177, 178, 179 etc. recorded in Khatian No. 54 of Mouza – Kalam in the District of Darjeeling by virtue of a Deed of Conveyance executed by the above named **BIBHABATI GHOSH** duly registered in the Office of the Additional Registrar of Assurance-III, Kolkata, recorded in the Book No. I, Volume No. 8, Pages 34 to 41, being Document No. 323 for the year 2003.

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Siliguri II at Bagdogra, Dist - Darjeeling

0 4 MAY 2017

Sagar Thapa

AND WHEREAS possessing the aforesaid property the above named **SUDHIR CHANDRA MAZUMDAR** prayed for the mutation of the aforesaid landed property in his respective name with the office of the B.L&L.R.O., Matigara and the said office after verifying all the documents, deeds mutated the aforesaid landed property in his name and duly opened up L.R. Khatian No. 404 in his name.

AND WHEREAS vendor hereof **SRI SAGAR THAPA** acquired all that piece and parcel of land measuring 1.5 Katha appertaining to and forming part of Plot No.-178 recorded in Khatian No. 54 of Mouza – Kalam in the District of Darjeeling by virtue of a Deed of Conveyance executed by the above named **SUDHIR CHANDRA MAZUMDAR (through his constituted attorney Krisnendu Bhattacharya)** duly registered in the Office of the Additional District Sub-Registrar, Siliguri-II at Bagdogra, recorded in the Book No. I, being Document No. 1842, CD Volume No. 5, from pages 5142 to 5159, for the year 2009.

AND WHEREAS since the Vendor hereof is in actual, Khas and physical possession of all that piece and parcel of aforesaid land without any objection, interruption, claim, demand, whatsoever from anybody whomsoever may be, having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS the Vendor being in need of funds for acquiring more profitable properties has offered to sell the purchaser hereof the land as more fully described in the schedule herein below forming part and parcel of the larger aforesaid landed property.

AND WHEREAS the Purchaser being in need of land has accepted the offer of the Vendor and has offered and agreed to purchase the land as more fully described in the schedule below for Rs.1,90,000/- (Rupees One Lakh Ninety Thousand) only free from all encumbrances whatsoever.

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0 4 MAY 2017

AND 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 land as more fully described in the schedule below for Rs.1,90,000/- (Rupees One Lakh Ninety Thousand) only free from all encumbrances whatsoever.

NOW THIS INDENTURE WITNESSETH THAT:

In pursuance of the aforesaid offer and acceptance and also in consideration of Rs.1,90,000/- (Rupees One Lakh Ninety Thousand) only, paid by the purchaser to the Vendor does hereby grant, convey, assign and transfer unto and in favor of the purchaser the below scheduled property and forming part of these presents 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 said land and the absolute estate free from all encumbrances and the right, title and interest into and upon the 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 land lord the State of West Bengal and any other proper authority.

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

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