



Notary Public Siliguri

Rs.5000 ₹5.5000 पाँच हजार रुपये FIVE THOUSAND RUPEES ZJINDIAJO

अन्टियवङ्ग पश्चिम बंगाल WEST_BENGAL

C 933101

CERTIFICO THAT THE DOCUMENT IS ADMITTED TO ACCUST RETURN. CURTIFIED THAT THE ENCORPERT IN AUGUSTA SHEETS ATTACHED TO THE SHEET AND THE ENEORS ENEORS OF THIS DOCUMENT. adel. Dismire July Registrati Siliguri-II A Bagarega 1 1 MAY 2017.

DEED OF CONVEYANCE

THIS INDENTURE MADE THIS THE _04 DAY OF MAY 2017 (TWO THOUSAND SEVENTEEN).

Cont.P/2

Suman Mfg. Works Limited

Kolkala

VALUE 5000

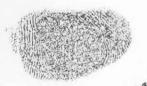
(S.K. SARKAR)

STAMP VENDOR

A.D.S.R. Office, Siliguri

Licence No.-8/1975

Sagar Thapa

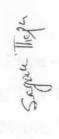


Sagar. Thepa

DEED OF CONVEYNOR

Propharit Kurnan thay
510 Abhay Chandra Thay
Shantipus, icharati Sing Road,
Shivmander Sicigus, 734013
Dogeoling (WB)





Page - 2

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

Cont.P/3

pedl of off

Addl. Dist-Sub in Edistra | Siliguri II- at Bagoogra, Dist - Darjectung

0 4 MAY 2017



Page - 3

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.

Cont.P/4



MESWISS

Sint Barrier, THAPA, Son of Munu Thappe, Mirriu by religion, heiliti, by Hariston, heiliti, by Hariston, heiliti, by Hariston of Characher and Atherodian Comments of the Characher and Hariston, and the Characher and Characher

enther the Courseans Art, 1950 Leans Catificate of incorporated and represented on the Courseans Art, 1950 Leans Catificate of incorporation and the course of the course

In Yourse bab reserved all all belongs the

Addl. Dist-Sub-legistrat

Siligon II- at Pagdogra, Just - Jameeting

0 4 MAY 20171



Page - 4

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.

of the work of the street of property to above minuted at the street of the street of

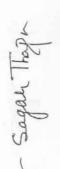
AND WHITE A small bersol I'S stands appetiting to and pictured and party of its decreasing 1.5 Mather appetitining to and formally party of its its its 1.5 stands on the time its 54 of blows of formal formal party its its 1.5 stands on the time its 54 of blows of formal Rolling party its its 1.5 stands on an expected of all bloods of the Additional bloods o

tereof is in nerold. Sinks and lete and parcel of aforesaid land her, claim, demand, windromer by, having permanent, hardalate terest therein.

need of funds for acquiring the cell the purchaser bereal the actionals hereig below

Addl. Dist-Sub Health Siliguri II- at Dagooges, East - Dagooges

0 4 MAY 20171



Page-5

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 appendices, privileges, assessments, liberties. all rights, 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.

