

14503

24/8

750Rs.



Admissible under rule 21 (not stamped)  
 (or exempt from duty & require Stamp duty)  
 under the Indian Stamp Act, 1899, Schedule I No.  
 or Schedule I A No.  
 Fee Paid...

12139.80/240  
 191.20

Registrar  
 SILEIGURI

*Rispa Devi*

C O N V E Y A N C E

This Indenture is made this day the 24th.

JUNE, 1984.

One thousand nine hundre &  
eighty four.

B E T W E E N

Agricultural Land :  
Area: 1.61 decimal.  
Price: Rs. 15,000=00 :  
P.S.: Siliguri.





2737 15/4/84  
M/s. Merigold Biscuits  
Industries (P) Ltd. Sukhiapantha  
759-

15/4/84

Stamp: 15/4/84

Presented for Registration at... 1:30  
Sub-Registry Office (or at...)  
Pusba Devi

Pusba Devi

*[Handwritten signature]*

*[Handwritten signature]*

Sub-Registrar  
SILIGURI

*[Handwritten signature]*

By...  
S/O. W/O *[Handwritten name]*  
Of *[Handwritten name]*  
Thana. Siliguri/Phansidewa,  
Kharibar/Naxalbari.  
District. DARJEELING.  
By *[Handwritten signature]*  
By profession *[Handwritten signature]*



5074

Pusba Devi

*[Large handwritten signature]*

Identified by me  
Shyama Charan Saha,  
120/50

*[Handwritten signature]*  
By...  
S/O. W/O *[Handwritten name]*  
Of *[Handwritten name]*  
Thana. Siliguri/Phansidewa,  
Kharibar/Naxalbari.  
District. DARJEELING.  
By *[Handwritten signature]*  
By profession *[Handwritten signature]*  
Sub-Registrar  
SILIGURI  
*[Handwritten signature]*





Page No. 2.

Ruspa Deyi

Marigold Biscuit & Industries (P) Ltd. having its registered Office at Sukhiapokhri, P.O. & P.S. Sukhiapokhri, District Darjeeling - represented by & through its DIRECTORS - hereinafter called the PURCHASER ( which expression shall mean and include unless excluded by or repugnant to the context its successors, executors, administrators, representatives and assigns-in-office) of the ONE PART.

Contd..P/3

Contd..P/5

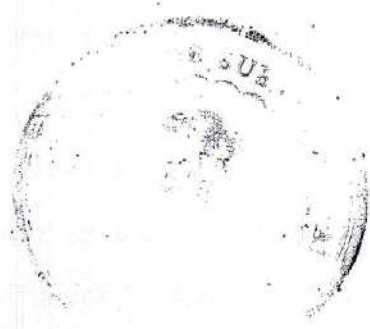
2738

15/6/84

Mrs. Merigold Brinscote  
Industries (Ltd) Southampton  
RS 100  
Issued to him

60483  
15/6/83

Stamp  
SIGNED



Stamp  
SIGNED  
Handwritten signature

Stamp  
SIGNED  
Handwritten signature





Page No. 3.

Ruspa Devi

J A N D

Srimati Pushpa Devi, wife of Sri Dhanraj Garg, Hindu by faith, House-wife by occupation, resident of Mahatma - Gandhi Road Siliguri, Police Station, Subdivision & S.R. Office Siliguri, District Darjeeling - hereinafter called the V E N D O R ( which expression shall mean and include unless excluded by or repugnant to the context her heirs, executors, successors, administrators, representatives and assigns) of the OTHER PART.

Contd..P/4

Contd..P/5





Page No.4

Ruspa Devi

WHEREAS the Vendor has acquired ownership by purchase to the extent of sixteen annas share of all that piece or parcel of Raiyati land measuring 1.61 acre fully described in the schedule below from Sri Haripada Nandi and Sri Dinesh Chandra Nandi both sons of Late Jogesh Chandra Nandi of New - Milonpalli Siliguri, by virtue of a Deed of Sale, executed and registered on 23.4.1982 at the S.R. Office, Siliguri in Book No. I, Being No. 3146 for the year 1982 and as such from the date of such purchase the Vendor become absolute owner is in actual khas and physical possession in and over the said land having permanent heritable and transferrable right, title and interests therein, free from all encumbrances whatsoever.

A N D

WHEREAS the Vendor being in need of money for the purpose of development of her other properties elsewhere has offered for sale her aforesaid land fully described in the schedule below, free from all encumbrances whatsoever.

Contd..P/5





Page No.5

Rusba Devi

A N D

WHEREAS the Purchaser being in need of a plot of land for Business purposes has agreed to purchase the said land fully described in the schedule below and has offered a price of the sum of Rs. 15,000/- (Rupees fifteen thousand) only, free from all encumbrances whatsoever.

A N D

WHEREAS the Vendor considering the said price so offered by the Purchaser as fair, reasonable and highest in view of prevailing market rate of land and has agreed to sell the said land described in the schedule below unto and in favour of the Purchaser at or for the said price of the sum of Rs. 15,000/- (Rupees fifteen thousand) only, free from all encumbrances whatsoever and the said landed property is hereby transferred in the manner as hereinafter appearing :-

Contd..P/6

Contd..P/7



Ruspa Devi

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid offer, acceptance and also in consideration of the said price of the sum of Rs.15,000/- (Rupees fifteen thousand) only paid in cash to-day by the Purchaser to the Vendor (the receipt whereof the Vendor does hereby acknowledge and grant full discharge to the Purchaser from the entire payment thereof), the Vendor does hereby grant, convey, sell, assign and transfer the said land described in the schedule below unto and in favour of the Purchaser and make over possession thereof together with all rights, title, interests, liberties, easements, privileges, appendices, appurtenances whichever is belonging to or in any way appertaining to the said land land TO HAVE AND TO HOLD the same absolutely by the Purchaser for ever peaceably and quietly without any interference or interruption from the Vendor or any person or persons claiming under him, subject to the payment of rent etc. payable to the State of West Bengal.

The Vendor does hereby declares that the Vendor has not previously sold, mortgaged, transferred or contracted for sale or otherwise the said land described in the schedule below or any part thereof and the land hereby demised suffers from no defect of title and in the event of discovery of any contrary is proved, the Vendor shall be liable to be dealt with according to law both in Civil and Criminal as the case may be and shall also be liable to pay adequate compensation to the Purchaser.



Rispa Devi

The Vendor does hereby covenant with the Purchaser that if for any defect of title of the land hereby demised or any part thereof and for any act done or suffered to be done, the Purchaser is deprived of ownership or of possession of the land hereby demised or any part thereof in future, the Vendor shall be liable to return to the Purchaser the full or proportionate part of the said consideration money as the case may be together with interest from the date of such deprivation of ownership or of possession and the Vendor shall also be liable to pay adequate compensation to the Purchaser for any other loss or injury which the Purchaser may suffer or sustain resulting therefrom.

The Vendor further does hereby declares that the Vendor at the request and cost of the Purchaser do execute all such act deed or things whatsoever if the Purchaser so require in future for peaceful enjoyment and possession of the land hereby sold by the Vendor by these presents.

The Vendor does hereby declares that the recitals made herein are proved to be false, the Vendor shall be liable for false recitals made herein and shall also be liable to pay adequate compensation to the Purchaser for any other loss or injury which the Purchaser may suffer or sustain in consequence thereof.



Raspa Devi

S C H E D U L E

All that piece or parcel of Raiyati land measuring 1.61 one acre sixty one decimals at an annual rental of Rs.16.25 paise (Rupees sixteen and paise twenty five)only, appertaining to and forming part of 10.29 ten acre twenty nine decimals of land at an annual rental of Rs.103.40 paise (Rupees one hundred three and paise forty)only; the proportionate rent for the said demised plot of land is payable to the present superior Land Lord- the Govt. of the State of West-Bengal represented by the J.L.R.O., Siliguri, recorded in Khatian No.9/4 nine by four corresponding to New Khatian No.51 & 127 included in C.S.Plot No.101 one hundred & one, 89 eighty nine, 88 eighty eight and 94/150 ninety four by one hundred fifty ( new plot No.160, 144, 147, 155, 164, 156 and 565 , 157), area measuring 1.61 one acre sixty one decimals of land is hereby sold by the Vendor by these presents, situated within Pargana Patharghata, mouza GOURCHARAN, J.L.No.193, Touzi No.91, Police Station, Subdivision & S.R.Office Siliguri, District Darjeeling.

The aforesaid demised plot of land is bounded by :-

- North : Land of Hari Wandi,
- South : Land of Ram Bahadur,
- East : Land of Ganga Devi,
- West : Land of Plot No. (A) shown by marked in the delineated plan annexed herewith.

within the aforesaid boundary 1.61 decimals of land is hereby sold by the Vendor by these presents and the said demised land shown by marked as plot No.(B) delineated in the plan annexed herewith forming part of these presents.



Ruspa Devi

In Witness whereof the Vendor does hereunto set and subscribe her hand on this deed on the day, month and year first above written.

WITNESSES:

Typed by, read over and

explained the contents of this deed by me :-

1. Shyama Charan Sinha  
Siliguri.
2. Ranajit Paha  
Siliguri.
- 3.

Shyama Charan  
Sinha,

(Shyama Charan Sinha),  
Siliguri.



SY Annex P-4

FORM - B A

CERTIFICATE OF MUTATION

To

M/S Marie Cold Bisewit and  
Industries (P) Ltd.  
(Name and ~~xxxx~~ address of the applicant)

Ref:

His/Her prayer dated M/e no 43/92-93  
for mutation

He/She is informed that his/her name has been mutated in ~~xxxxxxx~~ respect of the land described in the schedule below :-

THE SCHEDULE

- 1. District Darjeeling.
- 2. Police Station Matigada
- 3. Mouza Gour edwan
- 4. J.L. No. 81
- 5. Khatian No. 85 and 170
- 6. Plot No. 144, 147, 155, 160, 194, 156, 157  
196, 564, 563.
- 7. ~~xxx~~ Area 1.61 acres.

7.5.92  
Prescribed Authority U/S 50  
of the West Bengal Land  
Reforms Act, 1955.

*Handwritten mark*



SITILLAN  
SITILLAN

AT NEAR PATTANA 85 PLOT-20 BISHANG, MESSA-GUMMAN, DL. No 103, KATTIAND, 9/4, NEW 58 AND 122  
CS. PLOT NO. 89, 98, 101, 94/150. NEW 147, 144, 55, 156, 157, 160, 164, 166.

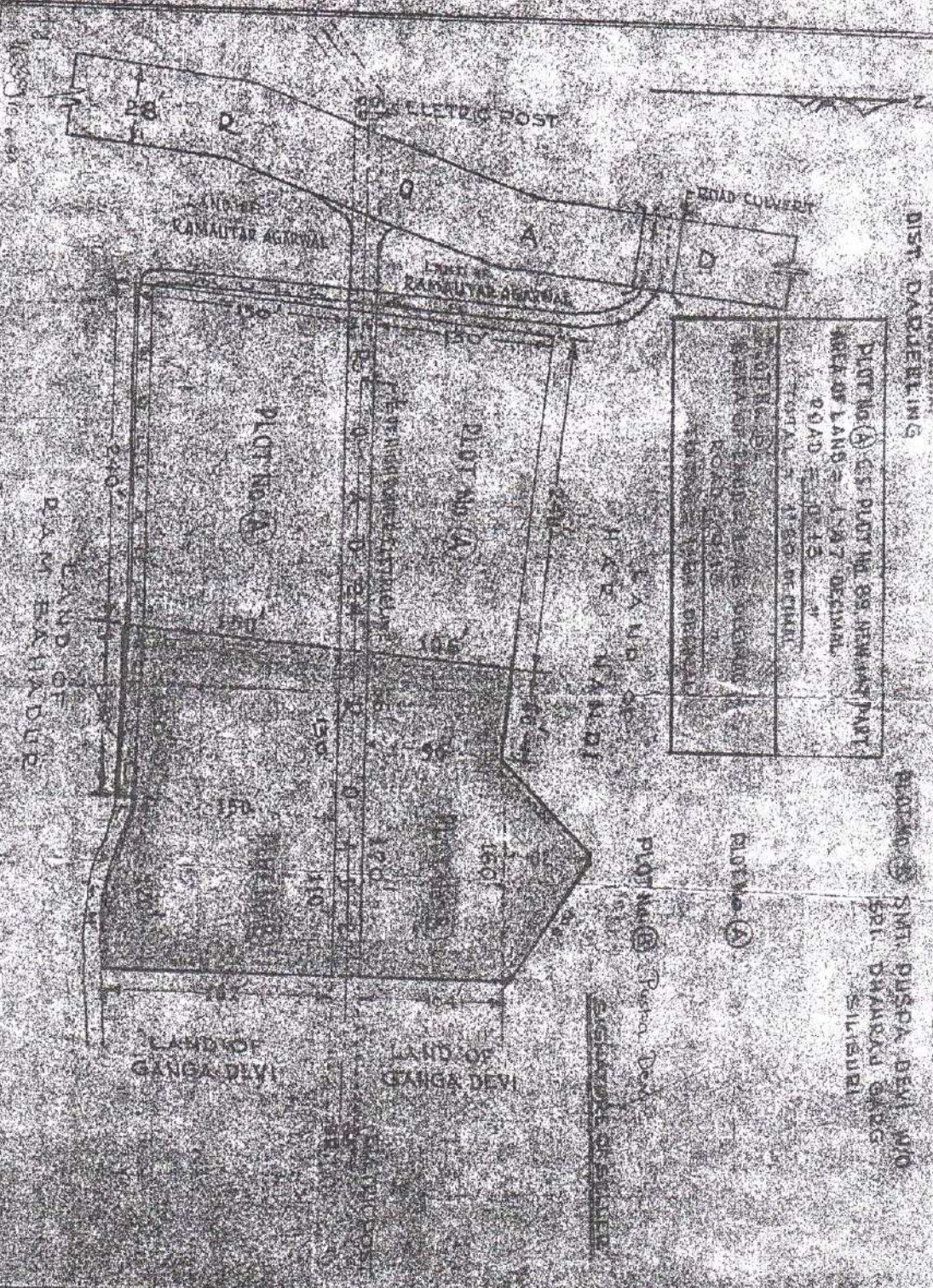
LAND ACQUIRED BY GOVT. IN 1958 BY COMPULSION  
PLOT No. (A) (B) AREA OF LANDS 3-21 DECIMALS

NAME OF PURCHASER  
MARI GOLD SUBSIST 57 INDUSTRIES (P) LTD.  
SUKHINDEPURI  
DIST. DADARERLING

NAME OF SELLER  
PLOT No. (A) SMT. SUMITRA DEVI W/O  
SRI. MANJAN CHAND AGRAWAL  
SUKHINDI

PLOT No. (B) SMT. DUSPA DEVI W/O  
SRI. DHANRAJ DEVI  
SUKHINDI

PLOT No. (A) 85 PLOT No. 85 NEW PART  
AREA OF LANDS 1.947 DECIMAL  
ROAD = 10.15  
TOTAL 2 AT 85 METERS  
PLOT No. (B)  
AREA OF LANDS 1.947 DECIMAL  
ROAD = 10.15  
TOTAL 2 AT 85 METERS



ESKATONAL SELLER

PLOT No. (C) Purna Devi

PLOT No. (A)

PLOT No. (B)

PLOT No. (A)

PLOT No. (B)

PLOT No. (C)

PLOT No. (D)

PLOT No. (E)

PLOT No. (F)

PLOT No. (G)

PLOT No. (H)

PLOT No. (I)

PLOT No. (J)

PLOT No. (K)

PLOT No. (L)

PLOT No. (M)

PLOT No. (N)

PLOT No. (O)

PLOT No. (P)

PLOT No. (Q)

PLOT No. (R)

PLOT No. (S)

PLOT No. (T)

PLOT No. (U)

PLOT No. (V)

PLOT No. (W)

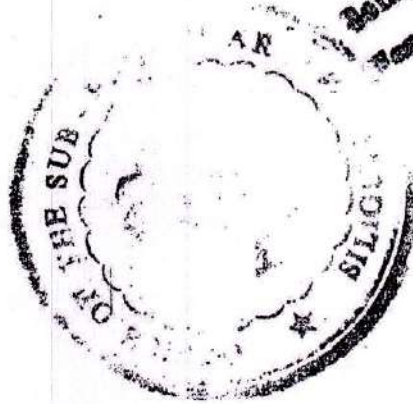
PLOT No. (X)

PLOT No. (Y)

PLOT No. (Z)



Registered in Attended  
Book No. P  
Volume No. 85  
Page No. 188  
Serial No. 4186  
For the Year 1984



*[Handwritten signature]*  
Sub-Registrar  
SILIGURI

*[Handwritten signature]*  
Sub-Registrar  
SILIGURI  
12-9-88