1000Rs.

INDIA NON JUDICIAL

१000 रु.

Rs 1000

सत्यमेव जयते

भारत

एक हज़ार रुपये ONE THOUSAND RUPEES

Amar Banerjee

Registration Officer

DEED OF CONVEYANCE

Value : Of Rs. 22,500/-

Area: 22 Katha 8 Chh.

P.S. Bhaktinagar

Contd.....2

1955

Madhusudan M. Agarwal
Slg

4.2.2000

Presented for Registration at ..... A.M./P.M.
on the 16th Feb 2000
in the office of the Sub-Registrar Rajgangpur
16.2.2000

Sub-Registrar
Rajgangpur

16.2.2000

(Sankar Banerjee)
Constituted Attorney
of the Owner of Western
Coalfields Limited
Sundar Bhawan
Seminary Hill
Nagpur-440 012

Sanjay Banerjee
Constituted attorney for
Bodhiram Agarwal
Vijay Kr. Agarwal
Shiv Kr. Agarwal
Shilam Banerjee and
Jagdish Kr. Agarwal
partners.

Jagdish

Hiren Gupta Advocate
Rajgangpur

Hiranmoyee Thakurta
Advocate
Talpaiguri
16/2/2000

16.2.20

Sub-Registrar Authorised U/S. 7(1)
of Act. XVI of 1998, Jalpaiguri

100Rs.

INDIA NON JUDICIAL

१०० रु. Rs 100

सत्यमेव जयते

भारत

एक सौ रुपये ONE HUNDRED RUPEES

(Amar Banerjee)
Constituted Attorney
of Bhattacharjee Wholesale
Dealer Pvt. Ltd. India
Group, New Delhi,
Sheila and Renuka and
Tridib Kumar Ray

THIS INDENTURE made on this 16th **day of** Feb. **Tow Thousand.**

B E T W E E N

SRI NARESH KUMAR AGARWAL Son of Late Motilal Agarwal, by caste Hindu by occupation Buinsess resident of Pradhan nagar , Siliguri, P.S. Ssiliguri Dist. Darjeeling, hereinafter called the ***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 ONE PART

A N D

Contd.....3

30 Rs.

1. BODHURANI WINIFRED MARY RAY wife of Late Tushar Kumar Ray 4, Lacock Close Wimbledon S.W. 19 I.B.B. U.K. 2. ROBINA INDIRA GHOSH daughter of Late Tushar Kumar Ray , 38 Frimley Gardens Mitcham Surruy C.R 43 A.Q. U.K. 3. NILA SPILLER daughter of Late Tushar Kumar Ray, 18, Datillens Lane, Linps Field Surruy R.H. 8 ODZ U.K. 4. SHEILA ANN BANERJI daughter of Late Tushar Kumar Ray, 1/19D Kurraba Road , Neutral Bay, Sydney 2089, Australia and 5. TRIDIB KUMAR RAY son of Late Tushar Kumar Ray, 3, The Pighile Oving, Buckinghamshire, H.P. 22 –4 H,S. U.K. represented by their Constituted Attorney SRI AMAR BANERJEE Son of Late Rai Bahadur Bipul Banerjee, Advocate and Notary, resident of Hakimpara P.O., P.S. & Dist. Jalpaiguri. On the strength of Power of Attorney adjudicated by the Collector , Jalpaiguri on 20.8.98 and Power of Attorney dated 13.2.98 , hereinafter collectively called the ***VENDORS*** (which expression shall mean and include unless excluded by or repugnant to the context their heirs, successors, executors, administratorts, representatives and assigns) of the OTHER PART .

Contd.....4.

WHEREAS the predecessor of the present vendors Tushar Kumar Ray son of Promoda Nath Ray was recorded owner of lands of R.S. Khatian No. 176/5(ka) having sixteen annas interest with total land measuring 30.37 acres ciomprising of several plots including Plot Nos. 254, 255 and 258 having resprectives area of land measuring 7.15 acres , 1.10 acres and 1.55 acres.

A N D

WHEREAS during his life time the said Tushar Kumar Ray had inducted the Defence Department, Govt. of India for their defence purpose on yearly rental basis on hire by delivery of possession of the entire land of the said plot nos. 254, 255 and 258 having total area measuring 9.80 acres of land which is still in possession of the said Attorney.

A N D

WHEREAS on death of the said Tushar Kumar Ray the present Vendors being only legal heirs have jointly inherited and become joint owners therof and have been enjoying usufract of the said land by realising and/or accepting yearly rent from the said Department through their Constituted Attorney.

A N D

WHEREAS the Defence Authority decided to dehire the said land and re-deliver possession of the land unto the Vendors and accordingly the Defence Authority has already re-delivered possession of the land to the Vendors through their constituted Attorney on 10.2.98.

A N D

WHEREAS the present Vendors have decided to dispose of the said land by transfer for their own urgent necessity and the present Purchaser have agreed to purchase a portion of the said land measuring 22 Katha 8 Chhatak from present Vendors as fully described in the Schedule hereunder and the land as shown in the site plan by the red demarcation line annexed herewith and the Vendors through their Attorney shall at once deliver the possession of the demised land unto the present purchasers to which the present Vendors have agreed to.

A N D

Contd.....5.

(Amar Chowdhury)
Constituted Attorney
of Bodey Ram Pradhan (Deceased)
Mary Ray, Pradhan (Deceased)
Ghosh, Nita Spiller,
Sheila Ray Chowdhury and
Tridib Kumar Ray

WHEREAS the Purchaser have agreed to purchase the said demised land at a total consideration of Rs. 22,500/- (Rupees Twenty Two Thousand Five Hundred) only .paid by the purchaser to the Vendors through their Attorney (the receipt whereof the Vendors do hereby acknowledge and grant full discharge to the purchasers from the payment thereof)

A N D

The Vendors do hereby grant, convey, assign and transfer unto the Purchaser the said land hereby sold fully described in the Schedule below free from all encumbrances and make over possession thereof together with all rights, title, privileges, appendices, appurtenances belonging to or in any way appertaining to the said land hereby sold to be TO HAVE AND TO HOLD the same subject to the payment of rent payable to the landlord the Govt. of West Bengal.

A N D

It is further covenant that there exists no charge, mortgage attachment or any other encumbrances of the said land hereby transferred or any part thereof at the date of these presents and in case if any such charge . mortgage, attachment or any other encumbrances or for any other loss that the purchaser have to suffer in consequence thereof .

A N D

The Vendors further covenant that all rents and public charges payable by the Vendors for the said land hereby sold and in case if it transpires otherwise the Vendors shall be liable to indemnify the purchaser for any loss resulting therefrom.

A N D

The Vendors further declars that if the purchaser are deprived of possession of the said land or any part thereof for the defect of title of the Vendors shall be liable to compensate the purchaser or to return to the purchaser the full or proportionate part of the consideration money as the case may be together with interest from the date of such deprivation or dispossession.

A N D

It is further covenant that the Vendors have not entered into any other contract with any other person for sale, transfer mortgage of the said land hereby sold or any part thereof and there exists no charge, mortgage, attachment sale or transfer at the date of these presents and if any recitals made herein are proved to be false the vendors shall be liable to compensate the Purchaser in consequence thereof.

Contd.....6.

SCHEDULE OF LAND

All that piece or parcel of raiyati land measuring 22 Kathas 8 Chhataks at an annual rent of Rs. 0.35 paise only , appertaining to and forming part of 30.37 acres of land at an annual rent of Rs. 308/13/- annas only, the propportionate rent for the demised plot of land is payable to the Landlord the State of West Bengal, represented by the B.L.&.L.R.O. Rajganj, situated within Mouja Dabgram, Pargana Baikunthapur , J.L.No. 2, P.S. Bhaktinagar, S.R. Office & Dist. Jalpaiguri, appertaining to R.S. Khatian No. 176/5(ka) in Sheet No. 7(Seven) comprising of part of Plot No 254 & 255, measuring22 Kathas 8 Chhataks of land are hereby sold and the sold land are shown in the site plan by the red demarcation line Marked- B annexed herewith and forming part of these presents.

The demised plot of land bounded as follows :-

NORTH: Land of Manoj Kumar Agarwal Purchased to Day,
SOUTH: Land of Anil Kumar Agarwal ,
EAST :Land of Plot Nos. 371 & 373.
WEST :22'-09" Wide Road,

Measurment of the sold land:-

North- 132'-02", South- 158'-09", East-95'- 08" , West-129'- 0".

IN WITNESS WHEREOF the Vendors put their signatures through their Constituted Attorney on this Deed on the day month and year first above written.

WITNESSES

1. Hiren Guha Mahapatra
Advocate
Jalpaiguri

2. Manoj Kumar Agarwal
Shikarpur

Prepared by me

Pijush Kanti Sarkar

(*pijush Kanti Sarkar*)
Deed Writer ,Jalpaiguri
Licence No.26.

Typed by

S.SAHA

[illegible] SH. NARESH KUMAR [illegible]

[illegible] NAGAR [illegible]

BY- 1. BODHORANI WINIFRED MARY RAY W/O. LT. TOSHAR KUMAR RAY OF 4, LACOCK CLOSE, WIMBLEDON S.W.19 [illegible]

2. ROBINA INDIRA GHOSH D/O. LT. TOSHAR KUMAR RAY OF 39 [illegible] GARDENS [illegible] SURREY [illegible]

3. NILA SPILLER D/O. LT. TOSHAR KUMAR RAY OF 18, DETILLENS LANE, LIMPS FIELD SURREY R.H.A. ODT. U.K.

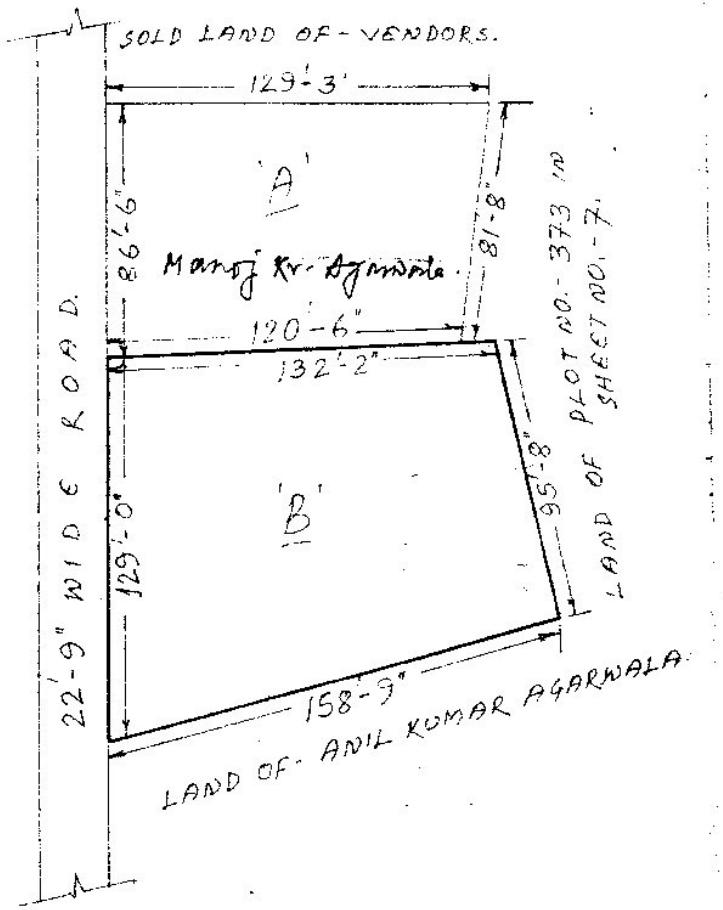
4. SHEILA ANN BASERJI D/O. LT. TOSHAR KUMAR RAY OF 1/100 KURRABA ROAD, NEUTRAL BAY SYDNEY 2089 AUSTRALIA

5. TRIDIB KUMAR RAY S/O. LT. TOSHAR KUMAR RAY OF 3 THE FIGHTLE DYING BUCKINGHASHINE, H.P. 20 - 4 H.S. U.K.

SCHEDULE OF LAND MOUZA DAULKAM J.L. NO. - 9 SHEET NO. - 7 WARD NO. - 43, KHATIAN NO. - [illegible]

PART OF PLOT NO. - 254 + 255. AREA OF LAND TO BE SOLD - 22 CATTA 8 CHHATAK [illegible] 0.3712 ACRE.

SOLD LAND OF MARKED - " B " - SHOWN BY RED BORDER. SCALE = 1" (INCH) = 50' (FEET).



MAP DRAWN BY
S. GHOSH
3/2/2000
S.G.

[illegible]

SIGNATURE OF [illegible]