

5340/21

I - 5318/2021

2



পশ্চিমবঙ্গ পশ্চিম, বঙ্গাল WEST BENGAL

G 244007 G 244007

08.08.21  
 2-1202903/21  
 11-30 AM

Debdoot Vincom Pvt. Ltd.  
 Rita Devi Goyal  
 Director

Debdoot Vincom Pvt. Ltd.  
 Anurag Goyal  
 Director

Commission Case No. 710/21

PAGE - 1



Deed

**DEED OF SALE (CONVEYANCE)**

Certified that the Document is admitted to  
 Registration and the Signature Sheet and  
 the Encorsement Sheet attached to this  
 Document are part of this Document.

Addl. District Sub-Registrar  
 Bhakti Nagar, Jalpaiguri

08 AUG 2021

Debdoot Vincom Pvt. Ltd.  
Riba Devi Goyal  
Director

Debdoot Vincom Pvt. Ltd.  
Ankush Goyal  
Director

<b>Area of land sold by this deed:</b>	
<b>0.12 Acre [12 Decimal].</b>	
<b>Consideration</b>	<b>: Rs.71,00,000/-.</b>
<b>R. S. Khatian Nos.</b>	<b>: 176/5 (Ka) and 314/4.</b>
<b>R. S. Plot Nos.</b>	<b>: 414, 416/924 and 416/925.</b>
<b>L. R. Khatian No.</b>	<b>: 252.</b>
<b>L. R. Plot No.</b>	<b>: 237.</b>
<b>Mouza</b>	<b>: Dabgram.</b>
<b>P. S.</b>	<b>: Bhaktinagar.</b>
<b>Sheet No.</b>	<b>: 8 (Eight).</b>
<b>J. L. No.</b>	<b>: 2 (Two).</b>
<b>District</b>	<b>: Jalpaiguri.</b>
<b><u>Area Falls within -</u> Siliguri Municipal Corporation Area.</b>	

**THIS DEED OF SALE (CONVEYANCE) IS MADE ON  
THIS THE 4TH DAY OF THE MONTH  
OF AUGUST, TWO THOUSAND  
AND TWENTY ONE (2021),**

**BETWEEN**

**BGD ENTERPRISES LLP, An Indian Limited Liability Partnership** being incorporated pursuant to section 12(1) of the Limited Liability Partnership Act, 2008 having its LLP Identification Number (LLP IN)-AAW-9651 of dated 07/05/2021 and having its office at Shiv Mandir

Deed

Debdoot Vincom Pvt. Ltd.

Rita Devi Goyal  
Director

Debdoot Vincom Pvt. Ltd.

Ankush Goyal  
Director

Road, Punjabi Para, P.O. and P.S.-Siliguri, District-Darjeeling, in the State of West Bengal, the said LLP being hereinafter represented by one of its Partners duly appointed vide resolution, **SRI CHIRAG GARG, SON OF SRI BIRENDRA KUMAR AGARWAL**, an Indian citizen, Hindu by religion, businessman by occupation, resident of Uttarayan, P.O. and P.S.-Matigara, District-Darjeeling, in the State of West Bengal and the said LLP being hereinafter referred to and called as **"THE PURCHASER"** or **"THE FIRST PARTY"** (Which name and expression shall, unless otherwise expressed or is excluded by or repugnant to the subject or context, be deemed to mean and include its designated partners, office-bearers, executors, successors-in-office, administrators, legal representatives and assigns) of the **ONE PART.** (I.T. PAN:-AAXFB9142R).

AND

**DEBDOOT VINCOM PRIVATE LIMITED**, An Indian Private Limited Company being incorporated under the Companies Act, 1956 (No.-1 of 1956) having its Corporate Identity Number (CIN):-U51109WB2008PTC126668 of dated 18/06/2008 and having its registered office at 159, Rabindra Sarani, 3<sup>rd</sup> floor, Room No.-3D, Kolkata-700007, in the State of West Bengal and the said Company is hereinafter represented by its Directors, **1.SMT. RITA DEVI GOYAL, Wife of Sri Uttam Kumar Goyal and 2.SRI ANKUSH GOYAL, Son of Sri Uttam Kumar Goyal**, Indian citizens, Hindu by religion, business by occupation, residents of Bankim Nagar, P.O.-Sevoke Road, P.S.-Bhaktinagar, District-Jalpaiguri, in the State of West Bengal; the Company named herein shall hereinafter be referred to and called as **"THE VENDOR"** or **"THE SECOND PARTY"** (The name and expression of which shall, unless otherwise expressed or is excluded by or repugnant to the subject or context, always be deemed to mean and include the respective directors of the Company named above, its office-bearers, executors, successors-in-offices, administrators, legal representatives and assigns) of the **SECOND PART.** (I. T. PAN:-AACCD9129Q).

AND

Debdoot Vincom Pvt. Ltd.  
Rita Devi Ghosal  
Director

Debdoot Vincom Pvt. Ltd.  
Animesh Ghosal  
Director

**Recital-I**

WHEREAS one Tushar Kumar Ray, Son of Pramada Nath Roy of Kolkata had been the sole, absolute and exclusive recorded owner of land being recorded in R. S. Khatian No.-176/5 (Ka), comprised in Sheet No.-8, situated within Mouza-Dabgram, J. L. No.-2, P.S.-Bhaktinagar, District-Jalpaiguri, in the State of West Bengal and the name of the said Tushar Kumar Ray has been found recorded in R. S. Khatian No.-176/5 (Ka) of Mouza-Dabgram, District-Jalpaiguri as per the Revisional Settlement's finally published Record-of-Rights (ROR) prepared and finally published under section 44 (2A) of the West Bengal Estate Acquisition Act, 1953 and modified under section 47 of the said Act and the said, Tushar Kumar Ray had also remained in absolute physical possession and peaceful occupation of the said land recorded in R. S. Khatian no.-176/5 (Ka) having permanent, heritable and transferable right, title and interest therein without any disturbance, objection and/or interference from anybody whomsoever being free from all encumbrances and charges whatsoever.

**AND**

WHEREAS above-named Tushar Kumar Ray being the recorded owner of R. S. Khatian no.-176/5 (Ka), comprised in Sheet No.-8, situated within Mouza-Dabgram, J. L. No.-3, P.S.-Bhaktinagar, District-Jalpaiguri, in the State of West Bengal then died intestate and left behind his the below-named five (5) legal heirs on his death:-

1. Bodhurani Winifred Mary Ray, Wife,
2. Robina Indira Ghosh, Daughter,
3. Nila Spiller, Daughter,
4. Sheila Ann Banerji, Daughter and
5. Tridib Kumar Ray, Son.

*Deed*  
In view of the aforesaid facts, the aforesaid five persons became the absolute joint owners having one-fifth (1/5<sup>th</sup>) undivided share each in all properties that belonged to the deceased (Tushar Kumar Ray) which also included land recorded in R. S. Khatian No.-176/5 (Ka), comprised in

Debdoot Vincom Pvt. Ltd.  
Riba Devi Goyal  
Director

Debdoot Vincom Pvt. Ltd.  
Anurag Agrawal  
Director

Sheet No.-8, situated within Mouza-Dabgram, J. L. No.-2, P.S.-Bhaktinagar (Previously-Rajganj), District-Jalpaiguri and after his death, the above named five legal heirs of him remained in absolute physical possession and peaceful occupation having transferable and saleable right, title and interest therein the said land and they became such owners by way of inheritance as described herein.

AND

WHEREAS being such owners, the above-named five legal heirs of Tushar Kumar Ray then sold and transferred for valuable consideration and also made over physical possession of all that piece or parcel of land measuring 0.18 Acre unto and in favour of one Bhaskar Biswas by virtue of a registered deed of sale bearing document no.-1837 of dated 25/05/2004 duly entered into Book no.-I, Volume No.-24, from pages 121 to 124 for the year 2004 being registered at the office of the District Sub-Registrar, Jalpaiguri and since the said purchase, Bhaskar Biswas became the sole, absolute and exclusive owner of the said land measuring 0.18 Acre and he also remained in his actual, khas and physical possession and peaceful occupation of the said land having permanent, heritable and transferable right, title and interest therein without any disturbance or interference from anybody whomsoever being free from all encumbrances and charges whatsoever.

AND

WHEREAS being such owner of land measuring 0.18 Acre, the above person, namely, Bhaskar Biswas then sold and transferred for valuable consideration and also made over physical possession of all that piece or parcel of land measuring 0.137 Acre in favour of the vendor company hereof (Debdoot Vincom (P) Limited) vide three (3) separate registered deeds of sale, the details of which are given here-in-below:-

1. One bearing document No.-3833 of dated 14/06/2011 duly entered in Book No.-I, CD Volume No.-12, from pages 1945 to 1964 for the year 2011 registered at the office of the Additional District Sub-Registrar, Rajganj, District-Jalpaiguri and the said deed comprised of an area measuring 0.03 Acre,

Debdoot Vincom Pvt. Ltd.  
Pulita Devi Goyal  
Director

Debdoot Vincom Pvt. Ltd.  
Ankurish Goyal  
Director

2. Another bearing document No.-3834 of dated 14/06/2011 duly entered in Book No.-I, CD Volume No.-12, from pages 1965 to 1984 for the year 2011 registered at the office of the Additional District Sub-Registrar, Rajganj, District-Jalpaiguri and the said deed comprised of an area measuring 0.057 Acre and

3. Another bearing document No.-3835 of dated 14/06/2011 duly entered in Book No.-I, CD Volume No.-12, from pages 1985 to 2004 for the year 2011 registered at the office of the Additional District Sub-Registrar, Rajganj, District-Jalpaiguri and the said deed comprised of an area measuring 0.05 Acre.

And in view of the above purchases, the vendor company hereof became the sole, absolute and exclusive owner of land measuring 0.137 Acre and it has also been in its absolute physical possession and peaceful occupation of the said land measuring in total 0.137 Acre having permanent, heritable and transferable right, title and interest therein and free, clear and marketable title without any disturbance or interference from anybody whomsoever being free from all encumbrances and charges whatsoever.

AND

**Recital-II**

WHEREAS one Nurul Haque, Son of Satabullya Mohammad had been the absolute and exclusive recorded owner of land being recorded in R. S. Khatian Nos.-314/3 and 314/4, comprised in Sheet No.-8, situated within Mouza-Dabgram, J. L. No.-2, P.S.-Bhaktinagar, District-Jalpaiguri, in the State of West Bengal and the name of the said Nurul Haque has been found recorded in R. S. Khatian Nos.-314/3 and 314/4 of Mouza-Dabgram, District-Jalpaiguri as per the Revisional Settlement's finally published Record-of-Rights (ROR) prepared and finally published under section 44 (2A) of the West Bengal Estate Acquisition Act, 1953 and modified under section 47 of the said Act and the said, Nurul Haque had also remained in absolute physical possession and peaceful occupation of the said land recorded in R. S. Khatian nos.-314/3 and 314/4 having

del

Debdoot Vincom Pvt. Ltd.  
Rita Devi Goyal  
Director

Debdoot Vincom Pvt. Ltd.  
Ankur Singh  
Director

permanent, heritable and transferable right, title and interest therein without any disturbance, objection and/or interference from anybody whomsoever being free from all encumbrances and charges whatsoever.

AND

WHEREAS above-named Nurul Haque being the recorded owner of R. S. Khatian nos.-314/3 and 314/4, comprised in Sheet No.-8, situated within Mouza-Dabgram, J. L. No.-3, P.S.-Bhaktinagar, District-Jalpaiguri, in the State of West Bengal then died intestate and left behind him, his daughter Anwara Begam (Bewa) as his only legal heir to inheritance all properties that belonged to the deceased (Nurul Haque) which also included land recorded in R. S. Khatian Nos.-314/3 and 314/4, comprised in Sheet No.-8, situated within Mouza-Dabgram, J. L. No.-2, P.S.-Bhaktinagar (Previously-Rajganj), District-Jalpaiguri and after his death, the above named legal heir of him remained in absolute physical possession and peaceful occupation having transferable and saleable right, title and interest therein the said land and she became such owner by way of inheritance as described herein.

AND

WHEREAS being such owner, the above-named legal heir of Nurul Haque then sold and transferred for valuable consideration and also made over physical possession of all that piece or parcel of land measuring 0.363 Acre or 22 Kathas vide two (2) separate registered deeds of sale, the details of which are given here-in-below:-

1. One bearing document No.-2650 of dated 31/03/2006 duly entered in Book No.-I, Volume No.-52, from pages 115 to 122 for the year 2006 registered at the office of the District Sub-Registrar, Jalpaiguri, District-Jalpaiguri in favour of Amal Bhadra and two others and the said deed comprised of an area measuring 12 Kathas and 11 Chattaks and

2. Another bearing document No.-2654 of dated 31/03/2006 duly entered in Book No.-I, Volume No.-57, from pages 147 to 152 for the year 2006 registered at the office of the District Sub-Registrar, Jalpaiguri, District-

Decd)

Debdoot Vincom Pvt. Ltd.  
Rita Devi Goyal  
Director

Debdoot Vincom Pvt. Ltd.  
Ankur Singh  
Director

Jalpaiguri in favour of Kushu Bhujel, Son of Late Kharga Bahadur Bhujel and the said deed comprised of an area measuring 9 Kathas and 5 Chattaks.

And in view of the above purchases, Amal Bhadra and two others became the absolute and exclusive owners of land measuring 12 Kathas and 11 Chattaks and Kushu Bhujel became the sole, absolute and exclusive owner of land measuring 9 Kathas and 5 Chattaks aggregating to area measuring 22 Kathas and they had also been in their absolute physical possession and peaceful occupation of the said land measuring in total 0.363 Acre or 22 Kathas having permanent, heritable and transferable right, title and interest therein and free, clear and marketable title without any disturbance or interference from anybody whomsoever being free from all encumbrances and charges whatsoever.

AND

WHEREAS being such owner of land measuring 9 Kathas and 5 Chattaks, the above person, namely, Kushu Bhujel then sold and transferred for valuable consideration and also made over physical possession of all that piece or parcel of land measuring 0.033 Acre out of his total land measuring 9 Kathas and 5 Chattaks unto and in favour of the vendor company hereof by virtue of a registered deed of sale bearing document no.-3829 of dated 14/06/2011 duly entered into Book no.-I, CD Volume No.-12, from pages 1871 to 1891 for the year 2011 being registered at the office of the Additional District Sub-Registrar, Rajganj and since the said purchase, the vendor hereof became the sole, absolute and exclusive owner of the said land measuring 0.033 Acre and it also remained in its actual, khas and physical possession and peaceful occupation of the said land having permanent, heritable and transferable right, title and interest therein without any disturbance, objection and/or interference from anybody whomsoever being free from all encumbrances and charges whatsoever.

AND

self



Debdoot Vincom Pvt. Ltd.  
Rika Devi Goyal  
Director

Debdoot Vincom Pvt. Ltd.  
Ankur Goyal  
Director

WHEREAS being such owner of land measuring 12 Kathas and 11 Chattaks, the above persons, namely, Amal Bhadra and two others then sold and transferred for valuable consideration and also made over physical possession of all that piece or parcel of land measuring 0.2104 Acre in favour of the vendor company hereof (Debdoot Vincom (P) Limited) vide three (3) separate registered deeds of sale, the details of which are given here-in-below:-

1. One bearing document No.-3836 of dated 14/06/2011 duly entered in Book No.-I, CD Volume No.-12, from pages 2049 to 2070 for the year 2011 registered at the office of the Additional District Sub-Registrar, Rajganj, District-Jalpaiguri and the said deed comprised of an area measuring 0.0754 Acre,

2. Another bearing document No.-3837 of dated 14/06/2011 duly entered in Book No.-I, CD Volume No.-12, from pages 2005 to 2026 for the year 2011 registered at the office of the Additional District Sub-Registrar, Rajganj, District-Jalpaiguri and the said deed comprised of an area measuring 0.075 Acre and

3. Another bearing document No.-3838 of dated 14/06/2011 duly entered in Book No.-I, CD Volume No.-12, from pages 2027 to 2048 for the year 2011 registered at the office of the Additional District Sub-Registrar, Rajganj, District-Jalpaiguri and the said deed comprised of an area measuring 0.0601 Acre.

And in view of the above purchases, the vendor company hereof became the sole, absolute and exclusive owner of land measuring 0.2104 Acre and it has also been in its absolute physical possession and peaceful occupation of the said land measuring in total 0.2104 Acre having permanent, heritable and transferable right, title and interest therein and free, clear and marketable title without any disturbance or interference from anybody whomsoever being free from all encumbrances and charges whatsoever.

AND

Deed?

Debdoot Vincom Pvt. Ltd.  
Rita Devi Goyal  
Director

Debdoot Vincom Pvt. Ltd.  
Anubh Goyal  
Director

WHEREAS in view of the above described chronological transfers, the vendor company hereof is at present the absolute owner of all that piece or parcel of land measuring 0.3804 Acre (0.033 Acre vide deed no.-3829 of 2011 + 0.03 Acre vide deed no.-3833 of 2011 + 0.057 Acre vide deed no.-3834 of 2011 + 0.05 Acre vide deed no.-3835 of 2011 + 0.0754 Acre vide deed no.-3836 of 2011 + 0.075 Acre vide deed no.-3837 of 2011 + 0.0601 Acre vide deed no.-3838 of 2011) to which the below-scheduled land has been a part and parcel and it has also got saleable right upon the said land measuring 0.3805 Acre being free from all encumbrances and charges whatsoever.

AND

WHEREAS being such owner, the vendor company hereof then got its name mutated and/or recorded into the records of the B. L. & L. R. O., Rajganj, District-Jalpaiguri for the land and a new L. R. Khatian bearing No.-252 has been opened in the name of the said vendor hereof comprising the said land and the name of the said company has also been published as Record-of-Rights (ROR) finally framed and finally published under the West Bengal Estate Acquisition Act, 1953 (W. B. Act I of 1953) and the said vendor hereof continued to its absolute saleable right and good title in the said land to which the below-scheduled land has also been a part and parcel and the said land has also been free from all encumbrances and charges whatsoever.

AND

WHEREAS being such owner having good title and saleable right, the vendor hereof being the Company, in need of money, has firmly and finally decided to sell and/or dispose of all that piece or parcel of land measuring 0.12 Acre out of its total land measuring 0.3805 Acre as owned by the Company as described above and for the purpose, the vendor Company got a resolution passed for sale of the said immovable property in an official business meeting of the Board of Directors of the Company. The vendor Company also got a resolution passed in its said official meeting whereby all the Board of Directors authorized one of its directors as named above to represent the Company to do the necessary to

del

Debdoot Vincom Pvt. Ltd.  
Rita Devi Goyal  
Director

Debdoot Vincom Pvt. Ltd.  
Anubh Goyal  
Director

give effect to valid sale and/or transfer and also to execute the deed of sale for absolute transfer of the said land of the Company during its meeting of the Board of Directors.

AND

WHEREAS in view of the above, the Company being the vendor or the second party hereof firmly and finally offered all that piece or parcel of land measuring 0.12 Acre and the said area measuring 0.12 Acre is offered for sale unto and in favour of the purchaser hereof which is fully described within the "Schedule" given below and butted and bounded within the boundaries given within the said Schedule and the vendor hereof put the said offer before the first party hereof at a monetary consideration amounting to Rs.71,00,000/- (Rupees seventy one lakh only) for the said area of land measuring 0.12 Acre.

AND

WHEREAS the representing director of the Company, at the time of placing the aforesaid offer and/or proposal before the purchaser hereof, also declares on behalf of the vendor Company that the below-scheduled land is neither vested in the State nor is liable to be vested in the State in terms of the provisions of the West Bengal Estate Acquisition Act, 1953 and the West Bengal Land Reforms Act, 1955. This is further declared by the vendor hereof that there is no Bargadar and/or share-cropper in the said below-scheduled land and there is no co-sharer in the said land.

The said land is offered for sale to the purchaser hereof by the vendor after disclosing the aforesaid facts relating thereto and declaring the same being free from all encumbrances and charges whatsoever.

AND

WHEREAS the purchaser hereof being in need of some suitable landed property within the said locality where the below-scheduled land is situated, on being coming into contact with the second party hereof, got the offer to buy the said below-scheduled land of the second party after

deep)

Debdoot Vincom Pvt. Ltd.  
Rita Devi Goyal  
Director

Debdoot Vincom Pvt. Ltd.  
Ankur Goyal  
Director

being made known about the facts relating thereto. The purchaser hereof, then relying on the aforesaid statements of the vendor, has accepted the aforesaid offer and agreed to purchase the said below-scheduled land measuring 0.12 Acre from the vendor hereof at or for the aforesaid consideration amounting to Rs.71,00,000/- (Rupees seventy one lakh only) being paid to the vendor Company hereof as per memo of consideration attached below against the purchase of the said below-scheduled land being free from all encumbrances and charges whatsoever.

AND

WHEREAS the parties herein, mutually considering the price of the below-scheduled land so offered by the vendor hereof and duly accepted by the purchaser as fair, reasonable and highest in the prevailing market, the vendor hereof has thus firmly and finally agreed to sell its below-scheduled land to the purchaser and the purchaser has agreed to purchase the same at the aforesaid, monetary consideration amounting to Rs.71,00,000/- (Rupees seventy one lakh only).

AND

WHEREAS in view of the above, the purchaser has paid the aforesaid sum of Rs.71,00,000/- (Rupees seventy one lakh only) to the vendor hereof as per memo of consideration attached below for which the representing director of the vendor Company acknowledges the receipt for and on behalf of the vendor Company hereof. The purchaser has paid the consideration money against purchase of the below-scheduled landed property measuring 0.12 Acre and one of the directors of the Company, duly authorized for the purpose has made himself present to execute these presents on behalf of the Company to convey good title and all rights lying in the below-scheduled landed property unto and in favour of the purchaser hereof.

NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the aforesaid offer, acceptance, free consent, agreement and in consideration of the sum of Rs.71,00,000/- (Rupees seventy one lakh

del

Debdoot Vincom Pvt. Ltd.  
Rita Devi Goyal  
Director

Debdoot Vincom Pvt. Ltd.  
Anubh Singh  
Director

only) paid by the day of these presents as per memo of consideration attached below by the purchaser to the vendor, (the receipt whereof the vendor, through one of its directors representing the Company does hereby acknowledge as having received and the said vendor also grants full discharge to the purchaser from the payment thereof), the vendor DOES hereby convey, assign, sell and transfer its said below-scheduled land together with all its right, title, interests, hereditaments, liberties, easements, trees and fences etc., whatsoever in any way belonging to or reputed to belong therewith and makes over possession thereof unto and in favour of the purchaser hereof absolutely and forever TO HAVE AND TO HOLD the same as an absolute estate by the purchase as exclusive owner thereof, peaceably and quietly, with permanent, heritable and transferable right and without any claim, objection, interference from any person or persons or party claiming under the vendor Company subject to the payment of land revenue to the superior landlord now the Government of West Bengal, represented by the B. L. & L. R. O., Rajganj, District-Jalpaiguri.

The vendor hereof, through one of its directors representing the Company further declares that the interests which the Company professes to transfer hereby-substitutes as on the date of these presents and that there exists no previous transfer, mortgage, lease, contract for sale or otherwise by the vendor unto and in favour of any other person or party respecting the said below-scheduled land or any part thereof and that the landed property hereby transferred, expressed or intended so to be, suffers from no defect of title and the same is not mortgaged with and/or pledged to any person or party or Bank or financial institution and the recitals made hereinabove – are all true and in the event of any contrary is proved, the vendor will be liable for false recitals and will also be liable to make good the loss or injury which the purchaser may suffer or sustain in consequence/s thereof.

The vendor hereof furthermore covenants with the purchaser that if for any defect of title of the said below-scheduled land or for any act done or suffered to be done by the vendor, the purchaser be deprived of ownership or of possession of the said below-scheduled land or any part thereof in future, then the vendor will return to the purchaser the full or

Debt

Debdoot Vincom Pvt. Ltd.  
Riba Devi Goyal  
Director

Debdoot Vincom Pvt. Ltd.  
Ankur Choudhary  
Director

proportionate part of the consideration money as the case may be together with an interest at the rate of rupees eighteen percent per annum from the date of such deprivation of ownership or of possession of the said below-scheduled land or any part thereof and the vendor will also pay adequate compensation to the purchaser for any other loss or injury which the purchaser may suffer or sustain resulting there from.

**THE DIRECTOR OF THE VENDOR COMPANY HEREOF** further declares and agrees that it will also, from time to time upon the request and on demand of the purchaser or its successors-in-office, execute all such acts, deeds and/or things whatsoever for further and more perfectly assigning the below-scheduled property and every part thereof unto and in favour of the purchaser, its representatives, successors-in-office and/or assigns and placing the LLP in possession of the same according to the true and intent meaning of this Deed as shall and may reasonably be required.

**“SCHEDULE OF THE LAND SOLD BY THIS DEED”**

All that piece or parcel of land measuring **0.12 (Zero point one two) Acre or 12 (Twelve) Decimal** being owned and possessed by the vendor Company hereof and the said area is absolutely **SOLD** by the vendor hereof to the LLP being the purchaser hereof.

The sold piece or parcel of land measuring 0.12 Acre is recorded as follows :-

<u>R. S. Khatian No.</u>	<u>R. S. Plot No.</u>	<u>L. R. Plot No.</u>	<u>Sold Area</u>
176/5 (Ka)	414	237	0.033 Acre
314/4	416/924	237	0.062 Acre
314/4	416/925	237	0.025 Acre
Total Area -			<u>0.120 Acre</u>

Deed

Debdoot Vincom Pvt. Ltd.  
Riba Devi Goyal  
Director

Debdoot Vincom Pvt. Ltd.  
Ankur K. Ghoshal  
Director

The aforesaid area of land measuring 0.12 Acre being recorded in **L. R. Khatian No.-252 (Two hundred and fifty two)**, situated within **MOUZA-DABGRAM**, comprised in **R. S. Sheet No.-8 (Eight) [L. R. Sheet No.-14]**, J. L. No.-2 (Two), Paragana-Baikunthapur, within the jurisdiction of P.S.-Bhaktinagar, Additional District Sub-Registry office-Bhaktinagar, Block-Rajganj, within the limits of Siliguri Municipal Corporation Area, Ward No.-43 (Forty three), District-Jalpaiguri, in the State of West Bengal. The proposed use of the sold land is Industrial and ROR Danga and the same is at present vacant. The sold property is said to have been situated Upper Bhanunagar.

The aforesaid land measuring 0.12 Acre sold by this deed is butted and bounded as follows: -

By the North :- Land of Chanda Devi and others.

By the South :- Land of Oraon Busty and Godown of Sampatram others.

By the East :- Land of vendor hereof.

By the West :- Land of vendor hereof.

The site plan of the sold land is prepared by a qualified surveyor (Amin) and the same is enclosed to this deed which shall always form part of this deed of sale.

The photograph and the impression of all fingers of both hands of the directors of the vendor Company hereof duly authorized and that of one of the authorized partners of the purchasing LLP hereof are duly affixed upon separate sheets enclosed herewith which shall always form part of this Deed of Sale (Conveyance).

sell

NO 1168 DATED 27/7/2021  
SOLD TO BGD Enterprises LLP  
OF Siliguri  
RUPEES 5100

*S. K. Sarkar*  
(S. K. Sarkar)  
STAMP VENDOR,  
A.D.S.R. Office, Siliguri  
L/No-8/197F

Debdoot Vincom Pvt. Ltd.  
*Rita Devi Goyal*  
Director



1328



Debdoot Vincom Pvt. Ltd.  
*Rita Devi Goyal*  
Director



1329

*Sr.*  
Adcl. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

Debdoot Vincom Pvt. Ltd.  
*Anurach Goyal*  
Director

08-AUG-2021



*Rajee Banerjee*  
*Sanku Rabi Banerjee*  
*Rabindra nagar*  
*Jalpaiguri*



**IN WITNESS WHEREOF**, the authorized directors of the vendor Company hereof, in their good health and conscious minds, have set and subscribed their hands on this **DEED OF SALE** on behalf of the vendor Company hereof on the day, month and year as first above-written.

**WITNESSES:**

1. Raju Banerjee  
S/O Sri Rabi Banerjee  
Rabindra nagar  
Salpaiguri

Debdoot Vincom Pvt. Ltd.  
Riba Devi Goyal  
Director

2. Gourav Seal,  
S/O- Late Gopal Seal,  
Dangi Para, P/O- Siliguri  
Pin - 734001.

Debdoot Vincom Pvt. Ltd.  
Ankur Goyal  
Director

THE VENDOR.  
=====

Drafted, read over and explained by me and printed in my office.



(SANJAY KUMAR MARODIA)  
ADVOCATE: : SILIGURI  
REGN. NO. 849/840/92.



*[Handwritten signature]*

Adl. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

08 AUG 2021

## MEMO OF CONSIDERATION

Received from within named purchaser or the first party, a sum of Rs.71,00,000/- (Rupees seventy one lakh only) as full consideration against sale of land measuring 0.12 Acre as described within the "Schedule" given above as per receipt signed herein.

### Mode of payment:

<u>Cheque No.</u>	<u>Date</u>	<u>Amount</u>	<u>Drawn on</u>
000001	06.07.2021	40,00,000/-	HDFC Bank
000004	09.07.2021	30,00,000/-	HDFC Bank
000016	14.07.2021	1,00,000/-	HDFC Bank

-----  
Total Rs. -71,00,000/-  
=====

*del*  
IN WITNESS WHEREOF, the authorized directors of the vendor Company hereof, in their good health and conscious minds, have signed this memo of consideration/receipt on behalf of the vendor Company hereof on this the 4<sup>th</sup> day of the month of August, 2021.

### WITNESSES:

1. *Raja Banerjee*  
*S/o Sri Rabi Banerjee*  
*Rabindra nagar*  
*Jalpaiguri*

**Debdoot Vincom Pvt. Ltd.**  
*Rita Devi Goyal*  
Director

2. *Gourav Seal.*  
*S/o- Late Gopal Seal.*  
*Dangi Para, P/O- Siliguri.*  
*Pin- 734001.*

**Debdoot Vincom Pvt. Ltd.**  
*Ankush Goyal*  
Director

Signature on memo of consideration.



*[Handwritten signature]*

Adl. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

C 8 AUG 2021









Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. BHAKTINAGAR, District Name :Jalpaiguri

Signature / LTI Sheet of Query No/Year 07112001202903/2021

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt RITA DEVI GOYAL Bankim Nagar, City:- Siliguri Mc. , P.O:- Sevoke Road, P.S:- Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734001	Representative of Seller [DEBDOO T VINCOM PRIVATE LIMITED]			Debdoot Vincom Pvt. Ltd. Rita Devi Goyal Director
2	Shri ANKUSH GOYAL Bankim Nagar, City:- Siliguri Mc. , P.O:- Sevoke Road, P.S:- Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734001	Representative of Seller [DEBDOO T VINCOM PRIVATE LIMITED]			Debdoot Vincom Pvt. Ltd. Ankush Goyal Director
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Shri Raju Banerjee Son of Shri Rabi Banerjee Rabindra Nagar, City:- Siliguri Mc. , P.O:- Rabindra Sarani, P.S:- Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734006	Shri CHIRAG GARG, Smt RITA DEVI GOYAL, Shri ANKUSH GOYAL			Raju Banerjee



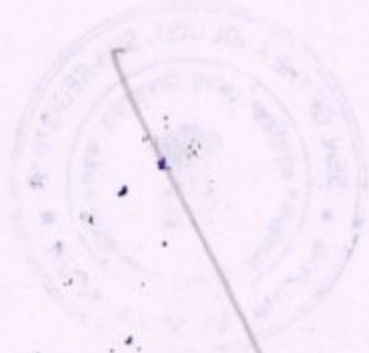
f

Addl. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

08 AUG 2021

*Tulsi Lama*

(Tulsi Lama)  
ADDITIONAL DISTRICT  
SUB-REGISTRAR  
OFFICE OF THE A.D.S.R.  
BHAKTINAGAR  
Jalpaiguri, West Bengal



Additional District Sub-Registrar  
Bhaktinagar, Jalpaiguri

08 AUG 2021




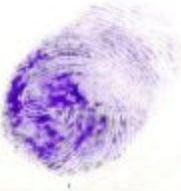



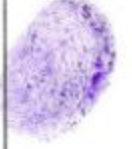
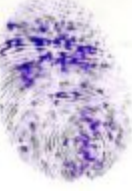
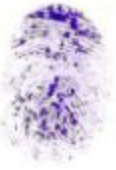
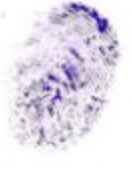
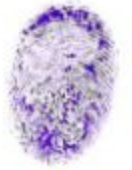

*[Handwritten signature]*

Addl. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

C 8 AUG 2021



## EXECUTANT / CLAIMANT SHEET

PHOTO		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Left Hand					
	Right Hand					

BGD ENTERPRISES LLP

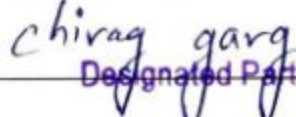
  
 Designated Partner  
 Signature

PHOTO		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Full Signature of the Person	Left Hand					
	Right Hand					

\_\_\_\_\_  
Signature














*[Handwritten signature]*

Addl. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

8 AUG 2021







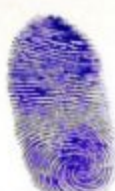




## EXECUTANT / CLAIMANT SHEET

PHOTO		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Left Hand					
	Right Hand					

Debdoot Vincom Pvt. Ltd.

*Riba Devi Goyal*  
Director

Signature

PHOTO		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Left Hand					
	Right Hand					

Debdoot Vincom Pvt. Ltd.

*Anurag Goyal*  
Director

Signature



*[Handwritten signature]*

Addl. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

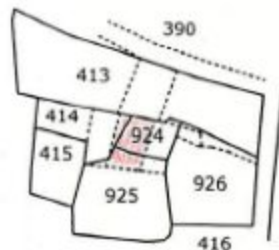
08 AUG 2021

**NAME OF THE PURCHASER. :-**  
 BGD ENTERPRISES LLP.  
 OFFICE AT SHIV MANDIR ROAD,  
 PUNJABI PARA, P.O. & P.S. SILIGURI,  
 DIST. DARJEELING,  
**REPRESENTED BY ONE OF ITS PARTNERS. :-**  
 SRI CHIRAG GARG.  
 S/O. SRI BIRENDRA KUMAR AGARWAL.  
 RESIDENT OF UTRAYAN, P.O. & P.S. MATIGARA,  
 DIST. DARJEELING

**NAME OF THE VENDOR. :-**  
 DEBDOOT VINCOM PVT. LTD.  
 REGISTERED OFFICE AT 159,  
 RABINDRA SARANI, 3 RD FLOOR,  
 ROOM NO. 3D, KOLKATA-700007  
**REPRESENTED BY ITS DIRECTORS. :-**  
 1) SMT. RITA DEVI GOYAL.  
 W/O. SRI UTTAM KUMAR GOYAL.  
 2) SRI ANKUSH GOYAL.  
 S/O. SRI UTTAM KUMAR GOYAL.  
 BOTH RESIDENTS OF BANKIM NAGAR,  
 P.O. SEVOKE ROAD, P.S. BHAKTINAGAR,  
 DIST. JALPAIGURI.

**LAND SCHEDULE. :-**  
 MOUZA. :- DABGRAM,  
 J. L. NO. :- 2,  
 SHEET NO. :- R.S. 8, L.R. 14  
 P.S. :- BHAKTINAGAR,  
 DIST. :- JALPAIGURI.

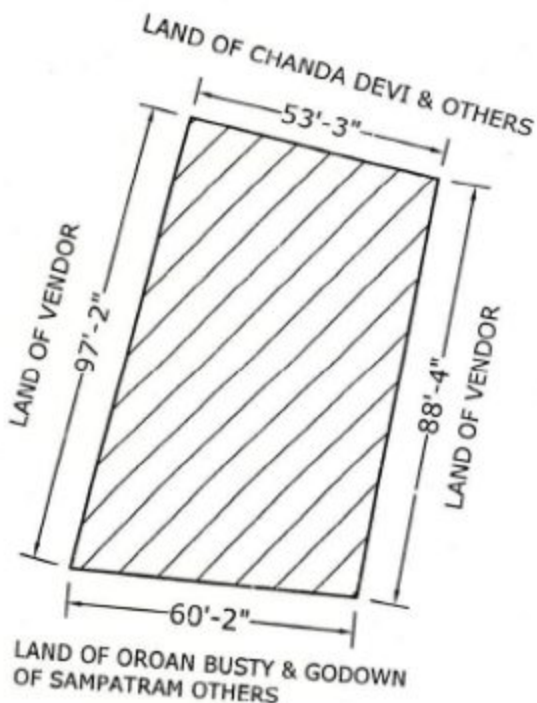
**LAND AREA. :- 0.12 ACRE.**



PART TRACE MAP OF MOUZA DABGRAM, J. L. NO. 2,  
 SHEET NO. R.S. 8, P.S. BHAKTINAGAR, DIST. JALPAIGURI,  
 SCALE. :- 16" = 1 MILE, PROPOSED PLOT SHOWN

**AREA STATEMENT :-**

KHATIAN NO.		PLOT NO.		AREA IN
R.S.	L.R.	R.S.	L.R.	AREA
176/5	252	414	237	0.033
314/4	252	416/924	237	0.062
314/4	252	416/925	237	0.025
<b>TOTAL AREA. :- 0.120</b>				



**Debdoot Vincom Pvt. Ltd.**

*Rita Devi Goyal*  
 Director

**Debdoot Vincom Pvt. Ltd.**

*Ankush Goyal*  
 Director

SIGNATURE OF THE VENDOR.

DRAWN BY. :-

*M. Acharya*  
 M. Acharya  
 Surveyor

(Regd. No. 15414/1)

SITE PLAN.  
 SCALE. :- 1" = 40'-0"



f

Addl. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

08 AUG 2021

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

DEBDOOT VINCOM PRIVATE LIMITED

18/06/2008

Permanent Account Number

AACCD91290

Debdoot Vincom Pvt. Ltd.

*Rita Devi Goyal*

Director

Debdoot Vincom Pvt. Ltd.

*Ankur Lal*

Director



*AS*

Addl. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

08 AUG 2021





ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

WDB1458389



নির্বাচকের নাম : রীতা দেবী গোয়েল  
(আগরওয়াল)  
Elector's Name : Rita Devi Goyal  
(Agarwal)  
স্বামীর নাম : উত্তম কুমার  
আগরওয়াল  
Husband's Name : Uttam Kr. Agarwal  
লিঙ্গ/Sex : ঙ্গী/F  
জন্ম তারিখ  
Date of Birth : XX/XX/1972

WDB1458389

ঠিকানা:  
বঙ্কিমনগর, পিসিওটি সিটি, কোর্ট, তড়িলাল,  
জলপাইগুড়ি, 734008

Address:  
BANKIMANAGAR, SILIGURI (M CORP.),  
BHAKTINAGAR, JALPAIGURI, 734008

Date: 16/01/2011

19-সেবগ্রাম-ফুলবারি নির্বাচন কেন্দ্রের নির্বাচিত নিবন্ধন  
অধিকারিকের স্বাক্ষরের অনুলিপি  
Facsimile Signature of the Electoral  
Registration Officer for  
19-Dabgram-Phulbari Constituency

কোনো পরিবর্তন হলে নতুন ঠিকানার জ্যেষ্ঠ সিটি নম্বর (সেই নং নতুন)  
স্বাক্ষর নতুন সঠিক পরিবর্তন পাওয়ার জন্য সিটি নম্বর এই  
পরিবর্তনকারী নথিতে উল্লেখ করুন।  
In case of change in address mention this Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number.

871080

Rita Devi Goyal



*[Handwritten signature]*

Addl. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

08 AUG 2021



ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

WDB2029049



নির্বাচকের নাম : অঙ্কুশ গোয়েল  
Elector's Name : Ankush Goyal  
পিতার নাম : উত্তম কুমার গোয়েল  
Father's Name : Uttam Kr Goyal  
লিঙ্গ/Scx : পুং/ M  
জন্ম তারিখ  
Date of Birth : 25/09/1995

WDB2029049

ঠিকানা:  
বঙ্কিমনগর, বিশিষ্ট বিটি কর্পো, অভিনগর,  
জলপাইগুড়ি- 734008

Address:  
BANKIMNAGAR, SILIGURI (M CORP.),  
BHAKTINAGAR, JALPAIGURI- 734008

Date: 29/11/2013

19-ডাগগ্রাম-ফুলবাড়ি নির্বাচন কেন্দ্রে নির্বাচন নিবন্ধন  
আফিসারের স্বাক্ষরে অনুমোদিত  
Facsimile Signature of the Electoral  
Registration Officer for  
19-Dabgram-Fulbari Constituency

নিবন্ধন পরিবর্তন হলে সর্বোচ্চ ত্রিশ দিনের মধ্যে নির্বাচন কেন্দ্রে  
স্বাক্ষরে সঠিক পরিচয়পত্র পেশ করে এবং নির্বাচন কেন্দ্রে  
পরিচয়পত্রের নথিটি উল্লেখ করুন।  
In case of change in address mention this Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number.

1270003

Ankush Goyal



f

Addl. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

08 AUG 2021



ভারত সরকার

Government of India



রীতা দেবী গোয়েল  
Rita Devi Goyal  
পতি : উত্তম গোয়েল  
Husband : Uttam Goyal  
জন্মতারিখ / DOB : 10/12/1970  
মহিলা / Female



9967 3202 6059

আমার আধার, আমার পরিচয়



ভারতীয় একমুদ্রিত পরিচয় প্রমাণিকরণ

Unique Identification Authority of India

ঠিকানা:

মহা লক্ষ্মী গার্ডেন, বঙ্কিম নগর,  
সেবক রোড, ওয়ার্ড নং 41,  
শিলিগুড়ি (মৌরসভা), সেভোক  
রোড, জলপাইগুড়ি, পশ্চিম বঙ্গ,  
734001

Address:

MAHALAXMI GARDEN, BANKIM  
NAGAR, SEVOKE ROAD, WARD  
NO 41, Siliguri (m.corp.), Sevoke  
Road, Jalpaiguri, West Bengal,  
734001

9967 3202 6059



1947



help@uidai.gov.in

WWW

www.uidai.gov.in

Rita Devi Goyal



*[Handwritten signature]*

Addl. District Sub-Registrar  
Bhakti Neger, Jalpaiguri

08 AUG 2021



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

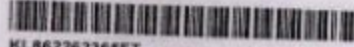
Unique Identification Authority of India

Government of India

আপেক্ষাকৃতিক আইডি / Enrollment No. : 1215/10076/49930

06/04/2014

To  
Ankush Goyal  
বন্ধুশ গোয়েল  
MAHALAXMI GARDEN, BANKIM NAGAR  
SEVOKE ROAD  
WARD NO 41  
Siliguri (m.corp.)  
Sevoke Road, Jalpaigun  
West Bengal - 734001  
9434048301



KL862262365FT

66226236



আপনার আধার সংখ্যা / Your Aadhaar No. :

**4267 8957 5969**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



বন্ধুশ গোয়েল  
Ankush Goyal  
পিতা : উত্তম কুমার গোয়েল  
Father : Uttam Kumar Goyal

জন্মতারিখ/DOB: 06/05/1995  
পুংস্ব / Male

**4267 8957 5969**



আধার - সাধারণ মানুষের অধিকার

Ankush Goyal



*f*

Addl. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

C 8 AUG 2021





भारत सरकार  
Government of India

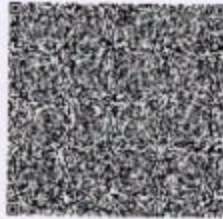
भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 0648/00780/56873

Download Date: 11/05/2021

To  
चिराग गार्ग  
Chirag Garg  
C/O Birendra Kumar Agarwal  
A-1202 BARSANA  
BLOCK-A, Uttarayan Township  
SILIGURI  
Matigara  
Matigara  
Darjeeling West Bengal - 734010  
9733923333

Issue Date: 24/01/2020



आपका आधार क्रमांक / Your Aadhaar No. :

**3467 0056 6524**

VID : 9175 6275 5013 7541

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



चिराग गार्ग  
Chirag Garg  
जन्म तिथि/DOB: 22/08/1991  
पुरुष/ MALE

Issue Date: 24/01/2020

**3467 0056 6524**

VID : 9175 6275 5013 7541

मेरा आधार, मेरी पहचान



Government of India



### सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

### INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, **mAadhaar App** के साथ।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



पता:  
C/O बिरेंद्र कुमार अगरवाल, ए-1202 बरसाना, ब्लॉक-ए, उत्तरायन टाउनशिप, सिलिगुरी, मतिगारा, दार्जिलिंग, पश्चिम बंगाल - 734010

Address:  
C/O Birendra Kumar Agarwal, A-1202 BARSANA, BLOCK-A, Uttarayan Township, SILIGURI, Matigara, Darjeeling, West Bengal - 734010



**3467 0056 6524**

VID : 9175 6275 5013 7541

chirag garg



*Jr*

Addl. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

8 AUG 2021

  
 ভারতের নির্বাচন কমিশন  
 परिचय पत्र  
 ELECTION COMMISSION OF INDIA  
 IDENTITY CARD

XEQ1212703




নির্বাচকের নাম : চিরাগ গর্গ  
 Elector's Name : Chirag Garg  
 পিতার নাম : বিজেন্দ্র আগরওয়াল  
 Father's Name : Birendra Agarwal  
 লিঙ্গ/Sex : পুং/ M  
 জন্ম তারিখ : 22/08/1991  
 Date of Birth : 22/08/1991

XEQ1212703

ঠিকানা:  
 রাজেন চহেত্রী মোড়, শিলিগুড়ি মিটাং  
 কর্পোরেশন, শিলিগুড়ি, অরুণাচল, 734001

Address:  
 RAJEN CHHETRI MORE, SILIGURI (M  
 CORP.), SILIGURI, DARJEELING, 734001



Date: 18/09/2010

26-শিলিগুড়ি নির্বাচন কেন্দ্রে নির্বাচন নিয়ন্ত্রণ অধিকারিকের  
 স্বাক্ষরের অনুলিপি  
 Facsimile Signature of the Electoral  
 Registration Officer for  
 26-Siliguri Constituency

বিধান পরিবর্তন হলে যথা উপযুক্ত প্রমাণ সহ এই কার্ড ও এর  
 সংক্রান্ত ফর্ম নথি, পরিবর্তন কার্ডের জন্য নির্দিষ্ট বোর্ড অব  
 পরিচালনার নিকট উপস্থাপন করুন।  
 In case of change in address mention this Card No.  
 in the relevant Form for including your name in the  
 roll at the changed address and to obtain the card  
 with same number.

chirag garg



*[Handwritten signature]*

Addl. District Sub-Registrar  
Shekhi Nagar, Jalpaiguri

08 AUG 2021



ई- स्थायी लेखा संख्या कार्ड  
e - Permanent Account Number (e-PAN) Card  
AAXFB9142R

नाम / Name	BGD ENTERPRISES LLP
निगमन/गठन की तारीख Date of Incorporation / Formation	07/05/2021
	 <p>Signature Not Verified Digitally signed by Income Tax Deptt. Date: 2021.06.10 07:43:06 IST</p>

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलक्ट्रॉनिक जानकारी का आसान रखरखाव व बाहली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उद्धरण अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card. मलगत पैन कार्ड में एनहांसड क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Cut

<p>आयकर विभाग INCOME TAX DEPARTMENT</p> <p>भारत सरकार GOVT. OF INDIA</p> <p>स्थायी लेखा संख्या कार्ड Permanent Account Number Card AAXFB9142R</p> <p>नाम / Name BGD ENTERPRISES LLP</p> <p>निगमन/गठन की तारीख Date of Incorporation/Formation 07/05/2021</p> 	<p>इस कार्ड के खोने/पाने पर कृपया सूचित करें/सौंपें: आयकर पैन सेवा इकाई, एन एस डी एल 5 वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8, मॉडेल कॉलोनी, दीप बंगला चौक के पास, पुणे - 411 016.</p> <p>If this card is lost / someone's lost card is found, please inform / return to :</p> <p>Income Tax PAN Services Unit, NSDL 5th Floor, Mantri Sterling, Plot No. 341, Survey No. 997/8, Model Colony, Near Deep Bungalow Chowk, Pune - 411 016.</p> <p>Tel: 91-20-2721 8080, Fax: 91-20-2721 8081 e-mail: tininfo@nsdl.co.in</p>
--	--

Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, [click here](#)

BGD ENTERPRISES LLP

chirag garg  
Designated Partner



*[Handwritten signature]*

**Addl. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri**

**C 8 AUG 2021**

### Major Information of the Deed

Deed No :	I-0711-05318/2021	Date of Registration	09/08/2021
Query No / Year	0711-2001202903/2021	Office where deed is registered	
Query Date	24/07/2021 5:08:01 PM	0711-2001202903/2021	
Applicant Name, Address & Other Details	Sanjay Kumar Marodia Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9641330084, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 71,00,000/-	Rs. 76,58,183/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 3,06,347/- (Article:23)	Rs. 76,596/- (Article:A(1), E.)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: Jalpaiguri, P.S:- Bhaktinagar, Municipality: SILIGURI MC, Road: Upper Bhanunagar Ward no 43, Mouza: Dabgram Sheet No - 8, JI No: 2, Pin Code : 734001

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-414	RS-176/5	Industrial Use	Danga	3.3 Dec	20,00,000/-	21,06,000/-	Width of Approach Road: 1 Ft.,
L2	RS-416/924	RS-314/4	Industrial Use	Danga	6.2 Dec	36,00,000/-	39,56,728/-	Width of Approach Road: 1 Ft.,
L3	RS-416/925	RS-314/4	Industrial Use	Danga	2.5 Dec	15,00,000/-	15,95,455/-	Width of Approach Road: 1 Ft.,
		<b>TOTAL :</b>			<b>12Dec</b>	<b>71,00,000 /-</b>	<b>76,58,183 /-</b>	
	<b>Grand Total :</b>				<b>12Dec</b>	<b>71,00,000 /-</b>	<b>76,58,183 /-</b>	

### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>DEBDOOT VINCOM PRIVATE LIMITED</b> Mittal Complex, Opposite Anandaloke Nursing Home, City:- Siliguri Mc, , P.O:- Siliguri, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734001 , PAN No.:: AAxxxxxx9Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative



*[Handwritten signature]*

Addl. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

08 AUG 2021



**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>BGD ENTERPRISES LLP</b> Shiv Mandir Road, Punjabi Para, City:- Siliguri Mc, , P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 , PAN No.:: AAxxxxxx2R,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Shri CHIRAG GARG</b> Son of Shri BIRENDRA KUMAR AGARWAL Uttorayan, City:- , P.O:- Matigara, P.S:-Matigara, District:- Darjeeling, West Bengal, India, PIN:- 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 34xxxxxxxx6524 Status : Representative, Representative of : BGD ENTERPRISES LLP (as partner)
2	<b>Smt RITA DEVI GOYAL (Presentant )</b> Wife of Shri Uttam Kumar Goyal Bankim Nagar, City:- Siliguri Mc, , P.O:- Sevoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, , Aadhaar No: 99xxxxxxxx6059 Status : Representative, Representative of : DEBDOOT VINCOM PRIVATE LIMITED (as director)
3	<b>Shri ANKUSH GOYAL</b> Son of Shri Uttam Kumar Goyal Bankim Nagar, City:- Siliguri Mc, , P.O:- Sevoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 42xxxxxxxx5969 Status : Representative, Representative of : DEBDOOT VINCOM PRIVATE LIMITED (as director)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Shri Raju Banerjee</b> Son of Shri Rabi Banerjee Rabindra Nagar, City:- Siliguri Mc, , P.O:- Rabindra Sarani, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006			
Identifier Of Shri CHIRAG GARG, Smt RITA DEVI GOYAL, Shri ANKUSH GOYAL			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	DEBDOOT VINCOM PRIVATE LIMITED	BGD ENTERPRISES LLP-3.3 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	DEBDOOT VINCOM PRIVATE LIMITED	BGD ENTERPRISES LLP-6.2 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	DEBDOOT VINCOM PRIVATE LIMITED	BGD ENTERPRISES LLP-2.5 Dec



Director  
Bhakti Nagar  
Dist. Jalpaiguri

Addl. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

08 AUG 2021

Director  
Bhakti Nagar  
Dist. Jalpaiguri

Director  
Bhakti Nagar  
Dist. Jalpaiguri



OFFICE OF THE  
ADDITIONAL DISTRICT  
SUB-REGISTRAR  
BHAKTI NAGAR  
JALPAIGURI



Addl. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

08 AUG 2021

**Endorsement For Deed Number : I - 071105318 / 2021**

**On 30-07-2021**

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 76,58,183/-

*Tulsi Lama*

**Tulsi Lama  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BHAKTINAGAR  
Jalpaiguri, West Bengal**

**On 08-08-2021**

**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 11:30 hrs on 08-08-2021, at the Private residence by Smt RITA DEVI GOYAL ..

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 ) [Representative]**

Execution is admitted on 08-08-2021 by Smt RITA DEVI GOYAL, director, DEBDOOT VINCOM PRIVATE LIMITED (Private Limited Company), Mittal Complex, Opposite Anandaloke Nursing Home, City:- Siliguri Mc, , P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001

Indetified by Shri Raju Banerjee, . , Son of Shri Rabi Banerjee, Rabindra Nagar, P.O: Rabindra Sarani, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Service

Execution is admitted on 08-08-2021 by Shri ANKUSH GOYAL, director, DEBDOOT VINCOM PRIVATE LIMITED (Private Limited Company), Mittal Complex, Opposite Anandaloke Nursing Home, City:- Siliguri Mc, , P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001

Indetified by Shri Raju Banerjee, . , Son of Shri Rabi Banerjee, Rabindra Nagar, P.O: Rabindra Sarani, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Service

*Tulsi Lama*

**Tulsi Lama  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BHAKTINAGAR  
Jalpaiguri, West Bengal**

**On 09-08-2021**

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 76,596/- ( A(1) = Rs 76,582/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 76,596/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/08/2021 12:22PM with Govt. Ref. No: 192021220044711631 on 05-08-2021, Amount Rs: 76,596/-,  
Bank: State Bank of India ( SBIN0000001), Ref. No. CKR0449813 on 05-08-2021, Head of Account 0030-03-104-001-16



*[Handwritten signature]*

Addl. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

08 AUG 2021

### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,06,347/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 3,01,347/-

#### Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 1168, Amount: Rs.5,000/-, Date of Purchase: 27/07/2021, Vendor name: S K Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/08/2021 12:22PM with Govt. Ref. No: 192021220044711631 on 05-08-2021, Amount Rs: 3,01,347/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKR0449813 on 05-08-2021, Head of Account 0030-02-103-003-02



**Tulsi Lama**

**ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BHAKTINAGAR**

**Jalpaiguri, West Bengal**



*[Handwritten signature]*

Addl. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

08 AUG 2021



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2021, Page from 143084 to 143120  
being No 071105318 for the year 2021.



Digitally signed by TULSI LAMA  
Date: 2021.08.13 18:10:42 +05:30  
Reason: Digital Signing of Deed.

*Tulsi Lama*

(Tulsi Lama) 2021/08/13 06:10:42 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BHAKTINAGAR  
West Bengal.

(This document is digitally signed.)



Addl. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

08 AUG 2021

*[Faint handwritten text]*

*[Faint handwritten text]*

*[Faint handwritten text]*



Debbot Vincon Pvt Ltd.  
Bha. Dora (1/1/14)  
Director

Debbot Vincon Pvt Ltd.  
Bha. Dora (1/1/14)  
Director











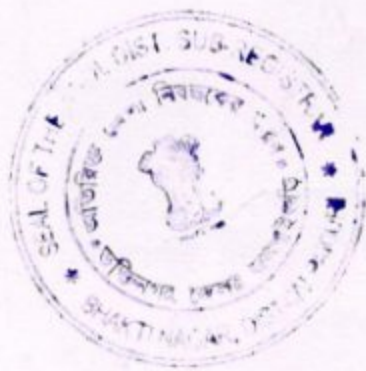
*Handwritten signature*











*Shantinarayan*







800 ENTERPRISES LTD

1982/83



5/1/19