

Certificate of Registration under section 60 and Rule 69,

Registered in Book - I

Volume number 0702-2018, Page from 21268 to 21289

being No 070200919 for the year 2018.



Digitally signed by Yogen Tshering Bhutia
Date: 2018.06.19 14:51:55 +05:30
Reason: Digital Signing of Deed.

Yogen Tshering Bhutia

(Yogen Tshering Bhutia) 19-06-2018 14:51:32
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. JALPAIGURI
West Bengal.

(This document is digitally signed.)

On 18-06-2018

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

Presented for registration at 20:30 hrs on 18-06-2018, at the Private residence by Shri BHANWAR LAL JAIN, Executant.

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 18/06/2018 by Shri BHANWAR LAL JAIN, Son of Late Sova Chand Jain, 2½ Mile, Sevoke Road, Siliguri, P.O: Sevoke Road, Thana. Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business

Indetified by Shri Ashok Kumar Jain, , Son of Shri Bhanwar Lal Jain, 2½ Mile, Sevoke Road, Siliguri, P.O: Sevoke Road, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business



Yogen Tshering Bhutia
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. JALPAIGURI
Jalpaiguri, West Bengal

On 19-06-2018

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 2,45,071/- (A(1) = Rs 2,45,025/- , E = Rs 14/- , H = Rs 28/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,45,071/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 05/06/2018 2:11PM with Govt. Ref. No: 192018190245428951 on 05-06-2018, Amount Rs: 2,45,071/-,

Bank: ICICI Bank (ICIC0000006), Ref. No. 1466190177 on 05-06-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 17,15,195/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 17,14,195/-

Description of Stamp
1. Stamp: Type: Impressed, Serial no 9095, Amount: Rs. 1,000/-, Date of Purchase: 07/06/2018, Vendor name: Jaya Rani Das

2. Stamp: Type: Court Fees, Amount: Rs.10/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 05/06/2018 2:11PM with Govt. Ref. No: 192018190245428951 on 05-06-2018, Amount Rs: 17,14,195/-,
Bank: ICICI Bank (ICIC0000006), Ref. No. 1466190177 on 05-06-2018, Head of Account 0030-02-103-003-02



Yogen Tshering Bhutia
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. JALPAIGURI
Jalpaiguri, West Bengal

Major Information of the Deed :- I-0702-00919/2018-19/06/2018

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri PANKAJ GARG Son of Madan Lal Garg 2½ Mile, Sevoke Road, Siliguri, P.O:- Sevoke Road, P.S:- Bhaktinagar, District- Jalpaiguri, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : BRAHMAPUTRA COMMODITIES PRIVATE LIMITED (as Director)

Identifier Details :

Name & address	
Shri Ashok Kumar Jain Son of Shri Bhanwar Lal Jain 2½ Mile, Sevoke Road, Siliguri, P.O:- Sevoke Road, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Shri BHANWAR LAL JAIN, Shri PANKAJ GARG	

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Shri BHANWAR LAL JAIN	BRAHMAPUTRA COMMODITIES PRIVATE LIMITED-27.225 Dec

Endorsement For Deed Number : I - 070200919 / 2018

On 08-05-2018

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. 2,45,02,500/-



Yogen Tshering Bhutia
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. JALPAIGURI
Jalpaiguri, West Bengal

Major Information of the Deed :- I-0702-00919/2018-19/06/2018

Major Information of the Deed

Deed No :	I-0702-00919/2018	Date of Registration	19/06/2018
Query No / Year	0702-0000731613/2018	Office where deed is registered	
Query Date	08/05/2018 1:29:55 PM	D.S.R. JALPAIGURI, District: Jalpaiguri	
Applicant Name, Address & Other Details	Rajesh Kumar Agarwal S.P. Mukherjee Road, Khalpara, Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobilo No. : 9434020010, 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. 2,45,02,500/-	Rs. 2,45,02,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 17,15,195/- (Article:23)	Rs. 2,45,071/- (Article:A(1), E, E, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assent slip.(Urban area)		

Land Details :

District: Jalpaiguri, P.S:- Bhaktinagar, Municipality: SILIGURI MC, Road: Sevoke Road, Road Zone : (Cosmos Mall – Orbit Mall) , Mouza: Dabgram Sheet No - 5

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-133	RS-83/1	Industrial Use	Sahari	16.5 Katha	2,45,02,500/-	2,45,02,500/-	Property is on Road
Grand Total :					27.225Dec	245,02,500 /-	245,02,500 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri BHANWAR LAL JAIN (Presentant) Son of Late Sova Chand Jain 2½ Mile, Sevoke Road, Siliguri, P.O:- Sevoke Road, P.S:- Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN - 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AETPJ2570D, Status :Individual, Executed by: Self, Date of Execution: 18/06/2018 , Admitted by: Self, Date of Admission: 18/06/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/06/2018 , Admitted by: Self, Date of Admission: 18/06/2018 ,Place : Pvt. Residence

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	BRAHMAPUTRA COMMODITIES PRIVATE LIMITED Galaxy Tower, 3rd Floor, Near P.C. Mittal Bus Stan, P.O:- Sevoke Road, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN - 734001 , PAN No.: AADCB5013C, Status :Organization, Status : Not Executed

Major Information of the Deed :- I-0702-00919/2018-19/06/2018

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201819-024542895-1

Payment Mode Online Payment

GRN Date: 05/06/2018 14:10:12

Bank : ICICI Bank

BRN : 1466190177

BRN Date: 05/06/2018 14:11:18

DEPOSITOR'S DETAILS

Name : Rajesh Kumar Agarwal
Contact No :
E-mail :
Address : Siliguri
Applicant Name : Mr Rajesh Kumar Agarwal
Office Name :
Office Address :
Status of Depositor : Advocate
Purpose of payment / Remarks : Sale, Sale Document Payment No 3

Id No. : 07020000731613/3/2018
(Duty No/Challan Year)

Mobile No. : +91 9434020016

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	07020000731613/3/2018	Property Registration- Stamp duty	0030-02-103-003-02	1714195
2	07020000731613/3/2018	Property Registration- Registration Fees	0030-03-104-001-16	245071

Total

1959266

In Words : Rupees Nineteen Lakh Fifty Nine Thousand Two Hundred Sixty Six only

स्थायी खाता नंबर / PERMANENT ACCOUNT NUMBER
AEBPG7394G

छवि / PHOTO


नाम / NAME
PANKAJ GARG

पिता या माता का नाम / FATHER'S NAME
GARG MADANLAL

जन्म तिथि / DATE OF BIRTH
12-08-1978

हस्ताक्षर / SIGNATURE



 ए. ई. टी. सं. १६/१११
 COMMISSIONER OF INCOME TAX, W.B. - II

Pankaj Garg

इस कार्ड के साथ / With this card
 अपने कर/टैक्स की घोषणा / अपने कर की
 संयुक्त आवेदन आवेदन (इंटरनेट एवं ऑनलाइन)
 पी-७,
 चैम्बिंगर स्क्वियर,
 कोलकाता - ७०० ०६९

In case this card is lost/found, kindly inform/return to
 the issuing authority :
 Joint Commissioner of Income-tax (Systems & Technical),
 P-7,
 Chamberlain Square,
 Calcutta- 700 069.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BRAHMAPUTRA COMMODITIES
PRIVATE LIMITED



04/10/2007

Permanent Account Number

AADCB5013C

22/07/2008

Brahmaputra Commodities Pvt. Ltd.

Pamraj Chandra

Director



12 June



12 June







Government of West Bengal


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












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

Signature / LTI Sheet of Query No/Year 07020000731613/2018

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












SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri BHANWAR LAL JAIN 2½ Mile, Sevoke Road, Siliguri, P.O:- Sevoke Road, P.S:- Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN - 734001	Seller			 18/6/18
SI No.	Name and Address of identifier	Identifier of			Signature with date
1	Shri Ashok Kumar Jain Son of Shri Bhanwar Lal Jain 2½ Mile, Sevoke Road, Siliguri, P.O:- Sevoke Road, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN - 734001	Shri BHANWAR LAL JAIN, Shri PANKAJ GARG			 18/6/18


(Yogen Tshering Bhutia)
DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R.
JALPAIGURI
Jalpaiguri, West Bengal

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 B. L. Gauri	LEFT HAND					
	RIGHT HAND					

B. L. Gauri

Signature

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

Executive Director, Maharashtra State Road Transport Corporation

B. L. Gauri
Director

Signature

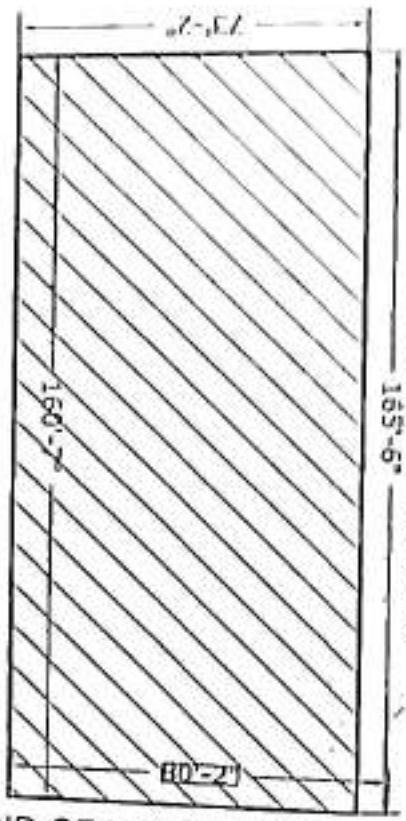
NAME OF THE PURCHASER :-

ERAMAPUTRA COMMODITIES PRIVATE LIMITED
 REGISTERED OFFICE AT GALAXY TOWER,
 802 ROOM, VERA P.O. METTAL BUS STAND,
 2ND MILE SEVOKE ROAD, SIBSIBURU-754001,
 P.O. SEVOKE ROAD, P.S. BHAKTINAGAR,
 DIST. JALPAIGURI.
 REPRESENTED BY ONE OF ITS DIRECTOR
 MR. S. P. MUKHERJEE FOR THE PURPOSE
SRI PANKAJ GARG S/O MEDAN LAL GARG,
 RESIDENT OF 2 1/2 MILE SEVOKE ROAD,
 SIBSIBURU-754001, P.O. BHAKTINAGAR,
 P.S. BHAKTINAGAR, DISTRICT JALPAIGURI.

NAME OF THE VENDOR:-

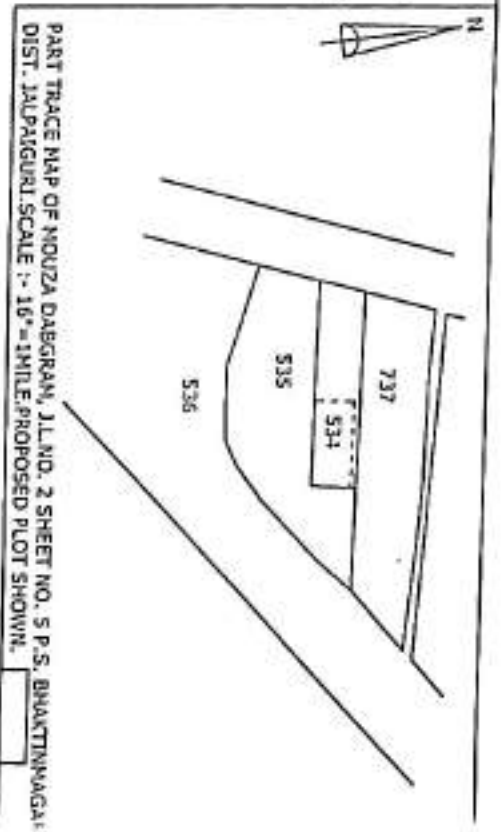
SRI BHANWAR LAL JAIN
 S/O LATE SOVA CHAND JAIN,
 RESIDENT OF 2 1/2 MILE SEVOKE ROAD
 P.O. SEVOKE ROAD,
 P.S. BHAKTINAGAR
 DISTRICT JALPAIGURI

LAND OF VENDOR
 SOLD TO THE
 PURCHASER



LAND OF PLOT NO. LR. 535

LAND OF L.R. PLOT NO. 535



PART TRACE MAP OF MOUZA DABGRAM, I.L. NO. 2 SHEET NO. 5 P.S. BHAKTINAGAR,
 DIST. JALPAIGURI SCALE :- 16\"/>

LAND SCHEDULE :-

MOUZA :- DABGRAM,
 I.L. NO. :- 2
 SHEET NO. :- R.S. 5 & L.R. 4
 KHATTAN NO. :- R.S. 83 / 18 L.R. 531
 PLOT NO. :- R.S. 133 & L.R. 534
 P.S. :- BHAKTINAGAR,
 DIST. :- JALPAIGURI.

AREA :- **16.50 KATHA**

R. L. Jain

SIGNATURE OF THE VENDOR.
 DRAWN BY:-

[Signature]

SCALE :- 1\"/>



MEMO OF RECEIPT

Rs. 2,45,02,500/-

RECEIVED of and from the within named PURCHASER Rs. 2,45,02,500/- (Rupees Two Crore Forty Five Lakh Two Thousand Five Hundred) only, by within named VENDOR the within mentioned sum of Rs. 2,45,02,500/- (Rupees Two Crore Forty Five Lakh Two Thousand Five Hundred) only, paid by Cheque by the PURCHASER to the VENDOR in respect of the landed property conveyed herein as per Memo of consideration.

MEMO OF CONSIDERATION

BANK NAME	PARTICULAR	DATE	AMOUNT
IDBI BANK LTD	CHEQUE NO. 832148	09/05/2018	5,78,712/-
IDBI BANK LTD	CHEQUE NO. 887661	28/05/2018	50,00,000/-
IDBI BANK LTD	CHEQUE NO. 887662	28/05/2018	50,00,000/-
IDBI BANK LTD	CHEQUE NO. 887663	28/05/2018	50,00,000/-
IDBI BANK LTD	CHEQUE NO. 887664	28/05/2018	50,00,000/-
IDBI BANK LTD	CHEQUE NO. 887665	28/05/2018	36,78,763/-
TDS LESS			2,45,025/-
TOTAL			2,45,02,500/-

12.4 June

IN WITNESS WHEREOF the Vendor does hereunto set his hands on the day, month and year first above written.

WITNESSES:-

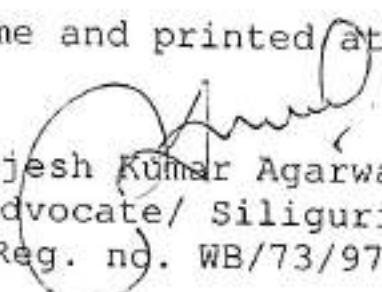
1. ~~Ashtok Jain~~
Ashtok KR JAIN
S/o Sri Bhanwar Lal Jain
2 1/2 mile Seweta Road
Siliguri - 734008

~~B. L. Jain~~

V E N D O R

2. ~~Anil Jain~~
(ANIL JAIN)
S/o Sri Bhanwar Lal Jain
2 1/2 mile, Seweta Road
Siliguri - 734008

Drafted by me and printed at my office.


Rajesh Kumar Agarwal
Advocate/ Siliguri
Reg. no. WB/73/97

13.1 June

Page - 8

IT is hereby further declared by the Vendor that the Vendor has not entered into any binding contract with any other person whatsoever to sell or to transfer otherwise the landed property hereby conveyed or intended so to be under these presents or any part thereof, and that there subsists no such contract of sale or transfer existing with respect to the aforesaid landed property or any part thereof, as sustained by the Purchaser.

SCHEDULE OF LAND

All that piece and parcel of Vacant land measuring 16.5 (One Six Point Five) Katha appertaining to and forming part of R.S. Plot No. 133 (One Three Three) corresponding to L.R. Plot No. 534 (Five Three Four) & 535 (Five Three Five) of R.S. Sheet No. 5 (Five) corresponding to L.R. Sheet No. 4 (Four), recorded in R.S. Khatian No. 83/1 (Eight Three by One) corresponding to L.R. Khatian No. 531 (Five Three One) of Mouza - Dabgram, J.L. No. 2 (Two) situated within Pargana - Baikunthapur, P.S. Bhaktinagar in the District of Jalpaiguri. Proposed Land Use:- Industrial Use, Land Use as per ROR:- Sahari.

Land as mentioned above hereby sold by the Vendor is butted and bounded as follows:

BY THE NORTH : LAND OF PURCHASER,

BY THE SOUTH : LAND OF L.R. PLOT NO. 535,

BY THE EAST : LAND OF L.R. PLOT NO. 535,

BY THE WEST : LAND OF PURCHASER,

Cont.P/9

K

Richard J. ...

whatsoever, the Vendor shall be liable to be dealt with according to law, both civil and/or criminal as the case may be, and shall also be liable to compensate the Purchaser for any loss or injury that the Purchaser shall have to sustain in consequence thereof.

THE Vendor further covenant that all rents and taxes or any other charges payable for the landed property hereby transferred or expressed or intended so to be, that has accrued due upto the date of these presents, have been paid, and all other covenants and conditions required to be observed and performed has been so observed and performed, and in case if it transpires otherwise, the Vendor shall be liable to indemnify the Purchaser for any loss resulting from any such non-payment, non-observance or non-performance as aforesaid.

THE Vendor further declares that the entire land forming subject matter of the present conveyance is in khas and actual possession of the Vendor at the date of these presents. If for any defect to title or for any act done or suffered to be done by these presents, the Purchaser is deprived of possession or enjoyment of the landed property hereby transferred or expressed or intended so to be under these presents or any part thereof, the Vendor shall be liable to return to the Purchaser the full or proportionate part of the consideration money as the case may be, together with interest at the rate of 18% per annum from the date of such deprivation or dispossession, and shall also be liable for adequate compensation for any loss or injury attending thereto if sustained by the Purchaser.

Cont.P/8

1

12-1-1966

thereof) the Vendor does hereby grant, convey, assign and transfer unto and in favour of the Purchaser the aforesaid landed property (as more fully described in the Schedule below) 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 landed property and the absolute estate free from all encumbrances, and the right, title and interest into and upon the landed 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 landlord, the State of West Bengal and any other proper authority.

AND the Vendor hereby covenanted with the Purchaser that the interest which the Vendor profess to transfer subsists and the Vendor has full authority and good power to transfer the said landed property, 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 and at all times hereafter at the request and cost of the Purchaser, do execute all such acts, deeds and things whatsoever necessary for further and more effectually transferring the enjoyment and possession to the Purchaser thereof and therein, as shall and may be required.

IT is further covenanted that the landed property (more fully described in the Schedule below) hold by the Vendor has not been surrendered or forfeited and that there exists no charge(s), mortgage(s), attachment(s) or any other encumbrance(s) whatsoever on the landed property hereby transferred or expressed or intended so to be or any part thereof at the date of these presents and in the event of discovery of any such charge, mortgage, attachment or any other encumbrances

B. J. J.

Page - 5

AND WHEREAS since then the Vendor hereof is in actual, khas and physical possession of all that piece and parcel of land as more fully described in the Schedule below without any objection, interruption, claim, demand, whatsoever from any other person, and as such the Vendor becomes the sole, absolute and exclusive owner-in-possession of the said landed property and has got right, title and interest having permanent heritable and transferable interest therein.

AND WHEREAS the Vendor being in need of funds for acquiring more profitable properties has offered to sell all that piece and parcel of the landed property as more fully described in the Schedule below.

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 at and for Rs. 2,45,02,500/- (Rupees Two Crore Forty Five Lakh Two Thousand Five Hundred) only, free from all encumbrances whatsoever.

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 landed property as fully described in the schedule below for Rs. 2,45,02,500/- (Rupees Two Crore Forty Five Lakh Two Thousand Five Hundred) 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. 2,45,02,500/- (Rupees Two Crore Forty Five Lakh Two Thousand Five Hundred) only, paid by Cheque by the Purchaser to the Vendor (the receipt whereof the Vendor does hereby acknowledge and grant full discharge to the Purchaser from payment

Cont.P/6

R.L. Jain

AND WHEREAS one **GARESH DEO SINGH** alias acquired a piece and parcel of land measuring 0.66 Acre appertaining to and forming part of Plot No. 133 of Sheet No. 5, recorded in Khatian No. 83/1 of Mouza - Dabgram in the District of Jalpaiguri by virtue of a Deed of Conveyance executed by **DHIRENDRA NATH ROY** and registered at the office of the District Sub-Registrar, Jalpaiguri and recorded in Book No. I, Volume No. 90, Pages 100 to 104, being Document no. 5541 for the year 1965.

AND WHEREAS Vendor hereof **SRI BHANWAR LAL JAIN** hereof acquired a piece and parcel of land measuring 0.66 Acre appertaining to and forming part of Plot No. 133 of Sheet No. 5, recorded in Khatian No. 83/1 of Mouza - Dabgram in the District of Jalpaiguri by virtue of a Deed of Conveyance executed by **GARESH DEO SINGH** and registered at the office of the District Sub-Registrar, Jalpaiguri and recorded in Book No. I, Volume No. 87, Pages 221 to 228, being Document no. 7970 for the year 1974.

A Deed of Declaration was also executed by the Legal heirs of **DHIRENDRA NATH ROY** (recorded tenant of R.S. Khatian No. 83/1 of Mouza-Dabgram, Sheet No. 5) namely **SRI GOBINDA ROY, SRI HERAMBHA ROY, SMT JAMINI ROY, SMT KALPANA ROY & SRI JOHNNI ROY** and registered at the office of the Additional District Sub-Bhaktinagar and recorded in Book No. I, Volume No. IV, Pages 4595 to 4620, being Document no. 071100292 for the year 2017 confirming right, title and interest of Vendor in the below Schedule land.

AND WHEREAS During Current Revenue Survey abovenamed Vendor hereof **SRI BHANWAR LAL JAIN** duly got his name recorded in L.R. Khatian No. 531 of L.R. Sheet No. 4, being L.R. Plot No. 534 of Mouza - Dabgram in the District of Jalpaiguri.

P2-d Garg

B E T W E E N

SRI BHANWAR LAL JAIN (PAN:- AETPJ2570D) S/o Late Sova Chand Jain, Hindu by Religion, Indian by Nationality, Business by occupation, resident of 2½ Mile, Sevoke Road, Siliguri-734001, P.O. Sevoke Road, P.S. Bhaktinagar in the District of Jalpaiguri --- hereinafter called the **VENDOR/FIRST PARTY** (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

BRAHMAPUTRA COMMODITIES PRIVATE LIMITED (PAN:- AADCB5013C), A Private Limited Company incorporated under the provision of Companies Act, being Certificate of Incorporation No. U511090WB2007PTC119203, Dated 04/10/2007 and having its registered Office at Galaxy Tower, 3rd floor, Near P.C. Mittal Bus Stand, 2nd Mile, Sevoke Road, Siliguri-734001, P.O. Sevoke Road, P.S. Bhaktinagar, District - Jalpaiguri in the State of West Bengal ---- hereinafter called **PURCHASER/SECOND PARTY** (which expression shall mean and include unless excluded by or repugnant to the context its office bearers, executors, successors, administrators, representatives and assigns) of the **OTHER PART** represented by one of its Director duly authorized for this purpose **SRI PANKAJ GARG** S/o Madan Lal Garg, Hindu by religion, Indian by Nationality, Director of the above named Company by Occupation, resident of 2½ Mile, Sevoke Road, Siliguri-734001, P.O. Bhaktinagar, P.S. Bhaktinagar in the District of Jalpaiguri.

WHEREAS one **DHIRENDRA NATH ROY** was owner of all that piece and parcel land measuring 4.52 Acres appertaining to R. S. Plot 133 of sheet No. 5 recorded in Khatian No. 83/1 of Mouza-Dabgram in the District of Jalpaiguri.

1

B-6 J. J. J.

Page - 2

TOTAL CONSIDERATION : RS. 2,45,02,500/-
AREA OF LAND : 16.5 KATHA
R.S. PLOT NO. : 133
L.R. PLOT NO. : 534 & 535
R.S.KHATIAN NO. : 83/1
L.R. KHATIAN NO. : 531
J.L. NO. : 2
SHEET NO. : 5 (R.S.), 4 (L.R.)
MOUZA : DABGRAM
PARAGANA : BAIKUNTHAPUR
P.S. : BHAKTINAGAR
DISTRICT : JALPAIGURI

WITHIN THE AREA OF SILIGURI MUNICIPAL CORPORATION

Cont.P/3

Sl. No. 9095 Date 7-6, 2018
PURCHASER Banhamanputra Commodities Pvt Ltd.
Full Address Siliguri
Total value 1000/-
Stamp Purchased from JPC Treasury on 1

^{TBA}
STAMP VENDOR
(JAYA RANI DAS)
Licence no-2 of 99-2000
Addl. DSR Office, Rajgani, Jalpaiguri

P. + J. J. J.



478

P. + J. J. J.



Sub-Registrar
Jalpaiguri

18 JUN 2018

A. K. J. J.
ASHOK KUMAR JAIN
S/o Sri Bhakumal Jain
2 1/2 mile Serokee Road
Siliguri. 734005

962

I-919/18



10/6/18
 No. 791613
 V/C no. 285 at 8/30 pm.

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

M 732967



R. L. Jinn

DEED OF CONVEYANCE

THIS INDENTURE IS MADE ON THIS THE 18th
 DAY OF JUNE 2018 (TWO THOUSAND AND
 EIGHTEEN) .

Cont.P/2

signed via admitted to
 registration Sheet and
 re Endorsement and to his
 instrument are instrument

[Signature]
 District Sub-Registrar
 JALPAIGURI

19 JUN 2018