

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2018, Page from 77635 to 77654  
being No 071103290 for the year 2018.



Digitally signed by TAPASH KANTI  
GHOSH  
Date: 2018.05.18 17:06:00 +05:30  
Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 18-05-2018 17:05:54  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BHAKTINAGAR  
West Bengal.

(This document is digitally signed.)

On 10-05-2018

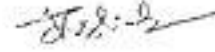
**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 19:20 hrs on 10-05-2018, 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 10/05/2018 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

Identified 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



**Tapash Kanti Ghosh**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BHAKTINAGAR**  
**Jalpaiguri, West Bengal**

On 11-05-2018

**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 74,264/- ( A(1) = Rs 74,250/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 74,264/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/05/2018 7:31PM with Govt. Ref. No: 192018190236595011 on 10-05-2018, Amount Rs: 74,264/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 1449824375 on 10-05-2018, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

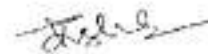
Certified that required Stamp Duty payable for this document is Rs. 4,45,520/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 4,44,520/-

**Description of Stamp**

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

2. Stamp: Type: Impressed, Serial no 1223, Amount: Rs.5,000/-, Date of Purchase: 09/05/2018, Vendor name: Jaya Rani Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/05/2018 7:31PM with Govt. Ref. No: 192018190236595011 on 10-05-2018, Amount Rs: 4,44,520/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 1449824375 on 10-05-2018, Head of Account 0030-02-103-003-02



**Tapash Kanti Ghosh**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BHAKTINAGAR**  
**Jalpaiguri, West Bengal**

Major Information of the Deed :- I-0711-03290/2018-11/05/2018

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Shri PANKAJ GARG</b> 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, Representativo 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**

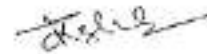
Sl.No	From	To. with area (Name-Area)
1	Shri BHANWAR LAL JAIN	BRAHMAPUTRA COMMODITIES PRIVATE LIMITED-6.6 Dec

**Endorsement For Deed Number : I - 071103290 / 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 74,25,000/-



**Tapash Kanti Ghosh**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BHAKTINAGAR**  
**Jalpaiguri, West Bengal**

Major Information of the Deed :- I-0711-03290/2018-11/05/2018

## Major Information of the Deed

Deed No :	I-0711-03290/2018	Date of Registration	11/05/2018
Query No / Year	0711-0000731582/2018	Office where deed is registered	
Query Date	08/05/2018 1:27:36 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	Rajesh Kumar Agarwal S.P. Mukherjee Road, Khalpara, Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9434020016, 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. 74,25,000/-	Rs. 74,25,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 4,49,520/- (Article:23)	Rs. 74,264/- (Article:A(1), E, 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: Sevoke Road, Road Zone : (Cosmos Mall -- Orbit Mall) , Mouza: Dabgram Sheet No - 5

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-133	RS-83/1	Bastu	Sahari	4 Katha	74,25,000/-	74,25,000/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road.
<b>Grand Total :</b>					<b>6.6Dec</b>	<b>74,25,000 /-</b>	<b>74,25,000 /-</b>	

### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Shri BHANWAR LAL JAIN (Presentant )</b> 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: 10/05/2018 , Admitted by: Self, Date of Admission: 10/05/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/05/2018 , Admitted by: Self, Date of Admission: 10/05/2018 ,Place : Pvt. Residence

### Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>BRAHMAPUTRA COMMODITIES PRIVATE LIMITED</b> 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.:: AACDB5013C, Status : Organization, Status : Not Executed

Major Information of the Deed :- I-0711-03290/2018-11/05/2018

स्थायी खाता नम्बर / PERMANENT ACCOUNT NUMBER  
 AEBPG7394G

नाम / NAME  
 PANKAJ GARG

पिता का नाम / FATHER'S NAME  
 GARG MADANLAL

जन्म तिथि / DATE OF BIRTH  
 12-08-1976

हस्ताक्षर / SIGNATURE  


  
 आयकर अधिकारी, ए.ए.सी.  
 COMMISSIONER OF INCOME-TAX, W.B. II

*Pankaj Garg*

इस कार्ड के खो / गिर जाने पर कृपया त्वरित रूप से  
 अपने परिवार की सूचित / वापस कर के  
 लघुतम आयकर अधिकारी (पट्टा नं. एवं नजदीकी)  
 31-7,  
 चौरंगी स्क्वायर,  
 अजमेरा - 700 059.

In case this card is lost/ found, kindly inform/ return to  
 the issuing authority :  
 Joint Commissioner of Income-tax (Systems & Technical)  
 P-7,  
 Chauranghi Square,  
 Ajmer- 700 059.

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

BRAHMAPUTRA COMMODITIES  
PRIVATE LIMITED



04/10/2007

Permanent Account Number

AADCB5013C

22072008

Brahmaputra Commodities Pvt. Ltd.

*P. Anand Chandra*  
Director



12 L Jain



12 L Jain







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 07110000731582/2018

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

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
1	Shri BHANWAR LAL JAIN 2½ Mile, Sevoke Road, Siliguri, P.O:- Sevoke Road, P.S:- Bhaklinagar, District:- Jalpaiguri, West Bengal, India, PIN - 734001	Seller			
Sl 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:- Bhaklinagar, District:-Jalpaiguri, West Bengal, India, PIN - 734001	Shri BHANWAR LAL JAIN, Shri PANKAJ GARG			

(Tapash Kanti Ghosh)

ADDITIONAL DISTRICT  
SUB-REGISTRAR

OFFICE OF THE A.D.S.R.  
BHAKTINAGAR

Jalpaiguri, West Bengal



# FINGER IMPRESSION

THUMB

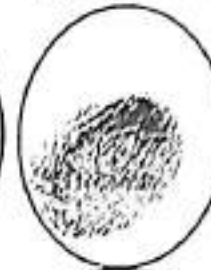
FORE FINGER

MIDDLE FINGER

RING FINGER

LITTLE FINGER

LEFT



RIGHT



B. L. Guni

*B. L. Guni*

SIGN. WITH DATE

THUMB

FORE FINGER

MIDDLE FINGER

RING FINGER

LITTLE FINGER

LEFT



RIGHT



P. M. Chaudhary

*P. M. Chaudhary*

SIGN. WITH DATE

**NAME OF THE PURCHASER :-**

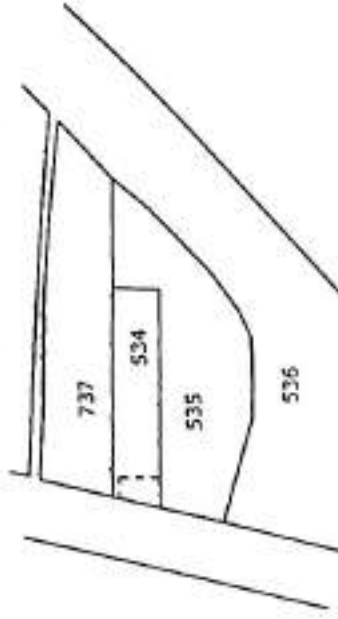
**BRAHMAPUTRA COMMODITIES PRIVATE LIMITED**  
REGISTERED OFFICE AT GALAXY TOWER,  
3RD FLOOR, NEAR P.C. MITTAL BUS STAND,  
2ND MILE SEVOKE ROAD, SILIGURI-734001,  
P.O. SEVOKE ROAD, P.S. BHAKTINAGAR,  
DIST. JALPAIGURI.

**REPRESENTED BY ONE OF ITS DIRECTOR**  
DULY AUTHORIZED FOR THIS PURPOSE

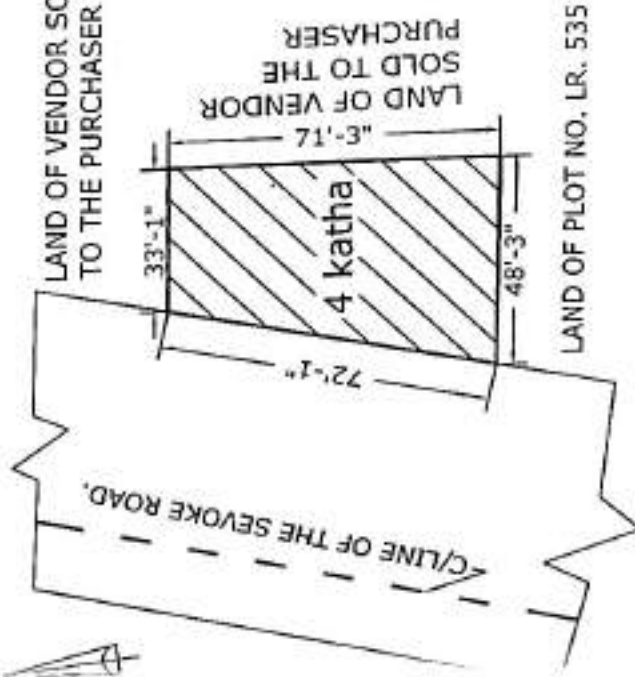
**SRI PANKAJ GARG S/O MADAN LAL GARG,**  
RESIDENT OF 2½ MILE, SEVOKE ROAD,  
SILIGURI-734001, P.O. BHAKTINAGAR,  
P.S. BHAKTINAGAR DISTRICT JALPAIGURI.

**NAME OF THE VENDOR :-**

**SRI BHANWAR LAL JAIN**  
S/O LATE SOVA CHAND JAIN,  
RESIDENT OF 2 ½ MILE SEVOKE ROAD  
P.O. SEVOKE ROAD,  
P.S. BHAKTINAGAR  
DISTRICT JALPAIGURI



PART TRACE MAP OF MOUZA DABGRAM, J.L.NO. 2 SHEET NO. 5 P.S. BHAKTINAGAR,  
DIST. JALPAIGURI.SCALE :- 16"=1MILE.PROPOSED PLOT SHOWN.



**LAND SCHEDULE :-**

MOUZA :- DABGRAM.

J.L.NO. :- 2

SHEET NO. :- R.S.5 & L.R. 4

KHATIAN NO. :-R.S. 83 /1& L.R. 531

PLOT NO. :-R.S.133 & L.R.534

P.S. :-BHAKTINAGAR.

DIST. :- JALPAIGURI.

**AREA :-4.00 KATHA**

SITE PLAN

SCALE :-1'=40'-0"

PROPOSED PLOT SHOWN



*B. K. Sinha*

SIGNATURE OF THE VENDOR.

DRAWN BY:-

*[Handwritten signature]*

## MEMO OF RECEIPT

Rs. 74,25,000/-

RECEIVED of and from the within named PURCHASER Rs. 74,25,000/- (Rupees Seventy Four Lakh Twenty Five Thousand) only, by within named VENDOR the within mentioned sum of Rs. 74,25,000/- (Rupees Seventy Four Lakh Twenty Five Thousand) only, paid by Cheque/Draft 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	DRAFT NO. 011640	08/11/2017	10,00,000/-
IDBI BANK LTD	DRAFT NO. 011642	08/11/2017	10,00,000/-
IDBI BANK LTD	DRAFT NO. 011643	08/11/2017	3,33,333/-
IDBI BANK LTD	DRAFT NO. 011641	08/11/2017	13,33,333/-
IDBI BANK LTD	DRAFT NO. 001639	08/11/2017	3,33,333/-
IDBI BANK LTD	CHEQUE NO. 832147	09/05/2018	33,50,751/-
TDS LESS			74,250/-
		<b>TOTAL</b>	<b>74,25,000/-</b>

*B. L. Gurus*

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

BY THE NORTH : LAND OF VENDOR,

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

BY THE EAST : LAND OF VENDOR,

BY THE WEST : ABOUT 60 FT WIDE SEVOKE ROAD,

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

WITNESSES:-

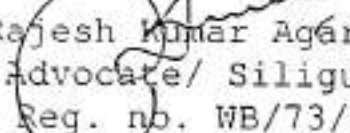
1. Ashok Kumar Jain  
s/o Sri. Bhanwarlal Jain  
Address: 2 1/2 mile Sevoke Rd  
Siliguri - 734008

*B. L. Jain*

-----  
V E N D O R

2. ANIL JAIN  
s/o Sri. Bhanwarlal Jain  
Add: 2 1/2 mile, Sevoke Road  
Siliguri. 734008.

Drafted by me and printed at my office.

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

R2.1 June

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.

**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 4 (Four) 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) 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 :- Bastu, Land Use as per ROR :- Sahari.

12.4. June

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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 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

Cont. ....P/7

A. K. Gaur

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**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. 74,25,000/- (Rupees Seventy Four Lakh Twenty Five Thousand) 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. 74,25,000/- (Rupees Seventy Four Lakh Twenty Five Thousand) only, free from all encumbrances whatsoever.

**NOW THIS INDENTURE WITNESSETH THAT:**

In pursuance of the aforesaid offer and acceptance and also in consideration of Rs. 74,25,000/- (Rupees Seventy Four Lakh Twenty Five Thousand) only, paid by Cheque/Draft by the Purchaser to the Vendor (the receipt whereof the Vendor does hereby acknowledge and grant full discharge to the Purchaser from payment 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

Cont. ....P/6

M L Jaini

**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.



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  
P. S. Plot 133 of sheet No. 5 recorded in Khatian No. 83/1  
of Mouza-Dabgram in the District of Jalpaiguri.

13.1.2011

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TOTAL CONSIDERATION : RS. 74,25,000/-  
AREA OF LAND : 4 KATHA ✓  
R.S. PLOT NO. : 133 ✓  
L.R. PLOT NO. : 534  
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. 1223 Date: 9.7.2018  
PURCHASER Bankmopatra Commodities Pvt Ltd  
Full Address Silsibi  
Total value 1000/-  
Stamp Purchased from JPG Treasury on 1

<sup>780</sup>  
STAMP VENDOR  
(JAYA RANI DAS)  
Licence no-1 of 99-2000  
Addl. DSR Office, Rajrani, Jalpaiguri.

B. L. Gauri



1552

B. L. Gauri



Adl. Dist Sub-Registrar  
Jalpaiguri, Dist. Jalpaiguri

7 0 MAY 2018

Ashok Jain  
Ashok Kumar Jain  
c/o S. Bhanwarlal Jain  
Address: 2 1/2 mile Sivko Road  
Siliguri - 734008

3339/18

30/05/2018



पश्चिम बंगाल WEST BENGAL

M 730524

10/05/2018  
 07:20 PM  
 S. 731582/2018

Certified that the Decree  
 Registration and the Signatures  
 the Enforcement Sheet attached to the  
 instrument are part of this Document.

Dist. Sub-Registrar  
 Bhakt Nagar, Jhargana

*R.L. Guin*

11 MAY 2018

### DEED OF CONVEYANCE

THIS INDENTURE IS MADE ON THIS THE 10<sup>th</sup>  
 DAY OF MAY 2018. (TWO THOUSAND AND  
 EIGHTEEN) .

Cont. ....P/2



Visit Commission Case No. 981/18