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পশ্চিমবঙ্গ পশ্চিমবঙ্গ WEST BENGAL

C 203186

9/11/13  
V/C-142

IT IS HEREBY CERTIFIED THAT THE DOCUMENT IS ADMITTED TO REGISTRATION  
THE SIGNATURE SHEET AND THE ENDORSEMENT SHEETS ATTACHED  
TO THIS DOCUMENT ARE THE PARTS OF THIS DOCUMENT.

ADD. DISTRICT REGISTRAR,  
SILIGURDI and BODDUPORA  
20 FEB

For Prakash Distillery & Chemical Co. Pvt. Ltd.  
*Prasenjit Saha*  
Director

For Prakash Distillery & Chemical Co. Pvt. Ltd.  
*Prasenjit Saha*  
Director

For Prakash Distillery & Chemical Co. Pvt. Ltd.  
*Prasenjit Saha*  
Director

For Sahaji Finance Private Limited  
*Prasenjit Saha*  
Director

### DEED OF CONVEYANCE

THIS INDENTURE IS MADE ON THIS THE 28<sup>th</sup>  
DAY OF JANUARY 2016 (TWO THOUSAND AND  
SIXTEEN) .

Cont. .... P/2

For Prakash Distillery & Chemical Co. Pvt. Ltd.

Director *Prasenjit Saha* Director



156

For Prakash Distillery & Chemical Co. Pvt. Ltd.

Director *Prasenjit Saha* Director



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For Prakash Distillery & Chemical Co. Pvt. Ltd.

Director *Ajit Saha* Director



158

For Prakash Distillery & Chemical Co. Pvt. Ltd.

Director *Bipray Saha* Director



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159

For Sahaj Finance Private Limited

Director *Quantan Saha* Director

Sl No. 17102 Date 15.1.2016  
PURCHASER Sahaj Finance Pvt. Ltd  
Full Address Siliguri  
Total value ₹ 1000/-  
Stamp Purchased from JPG Treasury on 15.1.2016



STAMP VENDOR  
(JAYA DAS)  
Licence no-1 of 99-2006  
Add. DSR Office, Rajani, Jalpaiguri



Tarapur Ahosey  
S/o. Late Jibon Ahosey  
New military Bldg  
P.O. Siliguri Bazar  
Dist. Dooars

*Signature*  
Registrar

30 JAN 2016

For Prakash Distillery & Chemical Co. Pvt. Ltd.  
*Praseemul Gaha*  
Director

For Prakash Distillery & Chemical Co. Pvt. Ltd.  
*Prithi Salga*  
Director

For Prakash Distillery & Chemical Co. Pvt. Ltd.  
*Bijoy Saha*  
Director

For Sahaji Finance Private Limited  
*Pranab Kumar Saha*  
Director

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VALUE ASSESSED	:	RS.3,36,70,550/-
AREA OF LAND	:	238.6 DECIMALS
R.S. PLOT NO.	:	312
R.S. KHATIAN NO.	:	6/1
SHEET NO.	:	1
L.R. PLOT NO.	:	425 & 428
L.R. KHATIAN NO.	:	75
J.L. NO.	:	82
MOUZA	:	BARAGHARIA
PARAGANA	:	PATHARGHATA
POLICE STATION	:	MATIGARA
DISTRICT	:	DARJEELING
<b>WITHIN THE AREA OF GRAM PANCHAYAT</b>		

Cont. ....P/3

For Prakash Distillery & Chemical Co. Pvt. Ltd.  
Prosenjit Saha  
Director

For Prakash Distillery & Chemical Co. Pvt. Ltd.  
Ajit Saha  
Director

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B E T W E E N

For Prakash Distillery & Chemical Co. Pvt. Ltd.  
Bijay Saha  
Director

For Prakash Distillery & Chemical Co. Pvt. Ltd.  
Gautam Saha  
Director

**PRAKASH DISTILLERY & CHEMICAL COMPANY PRIVATE LIMITED (PAN: AABCP8268M)**, a Private Limited Company registered under the Companies Act, 1956 bearing certificate of Incorporation No. U15520WB1971PTC028012 Dated 22.06.1971 having its registered office at 4<sup>th</sup> Floor, Hotel Prakash Building, Hill Cart Road, Siliguri-734001, P.O. & P.S. Siliguri, District Darjeeling, in the State of West Bengal --- hereinafter called the **FIRST PARTY/AWARD HOLDER NO. 1** (which expression shall mean and include unless excluded by or repugnant to the context its director, successors in office, legal representatives, administrators and assigns) of the **FIRST PART** represented by three of its Directors **1) SRI PROSENJIT SAHA, 2) SRI AJIT SAHA, 3) SRI BIJAY SAHA** all are son of Late Prakash Chandra Saha, Hindu by religion, Indian by Nationality, Director of the above named Company by occupation, all are resident of C/o Hotel Prakash, Hill Cart Road, Siliguri-734001, P.O. & P.S. Siliguri in the District of Darjeeling.

A N D

**SAHAJI FINANCE PRIVATE LIMITED (PAN: AAICS4808F)**, a Private Limited Company registered under the Companies Act, 1956 bearing certificate of Incorporation No. U65921WB1989PTC047195 Dated 07.07.1989 having its registered office at 4<sup>th</sup> Floor, Hotel Prakash Building, Hill Cart Road, Siliguri-734001, P.O. & P.S. Siliguri, District Darjeeling, in the State of West Bengal --- hereinafter called the **SECOND PARTY/AWARD HOLDER NO. 4** (which expression shall mean and include unless excluded by or repugnant to the context its director, successors in office, legal representatives, administrators and assigns) of the **SECOND PART** represented by one of its Directors duly authorised for his purpose **SRI GAUTAM SAHA** S/o Late Prakash Chandra Saha, Hindu by religion, Indian by Nationality, Director of the above named Company by occupation, resident of C/o Hotel Prakash, Hill Cart Road, Siliguri-734001, P.O. & P.S. Siliguri in the District of Darjeeling.

Cont. ....P/4

For Prakash Distillery & Chemical Co. Pvt. Ltd.  
*Rose-wil Saha*  
Director

For Prakash Distillery & Chemical Co. Pvt. Ltd.  
*Ajit Saha*  
Director

For Prakash Distillery & Chemical Co. Pvt. Ltd.  
*Bijoy Saha*  
Director

For Sahaj Finance Private Limited  
*Ganesh Saha*  
Director

**WHEREAS** the First Party hereof **PRAKASH DISTILLERY & CHEMICAL COMPANY PVT. LTD.** acquired piece and parcel of land measuring 6 Acres 82 Decimals appertaining to and forming part of R.S. Plot No. 312 recorded in R.S. Khatian No. 6/1 of Mouza - Baroghoria by virtue of a deed of conveyance, executed by **KANANBALA SAHA** and registered at the office of the Sub Registrar, Siliguri and recorded in Book No. I, being document No. 5283 for the year 1974.

**AND WHEREAS** during the survey operation under the W.B.L.R. Act, land measuring 6.77 Acres is recorded in the name of First Party in L.R. Khatian No. 75 in following manner:-

L.R. PLOT NO.	AREA
424	0.05 Acres
425	2.12 Acres
426	0.05 Acres
427	2.16 Acres
428	2.35 Acres
429	<u>0.04 Acres</u>
TOTAL	<u>6.77 Acres</u>

**AND WHEREAS** since purchase First Party hereof is in actual, Khas and physical possession of all that piece and parcel of land as fully described in the schedule below without any objection, interruption, claim, demand, whatsoever from any other person and as such the First Party become sole, absolute and exclusive owner-in-possession of the said land and has got right, title and interest having permanent heritable and transferable interest therein.

For Prakash Distillery & Chemical Co. Pvt. Ltd.  
Prosenjit Saha  
Director

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For Prakash Distillery & Chemical Co. Pvt. L.  
Ajit Saha  
Director

For Prakash Distillery & Chemical Co. Pvt.  
Bijoy Saha  
Director

For Sahaji Finance Private Limited  
Gautam Saha  
Director

**AND WHEREAS** the directors and share holders of the First Party hereof namely **1.SRI PROSENJIT SAHA, 2.SRI AJIT SAHA, 3.SRI BIJOY SAHA AND 4.SRI GAUTAM SAHA** are full blood brothers having joint ownership, control and management in various business and properties most of which were established/purchased by their late father including four companies **1.PRAKASH DISTILLERY & CHEMICALS CO. LTD. (FIRST PARTY HEREOF), 2.BHOJNARAIN TEA CO. LTD. 3.CANON PAPER INDUSTRIES PVT. LTD., 4.SHAJI FINANCE PVT. LTD.**

**AND WHEREAS** the said four brothers along with their family members and relatives as also their late parents were/are the shareholders of the aforesaid companies.

**AND WHEREAS** after the demise of their father various disputes and differences arose between the aforesaid four brothers over a period of time with regard to the control and management of the affairs of the said four companies.

**AND WHEREAS** the said dispute and differences grew between the parties day by day, the aforesaid four brothers at last agreed to resolve their dispute and differences through and arbitration proceeding. Accordingly, the aforesaid four brothers entered into an arbitration agreement dated 18<sup>th</sup> April 2012 and appointed **MR. DEBASHIS KUNDU** (Senior Advocate of Calcutta High Court) as sole arbitrator.

**AND WHEREAS** in the arbitration hearing the said four brothers had represented their respective family members/relatives and after rounds of hearing, arbitration award was finally awarded on 09/09/2014, in terms of said award and each brother/family has been allotted one company as detailed below and for the sake of brevity and convenience the said companies are hereinafter referred to as follows:

Cont. ....P/6

For Prakash Distillery & Chemical Co. Pvt. Ltd.  
*Prosenjit Saha*  
 Director

For Prakash Distillery & Chemical Co. Pvt. Ltd.  
*Ajit Saha*  
 Director

For Prakash Distillery & Chemical Co. Pvt. Ltd.  
*Bijoy Saha*  
 Director

For Sahaji Finance Private Limited  
*Goutam Saha*  
 Director

NAME OF FAMILY MEMBER	NAME OF COMPANY	HEREINAFTER REPRESENTED AS
SRI BIJOY SAHA	PRAKASH DISTILLERY & CHEMICALS CO. LTD.	AWARD HOLDER NO.1
SRI PROSENJIT SAHA	BHOJNARAIN TEA CO. LTD.	AWARD HOLDER NO.2
SRI AJIT SAHA	CANON PAPER INDUSTRIES PVT. LTD.	AWARD HOLDER NO.3
SRI GOUTAM SAHA	SAHAJI FINANCE PVT. LTD.	AWARD HOLDER NO.4

**AND WHEREAS** in terms of para 26 and 27 mentioned in Page No. 8 and 9 of the aforesaid arbitration award surplus land of First Party at Dagapur which is presently owned by **PRAKASH DISTILLERY & CHEMICALS CO. LTD.** is now distributed and is to be owned, possessed and enjoyed by the four brothers/companies in the manner as stated herein below:

<u>NAME OF COMPANY</u>	<u>AREA IN KATHA</u>
PRAKASH DISTILLERY & CHEMICALS CO. LTD.	33
BHOJNARAIN TEA CO. LTD.	44
CANON PAPER INDUSTRIES PVT. LTD.	144
SAHAJI FINANCE PVT. LTD.	151
<b>TOTAL</b>	<b>372</b>

372 Katha + 40 Katha exclusively allotted to **PRAKASH DISTILLERY & CHEMICALS CO. LTD.** in terms of Para 28 of Arbitration Award)

**AND WHEREAS** thereafter on actual measurement of the aforesaid land, land measuring more or less 2.5 Decimals was not found to be in possession and therefore the same was deducted from share of the award holders in the same proportion as was decided in the said arbitration award and thereby land measuring 71.7 Decimals is to be transferred to Award Holder No. 2, Land measuring 237 Decimals is to be transferred to Award Holder No. 3 and Land measuring 248.6 Decimals (part of the same is transferred by these presents as more fully described in the schedule below) is to be transferred to Award Holder No. 4 by the First Party/Award Holder No. 1 and Value Assessed of the below Schedule property amounts to Rs. 3,36,70,550/-.

For Prakash Distillery & Chemical Co. Pvt. Ltd  
*Prasenjit Saha*  
Director

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For Prakash Distillery & Chemical Co. Pvt. Ltd  
*P. J. + Saha*  
Director

For Prakash Distillery & Chemical Co. Pvt. Ltd  
*Byjay Saha*  
Director

For Sahaji Finance Private Limited  
*Prasenjit Saha*  
Director

**NOW THIS INDENTURE WITNESSETH THAT:**

In pursuance of the aforesaid arbitration award the First Party do hereby grant, convey, assign and transfer unto and in favor of the Second Party the aforesaid land as fully described in the schedule below and make over actual, khas and physical possession thereof to the Second Party together with all rights, liberties, privileges, assessments, appendices, appurtenances belonging to or in any way appertaining to the said land and the absolute estate free from all encumbrances and the right, title and interest into and upon the 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 land lord the State of West Bengal and any other proper authority.

**AND** the First Party hereby covenanted with the Second Party that the interest which the First Party has to transfer under the said arbitration award subsists and the First Party has full authority and good power to transfer the said land, expressed or intended so to be unto the Second Party in the manner aforesaid and the First party or any person claiming under it shall and will from time to time at all times hereafter at the request and cost of the Second party do execute all such acts, deeds and things whatsoever for further and more effectually assuring the enjoyment of title and possession of the Second Party thereof and therein as shall and may be required.

**IT** is further covenanted that the land described in the schedule below is held by the First Party has not been surrendered or forfeited and that there exist no charge, mortgage, attachment or any other encumbrances whatsoever on the premises hereby transferred or expressed or intended so to be or any part thereof at

Cont. ....P/8



For Prakash Distillery & Chemical Co. Pvt. Ltd.  
*Prasanna Saha*  
Director

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For Prakash Distillery & Chemical Co. Pvt. Ltd.  
*Ajit Saha*  
Director

For Prakash Distillery & Chemical Co. Pvt. Ltd.  
*Bijay Saha*  
Director

For Sahaji Finance Private Limited  
*Aganjan Saha*  
Director

the date of this presents and in the event of discovery of any such charge, mortgage, attachment or any other encumbrances whatsoever the First Party shall be liable to be dealt with according to law both Civil and Criminal as the case may be and shall also be liable to compensate the Second Party for any loss or injury that the Second Party shall have to sustain in consequence thereof.

**THAT** the First Party further covenants that all rent and taxes etc. or any other charges payable for the land hereby transferred or expressed or intended so to be that has accrued due upto the date of these presents has been paid and performed and in case if it transpires otherwise.

**THE** First Party further declares that the entire land forming subject matter of the present conveyance is in actual, khas and physical possession of the First Party at the date of these presents.

**IT** is hereby further declared by the First Party that the First Party has not entered into any binding contract with any other person whatsoever to sell or to transfer otherwise said land conveyed by these presents or intended so to be or any part thereof and that there subsists no such contract of sale or transfer existing with respect to the aforesaid land or any part thereof at the date of these presents or if any of the recitals made herein are proved to be false the First Party shall be liable to be dealt with according to law for false recitals made therein and shall also be liable to compensate the Second Party adequately for the loss or injury to be sustained by the Second Party in consequence thereof.

Cont. ....P/9

Cont. ....P/9

For Prakash Industry & Chemical Co. Pvt. Ltd.  
*Prakash Sahni*  
Director

For Prakash Industry & Chemical Co. Pvt. Ltd.  
*Rajit Saha*  
Director

For Prakash Industry & Chemical Co. Pvt. Ltd.  
*Rajit Saha*  
Director

For Saha Finance Private Limited  
*Rajit Saha*  
Director

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**SCHEDULE**

All that piece and parcel of Vacant land measuring 238.6 (Two Three Eight Point Six) Decimals appertaining to and forming part of R.S. Plot No. 312 (Three One Two) corresponding to L.R. Plot No. 425 (Four Two Five) & 428 (Four Two Eight) recorded in R.S. Khatian No. 6/1 (Six by One) corresponding to L.R. Khatian No. 75 (Seven Five) of Mouza - Baragharua, J.L. No. 82 (Eight Two), Paragana - Patharghata in the District of Darjeeling.

**PLOT WISE DETAILS OF LAND HEREBY SOLD**

<u>L.R. PLOT NO.</u>	<u>AREA IN DECIMAL</u>
425	80.8
428	157.8
TOTAL	<u>238.6</u>

The said land is bounded and butted as follows: -

BY THE NORTH : LAND OF FIRST PARTY TRANSFERRED TO SECOND PARTY;

BY THE SOUTH : PARTLY LAND OF L.R. PLOT NO. 485, 488, 461, 464, 465;

BY THE EAST : LAND OF FIRST PARTY TRANSFERRED TO CANON PAPER INDUSTRIES PVT. LTD.;

BY THE WEST : PARTLY LAND OF FIRST PARTY TRANSFERRED TO BHOJNARAIN TEA COMPANY LIMITED; PARTLY LAND OF L.R. PLOT NO. 461, 464, 465, 488;

Cont. ....P/10

IN WITNESS WHEREOF the both the Parties do set and subscribed their respective hands on the Day, Month and Year first above written.

WITNESSES: -

1. Jyotsna Ghoshy  
S/o Late Jyotsna Ghoshy  
near Midway Bazar,  
P.O. Siliguri Bazar  
Dist. Darjeeling.

For Prakash Distillery & Chemical Co. Pvt. Ltd.

*Roseanjit Saha*

Director Director  
For Prakash Distillery & Chemical Co. Pvt. Ltd.

*Ajit Saha*

Director Director  
For Prakash Distillery & Chemical Co. Pvt. Ltd.

*Bijay Saha*

----- Director Director -----

**FIRST PARTY**

2. Sanjay Agarwal  
S/o Anjan Agarwal  
panjati pass  
Satore Road (Stg)  
Dist Darjeeling

For Sahaji Finance Private Limited

*Gautam Saha*

Director Director

-----  
**SECOND PARTY**

Drafted by me and printed at my office.

*Rajesh Kumar Agarwal*  
RAJESH KUMAR AGARWAL  
Advocate/Siliguri  
Reg. No. NB/73 /97

THE FIRST PARTY. :-

SH DISTILLERY & CHEMICAL

ANY PRIVATE LIMITED.

REPRESENTED BY ITS DIRECTORS. :-

PROSENJIT SAHA,

AJIT SAHA,

BIJAY SAHA,

ARE S/O. LATE PRAKASH CHANDRA SAHA.

ARE AT C/O. HOTEL PEAKASH,

HILL CART ROAD, SILIGURI-734001,

P.O. & P.S. SILIGURI, DIST. DARJEELING.

NAME OF THE SECOND PARTY. :-

SAHAJI FINANCE PRIVATE LIMITED.

REPRESENTED BY ITS DIRECTORS. :-

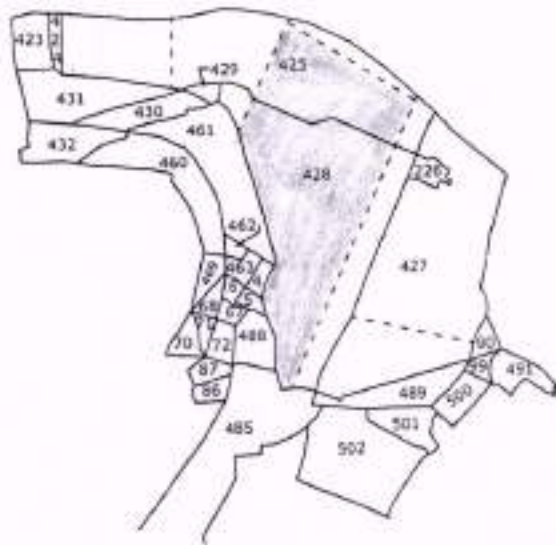
SRI GOUTAM SAHA,

S/O. LATE PRAKASH CHANDRA SAHA.

AT C/O. HOTEL PEAKASH,

HILL CART ROAD, SILIGURI-734001,

P.O. & P.S. SILIGURI, DIST. DARJEELING.



PART TRACE MAP OF MOUZA BARAGHARIA, J.L. NO. 82, SHEET NO. 1, P.S. SILIGURI, DIST. DARJEELING. SCALE :- 1" = 1 MILE, PROPOSED PLOT SHOWN.

LAND SCHEDULE. :-

MOUZA. :- BARAGHARIA.

J.L. NO. :- 82

SHEET NO. :- 1

P.S. :- MATIGARA.

DIST. :- DARJEELING.

**TOTAL AREA. :-  
2.386 ACRES.**

AREA STATEMENT. :-				
KHATIAN NO.		PLOT NO.		AREA IN ACRES.
L.R.	R.S.	L.R.	R.S.	AS PER L.R.
75		425	312	0.808
75		428	312	1.578
TOTAL AREA. :-				2.386

For Prakash Distillery & Chemical Co. Pvt. Ltd.

*Prosenjit Saha*

Director

Director

For Prakash Distillery & Chemical Co. Pvt. Ltd.

*Ajit Saha*

Director

Director

For Prakash Distillery & Chemical Co. Pvt. Ltd.

*Bijay Saha*

SIGNATURE OF THE FIRST PARTY.

For Sahaji Finance Private Limited

*Goutam Saha*

Director

Director

SIGNATURE OF THE SECOND PARTY.

DRAWN BY :-

*M. Acharya*  
29/11/16

M. Acharya

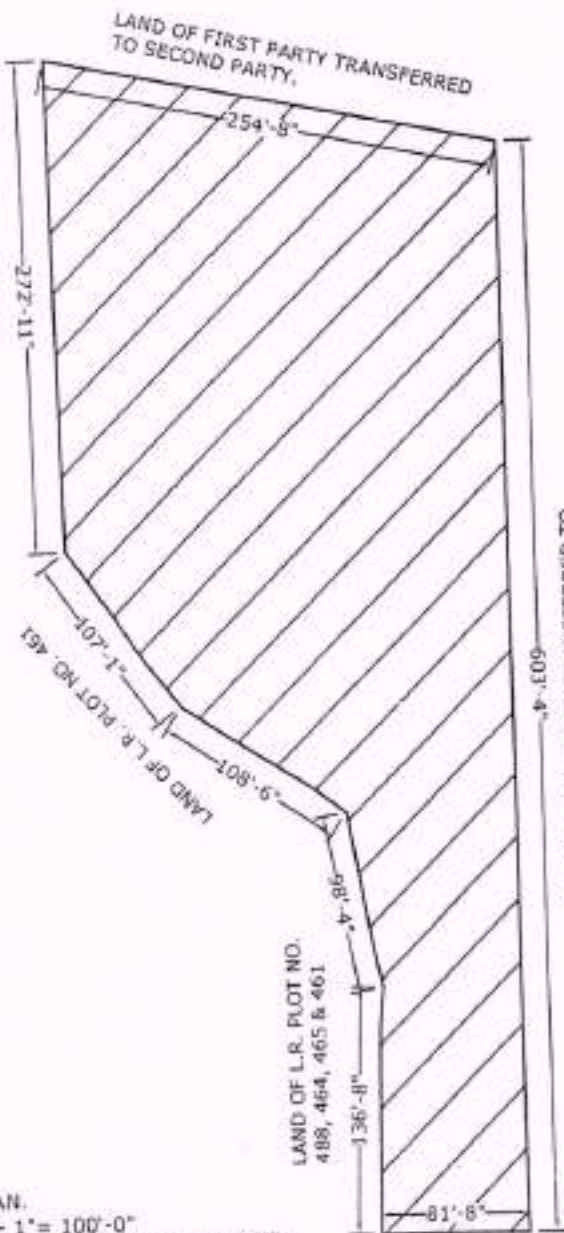
Surveyor

Regd. No. 15414/11

Subhasnally, Siliguri



PARTLY LAND OF FIRST PARTY TRANSFERRED TO BHOJNARAIN TEA COMPANY LIMITED.



LAND OF FIRST PARTY TRANSFERRED TO CANON PAPER INDUSTRIES PRIVATE LIMITED.

SITE PLAN.

SCALE :- 1" = 100'-0"

PROPOSED PLOT SHOWN.

NOTE :- MAP PREPARED ON THE BASIC OF L.R. KHATIAN, NOT ON THE BASIC OF FIELD SURVEY.

LAND OF L.R. PLOT NO. 485 & 488

PERMANENT ACCOUNT NUMBER  
AMBPS6741H

NAME  
GAUTAM SAHA

FATHER'S NAME  
PRAKASH CHANDRA SAHA

DATE OF BIRTH  
17-03-1963

COMMISSIONER OF INCOME-TAX, B.B.M.



Signature of Gautam Saha

*Gautam Saha*

व्यक्ति/संस्था संख्या /PERMANENT ACCOUNT NUMBER  
AABCP8268M

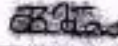


नाम /NAME

PRAKASH DISTILLERY & CHEMICAL CO (P) LIMITED

प्रवेश/स्थापना की तिथि /DATE OF INCORPORATION/FORMATION

22-06-1971



आयकर अधिकारी /आ.अ.अ.

COMMISSIONER OF INCOME-TAX, W.D. - 30

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

BIJAY SAHA  
PRAKASH CHANDRA SAHA  
12.02.1961  
PAN: AWWPS9469G



*Bijay Saha*



Prosenjit Saha



PERMANENT ACCOUNT NUMBER  
AMBPS6738A



NAME  
AJIT SAHA

FATHER'S NAME  
PRAKASH CHANDRA SAHA

DATE OF BIRTH  
18-08-1958

*Ajit Saha*  
SIGNATURE

*B. Saha*  
COMMISSIONER OF INCOME TAX, W.B. & C.

*Ajit Saha*

**आयकर विभाग**      भारत सरकार  
**INCOME TAX DEPARTMENT**      **GOVT OF INDIA**

**SAHAJI FINANCE PRIVATE LIMITED**

**07/07/1989**

Permanent Account Number

**AAICS48085**



If your card is lost / someone's card is found,  
 please inform / return to:  
 Income Tax PAN Services Unit, NSDL,  
 5th Floor, Market Square,  
 Plot No. 241, Runway No. 27/1,  
 Model Colony, New Delhi Post Office Circle,  
 Delhi - 110 013.

Tel: 1-800-222-8300 Fax: 011-2611-8111  
 e-mail: info@pan.ernet.in

SIGN WITH DATE

# FINGER IMPRESSION

THUMB

FORE FINGER

MIDDLE FINGER

RING FINGER

LITTLE FINGER



*Bijay Saha.*

*Bijay Saha.*

SIGN WITH DATE

THUMB

FORE FINGER

MIDDLE FINGER

RING FINGER

LITTLE FINGER



LEFT

RIGHT

*Gurtej Saha*

*Gurtej Saha*

SIGN WITH DATE

# FINGER IMPRESSION

THUMB

FORE FINGER

MIDDLE FINGER

RING FINGER

LITTLE FINGER



LEFT

RIGHT

*Poojai Salu*

*Poojai Salu*

SIGN, WITH DATE

THUMB

FORE FINGER

MIDDLE FINGER

RING FINGER

LITTLE FINGER



LEFT

RIGHT

*Ajit Salu*

*Ajit Salu*

SIGN, WITH DATE









Government of West Bengal

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





OFFICE OF THE A.D.S.R. BAGDOGRA, District Name :Darjeeling

Signature / LTI Sheet of Query No/Year 04030000111131/2016

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	Shri PRASENJIT SAHA C/o Hotel Prakash, Hill Cart Road, Siliguri, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734001	Represent ative of Seller [PRAKAS H DISTILLE RY & CHEMICA L COMPAN Y PRIVATE LIMI ]			
2	Shri AJIT SAHA C/o Hotel Prakash, Hill Cart Road, Siliguri, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734001	Represent ative of Seller [PRAKAS H DISTILLE RY & CHEMICA L COMPAN Y PRIVATE LIMI ]			

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
3	Shri BIJAY SAHA C/o Hotel Prakash, Hill Cart Road, Siliguri, P.O:- Siliguri, P.S:- Siliguri, District-Darjeeling, West Bengal, India, PIN - 734001	Representative of Seller [PRAKASH DISTILLERY & CHEMICAL COMPANY PRIVATE LIMITED]			<i>Bijay Saha</i> 20-01-2016
4	Shri GOUTAM SAHA C/o Hotel Prakash, Hill Cart Road, Siliguri, P.O:- Siliguri, P.S:- Siliguri, District-Darjeeling, West Bengal, India, PIN - 734001	Representative of Buyer [SAHAJI FINANCE PRIVATE LIMITED]			<i>Goutam Saha</i>
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Shri Tapan Ghosh Son of Late Jiban Ghosh New Milanpally, Siliguri, P.O:- Siliguri Bazar, P.S:- Siliguri, District-Darjeeling, West Bengal, India, PIN - 734005	Shri PRASENJIT SAHA, Shri AJIT SAHA, Shri BIJAY SAHA, Shri GOUTAM SAHA		<i>Tapan Ghosh</i> 30/01/16	

(Suraj Lepcha)

ADDITIONAL DISTRICT  
SUB-REGISTRAR

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

Darjeeling, West Bengal

**Seller, Buyer and Property Details****Seller & Buyer Details****Presentant Details**

SL No.	Name and Address of Presentant
1	Shri AJIT SAHA C/o Hotel Prakash, Hill Cart Road, Siliguri, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734001

**Seller Details**

SL No.	Name, Address, Photo, Finger print and Signature
1	PRAKASH DISTILLERY & CHEMICAL COMPANY PRIVATE LIM 4th Floor, Hotel Prakash Building, Hill Cart Road,, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734001 PAN No. AABCP8268M.; Status : Organization; Represented by representative as given below:-
1(1)	Shri PRASENJIT SAHA C/o Hotel Prakash, Hill Cart Road, Siliguri, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India.; Status : Representative; Date of Execution : 30/01/2016; Date of Admission : 30/01/2016; Place of Admission of Execution : Pvt. Residence
(2)	Shri AJIT SAHA C/o Hotel Prakash, Hill Cart Road, Siliguri, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India.; Status : Representative; Date of Execution : 30/01/2016; Date of Admission : 30/01/2016; Place of Admission of Execution : Pvt. Residence
(3)	Shri BIJAY SAHA C/o Hotel Prakash, Hill Cart Road, Siliguri, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India.; Status : Representative; Date of Execution : 30/01/2016; Date of Admission : 30/01/2016; Place of Admission of Execution : Pvt. Residence
2	PRAKASH DISTILLERY & CHEMICAL COMPANY PRIVATE LIM 4th Floor, Hotel Prakash Building, Hill Cart Road,, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734001 PAN No. AABCP8268M.; Status : Organization; Represented by representative as given below:-

**Seller Details**

Name, Address, Photo, Finger print and Signature

(1)	<p>Shri PRASENJIT SAHA                  C/o Hotel Prakash, Hill Cart Road, Siliguri, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India.; Status : Representative; Date of Execution : 30/01/2016; Date of Admission : 30/01/2016; Place of Admission of Execution : Pvt. Residence</p>
(2)	<p>Shri AJIT SAHA                  C/o Hotel Prakash, Hill Cart Road, Siliguri, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India.; Status : Representative; Date of Execution : 30/01/2016; Date of Admission : 30/01/2016; Place of Admission of Execution : Pvt. Residence</p>
(3)	<p>Shri BIJAY SAHA                  C/o Hotel Prakash, Hill Cart Road, Siliguri, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India.; Status : Representative; Date of Execution : 30/01/2016; Date of Admission : 30/01/2016; Place of Admission of Execution : Pvt. Residence</p>
3	<p>PRAKASH DISTILLERY &amp; CHEMICAL COMPANY PRIVATE LIMI                  4th Floor, Hotel Prakash Building, Hill Cart Road., P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734001 PAN No. AABCP8268M.; Status : Organization; Represented by representative as given below:-</p>
3(1)	<p>Shri PRASENJIT SAHA                  C/o Hotel Prakash, Hill Cart Road, Siliguri, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India.; Status : Representative; Date of Execution : 30/01/2016; Date of Admission : 30/01/2016; Place of Admission of Execution : Pvt. Residence</p>
(2)	<p>Shri AJIT SAHA                  C/o Hotel Prakash, Hill Cart Road, Siliguri, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India.; Status : Representative; Date of Execution : 30/01/2016; Date of Admission : 30/01/2016; Place of Admission of Execution : Pvt. Residence</p>
(3)	<p>Shri BIJAY SAHA                  C/o Hotel Prakash, Hill Cart Road, Siliguri, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India.; Status : Representative; Date of Execution : 30/01/2016; Date of Admission : 30/01/2016; Place of Admission of Execution : Pvt. Residence</p>



**Buyer Details**

	Name, Address, Photo, Finger print and Signature
1	SAHAJI FINANCE PRIVATE LIMITED 4TH Floor, Hotel Prakash Building, Hill Cart Road., P.O:- Siliguri, P.S:- Siliguri, District-Darjeeling, West Bengal, India, PIN - 734001 PAN No. AAICS4808F., Status : Organization; Represented by representative as given below:-
1(1)	Shri GOUTAM SAHA C/o Hotel Prakash, Hill Cart Road, Siliguri, P.O:- Siliguri, P.S:- Siliguri, District-Darjeeling, West Bengal, India, PIN - 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India.; Status : Representative; Date of Execution : 30/01/2016; Date of Admission : 30/01/2016; Place of Admission of Execution : Pvt. Residence

**B. Identifire Details**

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Shri Tapan Ghosh Son of Late Jiban Ghosh New Milanpally, Siliguri, P.O:- Siliguri Bazar, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN - 734005 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India,	Shri PRASENJIT SAHA, Shri AJIT SAHA, Shri BIJAY SAHA, Shri GOUTAM SAHA	

**C. Transacted Property Details**

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: Darjeeling, P.S:- Matigara, Gram Panchayat: PATHARGHATA, Mouza: Baragharia-(082)	LR Plot No:- 425, LR Khatian No:- 75	7 Dec	17,50,000/-	17,50,000/-	Proposed Use: Bastu, ROR: Rupni, Property is on Road
L2	District: Darjeeling, P.S:- Matigara, Gram Panchayat: PATHARGHATA, Mouza: Baragharia-(082)	LR Plot No:- 425, LR Khatian No:- 75	73.8 Dec	86,63,197/-	86,63,197/-	Proposed Use: Rupni, ROR: Rupni, Property is on Road

Land Details					
Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
District: Darjeeling, P.S:- Matigara, Gram Panchayat: PATHARGHATA, Mouza: Baragharia-(082)	LR Plot No:- 428 LR Khatian No:- 75	157.8 Dec	2,32,57,353/-	2,32,57,353/-	Proposed Use: Rupni, ROR: Rupni, Property is on Road

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area In(%)
L1	PRAKASH DISTILLERY & CHEMICAL COMPANY PRIVATE LIM	SAHAJI FINANCE PRIVATE LIMITED	7	100
L2	PRAKASH DISTILLERY & CHEMICAL COMPANY PRIVATE LIM	SAHAJI FINANCE PRIVATE LIMITED	73.8	100
L3	PRAKASH DISTILLERY & CHEMICAL COMPANY PRIVATE LIM	SAHAJI FINANCE PRIVATE LIMITED	157.8	100

#### D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Rajesh Kumar Agarwal
Address	S.P. Mukherjee Road, Khalpara, Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL
Applicant's Status	Advocate

Office of the A.D.S.R. BAGDOGRA, District: Darjeeling

Endorsement For Deed Number : I - 040300794 / 2016

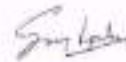
Registration No/Year	04030000111131/2016	Serial no/Year	0403000777 / 2016
Deed No/Year	I - 040300794 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Shri AJIT SAHA	Presented At	Private Residence
Date of Execution	30-01-2016	Date of Presentation	30-01-2016

Remarks

On 25/01/2016

**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 3,36,70,550/-



(Suraj Lepcha)

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BAGDOGRA  
Darjeeling, West Bengal

On 30/01/2016

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

Presented for registration at 14:52 hrs on : 30/01/2016, at the Private residence by Shri AJIT SAHA ..

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

Execution is admitted on 30/01/2016 by

Shri PRASENJIT SAHA Director, PRAKASH DISTILLERY & CHEMICAL COMPANY PRIVATE LIM, 4th Floor, Hotel Prakash Building, Hill Cart Road,, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734001 Shri PRASENJIT SAHA, Son of Late Prakash Chandra Saha, C/o Hotel Prakash, Hill Cart Road, Siliguri, P.O: Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734001, By caste Hindu, By profession Business

Indetified by Shri Tapan Ghosh, Son of Late Jiban Ghosh, New Milanpally, Siliguri, P.O: Siliguri Bazar, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734005, By caste Hindu, By Profession Others

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

Execution is admitted on 30/01/2016 by

Shri AJIT SAHA Director, PRAKASH DISTILLERY & CHEMICAL COMPANY PRIVATE LIM, 4th Floor, Hotel Prakash Building, Hill Cart Road,, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734001 Shri AJIT SAHA, Son of Late Prakash Chandra Saha, C/o Hotel Prakash, Hill Cart Road, Siliguri, P.O: Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734001, By caste Hindu, By profession Business

Shri Tapan Ghosh, Son of Late Jiban Ghosh, New Milanpally, Siliguri, P.O: Siliguri Bazar, Thana: Darjeeling, WEST BENGAL, India, PIN - 734005, By caste Hindu, By Profession Others

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

Execution is admitted on 30/01/2016 by

Shri BIJAY SAHA Director, PRAKASH DISTILLERY & CHEMICAL COMPANY PRIVATE LIM, 4th Floor, Hotel Prakash Building, Hill Cart Road, P.O:- Siliguri, P.S:- Siliguri, District-Darjeeling, West Bengal, India, PIN - 734001 Shri BIJAY SAHA, Son of Late Prakash Chandra Saha, C/o Hotel Prakash, Hill Cart Road, Siliguri, P.O: Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734001, By caste Hindu, By profession Business

Indetified by Shri Tapan Ghosh, Son of Late Jiban Ghosh, New Milanpally, Siliguri, P.O: Siliguri Bazar, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734005, By caste Hindu, By Profession Others

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

Execution is admitted on 30/01/2016 by

Shri GOUTAM SAHA Director, SAHAJI FINANCE PRIVATE LIMITED, 4TH Floor, Hotel Prakash Building, Hill Cart Road, P.O:- Siliguri, P.S:- Siliguri, District-Darjeeling, West Bengal, India, PIN - 734001 Shri GOUTAM SAHA, Son of Late Prakash Chandra Saha, C/o Hotel Prakash, Hill Cart Road, Siliguri, P.O: Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734001, By caste Hindu, By profession Business

Indetified by Shri Tapan Ghosh, Son of Late Jiban Ghosh, New Milanpally, Siliguri, P.O: Siliguri Bazar, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734005, By caste Hindu, By Profession Others



(Suraj Lepcha)

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BAGDOGRA  
Darjeeling, West Bengal

**On 08/02/2016**

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 3,70,370/- ( A(1) = Rs 3,70,370/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 3,70,370/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

1. Rs. 3,70,370/- is paid, by online on 08/02/2016 11:05AM with Govt. Ref. No. 192015160032736341 on 08-02-2016, Bank: ICICI Bank ( ICIC0000006), Ref. No. 913914727 on 08/02/2016, Head of Account 0030-03-104-001-16

**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 Stamp Duty

Amount required Stamp Duty payable for this document is Rs. 20,20,234/- and Stamp Duty paid by Stamp  
Rs. 20,15,234/-, by online = Rs 20,15,234/-

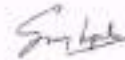
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt.  
WB

Rs. 20,15,234/- is paid, by online on 08/02/2016 11:05AM with Govt. Ref. No. 192015160032736341 on 08-  
02-2016, Bank: ICICI Bank ( ICIC0000006), Ref. No. 913914727 on 08/02/2016, Head of Account 0030-02-103-  
003-02

### Payment of Stamp Duty

Description of Stamp

1. Rs 10/- is paid on Court Fees.
2. Rs 5,000/- is paid on Impressed type of Stamp, Serial no 17102, Purchased on 15/01/2016, Vendor named J Das.



(Suraj Lepcha)

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BAGDOGRA  
Darjeeling, West Bengal

Date of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0403-2016, Page from 17729 to 17758

Serial No 040300794 for the year 2016.



*Suraj Lepcha*

Digitally signed by SURAJ LEPCHA  
Date: 2016.02.25 18:18:15 +05:30  
Reason: Digital Signing of Deed.

(Suraj Lepcha) 25/02/2016 18:18:15  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BAGDOGRA  
West Bengal.

(This document is digitally signed.)

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