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पश्चिमबंग पश्चिमबंगाल WEST BENGAL

C 203188

9/111293  
V/c-138.

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

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

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

For Bhojrajain Tea Co. Ltd.  
*Pradyut Saha*  
 Director

### DEED OF CONVEYANCE

THIS INDENTURE IS MADE ON THIS THE 29<sup>th</sup>  
 DAY OF JANUARY 2016 (TWO THOUSAND AND  
 SIXTEEN) .

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. .... P/2

*[Signature]*  
 Addl. District Registrar,  
 Shyambel at Bagdogra

01 FEB 2016

For Prakash Distillery & Chemical Co. Pvt. Ltd.

*Ajit Saha*  
Director

158

For Prakash Distillery & Chemical Co. Pvt. Ltd.

*Ajit Saha*  
Director

155

For Prakash Distillery & Chemical Co. Pvt. Ltd.

*Bijay Saha*  
Director

157

For Prakash Distillery & Chemical Co. Pvt. Ltd.

*Gautam Saha*  
Director

156

For Bhojpersin Tea Co. Ltd

*Prasenjit Saha*  
Director

SL No. 17107 Date 15.1.2016  
PURCHASER *Bijay Saha*  
Full Address *Siliguri*  
Total value *₹ 100/-*  
Stamp Purchased from JPG Treasury on

STAMP VENDOR  
(JAYA DAS)  
Licence no-1 of 99-2000  
Add. DSR Office, Raiganj, Jalpaiguri




Torlon already  
• la. lake Jipam already  
Vow milong pally  
P.O. Siliguri Bazar  
Dist. Dooarsalaya.

After this stamp  
is cancelled, the stamp  
is not valid.

30 JAN 2016

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

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

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

For Bhojnarain Tea Co. Ltd.  
*Prasenjit Saha*  
Director

Page - 2

VALUE ASSESSED	:	RS. 1,00,93,827/-
AREA OF LAND	:	71.7 DECIMALS
R.S. PLOT NO.	:	312
R.S. KHATIAN NO.	:	6/1
SHEET NO.	:	1
L.R. PLOT NO.	:	425, 428 & 429
L.R. KHATIAN NO.	:	75
J.L. NO.	:	82
MOUZA	:	BARAGHARIA
PARAGANA	:	PATHARGHATA
POLICE STATION	:	MATIGARA
DISTRICT	:	DARJEELING

**WITHIN THE AREA OF GRAM PANCHAYAT**

Cont. ....P/3

For Prakash Distillery & Chemical Co. Pvt. Ltd.

*Ajit Saha*  
Director

Director

For Prakash Distillery & Chemical Co. Pvt. Ltd.

*Bijay Saha*  
Director

Director

Page - 3

B E T W E E N

For Prakash Distillery & Chemical Co. Pvt. Ltd.

*Gautam Saha*  
Director

Director

For Bhojnarain Tea Co. Ltd

*Prosenjit Saha*  
Director

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 4th 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 AJIT SAHA, 2) SRI BIJAY SAHA, 3) SRI GAUTAM SAHA** all are S/o 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

**BHOJNARAIN TEA COMPANY LIMITED (PAN: AABCB2967M)**, a Limited Company registered under the Companies Act, 1956 bearing certificate of Incorporation No. U01132WB1925PTC005108 Dated 28.07.1925 having its registered office at 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.2** (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 PROSENJIT SAHA** S/o Late Prakash Chandra Saha, Hindu by

Cont. ....P/4

*Ajit. Saha*  
Director

*Bijay Saha*  
Director

Page - 4

*Kanambala Saha*  
Director

*Kanambala Saha*  
Director

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.

**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 **KANAMBALA 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>
<b>TOTAL</b>	<u><b>6.77 Acres</b></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.

Cont. ....P/5

For Prakash Distillery & Chemical Co. Pvt. Ltd.

Ajit Saha  
Director

Director

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For Prakash Distillery & Chemical Co. Pvt. Ltd.

Bijoy Saha  
Director

Director

For Prakash Distillery & Chemical Co. Pvt. Ltd.

Gautam Saha  
Director

Director

For Bhojnarain Tea Co. Ltd.

Prosenjit Saha  
Director

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 18th 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 herein after referred to as follows:

Cont. ....P/6

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

Page - 6

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

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

For Bhojnarain Tea Co. Ltd.  
*Prosenjit 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.	<u>151</u>
<b>TOTAL</b>	<b><u>372</u></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 (i.e. the below schedule land) 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 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. 1,00,93,827/-

Cont. ....P/7

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

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

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

For Bhogaram Tea Co. Ltd.  
*Prasanna 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



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

Page - 8

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

For Prakash Distillery & Chemical Co. Pvt. Ltd.  
*[Signature]*  
Director

For Bhojrajain Tea Co. Ltd.  
*Prasenjit 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

For Prakash Dyeing & Chemical Co. Pvt. Ltd.  
*P. Jit Sahai*  
Director

For Prakash Dyeing & Chemical Co. Pvt. Ltd.  
*P. Jit Sahai*  
Director

Page - 9

For Prakash Dyeing & Chemical Co. Pvt. Ltd.  
*P. Jit Sahai*  
Director

For Broganrain Tea Co. Ltd.  
*P. Jit Sahai*  
Director

### SCHEDULE

All that piece and parcel of Vacant land measuring 71.7 (Seven One Point Seven) 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), 429(Four Two Nine) recorded in R.S. Khatian No. 6/1(Six by One) corresponding to L.R. Khatian No. 75(Seven Five) of Mouza - Baragharia, 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	57.7
428	10.0
429	04.0
TOTAL	<u>71.7</u>

The said land is bounded and butted as follows: -

BY THE NORTH : 15'-9" WIDE KUTCHA ROAD;

BY THE SOUTH : LAND OF L.R. PLOT NO. 430 & 461;

BY THE EAST : LAND OF FIRST PARTY TRANSFERRED TO SAHAJI FINANCE PRIVATE LIMITED;

BY THE WEST : LAND OF FIRST PARTY;

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. Tarpan Chakraborty  
Ho. Late Jibak Chakraborty  
New Market Bally,  
P.O. Siliguri Bazar,  
Dist. Darjeeling.

For Prakash Distillery & Chemical Co. Pvt. Ltd.

*Apur Saha*

For Prakash Distillery & Chemical Co. Pvt. Ltd.

*Bijay Saha*

For Prakash Distillery & Chemical Co. Pvt. Ltd.

----- Director -----

**FIRST PARTY**

2. Sanjay Agarwal  
8/0 Anjan Agarwal  
Punjabi Park, Serwan  
8/2 art Darjeeling.

For Bhojanarain Tea Co. Ltd.

*Prosunil Saha*

Director

----- Director -----  
**SECOND PARTY**

Drafted by me and printed at my office.

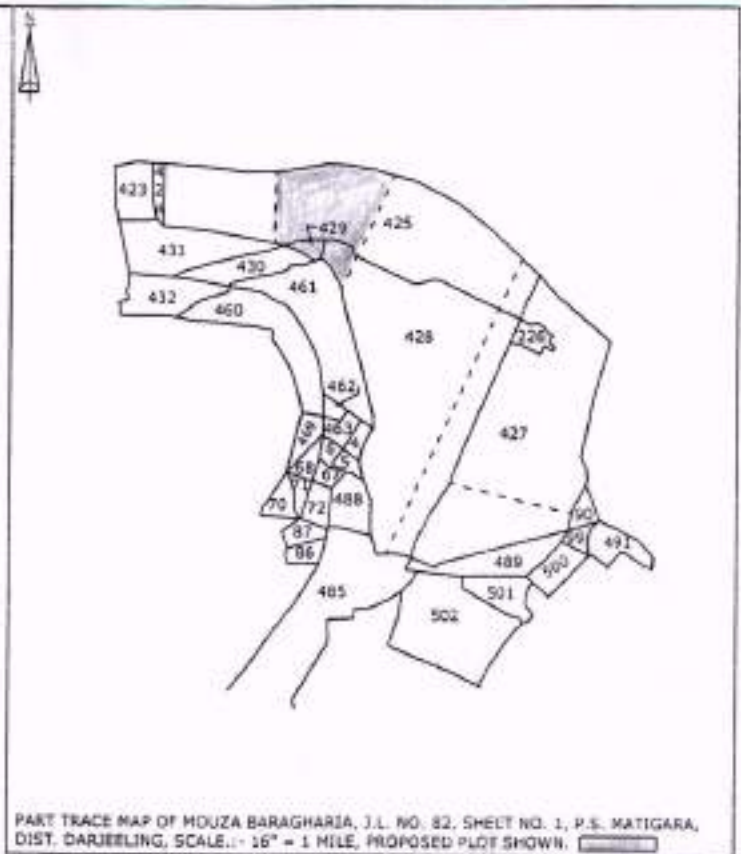
*Rajesh Kumar Agarwal*  
RAJESH KUMAR AGARWAL  
Advocate/Siliguri  
Reg. No. WB/73 /97

**THE FIRST PARTY :-**  
**SH DISTILLERY & CHEMICAL**  
**ANY PRIVATE LIMITED.**  
**REPRESENTED BY ITS DIRECTORS :-**  
 SRI AJIT SAHA,  
 SRI BIJAY SAHA,  
 SRI GOUTAM SAHA.  
 ALL ARE S/O. LATE PRAKASH CHANDRA SAHA.  
 ALL ARE AT C/O. HOTEL PEAKASH,  
 HILL CART ROAD, SILIGURI-734001,  
 P.O. & P.S. SILIGURI, DIST. DARJEELING.

**NAME OF THE SECOND PARTY :-**  
**HOJNARAIN TEA COMPANY COMPANY LIMITED.**  
**REPRESENTED BY ITS DIRECTORS :-**  
 SRI PROSENJIT SAHA,  
 S/O. LATE PRAKASH CHANDRA SAHA,  
 AT C/O. HOTEL PEAKASH,  
 HILL CART ROAD, SILIGURI-734001,  
 P.O. & P.S. SILIGURI, DIST. DARJEELING.

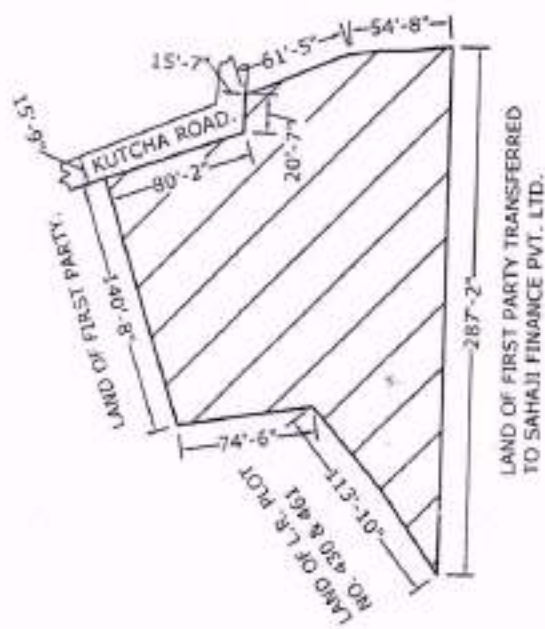
**LAND SCHEDULE :-**  
 MOUZA :- BARAGHARIA.  
 J.L. NO. :- 82  
 SHEET NO. :- 1  
 P.S. :- MATIGARA.  
 DIST. :- DARJEELING.


**TOTAL AREA :- 0.717 ACRES.**



PART TRACE MAP OF MOUZA BARAGHARIA, J.L. NO. 82, SHEET NO. 1, P.S. MATIGARA, DIST. DARJEELING, SCALE :- 16" = 1 MILE, PROPOSED PLOT SHOWN.

AREA STATEMENT :-				
Khatian No.		Plot No.		Area in Acres
L.R.	R.S.	L.R.	R.S.	AS PER L.R.
75		425	312	0.577
75		428	312	0.100
75		429	312	0.040
TOTAL AREA :-				0.717



**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.

For Prakash Distillery & Chemical Co. Pvt. Ltd.

*Ajit Saha*  
 Director

For Prakash Distillery & Chemical Co. Pvt. Ltd.

*Bijay Saha*  
 Director

For Prakash Distillery & Chemical Co. Pvt. Ltd.

*Goutam Saha*  
 Director

SIGNATURE OF THE FIRST PARTY.  
 For Bhojnarain Tea Co. Ltd

*Prosenjit Saha*  
 Director

SIGNATURE OF THE SECOND PARTY.

DRAWN BY :-  
*M. Acharya*  
 M. Acharya  
 Surveyor

Regd. No. 15414/111  
 Subhrajyoti

PERMANENT ACCOUNT NUMBER  
AMBPS6738A

NAME  
AJIT SAHA

FATHER'S NAME  
PRAKASH CHANDRA SAHA

DATE OF BIRTH  
18-08-1978

OFFICIAL SIGNATURE  
*Ajit Saha*

SECRETARY, I. & A.  
COMMISSIONER OF ACCOUNTS, W.B.



*Ajit Saha*

PERMANENT ACCOUNT NUMBER  
AMBPS6740G



THE TITLE  
PROSENJIT SAHA

THE HUSBAND'S NAME  
PRAKASH CHANDRA SAHA

DATE OF BIRTH  
01-03-1955

ENTRANT SIGNATURE  
*Prosenjit Saha*

OFFICIAL SIGNATURE  
*[Signature]*  
COMMISSIONER OF INCOME TAX, W.B. CD

*Prosenjit Saha*



*Bijay Saha.*

वर्तमान संख्या /PERMANENT ACCOUNT NUMBER  
AABCP8268M

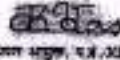


कंपनी का नाम

PRAKASH DISTILLERY & CHEMICAL CO (P) LIMITED

स्थापना/संस्थापना की तिथि /DATE OF INCORPORATION/FORMATION

22-06-1971



आयकर अधिकारी, व.प्र. 31

COMMISSIONER OF INCOME-TAX, W.P. - 31



PERMANENT ACCOUNT NUMBER  
AMGPS6741H

THE NAME  
GAUTAM SAHA

FATHER'S NAME  
PRAKASH CHANDRA SAHA

DATE OF BIRTH  
17-03-1963

BRANCH SIGNATURE  
*Gautam Saha*

COMMISSIONER OF ACCOUNTS BANK



*Gautam Saha*

PERMANENT ACCOUNT NUMBER  
AABC2967M

NAME  
BHUNARAIN TEA COMPANY LTD

DATE OF INCORPORATION  
20-07-1925

*[Signature]*  
COMMISSIONER OF INCOME TAX, W.B. - XI

*Paranjit Saha*

# FINGER IMPRESSION

THUMB

FORE FINGER

MIDDLE FINGER

RING FINGER

LITTLE FINGER



Ajit Saha

RIGHT



Ajit Saha

SIGN WITH DATE

THUMB

FORE FINGER

MIDDLE FINGER

RING FINGER

LITTLE FINGER



Pooja Saha

LEFT



Pooja Saha

SIGN WITH DATE

# FINGER IMPRESSION

THUMB

FORE FINGER

MIDDLE FINGER

RING FINGER

LITTLE FINGER



LEFT

RIGHT



*Gendim Saha*

SIGN. WITH DATE

THUMB

FORE FINGER

MIDDLE FINGER

RING FINGER

LITTLE FINGER



LEFT

RIGHT



*Proscript Saha*

SIGN. WITH DATE








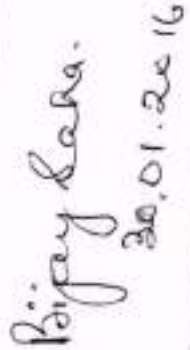
Government of West Bengal

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







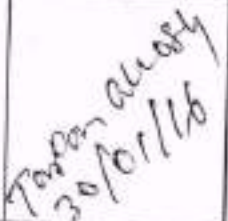
OFFICE OF THE A.D.S.R. BAGDOGRA, District Name :Darjeeling

Signature / LTI Sheet of Query No/Year 04030000111273/2016

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 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 ]			
2	Shri BIJAY 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 GAUTAM 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]			
4	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 Buyer [BHOJNA RAIN TEA COMPAN Y LIMITED]			
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, P.S.- Siliguri, District:- Darjeeling, West Bengal, India, PIN - 734005	Shri AJIT SAHA, Shri BIJAY SAHA, Shri GAUTAM SAHA, Shri PRASENJIT SAHA			

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

## Seller, Buyer and Property Details

### A. Seller & Buyer Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Shri GAUTAM 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 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
(2)	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
(3)	Shri GAUTAM 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**

SL No.	Name, Address, Photo, Finger print and Signature
2(1)	<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>
(2)	<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>Shri GAUTAM 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 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:-</p>
3(1)	<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>
(2)	<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>Shri GAUTAM 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	
SL No.	Name, Address, Photo, Finger print and Signature
1	BHOJNARAIN TEA COMPANY LIMITED Hotel Prakash Building, Hill Cart Road, Siliguri, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734001; 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

#### 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, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734005 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India,	Shri AJIT SAHA, Shri BIJAY SAHA, Shri GAUTAM SAHA, Shri PRASENJIT 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	5 Dec	12,50,000/-	12,50,000/-	Proposed Use: Bastu, ROR: Rupni, Width of Approach Road: 16 Ft.,
L2	District: Darjeeling, P.S:- Matigara, Gram Panchayat: PATHARGHATA, Mouza: Baragharia-(082)	LR Plot No:- 425 . LR Khatian No:- 75	52.7 Dec	63,93,827/-	63,93,827/-	Proposed Use: Rupni, ROR: Rupni, Width of Approach Road: 16 Ft.,

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	10 Dec	17,50,000/-	17,50,000/-	Proposed Use: Rupni, ROR: Rupni, Width of Approach Road: 16 Ft.
L4 District: Darjeeling, P.S:- Matigara, Gram Panchayat: PATHARGHATA, Mouza: Baragharia-(082)	LR Plot No:- 429 , LR Khatian No:- 75	4 Dec	7,00,000/-	7,00,000/-	Proposed Use: Rupni, ROR: Rupni, Width of Approach Road: 16 Ft.

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	BHOJNARAIN TEA COMPANY LIMITED	5	100
L2	PRAKASH DISTILLERY & CHEMICAL COMPANY PRIVATE LIM	BHOJNARAIN TEA COMPANY LIMITED	52.7	100
L3	PRAKASH DISTILLERY & CHEMICAL COMPANY PRIVATE LIM	BHOJNARAIN TEA COMPANY LIMITED	10	100
L4	PRAKASH DISTILLERY & CHEMICAL COMPANY PRIVATE LIM	BHOJNARAIN TEA COMPANY LIMITED	4	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, PIN - 734001
Applicant's Status	Advocate

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

Endorsement For Deed Number : I - 040300604 / 2016

Deed No/Year	04030000111273/2016	Serial no/Year	0403000669 / 2016
Deed No/Year	I - 040300604 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Shri GAUTAM 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 1,00,93,827/-



(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 14:24 hrs on : 30/01/2016, at the Private residence by Shri GAUTAM SAHA ..

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

Indetified by Shri Tapan Ghosh, Son of Late Jiban Ghosh, New Milanpally, Siliguri, P.O: Siliguri, 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 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

Executed by Shri Tapan Ghosh, Son of Late Jiban Ghosh, New Milanpally, Siliguri, P.O: Siliguri, 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 GAUTAM 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 GAUTAM 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

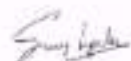
Indetified by Shri Tapan Ghosh, Son of Late Jiban Ghosh, New Milanpally, Siliguri, P.O: Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734005, By caste Hindu, By Profession Others

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

Execution is admitted on 30/01/2016 by

Shri PRASENJIT SAHA Director, BHOJNARAIN TEA COMPANY LIMITED, Hotel Prakash Building, Hill Cart Road, Siliguri, 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, 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 01/02/2016**

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,11,023/- ( A(1) = Rs 1,11,023/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,11,023/-

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

1. Rs. 1,11,023/- is paid, by online on 01/02/2016 1:15PM with Govt. Ref. No. 192015160031960071 on 01-02-2016, Bank: ICICI Bank ( ICIC0000006), Ref. No. 909309778 on 01/02/2016, 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

It is stated that required Stamp Duty payable for this document is Rs. 6,05,629/- and Stamp Duty paid by Stamp Duty of Rs. 5,000/-, by online = Rs 6,00,629/-

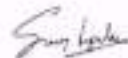
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

1. Rs. 6,00,629/- is paid, by online on 01/02/2016 1:15PM with Govt. Ref. No. 192015160031960071 on 01-02-2016, Bank: ICICI Bank ( ICIC0000006), Ref. No. 909309778 on 01/02/2016, Head of Account 0030-02-103-003-02

#### Payment of Stamp Duty

Description of Stamp

1. Rs 5,000/- is paid on Impressed type of Stamp, Serial no 17104, 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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0403-2016, Page from 14482 to 14511

being No 040300604 for the year 2016.



Digitally signed by SURAJ LEPCHA  
Date: 2016.02.17 09:48:47 +05:30  
Reason: Digital Signing of Deed.

(Suraj Lepcha) 17/02/2016 09:48:47  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BAGDOGRA  
West Bengal.

(This document is digitally signed.)