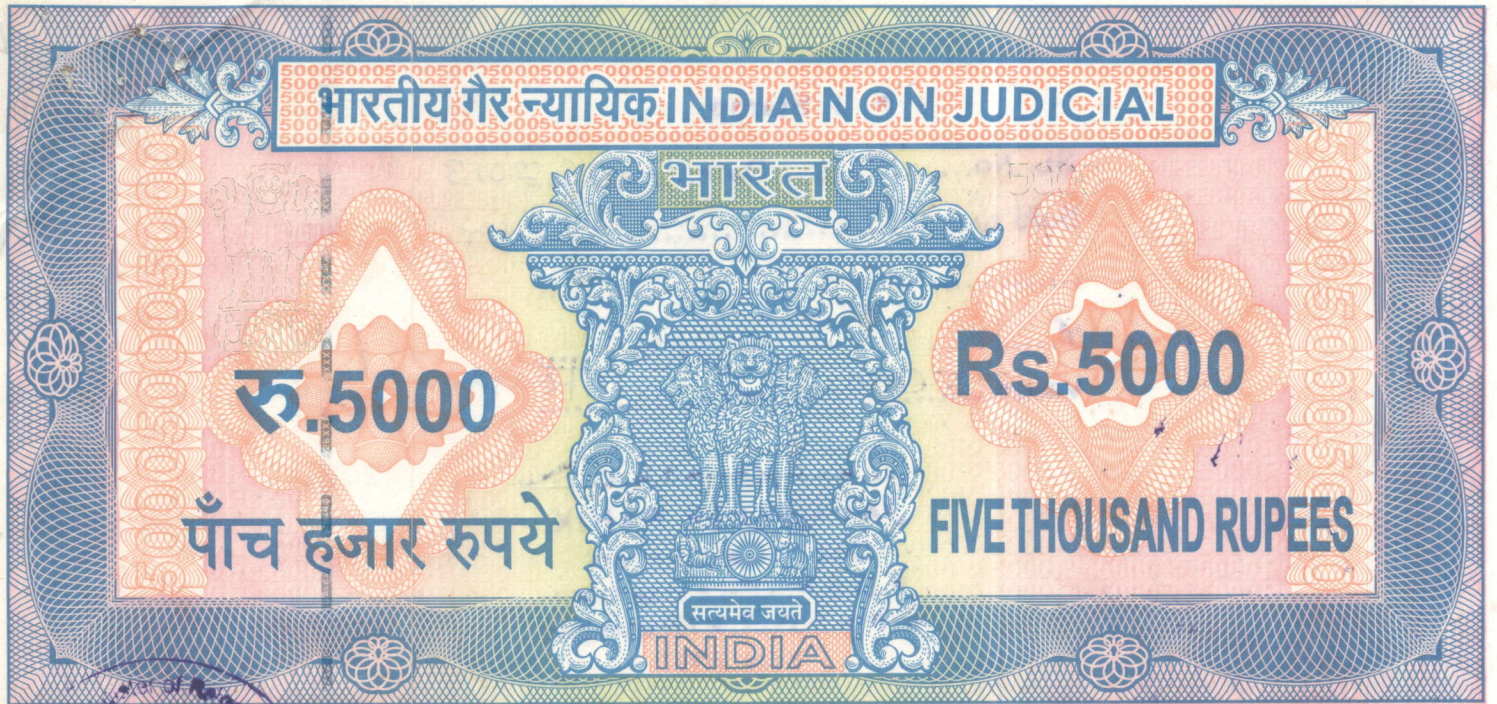


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पश्चिम बंगाल WEST BENGAL

A 811529

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certified that the document is admitted
for registration the signature sheet and
the enclosures sheets attached to this
document are the part of this document

[Signature]

Additional Dist Sub- Registrar
Rajganj, Jalpaiguri

10 OCT 2013

[Handwritten signature]

DEED OF CONVEYANCE

Contd. /2

[Handwritten signature]
Advocate

[Faint circular stamp]
6005 130 01

12/10/13

THIS DEED OF CONVEYANCE IS MADE ON THIS
THE
10th DAY OF OCTOBER
TWO THOUSAND THIRTEEN

BETWEEN

Contd. /3

Adv. Ag
Adv. Ag

10 OCT 13

Consideration : Rs. 24,00,000/-
 Area : 1.50 Kathas
 Plot No. : 247 (R.S.) & 101 (L.R.)
 Khatian No : 569/1 (R.S.) & 3 (L.R.)
 Sheet No. : 8 (R.S.) & 20 (L.R.)
 J.L. No. : 2
 Mouza : Dabgram
 P.S. : Bhaktinagar
 Dist. : Jalpaiguri
 Within Ward No. 41 of Siliguri Municipal Corporation.

PANCHRASHI BARTER PRIVATE LIMITED (Having PAN No.AAHCP0449C), a Company registered under the Companies Act 1956, having its Office at Sarkar House, 1st Floor, Sisir Bhaduri Sarani, Khudirampally, Siliguri, P.O. & P.S. Siliguri, Dist. Darjeeling, represented by one of its Director **SRI ANIRUDHA MAHESHWARI S/O SRI RAJIV KUMAR MAHESHWARI**, hereinafter called the **PURCHASER** (which expression shall mean and include unless excluded by or repugnant to the context its successors-in-office, executors, administrators, legal representatives and /or assigns) of the **ONE PART.**

AND

SRI JIREN ROY (Having PAN No.AZOPR8214Q) **S/O LATE UMEL ROY**, Indian by citizen, Hindu by religion, Business by occupation, residing at Jyotinagar, Ward No. 41, Siliguri, P.O. Sevoke Road, P.S. Bhaktinagar, Dist.Jalpaiguri, hereinafter called the **VENDOR** (which expression shall mean and include unless excluded by or repugnant to the context his legal heirs, successors, executors, administrators, legal representatives and /or assigns) of the **OTHER PART.**

Contd. /4

R.K.A.g
Adv 18/4

130 01

সিগুরি নগর পৌরসভা

WHEREAS one Mahal Singh Roy was the Khatian recorded owner of part of Plot No. 246 & 247, recorded in R.S. Khatian No. 569/1, situated within Mouza - **DABGRAM**, J. L. No. 2, Sheet No. 8, P. S. Bhaktinagar, Dist - Jalpaiguri, within Ward No. 41 of Siliguri Municipal Corporation.

AND

WHEREAS after the expiry of Mahal Singh Roy, his wife **Smt. Aneswari Roy** alongwith **Sri Santa Singh Roy, Sri Digendra Nath Roy including Minor Gajendra Nath Roy (as minor)** sold the land measuring 2.00 Acres, in favour of Sri Kalu Lama Tamang S/o Late Bir Bahadur Lama, by virtue of Deed of Sale being No. 3724, Dated 02/06/1967, registered in the office of Sadar Joint Sub-Registrar, Dist. Jalpaiguri.

AND

WHEREAS Sri Kalu Tamang S/o Late Bir Bahadur Tamang thereafter transferred the entire land measuring 1.165 acres and also transferred the land measuring 82.5 decimals, in favour of the **Vendor of these presents Sri Jiren Roy S/o Late Umel Roy**, by virtue of two separate Deeds of Sale being Nos. 2519 & 2520, Dated 03/04/1976, registered in the office of Addl. Dist. Sub-Registrar, Dist. Jalpaiguri.

AND

WHEREAS thereafter the Minor Sri Gajen Singh @ Gajendra Nath Roy S/o Late Mohon @ Mahal Singh Roy, executed a Deed of Declaration in favour of the **Vendor of these presents** declaring no any claim or right or title or interest regarding the said transfer made by his mother alongwith two brothers when he was minor, by virtue of Deed of Declaration being No. 306, Dated 06/03/2013, registered in the office of Addl. Dist. Sub-Registrar, Siliguri, Dist. Darjeeling.

Contd. /5

R.K.Ag
Adv/846

21/11/2014

WHEREAS the **VENDOR** hereof, is the sole and absolute owner in possession of vacant land measuring 1.165 Acres, appertaining to and forming part of Plot Nos. 246 & 247 (R.S.), recorded in Khatian No. 569/1 (R.S.), of **Mouza - Dabgram**, J. L. No. 2, Sheet No. 8 (R.S.), P.S. Bhaktinagar, Dist - Jalpaiguri, which is morefully and particularly described in **Schedule**, by virtue of Deed of Sale being No.I - 2519, Dt. 03/04/1976, recorded in Book No. I, for the year 1976, registered in the office of Addl. Dist. Sub- Registrar, Jalpaiguri, executed by Sri Kalu Tamang S/o Late Bir Bahadur Tamang, residing at H.C.Road, P.O. & P.S. Siliguri, Dist. Darjeeling, having permanent, heritable and transferable right, title and interest therein without any disturbance or interference from anybody whomsoever being free from all encumbrances and charges whatsoever.

AND

WHEREAS the **VENDOR** hereof, is the sole and absolute owner of vacant land measuring 82.5 Decimals, appertaining to and forming part of Plot Nos. 246 & 247 (R.S.), recorded in Khatian No. 569/1 (R.S.), of **Mouza - Dabgram**, J. L. No. 2, Sheet No. 8 (R.S.), P.S. Bhaktinagar, Dist - Jalpaiguri, which is morefully and particularly described in **Schedule**, by virtue of Deed of Sale being No.I - 2520, Dt. 03/04/1976, recorded in Book No. I, for the year 1976, registered in the office of Addl. Dist. Sub- Registrar, Jalpaiguri, executed by Sri Kalu Tamang S/o Late Bir Bahadur Tamang, residing at H.C.Road, P.O. & P.S. Siliguri, Dist. Darjeeling, having permanent, heritable and transferable right, title and interest therein without any disturbance or interference from anybody whomsoever being free from all encumbrances and charges whatsoever.

R.K. Ag
Adv 184

Contd. /6

100 01

22/10/2016

AND

WHEREAS the **Vendor** of these presents had sold 1.5598 Acres of land to various Purchasers and now at present the **Vendor** hereof, is in possession of land measuring **26 Kathas 1 Chhattak 8 Sq.ft. or 0.4302 Acres**, appertaining to and forming part of Plot Nos. 246 & 247, recorded in Khatian No. 569/1, of **Mouza - Dabgram**, J.L. No. 2, Sheet No. 8, P.S. Bhaktinagar, Dist. Jalpaiguri, within Ward No. 41 of Siliguri Municipal Corporation, as fully described in the Schedule, having permanent, heritable and transferable right, title and interest therein without any disturbance or interference from anybody whomsoever being free from all encumbrances and charges whatsoever.

AND

WHEREAS the **VENDOR** being in need of money for his developmental plans has decided to sell his land measuring 1.50 Kathas out of the total land, as morefully and particularly described in the **Schedule** and as shown in the site plan by red demarcation line annexed herewith (hereinafter referred to as the below scheduled land for the sake of brevity), and accordingly he circulated his intention in the locality, free from all encumbrances and charges whatsoever.

AND

WHEREAS the **PURCHASER** being in need of land in the area where the plot of land of the **VENDOR** situates, relying on the aforesaid statements of the Vendor, has agreed to purchase the said below scheduled land of the Vendor at or for a price of Rs. 24,00,000/- (Rupees Twenty Four Lacs) only, free from all encumbrances and charges whatsoever.

R.K. Ag
Adv/10/16

Contd. /7

Stamp: 22/10/2016

130 01

R. U. Ag
Adv/24**AND**

WHEREAS the **VENDOR** considering the price so offered by the **PURCHASER** as fair, reasonable and highest according to rates now prevailing in the market, has firmly and finally decided and agreed to sell below scheduled land unto the **PURCHASER** at or for the price of Rs. 24,00,000/- (Rupees Twenty Four Lacs) only, free from all encumbrances and charges whatsoever and the below scheduled land is transferred in the manner hereinafter appearing.

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid offer, acceptance and also in consideration of the sum of Rs. 24,00,000/- (Rupees Twenty Four Lacs) only, paid by the Purchaser to the Vendor (the receipt whereof the Vendor does hereby acknowledge and grant full discharge to the Purchaser from the payment thereof), the Vendor does hereby grant, convey, sell, assign and transfer unto the Purchaser the said land described in the **Schedule** appended below and make over possession thereof togetherwith all rights, titles, interests, liberties easements, privileges, appendices, appurtenances whichever is belonging to or in anyway appertaining to the said land as the absolute estate **TO HAVE AND TO HOLD** the same absolutely by the Purchaser forever peaceably and quietly without any interference or interruption from the Vendor or any person or persons claiming under him, subject to the payment of rent etc. payable to the Govt. of the State of W.B.

R. U. Ag
Adv/24

Contd. /8

130 01

21/10/2018

The Vendor does hereby declare that there exists no charges, attachment or any other encumbrances on the below scheduled land hereby transferred or any part thereof at the date of these presents and he has not previously sold, mortgaged, transferred or contracted for sale or otherwise the said land hereby sold or any part thereof and suffers from no defects of title and in the event of discovery of any contrary is proved, the Vendor shall be liable to be dealt with according to Law and shall also be liable to pay the adequate compensation to the Purchaser.

The Vendor does hereby covenant with the Purchaser that if for any defect of title of the land hereby sold or any part thereof or for any act done or suffered to be done by the Vendor and the Purchaser is deprived of ownership or of possession of the below scheduled land hereby sold or any part thereof in future, the Vendor shall be liable to return to Purchaser the full or proportionate part of the said consideration money together with interest @ 18% per annum from the date of such deprivation or of dispossession and shall also be liable to pay adequate compensation to Purchaser for any other loss or injury which the Purchaser may suffer or sustain resulting therefrom.

The Vendor does hereby further declare that he at the request and costs of the Purchaser does execute and cause to be done and execute all acts, deeds or things whatsoever if the Purchaser so require in future for peaceful enjoyment and possession of the below scheduled land hereby sold by the Vendor by these presents.

R.K. Ag
Advocate

Contd. /9

10 OCT 2018

21/10/18

SCHEDULE
(LAND HEREBY SOLD BY THE VENDOR)

All that piece and parcel of vacant Bastu land measuring **1.50 Kathas** out of his total land, appertaining to and forming part of **Plot No. 247 (R.S.)** & 101 (L.R.), recorded in **Khatian No.569/1 (R.S.)** & 3 (L.R.), of **Mouza - Dabgram**, J. L. No. 2, **Sheet No. 8 (R.S.)** & 20 (L.R.), P.S. Bhaktinagar, Dist - Jalpaiguri, within Ward No.XXXI of Siliguri Municipal Corporation.

The aforesaid land is butted and bounded
as follows : -

- | | | |
|--------------|---|---|
| By the North | - | Land of Purchaser. |
| By the South | - | Land of Ecklavya Agencies Pvt. Ltd. |
| By the East | - | 36'-0" Wide Pucca Road. |
| By the West | - | Land of Vendor sold today to Purchaser. |

Within the aforesaid butted and bounded the Vendor does hereby sold his vacant land measuring **1.50 Kathas** out of the total land, to the Purchaser as shown in the sketch map delineated with Red Ink Border, is forming part of these presents.

ERIK.Ag
Adv 18/4

Contd. /10

INWITNESS WHEREOF THE VENDOR HEREOF, **SRI JIREN ROY S/O LATE UMEI ROY**, has set and subscribed his hand on this Deed of Conveyance on the day, month and the year first above written.

WITNESSES:-

1) Ramen Roy
S/o JIREN ROY

জ্যোতি নায়ক
D.O. - Sorek Road
P.S. - Bhekheta Nayak,
Dist. Jalpaiguri

2)

নন্দ ওমু দাউ
সিদ্ধি - মালিক দাউ
জ্যোতি নায়ক
সিদ্ধি - জ্যোতি নায়ক
জ্যোতি - জ্যোতি নায়ক

স্বাক্ষরিত

SIGNATURE OF THE VENDOR
Drafted and explained by me to
parties & printed in my office :

Rajesh Kumar Agarwal,
(Rajesh Kumar Agarwal)

Advocate, Siliguri

Enrollment No. F/119/384/98.

MEMO OF CONSIDERATION

Received with thanks from the Purchaser hereof, a sum of Rs. 24,00,000/- (Rupees Twenty Four Lacs) only, as full and final payment in respect of sale of vacant Bastu land measuring **1.50 Kathas** out of his total land, appertaining to and forming part of **Plot No. 247 (R.S.)** & 101 (L.R.), recorded in **Khatian No.569/1 (R.S.)** & 3 (L.R.), of **Mouza - Dabgram**, J. L. No. 2, **Sheet No. 8 (R.S.)** & 20 (L.R.), P.S. Bhaktinagar, Dist - Jalpaiguri, within Ward No.XXXXI of Siliguri Municipal Corporation.



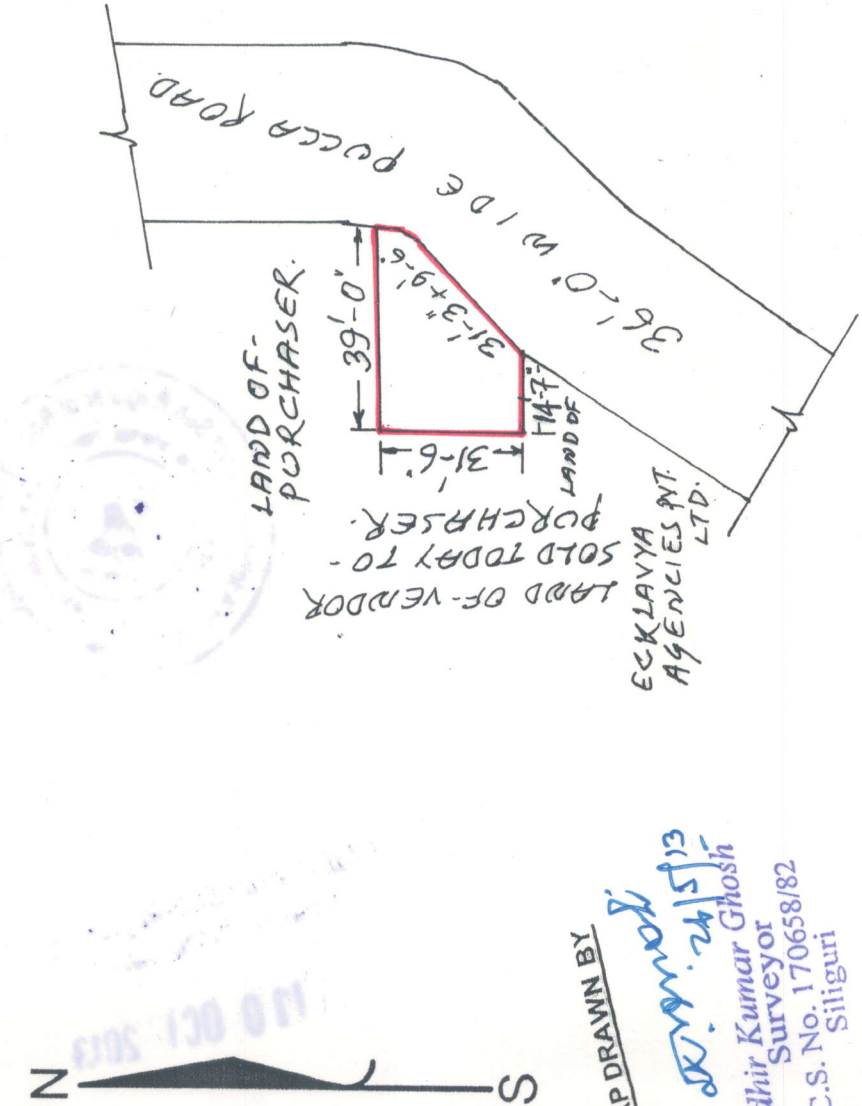
SIGNATURE OF VENDOR

10 OCT 2013

SITE PLAN

SCALE = 1" (INCH) : 40' (FEET)

S C H E D U L E O F L A N D										
NAME OF PURCHASER	NAME OF SELLER	MOUZA	J.L. NO.	WARD NO.	SHEET NO.		KHATAN NO.	PART OF PLOT NO.	AREA OF LAND TO BE SOLD	REMARKS
PANCHRASHI BARTER PVT. LTD. OF SARKAR HOUSE, 1ST FLOOR SISIR BHADURI SARANI, KHODIRAMPALLY SILIGURI, P.O. & P.S. - SILIGURI. DIST. - DARJEELING. REPRESENTED BY ITS DIRECTOR - SRI ADARWDDHA MAHESHWARI S/O. SRI RATIN KUMAR MAHESHWARI.	SRI JIREN ROY S/O. LT. OMEL ROY OF JYOTINAGAR, WARD NO. 41, DABGRAM P.O. - SEVOKE ROAD. P.S. - BHAKTINAGAR DIST. - JALPAIGURI.		2	41	R.S.	R.S.		R.S.	1 COTTAH 8 CHHATAK	THE SAID LAND HAS BEEN SHOWN BY RED BORDER.
				OF SMC.	L.R.	L.R.		L.R.	OR 0.02475 ACRE	
					20	3		101		



N S

MAP DRAWN BY

Sudhir Kumar Ghosh
Surveyor
C.S. No. 170658/82
Siliguri

24/5/13

[Signature]

SIGNATURE OF SELLER

PART TRACED MAP OF MOUZA - DABGRAM.
SHEET NO. - 8, DT. - JALPAIGURI.
SCALE = 16" = 1 MILE.



IMPRESSION SHEET



EXECUTANT

मोहिले नारायण

मोहिले नारायण

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

मोहिले नारायण

Signature of presentant with date

Signature of Identifier

Signature of R. O.

130 01

IMPRESSION SHEET



Anuradha Maheshwari

	Thumb	Fare Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

PANCHRASHI BARTER PRIVATE LIMITED

Anuradha Maheshwari
Director

Signature of Identifier

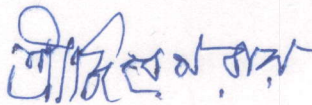
Signature of R.O.

Signature with date

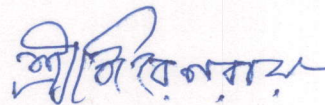
01 OCT 2017

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. RAJGANJ, District- Jalpaiguri
Signature / LTI Sheet of Serial No. 08760 / 2013, Deed No. (Book - I , 08589/2013)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Jiren Roy Jyotinagar, Ward No 41, Thana:-Bhaktinagar, P.O. :-Sevoke Road, District:-Jalpaiguri, WEST BENGAL, India,	 10/10/2013	 LTI 10/10/2013	 10 OCT 2013

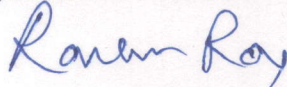
II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Jiren Roy Address -Jyotinagar, Ward No 41, Thana:-Bhaktinagar, P.O. :-Sevoke Road, District:-Jalpaiguri, WEST BENGAL, India,	Self	 10/10/2013	 LTI 10/10/2013	

Name of Identifier of above Person(s)

Ramen Roy
Jyotinagar, Thana:-Bhaktinagar, P.O. :-Sevoke Road,
District:-Jalpaiguri, WEST BENGAL, India,

Signature of Identifier with Date





Additional District Sub-Registrar
Rajganj, Jalpaiguri

10 OCT 2013


Addl. District Sub-Registrar
Rajganj, Jalpaiguri

10 OCT 2013

(Narayan Chandra Saha)

ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. RAJGANJ



Government Of West Bengal
Office Of the A.D.S.R. RAJGANJ
District:-Jalpaiguri

Endorsement For Deed Number : I - 08589 of 2013
(Serial No. 08760 of 2013 and Query No. 0705L000018885 of 2013)

On 10/10/2013

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. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount by Draft

Rs. 27246/- is paid , by the draft number 723690, Draft Date 09/10/2013, Bank Name State Bank of India, Spe. Personnel Banking Branch, received on 10/10/2013

(Under Article : A(1) = 27214/- ,Excess amount = 32/- on 10/10/2013)

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.-24,75,000/-

Certified that the required stamp duty of this document is Rs.- 148500 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 143510/- is paid , by the draft number 723692, Draft Date 09/10/2013, Bank : State Bank of India, Spe. Personnel Banking Branch, received on 10/10/2013

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

Presented for registration at 11.15 hrs on :10/10/2013, at the Office of the A.D.S.R. RAJGANJ by Sri Jiren Roy ,Executant.

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

Execution is admitted on 10/10/2013 by

1. Sri Jiren Roy, son of Late Umel Roy , Jyotinagar, Ward No 41, Thana:-Bhaktinagar, P.O. :-Sevoke Road, District:-Jalpaiguri, WEST BENGAL, India, , By Caste Hindu, By Profession : Business

Identified By Ramen Roy, son of Jiren Roy, Jyotinagar, Thana:-Bhaktinagar, P.O. :-Sevoke Road, District:-Jalpaiguri, WEST BENGAL, India, , By Caste: Hindu, By Profession: Others.

(Narayan.Chandra Saha)

ADDITIONAL DISTRICT SUB-REGISTRAR



(Signature)
 Addl. District Sub-Registrar
 Rajganj, Jalpaiguri

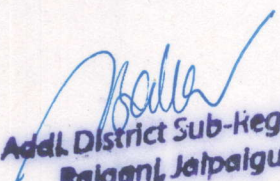
10 OCT 2013

(Narayan Chandra Saha)

ADDITIONAL DISTRICT SUB-REGISTRAR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 26
Page from 1546 to 1563
being No 08589 for the year 2013.


Addl. District Sub-Registrar
Rajganj, Jalpaiguri

10 OCT 2013

(Narayan Chandra Saha) 10-October-2013
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. RAJGANJ
West Bengal

