5305 19.9.05 G 339 1000Rs.

INDIA NON JUDICIAL

१000रु. Rs 1000

भारत

एक हजार रुपये ONE THOUSAND RUPEES

DEED OF CONVEYANCE

Addl Dist. Sub-Registrar
Sig. II at Bagdogra, Darjeeling

27/1/06

No. 461 Date 13/9/05
Unique Abaan Pvt Ltd
Sto
1000/- One Thousand
S. Das

19th Sept 05 1.40
Ananda Kumar Agarwala

Ananda Kumar Agarwala

Ananda Kumar Agarwala
Betatty Nandan
Kalimpong Road
Dist. Darjeeling
By Cash
Of Professing

Addl Dist. Sub-Registrar
Stg. II at Bagdogra, Darjeeling
19.9.05

7058

Ananda Kumar Agarwala

Satyendra Kr Agarwala
Lt. Khotland
Lingak Bhawan Agarwala
Dist. Darjeeling Patna
By Cash
Of Professing

Satyendra Kumar Agarwala
Son of Late Phoolchand Agarwala
Langak Bhawan
Boring Canal Road
Patna.

Addl Dist. Sub-Registrar
Stg. II at Bagdogra, Darjeeling
19.9.05

500Rs.

INDIA NON JUDICIAL

५०० रु. Rs 500

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

Ananda Kumar Agarwala

THIS INDENTURE IS MADE ON THIS THE 19TH DAY OF SEPTEMBER 2005.

M. I. STAMPS

EA. NO. 462 DATED 13/9/05

BOUGHT BY Unique Abasan Pvt Ltd

OF

Rs. 500/- Five Hundred

CHALLAN

S. DEY

LICENSED VENDOR

DARJEELING

Office of the A.D.S.R. Darjeeling

Addl Dist. Sub-Registrar
Rly II at Bagdogra, Darjeeling

14.9.05

500Rs.

INDIA NON JUDICIAL

500 Rs. Rs 500

FIVE HUNDRED RUPEES

Ananda Kumar Agarwala

Area	: 7 Kathas 8 Chattaks
Plot No.	: 562
Khatian No.	: 61/1
Mouza	: Mandlaguri
J.L. No.	: 187
P.S.	: Matigara
District	: Darjeeling
Consideration	: Rs.9,75,000.00

Adv

463 — 18/9/05

Unique Abroom Pvt. Ltd

570

570

Fine Attached

S. Das

Office of the A.D.S.R. Darjeeling

Addl Dist. Sub-Registrar
Blg. II at Kalimpong, Darjeeling

19.9.05

500Rs.

INDIA NON JUDICIAL

400 Rs. Rs 500

भारत

FIVE HUNDRED RUPEES

Anand Kumar Agarwala

BETWEEN

UNIQUE ABASAN PRIVATE LIMITED, a Private Lisited Company, registered under the Companies Act, 1956, bearing Certificate of Incorporation No. U45201 WB2005 PTC 105212, Dtd. 06.09.2005, having its Office at 83, Seth Srilal Market, Siliguri, P.O. and P.S. - Siliguri, in the District of Darjeeling, represented by its Director - SRI NARESH AGARWAL, son of Sri Sawarmal Agarwal, hereinafter called the " PURCHASER " (which expression shall unless excluded by or repugnant to the context be deemed to include its Directors, executors, successors-in-office, representatives, adminsitrators and assigns) of the " ONE PART ".

464 13/9/05

Unique Abasan Pvt Ltd

Rs 500/- Five Hundred

S. Das

Office of the A.D.S.R. Darjeeling

Addl Dist. Sub-Registrar
Blg. II at Bagdogra, Darjeeling

19-9-05

500Rs.

INDIA NON JUDICIAL

५०० रु. Rs 500

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

Ananda Kumar Agarwala

A N D

SRI ANANDA KUMAR AGARWALA, son of Sri Dewaki Nandan Agarwala, Hindu by faith, Business by occupation, residing at K.C. Dey Road, Siliguri, P.O. and P.S. - Siliguri, in the District of Darjeeling, hereinafter called the " VENDOR " (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, successors, representatives, adminsitrators and assigns) of the " OTHER PART ".

M. I. STAMPS

CH. NO. 465 DATED 13/9/05

DESCRIPTION Unique Beam Ltd

STO

Rs. 500/- Five Hundred

S. Das

Additional Collector
Darjeeling District

Office of the A.D.S.R. Darjeeling

Addl Dist Sub-Registrar
Rly II at Rangbull, Darjeeling

19-9-05

500Rs.

INDIA NON JUDICIAL

५०० रु. Rs 500

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

Anand Kumar Agarwala

: 6 :

WHEREAS one Sri Gulab Chand Agarwala, son of Late Chandurae Agarwala, was the absolute and exclusive owner of all that piece or parcel of land measuring 3.00 Acres, forming part of Plot No.562, recorded in Khatian No.61/1, situated within Mouza - Mandlaguri, J.L. No.197, Pargana - Patharghata, P.S. - Matigara, in the District of Darjeeling, having permanent, heritable and transferable right, title and interest therein.

M. J. [illegible]

Dt. 466/- Date 13/9/05

Unique # 6[illegible] Pvt Ltd

Sto

To 500/- Five Hundred

Cert.

S-093

Office of the A.S.R. Siliguri

Addl Dist. Sub-Registrar
Sig. II at Bagdogra, Darjeeling

19-9-05

500Rs.

INDIA NON JUDICIAL

५०० रु.

Rs 500

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

Ananda Kumar Agarwala

AND WHEREAS abovenamed Sri Gulab Chand Agarwala had transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 0.75 Acres out of the aforesaid land, unto and in favour of SRI ANANDA KUMAR AGARWALA, son of Sri Devaki Nandan Agarwala, by virtue of Sale Deed, Dtd.29-10-1986, being Document No. 6276 for the year 1986, entered in Book No. I, Volume No. 143, Pages 154 to 166, registered in the Office of the Sub-Registrar, Siliguri.

DR. A. DEBANTO

CR. NO. 467 DATE 13/9/05

PAID TO Unique Abasan Pvt Ltd

BY 320

Rs. 500/- Five Hundred

CHEQUE Rs 1000X1= 1000/-
500X6= 3000 3.09
Rs. 4000/-

Office of the A.D.S.R. Darjeeling

Addl Dist. Sub-Registrar
Blg. II at Bagdogra, Darjeeling

19.9.05

Ananda Kumar Agarwala

AND WHEREAS by virtue of the aforesaid Sale Deed abovenamed SRI ANANDA KUMAR AGARWALA, (VENDOR OF THESE PRESENT), became the sole, absolute and exclusive owner of all that piece or parcel of land measuring 0.75 acres, having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS the vendor has now firmly and finally decided to sell and have offered for sale to the purchasers all that piece or parcel of land measuring 7 Kathas 8 Chattak out of the aforesaid land, more particularly described in the Schedule given hereinunder, for a consideration of Rs.9,75,000.00 (Rupees nine lakhs seventy five thousand) only.

AND WHEREAS the purchaser being in need of land in that area, has agreed to purchase the said land measuring 7 Kathas 8 Chattaks, more particularly described in the Schedule given hereinunder for a consideration of Rs.9,75,000.00 (Rupees nine lakhs seventy five thousand) only, considering it to be the highest prevailing market price, free from all encumbrances and charges whatsoever.

NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the aforesaid offer, acceptance and in consideration of Rs.9,75,000.00 (Rupees nine lakhs seventy five thousand) only paid by the purchaser to the vendor, by virtue of bankers cheque, Dtd. 17.09.2005, bearing No.016724, drawn on UTI Bank, Siliguri, the receipt of which is acknowledged by the vendor by execution of these presents and grants full discharge to the purchaser from the payment thereof and the vendor does hereby assign, sell, grant, convey and transfer absolutely and forever the said below schedule land and makes over possession thereof unto and in favour of the purchaser peaceably and quietly together with all right, title, hereditaments, easements, liberties, appurtenances, etc., whatsoever in any way belonging to or purported to belong or which was/were so long being enjoyed by the vendor therewith with permanent heritable and transferable right, title and interest therein without any objection, claim, interference or interruption from the vendor or any person claiming under his subject to the payment of land revenue and other taxes to the Superior Landlord-now the Govt. of West Bengal and/or such other authorities as law may provide from time to time in future.

19-9-15

Anand Kumar Agarwala

The vendor declares that the interest which he professes to transfer hereby subsists as on the date of these present and the vendor has not previously transferred, mortgaged, contracted for sale or otherwise the said below schedule land/property or any part thereof in favour of any other party or person/s and the property hereby transferred, expressed or intended so to be transferred suffers from no defect of title and that the recitals made hereinabove and hereinafter are all true and in the event of contrary the vendor shall be liable to make good the loss or injury which the purchaser may suffer or sustain resulting therefrom.

The vendor further covenants with the purchaser that if for any defect of title or for any act done or suffered to be done by the vendor, the purchaser is deprived of ownership or of possession of the schedule land/property or any part thereof in future, the vendor shall forthwith return to the purchaser the full or proportionate part of the consideration money as the case may be together with interest from the date of such deprivation of ownership or of possession and the vendor shall further pay adequate compensation to the purchaser for any other loss or injury which the purchaser may suffer or sustain in consequence thereof.

The vendor further undertake to take all actions and to execute all documents as may be required to be done or executed for fully assuring right, title and interest of the purchaser to the below scheduled land conveyed at the cost of the purchaser.

S C H E D U L E

All that piece or parcel of land measuring 7 Kathas 8 Chattaks, forming part of Plot No. 562, recorded in Khatian No. 61/1, situated within Mouza - Mandiaguri, J.L. No. 107, Pargana - Baikunthapur, P.S. - Matigara, in the District of Darjeeling.

Additional Registrar
Sub-Registrar II at Bagdogra, Darjeeling

19-9-15

The said land as sketched and delineated with red border lines in the site plan enclosed herewith forms part of these present and the same is bound and butted as follows :

North :- Land of Anand Kr. Agarwala and Sri Ashok Kr. Agarwala, sold today to the purchaser of these present,

South :- Municipal Road,

East :- Land of J.C.Sinha and land of the Vendor,

West :- Land of Sri Ashok Kr. Agarwala and Anand Kr. Agarwala.

IN WITNESSES WHEREOF THE VENDOR IN GOOD HEALTH AND CONSCIOUS MIND HAVE PUT HIS SIGNATURES ON THIS DEED OF SALE ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES

1. Shivaki Nandan Agarwala.
S/o. Late Lalpat Ram Agarwala.
KC Dey Road. Siliguri.

2. Jaijindra Kumar Agarwala
Son of Late Phool chand ji Agarwala
Jagat Mansion
Burning Canal Road
Patna - 800001.

The contents of this document has been gone through and understood personally by the vendors and the purchaser.

Anand Kumar Agarwala
VENDOR

Drafted, readover and explained by me and typed in my office.

Kamal K. Kedia
K.K.Kedia
Advocate,Siliguri
E.No.F/6/92.

Office of the A.D.S.R. Siliguri
Siliguri
Siliguri II at Darjeeling Distt.

Addl Dist. Sub-Registrar
Sig. II at Bagdogra, Darjeeling

19-9-25

Ananda Kumar Agarwala

Ananda Kumar Agarwala

FINGER PRINTS OF SRI ANANDA KUMAR AGARWALA (VENDOR)

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

Ananda Kumar Agarwala
SIGNATURE

Naresh Agarwal

Naresh Agarwal

FINGER PRINTS OF SRI NARESH AGARWAL, DIRECTOR OF UNIQUE ABASAN PRIVATE LIMITED (PURCHASER

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

Unique Abasan Private Limited
Naresh Agarwal
SIGNATURE Director

Sign. it as Darjeeling

19-9-05

Office of the A.D.S.R. Sullia
Sullia, Dakshina Kannada, Dist. Dakshina Kannada

Sig. of the Sub-Registrar
Sub-Registrar, Sullia

19-9-05

A.R.D. Bangalore
Bangalore, Karnataka
22.7.08