3364 19.9.05

I 338 1000Rs.

INDIA NON JUDICIAL

१000रु. Rs 1000

सत्यमेव जयते

भारत

एक हजार रुपये ONE THOUSAND RUPEES

Certificate under Rule 21 of the Stamps (or exempt from or does not attract ad Stamp Duty) under the Indian Stamp Act 1899 Schedule 1A 2.3

Fees Paid

Addl Dist Sub-Registrar
Sub. Div. at Baydogra, Darjeeling

27/1/06

Bonke Lama
Nanda Kumar Agarwala
Jaigopal Agarwal
Rajindra Prasad Agarwal

DEED OF CONVEYANCE

19/9/05

87/10/05

32689=00 + 48000 + 48000

20.1.06
20.1.06
20.1.06

B C 00
027
235445

B C 00
027
235443

B C 00
027
235442

21.1.06

444 — 13/9/05

Unique Abasan Pvt Ltd

Sir

1000/— One Thousand

8.095

Anandakumar Agarwala

7058 7059

Anandakumar Agarwala

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

19/9/05

7059 7060

Ashoke Kumar Agarwala

7060 7061

Satyanarayan Agarwala

7061

Rajendra Kumar Agarwala

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

19/9/05

500Rs.

INDIA NON JUDICIAL

५००रु. Rs 500

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

Ashok Kumar Agarwala
Ananda Kumar Agarwala
Sajjan Kumar Agarwala
Rajendra Agarwala

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

445 W. B. STATE
DATED 13/9/05
Unique Aboon Pvt Ltd
Sd/-
Sd/-
Kiran Hindwal
S. Das

Office of the A.D.S.R.

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

19/9/05

500Rs.

INDIA NON JUDICIAL

५०० रु.

Rs 500

भारत

FIVE HUNDRED RUPEES

: 3 :

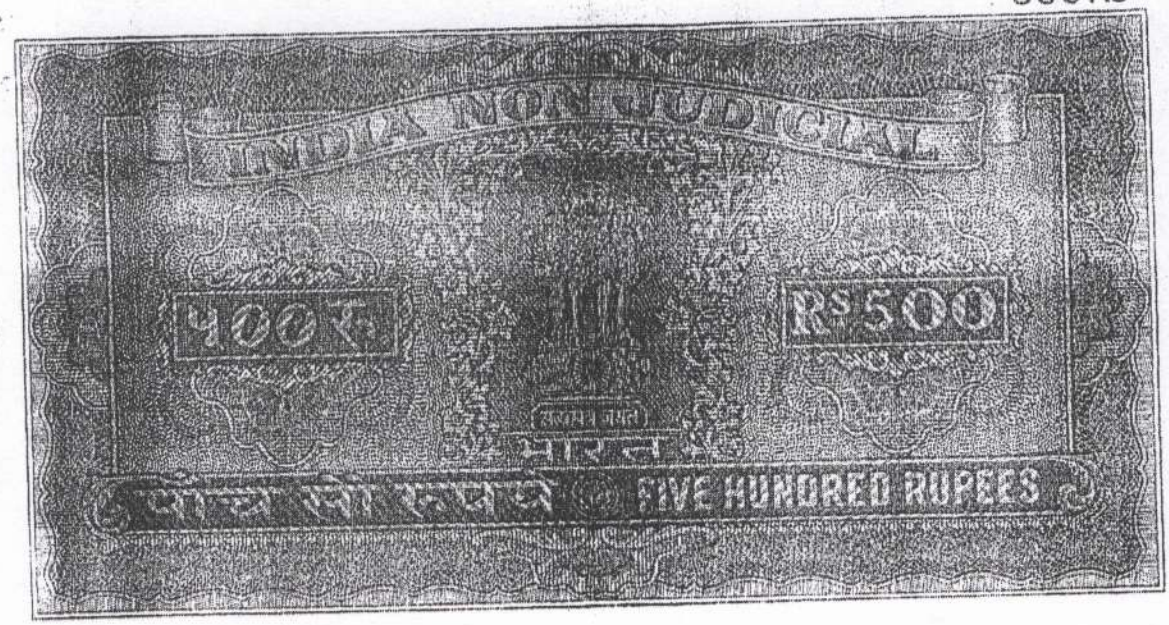
Anoke Kumar Agarwala
Anand Kumar Agarwala
Jitendra Kumar Agarwala
Rajindra Kumar Agarwala

Area	: 22 Kathas 3 Chattaks
Plot Nos.	: 561 and 562
Khatian Nos.	: 61/2 and 61/1
Mouza	: Mandlaguri
J.L. No.	: 107
P.S.	: Matigara
District	: Darjeeling
Consideration	: Rs.28,84,375.00

No. 446
13/9/05
Viviane Abasan Pvt Ltd.
Sd/-
Sign
Five Hundred
S. Das

Office of the A.D.S.R.
Addl Dist. Sub-Registrar
Sig. II at Rangagra, Darjeeling
9/9/05

500Rs.



Anshu Kumar Agarwal
Anand Kumar Agarwal
Jaiswal Kumar Agarwal
Rajindra Buwantgarwal

BETWEEN

447—
Income 13/9/05
Bazar Pvt Ltd.
Five Hundred
S: Das

Addl Dist. Sub Registrar
Siliguri at Rajdanga, Darjeeling

17/9/05

500Rs.

INDIA NON JUDICIAL

५०० रु.

Rs 500

सत्यमेव जयते

भारत

FIVE HUNDRED RUPEES

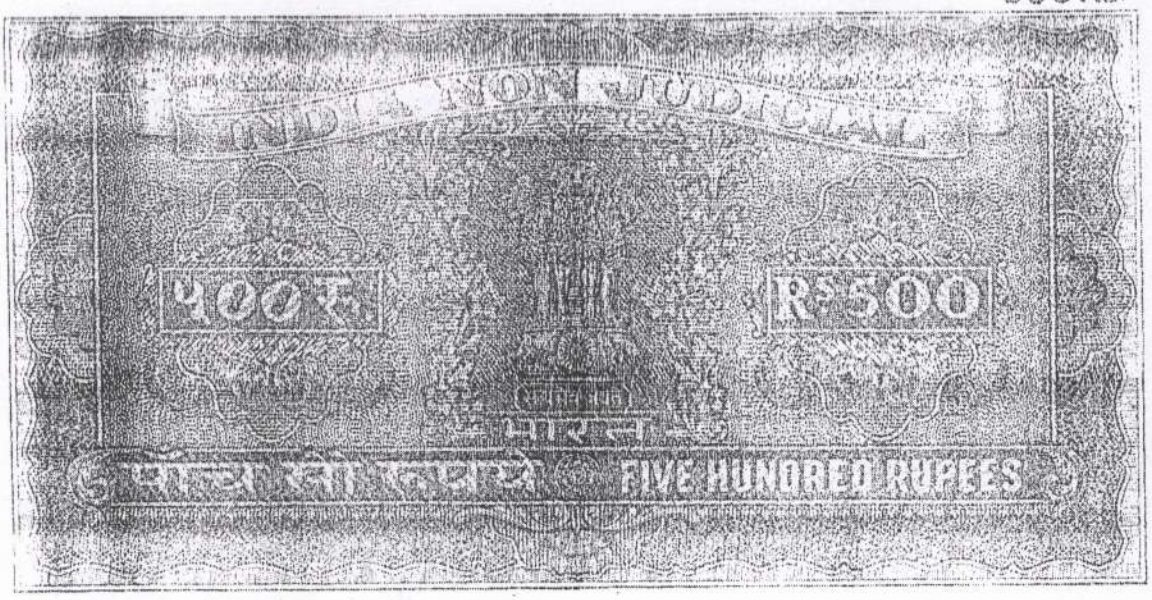
Anoke Kumar Agarwal
Anand Kumar Agarwal
Jatindra Kumar Agarwal
Brijendra Bhartiya

UNIQUE ABASAN PRIVATE LIMITED, a Private Limited 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 Sawaraal 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 " FIRST PART ".

448 13/9/05
Unique Abasan Pvt Ltd
Sd
500/- Five Hundred
S. Das

Office of the A.D.S.R. Darjeeling
Addl Dist. Sub Registrar
Darjeeling at Sadar, Darjeeling
19/9/05

500Rs.



Ashoke Kumar Agarwala
Ananda Kumar Agarwala
Satyendra Narain Agarwala
Rajesh Kumar Agarwala

A N D

1. SRI ASHOKE KUMAR AGARWALA and 2. SRI ANANDA KUMAR AGARWALA, both sons of Sri Dewaki Nandan Agarwala, both are 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 " VENDORS " (which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, successors, representatives, adminsitrators and assigns) of the " SECOND PART ".

449 13/9/05

Unique Abasan Pvt ltd -

500/- Five Hundred

S. Das

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

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

13/9/05

500Rs.

INDIA NON JUDICIAL

500 Rs 500

FIVE HUNDRED RUPEES

: 7 :

A N D

1. SRI SATYENDRA KUMAR AGARWALA and 2. SRI RAJENDRA KUMAR AGARWALA, both sons of Late Phool Chand Agarwala, both are Hindu by faith, Business by occupation, residing at Layak Bhawan, Boring Cannal Road, P.S.-Buddha Colony, in the Town and District of Patna, hereinafter called the " CONFIRIMING PARTIES " (which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, successors, representatives, adminsitrators and assigns) of the " THIRD PART ".

450/-
13/9/05
Unique Abasan Pvt Ltd -
570
500/-
Rs 1000 X1 = 1000/- Five Hundred
500 X 6 = 3000/- Si Dgs
Rs - 4000/-

Addl Dist. Sub-Registrar
Sig. II at Bagdogra, Darjeeling
19/9/05

Ashoke Kumar Agarwala
Ananda Kumar Agarwala
Jaikumar Kumar Agarwala
Rajindra Kumar Agarwala

I. A) WHEREAS one Sri Premswarup Agarwala, son of Late Nand Kishore Agarwala, was the absolute and exclusive owner of all that piece or parcel of land measuring 4.42 Acres, forming part of Plot No.561, recorded in Khatian No.61/2, situated within Mouza - Mandlaguri, J.L. No.107, Pargana - Patharghata, P.S. - Matigara, in the District of Darjeeling, having permanent, heritable and transferable right, title and interest therein.

B) AND WHEREAS abovenamed Sri Premswarup Agarwala had transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 0.76 Acres out of the aforesaid land, unto and in favour of SRI ASHOKE KUMAR AGARWALA, son of Sri Dewaki Nandan Agarwala, by virtue of Sale Deed, Dtd.29-10-1986, being Document No. 6275 for the year 1986, entered in Book No. I, Volume No. 143, Pages 142 to 153, registered in the Office of the Sub-Registrar, Siliguri.

II. A) AND WHEREAS one Sri Gulab Chand Agarwala, son of Late Chanduram 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.107, Pargana - Patharghata, P.S. - Matigara, in the District of Darjeeling, having permanent, heritable and transferable right, title and interest therein.

B) 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 Dewaki 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.

III. AND WHEREAS by virtue of the aforesaid two separate Sale Deeds abovenamed SRI ASHOKE KUMAR AGARWALA and SRI ANANDA KUMAR AGARWALA, (VENDORS OF THESE PRESENT), became the sole, absolute and exclusive owners of all that piece or parcel of land intotal measuring 1.51 acres, having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS an Agreement was executed on 12th December 1995, between the vendors of these present and Sri Phool Chand Agarwala, son of Late Layakram Agarwala, Sri Satyendra Kumar Agarwala and Sri Rajendra Kumar Agarwala, both sons of Sri Phool Chand Agarwala.

AND WHEREAS by virtue of the aforesaid agreement 22.5 Kathas of land out of the aforesaid 1.51 acres of land, was allotted unto and in favour of abovenamed Sri Phool Chand Agarwala, Sri Satyendra Kumar Agarwala and Sri Rajendra Kumar Agarwala, but there is no title deed in favour of abovenamed Sri Phool Chand Agarwala, Sri Satyendra Kumar Agarwala and Sri Rajendra Kumar Agarwala .

AND WHEREAS Sri Phool Chand Agarwal passed away on 25th May 2003 leaving behind his abovenamed two sons Sri Satyendra Kumar Agarwala and Sri Rajendra Kumar Agarwala (herein referred to as the CONFIRMING PARTIES) to own and possess his share in the aforesaid land measuring 22.5 Kathas.

AND WHEREAS since the aforesaid land measuring 22.5 Kathas had not been transferred by virtue of a Registered Deed by the vendors in favour of the confirming parties though it belongs to the confirming parties as per the aforesaid agreement.

AND WHEREAS the vendors and the confirming parties have now firmly and finally decided to sell and have offered for sale to the purchasers all that piece or parcel of land measuring 22 Kathas 3 Chattaks (as per physical possession), more particularly described in the Schedule given hereinunder, for a consideration of Rs.28,84,375.00 (Rupees twenty eight lakhs eighty four thousand three hundred seventy five) only.

AND WHEREAS the purchaser being in need of land in that area, has agreed to purchase the said land measuring 22 Kathas 3 Chattaks, more particularly described in the Schedule given hereinunder for a consideration of Rs.28,84,375.00 (Rupees twenty eight lakhs eighty four thousand three hundred seventy five) only, considering it to be the highest prevailing market price, free from all encumbrances and charges whatsoever.

Sub-Registrar
Tollygunge, Alipore, Darjeeling

19/9/03

Anirudha Agarwal
Anuda Kumar Agarwala
Lalitmohan Agarwala
Rajendra Agarwala

AND WHEREAS since the Schedule land belongs to the confirming parties, the vendors of these present have requested the purchasers to make the payment to the confirming parties of these present and the Confirming Parties have also agreed to be the parties together with the vendors to execute this sale deed and shall have no claim , right, title and interest of whatsoever nature over the Schedule land.

NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the aforesaid offer, acceptance and in consideration of Rs.28,84,375.00 (Rupees twenty eight lakhs eighty four thousand three hundred seventy five) only paid by the purchaser to the confirming parties, by virtue of two separate drafts, both dtd. 19.09.2005, bearing Nos. 024461 and 024462, both drawn on UTI Bank, Siliguri, the receipt of which is acknowledged by the confirming parties/vendors by execution of these presents and grants full discharge to the purchaser from the payment thereof and the vendors do 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 vendors therewith with permanent heritable and transferable right, title and interest therein without any objection, claim, interference or interruption from the vendors or any person claiming under them 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.

The vendors declare that the interest which they professes to transfer hereby subsists as on the date of these present and the vendors have 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 vendors shall be liable to make good the loss or injury which the purchaser may suffer or sustain resulting therefrom.

The vendors further covenant with the purchaser that if for any defect of title or for any act done or suffered to be done by the vendors, the purchaser is deprived of ownership or of possession of the schedule land/property or any part thereof in future, the vendors 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 vendors 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 vendors 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.

SCHEDULE

All that piece or parcel of land measuring 22 Kathas 3 Chattaks, forming part of Plot Nos. 561 and 562, recorded in Khatian Nos.61/2 and 61/1, situated within Mouza - Mandlaguri, J.L. No. 107, Pargana - Baikunthapur, P.S. - Matigara, Sub-Div. - Siliguri, A.D.S.R.O.-Bagdogra, in the District of Darjeeling.

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 :- P.W.D. Land and then N.H. 31,

South :- Land of Anand Agarwala sold today to the purchaser of these present,

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

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

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

19/9/05

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

WITNESSES

1. Sewani Nandan Agarwala.
S/o. Late Lalgik Ram Agarwala
K.C. Dey Road. Siliguri.

2. Indra Kumar Agarwala
S/o Late Bhajanlall
H.C. Road. Agarwala
Siliguri
19.9.05

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

Anoop Kumar Agarwala
Anoop Kumar Agarwala

VENDORS

Sanjay Kumar Agarwala
Rajindra Kumar Agarwala

CONFIRMING PARTIES

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

Kamal K. Kedia

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

Additional Dist. Sub-Registrar
Siliguri at Siliguri, Darjeeling

19/9/05

Ashoke Kumar Agarwala

Ashoke Kumar Agarwala

FINGER PRINTS OF SRI ASHOKE KUMAR AGARWALA (VENDOR)

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

Ashoke Kumar Agarwala
SIGNATURE

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

Satyendra Kumar Agarwala

Satyendra Kumar Agarwala

FINGER PRINTS OF SRI SATYENDRA KUMAR AGARWALA (CONFIRMING PARTY)

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

Satyendra Kumar Agarwala

SIGNATURE

Rajendra Kumar Agarwala

Rajendra Kumar Agarwala

SRI RAJENDRA KUMAR AGARWALA (CONFIRMING PARTY)

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

Rajendra Kumar Agarwala

SIGNATURE

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

17/9/05

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					

Naresh Agarwal
SIGNATURE

FINGER PRINTS OF

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

SIGNATURE

Sub-Registrar
Siliguri at Bagdogra, Darjeeling

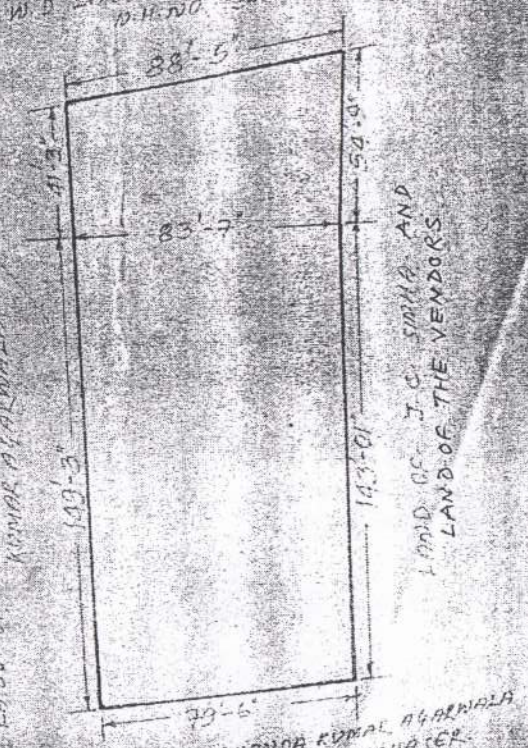
10/9/15

SITE PLAN SHOWING THE LAND TO BE SOLD BY VENDOR OF UNIQUE PRASAN PRIVATE LIMITED OF 83 SETH SRILAL MARKET, SILIGURI, P.O. & P.S. SILIGURI, DT. DARJEELING

BY 1. SRI ASHOK KUMAR AGARWALA 2. SRI ANANDA KUMAR AGARWALA BOTH S/O SRI DEWAKI NANDAN AGARWALA BOTH ARE RESIDING AT K.C. DEY ROAD, SILIGURI, P.O. & P.S. SILIGURI DT. DARJEELING

SCHEDULE OF LAND MOUZA MANDALGURI J.L. NO. 107, KHATIAN NO. 61/2 & 61/1 PART OF PLOT NO. 561 & 562 AREA OF LAND TO BE SOLD 22 COTTAH 3 CHHATAK OR 0.36609 ACRE

THE SAID LAND HAS BEEN SHOWN BY RED BORDER SCALE 1" (INCH) = 40' (FEET)



MAP VERIFIED
15/9/05

Ashok Kumar Agarwala
Ananda Kumar Agarwala
Satyendra Kumar Agarwala
Rajendra Kumar Agarwala

SIGNATURE OF SELLER

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