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Stamp Duty 21 every Stamp
(of stamp duty or duty and stamp of
Stamp Duty) under the Indian Stamp
Act 1879 Schedule of
Stamp Duty
AP-16/11-05
Addl Dist. Sub-Registrar
Slg. II at Doochra, Darjeeling

Arundha Kumar Agarwal
Sarajyoti Kumar Agarwal
Rajindranath Agarwal

1520
19/11/15

A 31729.00
PF 10.00 L.C.F.S

Stamp duty of 2249/-
12/9/05

DEED OF CONVEYANCE

Stamp duty paid Rs. 488.128
230.00
257.378

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Stamp duty of 32689.00 + 48000 + 48000
has been paid by the bank Draft
having No. 027

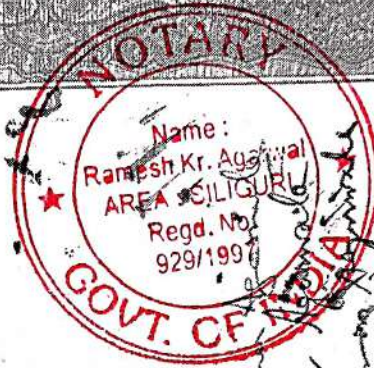
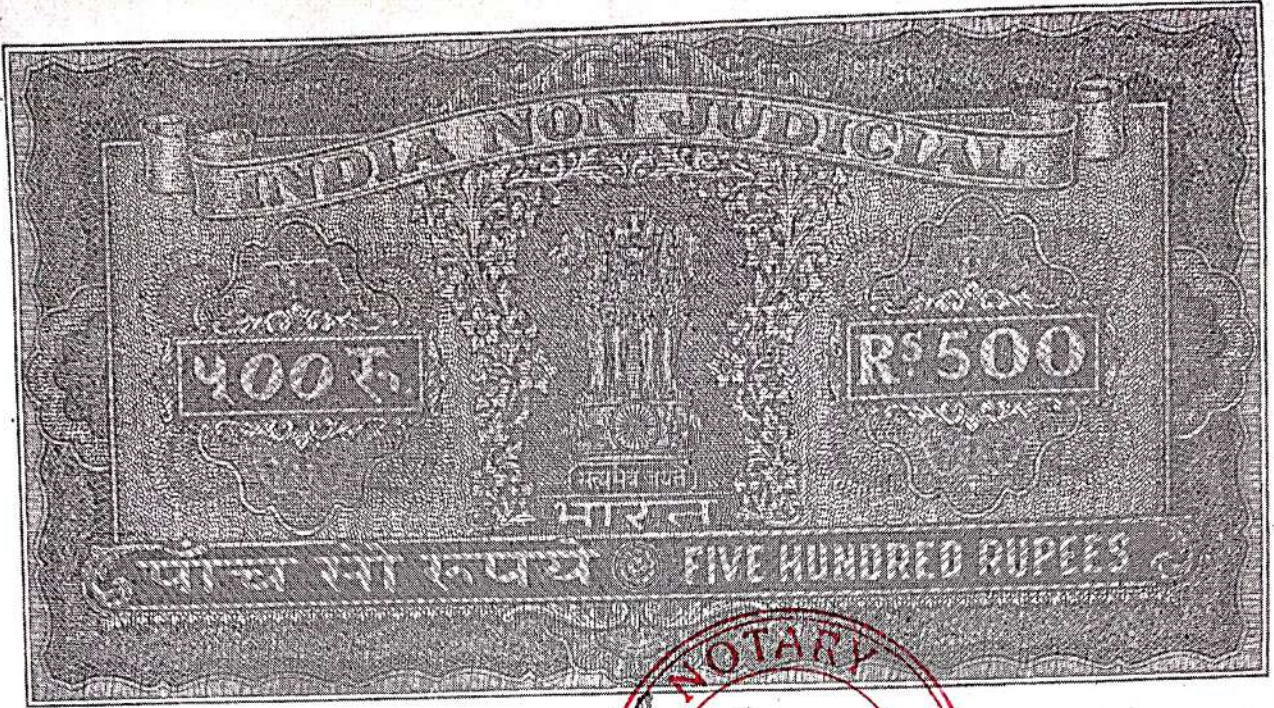
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Arundha Kumar Agarwal
ATTESTED

NOTARY
Appointed by Govt. of India
Regd. No. 929/1997
SILIGURI

16 DEC 2015

6101/15
3884375
321/225
1608/134
17690



Handwritten signatures:
Ananda Kumar
Sajjan Kumar
Rajendra Kumar

: 2 :

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

Handwritten initials:
A/W

ATTESTED

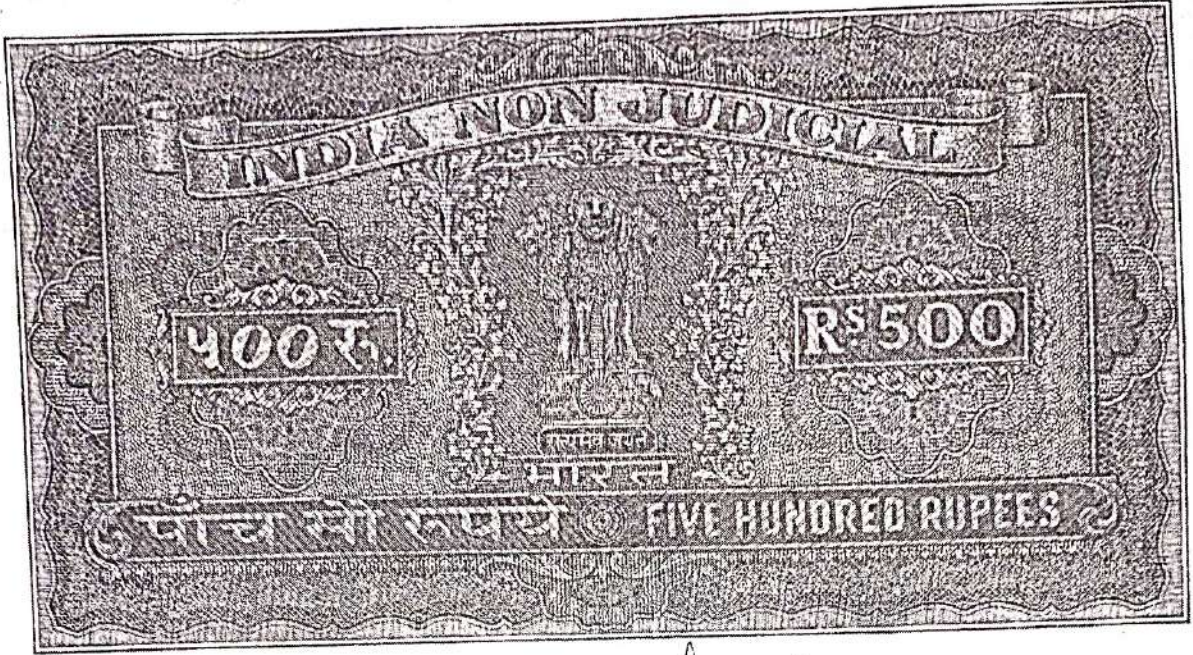
Handwritten signature of the notary

NOTARY

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Regd. No. 929/1997
SILIGURI

16 DEC 2015

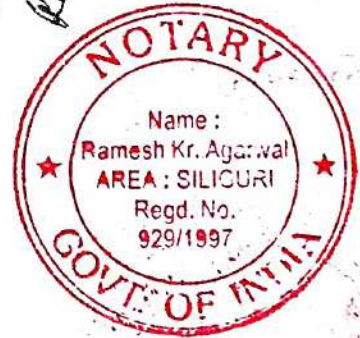
500Rs.



: 3 :

Handwritten signature:
Anand Kumar Agarwal
Sajendra Kumar Agarwal
Rajendra Kumar Agarwal

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

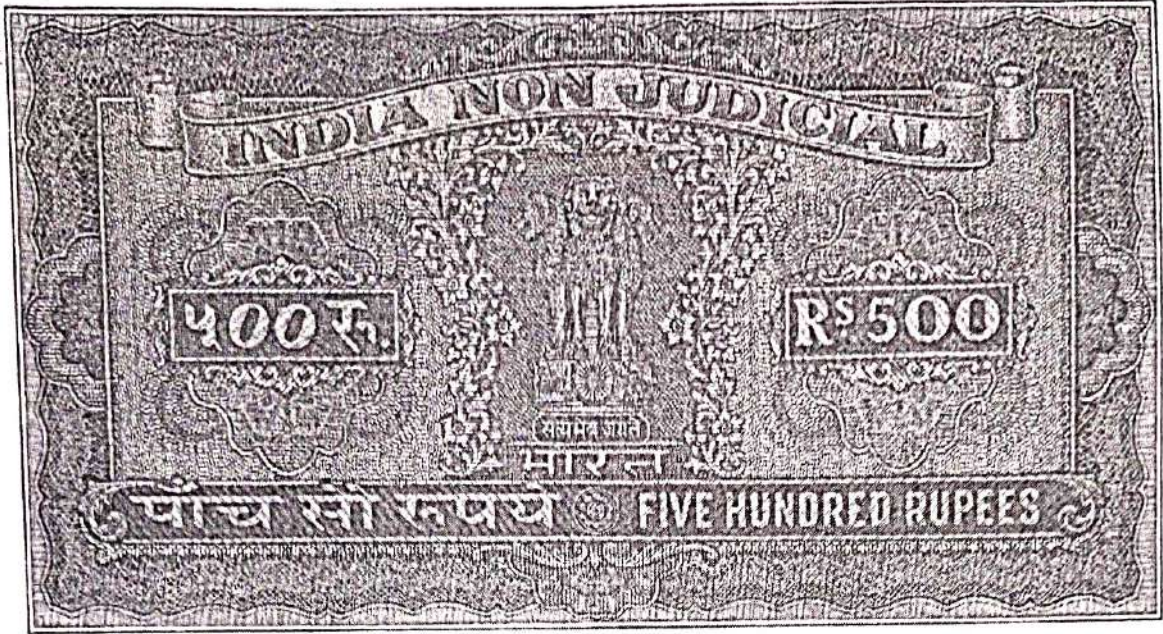


Handwritten initials:
A.W.

Handwritten signature:
ATTESTED
NOTARY
Appointed by Govt. of India
Regd. No. 929/1997
SILIGURI

16 DEC 2015

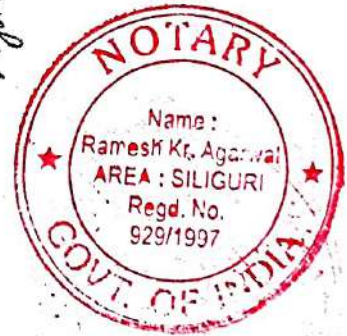
500Rs.



Arun Kumar Agarwal
Arun Kumar Agarwal
Joty naha Kumar Agarwal
Rajesh Kumar Agarwal

: 4 :

BETWEEN

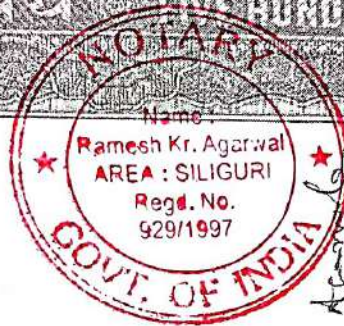


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[Signature]
NOTARY
Appointed by Govt. of India
Regd. No. 524/1997
SILIGURI

16 DEC 2015



Ramesh Kumar Agarwal
Ananda Kumar Agarwal
Satyendra Kumar Agarwal
Rajendra Kumar Agarwal

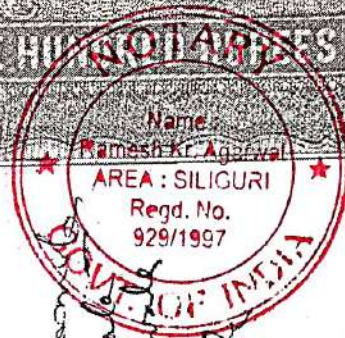
: 5 :

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 Savarwal 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, administrators and assigns) of the " FIRST PART ".

Chit
Sh

ATTESTED
[Signature]
NOTARY
Appointed by Govt. of India
Regd. No. 929/1997
SILIGURI
16 DEC 2015

500Rs.



Ashoke Kumar Agarwal
Ananda Kumar Agarwal
Laxmi Devi Nandan Agarwal
Rajesh Kumar Agarwal

: 6 :

AND

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, administrators and assigns) of the " SECOND PART ".

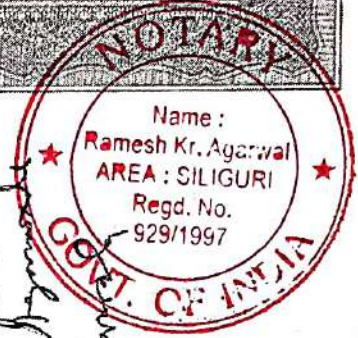
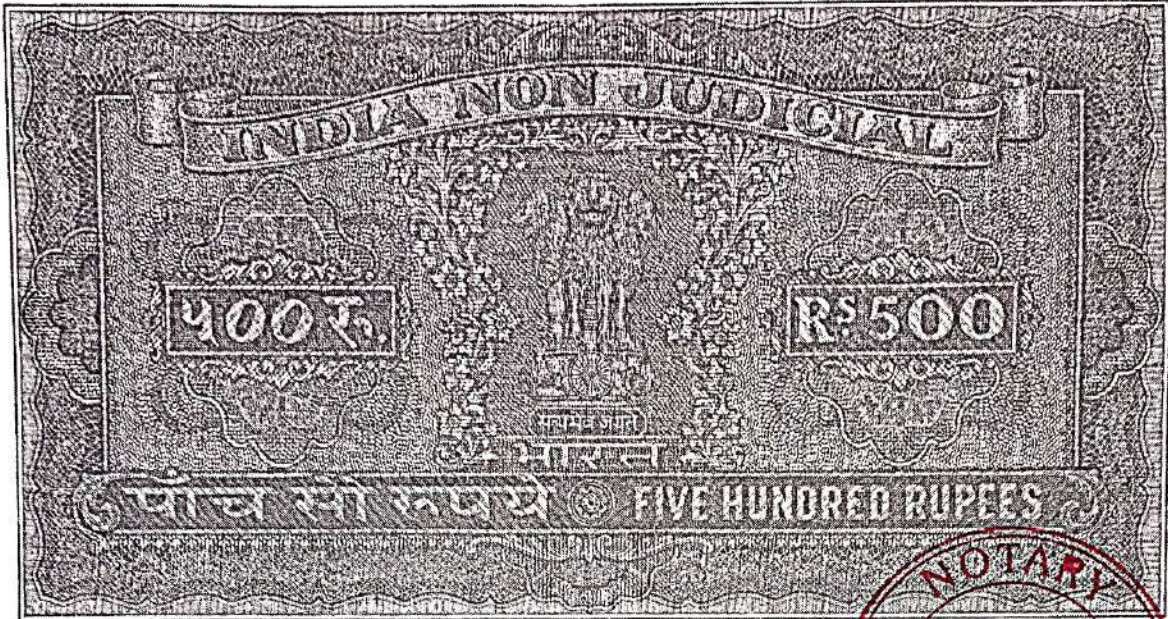
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ATTESTED

16 DEC 2015

[Signature]
NOTARY

Appointed by Govt. of India
Regd. No. 929/1997
Siliguri



Handwritten signatures:
Ramesh Kumar Agarwal
Ananda Kumar Agarwal
Jyoti Anand Kumar Agarwal
Rajendra Kumar Agarwal

: 7 :

AND

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 "CONFIRMING PARTIES" (which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, successors, representatives, administrators and assigns) of the "THIRD PART".

Handwritten initials: K. S. S. S.

ATTESTED

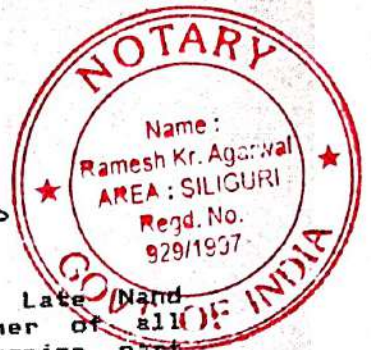
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NOTARY

Appointed by Govt. of India
Regd. No. 929/1997
SILIGURI

16 DEC 2015

Ashoke Kumar Agarwal
Ananda Kumar Agarwal
Darjeeling Kanan Agarwal
Rajinder Kumar Agarwal



: 8 :

I. A) WHEREAS one Sri Premevarup 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 Premevarup 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.

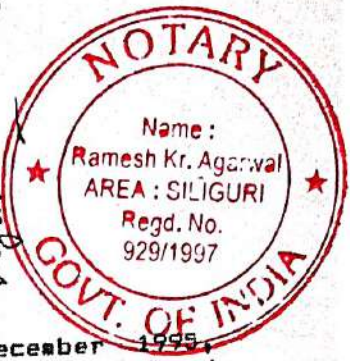
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Regd. No. 929/1997
SILIGURI

16 DEC 2015

Pratibha Kumari Agarwal
Anand Kumar Agarwal
Satyendra Kumar Agarwal
Rajendra Kumar Agarwal

: 9 :



AND WHEREAS an Agreement was executed on 12th December 1995, between the vendors of these present and Sri Phool Chand Agarwala, son of Late Layakra 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.

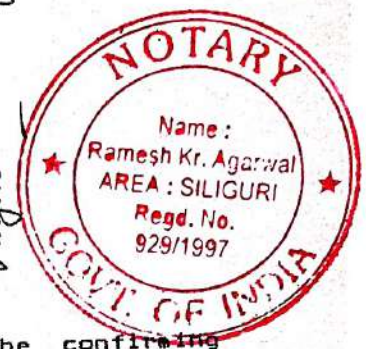
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Regd. No. 929/1997
SILIGURI

16 DEC 2015

Ambedkar Agarwal
Ambedkar Agarwal
Singh Agarwal
Rajendra Agarwal



: 10 :

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.

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Adm

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NOTARY

16 DEC 2015

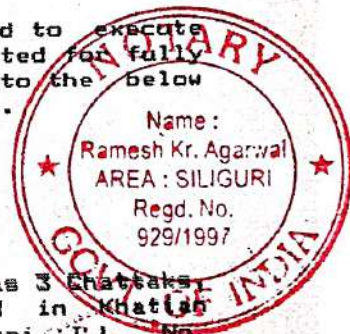
NOTARY PUBLIC
REGD. NO. 929/1997
SILIGURI

: 11 :

Anand Kumar Agarwala
Anand Kumar Agarwala
Lajpati Kumar Agarwala
Rajendra Kumar Agarwala

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 Chataks, forming part of Plot Nos. 561 and 562, recorded in Khata Nos. 61/2 and 61/1, situated within Mouza - Mandlaguri, T.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.

Alena
ASW

ATTESTED
NOTARY
16 DEC 2015
APPOINTED BY GOVT. OF WEST BENGAL
REGD. NO. 929/1997
SILIGURI

: 12 :

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. Jewani Nandan Agarwal
 90 Late Laxmi Ram Agarwal
 K.C. Dey Road. Siliguri.
- 2. Indra Kumar Agarwal
 90 Late Bhijumall
 H.C. Road. Agarwal
 Siliguri



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

Anurag Kumar Agarwal
Ananda Kumar Agarwal
 VENDORS

Laxmendu Kumar Agarwal
Rajindranath Agarwal
 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.

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 Regd. No. 929/1997
16 DEC 2015



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

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

ATTESTED

16 DEC 2015

NOTARY

Ananda Kumar Agarwala
SIGNATURE

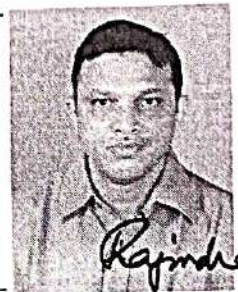
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SILIGURI



Satyendra Kumar Agarwala
Satyendra Kumar Agarwala

FINGER PRINTS OF SRI SATYENDRA KUMAR AGARWALA (CONFIRMING PARTY)

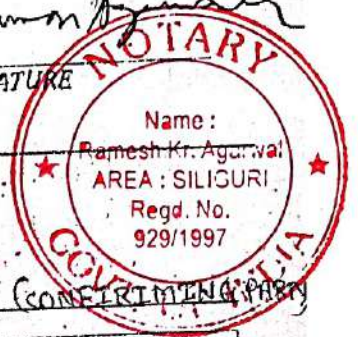
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LEFT HAND					
RIGHT HAND					



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					

ATTESTED

16 DEC 2015

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Regd. No. 929/1997
SILIGURI

Rajendra Kumar Agarwala

SIGNATURE



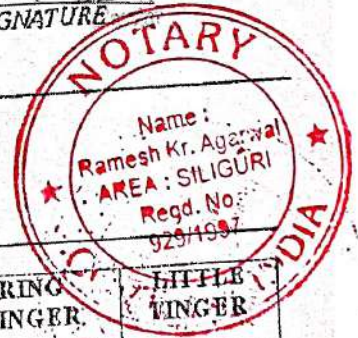
Nareesh Agarwal

Nareesh Agarwal

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

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

Nareesh Agarwal
SIGNATURE



FINGER PRINTS OF _____

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

ATTESTED

NOTARY

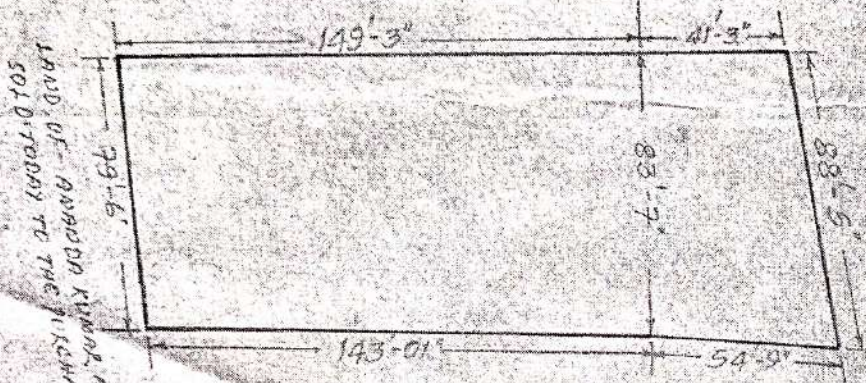
16 DEC 2015

Appointed by Govt. of India
Regd. No. 929/1997
Siliguri

SIGNATURE

Map No. 1579/105

LAND OF ASHOK KUMAR AGARWAL & ANANDA KUMAR AGARWAL



LAND OF J.C. SINHA AND LAND OF THE VENDORS

SITE PLAN SHOWING THE LAND TO BE SOLD ON BEHALF OF CHAIRMAN APRIAN PRIVATE LIMITED OF 23, 55TH STREET MARKET SILIGURI, P.O. & P.S. SILIGURI, DT. DARJEELING BY 1. MR ASHOK KUMAR AGARWAL 2. SRI ANANDA KUMAR AGARWAL BOTH OF SI JEWARI DABWA AGARWAL BATH RIC RESIDING AT - K. C. DEY ROAD, SILIGURI, P.O. & P.S. SILIGURI DT. DARJEELING SCHEDULE OF LAND NO. 2897 MARDIAGURI T.I. NO. 107, KHATA NO. 81/2 & 51/1 PART OF PLOT NO. 561 & 562 AREA OF LAND TO BE SOLD: 22,000 SQ. FT. (APPROX) 3. CHARTER OF C. 36609 AREA THE SAID LAND HAS BEEN SHOWN BY RED BORDER



Handwritten signatures:
 Anshu Kumar Agarwal
 Ananda Kumar Agarwal
 Ashok Kumar Agarwal
 Rajendra Kumar Agarwal

SIGNATURE OF SELLER

ATTESTED

16 DEC 2015

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 Regd. No. 929/1997
 SILIGURI