

5305 19.9.05

6 339

1000Rs.



120
19/9/05
A 10714
19/9/05

Stamp Value amount Rs. 2062.500
Stamp duty required Rs. 165000
Stamp duty paid Rs. 78000
Total Stamp duty Rs. 87000



Ramesh Kumar

23
A 10714.00
PF 10.00

Seetha Kumari Bank
Drawing No. 229964
Date 27/09/05

Administrative stamp No. 21 only Stamps
(or exempt from or does not require
Stamp duty) under the Indian Stamp
Act 1899 Schedule I A.

DEED OF CONVEYANCE

Stamp that the 43500
Stamp duty of Rs.
was verified by the Bank Draft
No. 027 Dated 20.1.06
235444

Addl Dist. Sub-Registrar
Sig. II at Bagdogra, Darjeeling
27/11/06

[Signature]
27.1.06

ATTESTED
MARTIAL
Appointed by Govt. of India
Regd. No. 0291397
SILIGURI

16 DEC 2015

[Signature]
Ach

2062500
1750000
437500

500Rs.



Ananda Kumar Agarwal

: 2 :

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

ATTESTED

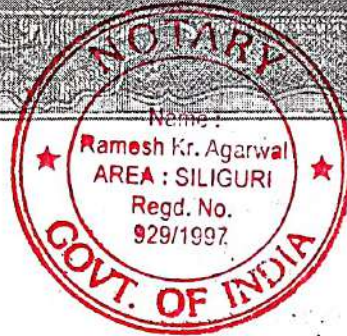
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NOTARY

Appointed by Govt. of India
Roll No. 9291897
SILIGURI

176 DEC 2015

[Handwritten initials]

500Rs.



Ananda Kumar Agarwal

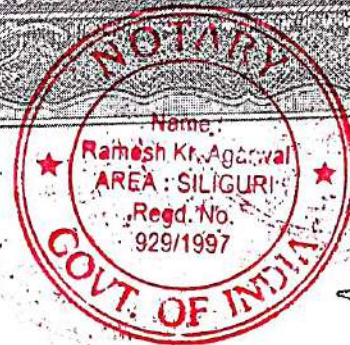
: 3 :

Area : 7 Kathas 8 Chattaks
 Plot No. : 562
 Khatian No. : 61/1
 Mouza : Mandlaguri
 J.L. No. : 107
 P.S. : Matigara
 District : Darjeeling
 Consideration : Rs. 9,75,000.00

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

176 DEC 2015

[Signature]
 Adv



Arande Kumar Agarwal

: 4 :

BETWEEN

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 Sawarnal 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 " ONE PART ".

ATTESTED

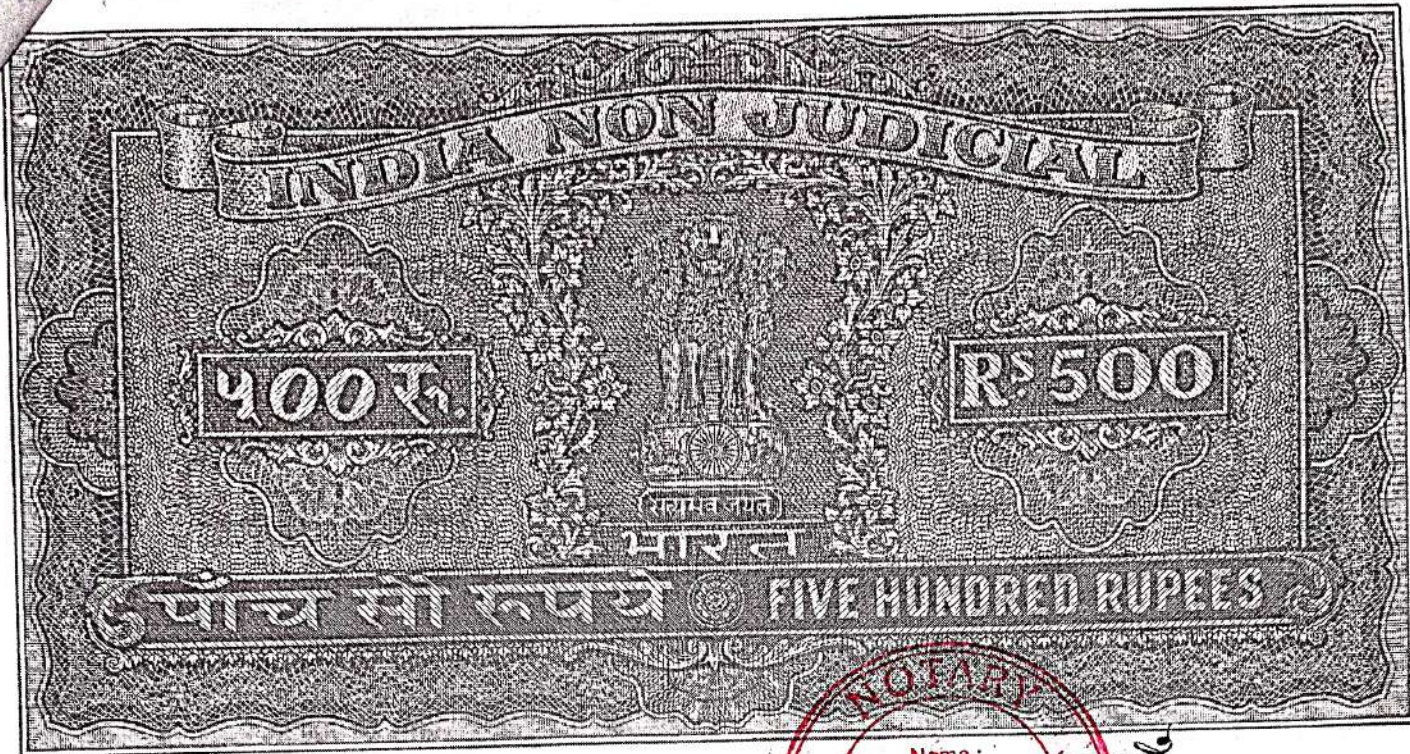
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Regd. No. 929/1997
SILIGURI

Adv

16 DEC 2015

500Rs.



Ananda Kumar Agarwal

: 5 :

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, administators and assigns) of the " OTHER PART ".

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ATTESTED

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SILIGURI

16 DEC 2015




Ananda Kumar Agarwala

: 6 :

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.

Clerk
Adh

ATTESTED

NOTARY
Appointed by Govt. of India
Regd. No. 929/1937
SILIGURI

16 DEC 2015



Ananda Kumar Agarwala

: 7 :

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.

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ATTESTED

[Signature]
NOTARY

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Regd. No. 929/1997
SILIGURI

16 DEC 2015



Ananda Kumar Agarwala

: 8 :

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 him 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.

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Regd. No. 929/1997
Siliguri

176 DEC 2015



Ananda Kumar Agarwal

: 9 :

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.

SCHEDULE

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 - Mandlaguri, J.L. No. 107, Pargana - Baikunthapur, P.S. - Matigara, in the District of Darjeeling.

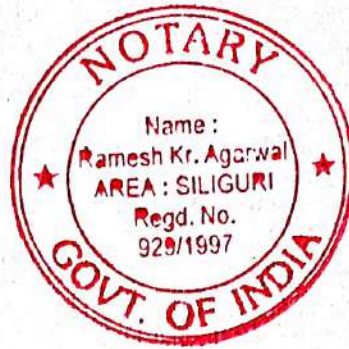
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SILIGURI

176 DEC 2015

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: 10 :

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. *Devi Prasad Agarwala*
Late
S/o. Laxmi Ram Agarwala
KC Day Road. Siliguri.
2. *Lalji Kumar Agarwala*
Son of Late Prasad Chandraji Agarwala
Jangam Manoran
Being Canal Road
Patna - 800001,

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

Ananda 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.

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

16 DEC 2015



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					



Nareesh Agarwal

Ananda Kumar Agarwala
SIGNATURE

Nareesh Agarwal

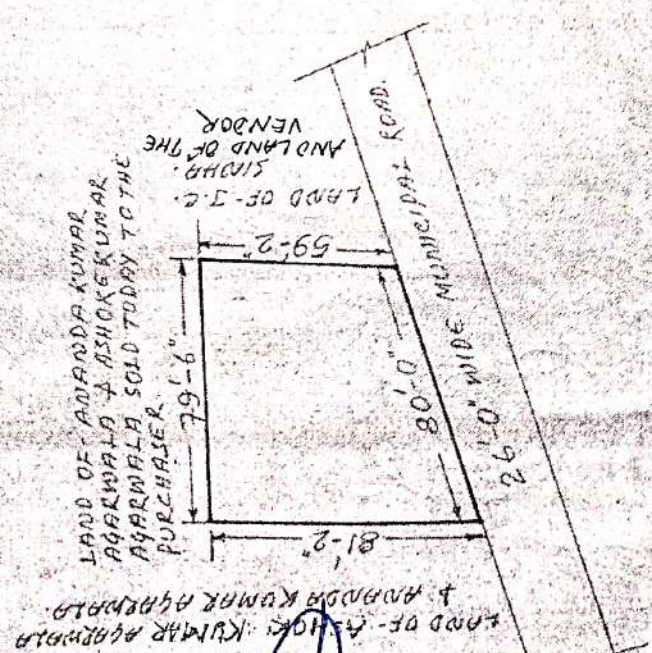
FINGER PRINTS OF SRI NAREESH AGARWAL, DIRECTOR OF
UNIQUE ABASAN PRIVATE LIMITED (PURCHASE

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

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Regd. No. 929/1997
SILIGURI

16 DEC 2015

NOTE: PLAN SHOWING THE LAND TO BE SOLD IN FAVOUR OF - ONIQUE ABASAN PRIVATE LIMITED OF 83, 5ETH STRIAY MARKET, SILIGURI, P.O. & P.S. SILIGURI, DIST. DARJEELING.
 BY - SRI AMARDA KUMAR AGARWALA S/O. SRI DEWAKI NANDAN AGARWALA OF K.C. DEY ROAD, SILIGURI, P.O. & P.S. SILIGURI, DT. DARJEELING.
 SCHEDULE OF LAND - MOUZA - MANDLAGURI, T.L. NO. 107, KHATA NO. 61/1, PART OF PLOT NO. 562
 AREA OF LAND TO BE SOLD - 7 COTTAR & CHHATAK OR 0.12375 ACRES. THE SAID LAND HAS BEEN SHOWN BY RED BORDER SCALE - 1" (INCH) = 40' (FEET).



Amarita Kumar Agarwala
 SIGNATURE OF SELLER

ATTESTED
 NOTARY

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 Regd. No. 929/1997
 SILIGURI

16 DEC 2015

NOTARY
 RAMESH KR. AGARWAL
 SILIGURI