

8- 2492/2024

I- 2542/2024



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

K 557221

by
28/03/2024
Dr. 729583

DEUTI DEVELOPERS

PARTNER

UNITED PROPERTIES PVT. LTD.

Vedevia Basak

DIRECTOR

DEED OF CONVEYANCE (SALE)

CERTIFIED THAT THE DOCUMENT IS ADMITTED TO REGISTRATION,
THE SIGNATURE SHEET AND THE ENDORSEMENT SHEET ATTACHED
TO THIS DOCUMENT ARE PARTS OF THIS DOCUMENT

Cont/2

Addl. Dist. Sub-Registrar
Sliguri -II at Bagdogra

01 APR 2024

24/04/2024

N. J. Stamp

SL. No. 311 Date 15/03/24

Sold to Deuti Development
Suljiv

of.....
Value 5000/- Rupees Five Thousand only

[Signature]

JAYABRATA BANIK
Govt. Stamp Vender
A.D.S.R. Office Bagdogra
L/No- 539-R.M/Darjeeling
Year 2007



17, 24, 26
Addl Dist Sub-Registrar
Sikhat Bagdogra Dist Darjeeling

28 MAR 2024

DEUTI DEVELOPERS



PARTNER

UNITED PROPERTIES PVT. LTD.

Vedavid Basak

DIRECTOR

AREA : 109 Katha
KHATIAN No. : 3199 (L.R)
PLOT NO. : 117,118, & 121 (R.S)
257,261,260, (L.R)
J. L. NO. : 41
MOUZA : Shishabari
PARGANA. : Patharghata
P.S. : Pradhan Nagar
DISTRICT : Darjeeling
CONSIDERATION : Rs. 3,35,00,000 /-

Under Gram Panchayat Area

THIS DEED OF CONVEYANCE IS MADE ON THIS THE
28th DAY OF MARCH, 2024

BETWEEN





Asst. Dist. Sub Registrar
S/o H at Bagdogra Dist. Darjeeling

28 MAR 2024

DEUTI DEVELOPERS

PARTNER

UNITED PROPERTIES PVT. LTD.

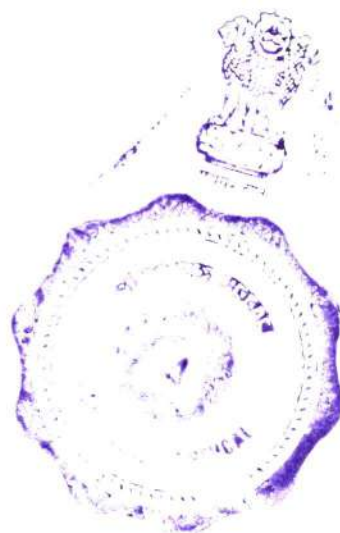
Vedavid Basak

DIRECTOR

DEUTI DEVELOPERS (PAN: AANFD7003P), A Partnership Firm, having its office at Sevoke Road, Siliguri, P.O. Sevoke Road, P.S. Bhaktinagar, Dist. Jalpaiguri, Pin. 734001, represented by its Partner **SHRI NARAYAN PRASAD AGARWAL S/O LATE SHREECHAND AGARWAL (PAN : ACKPA8811B)**, resident of Uttar Rathkhola, Bhimram, Naxalbari, District - Darjeeling, Pin - 734429, West Bengal, hereinafter called the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the context be deemed to include its office bearers, executors, successors, representatives, administrators and assigns) of the "**ONE PART**"

AND

UNITED PROPERTIES PRIVATE LIMITED (PAN- AABCU3819R). A Private Limited Company, registered under Companies Act, 1956, being Corporate Identity No. U70109WB2011PTC170574 2011-2012, having its office at C/o Mukesh Gupta, 7A Bentinck Street, Old Wing, 2nd Floor, P.O & P.S. Lal Bazar, Dist. North 24 Pargana, Kolkata-700001, represented by its Director **VEDAVID BASAK S/O JYOTISH PRASAD BASAK (PAN: AIYPB6156A)**, resident of Bharat Nagar, Guru Saday Road, Kalibari, P.O. Rabindra Sarani, & P.S. Siliguri, Dist. Darjeeling, Pin-734006, in the state of West Bengal hereinafter called the "**VENDOR**" (Which expression shall mean and include unless excluded by or repugnant to the subject or context be deemed to include his legal heirs, successors, executors, administrators, legal representatives and /or assigns) of the **SECOND PART.**



Aud. Inst. S. h-Registrar
116, Hat Bapoupe Dist. Dargodol
28 MAR 2024

DEUTI DEVELOPERS

PARTNER

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UNITED PROPERTIES PVT. LTD.

Neelid Basak

DIRECTOR

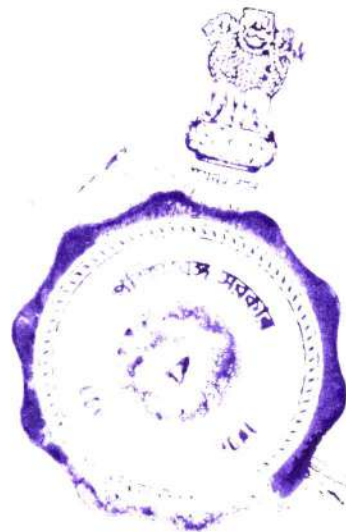
AND WHEREAS the vendor hereof became the sole and absolute owner in possession of vacant land measuring **5.00 Acre or 15 Bigha**, appertaining to and forming part of R.S. Plot No. 115 (0.06 Acre), 116 (0.06 Acre), 117 (0.08 Acre) 118(4.58 Acre), 119 (0.08 Acre), 120 (0.04 Acre), 121 (0.10 Acre), Corresponding to L.R. Plot No. 255 (0.06 Acre), 256(0.06 Acre), 257 (0.08 Acre), 261 (4.58 Acre), 258 (0.08 Acre), 259 (0.04 Acre), 260(0.10 Acre), recorded in R.S. Khatian No. 77,153 & 169 Corresponding to L.R. Khatian No. 825 & 1448, Under Mouza – Shishabari, J. L. No. 41, Pargana- Patharghata, P. S. Pradhan Nagar, Dist - Darjeeling, by virtue of **Deed of Sale being No. I-4556 dated-15.05.2012** executed by Sri Jay Prakash Chowhan S/o Late Shib Prasad Chowhan, registered in the office of A.D.S.R. Siliguri-II at Bagdogra, Dist-Darjeeling, recorded in Book-I, CD Vol No. 12, Page from 4340 to 4358 for the year 2012, having permanent heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever.

AND WHEREAS the vendor hereof become the owner of land measuring 300 Katha, after the physical verification of land vendor hereof found 294 Katha in a possession, (Vendor hereof have no claim, right, title or possession in the remaining land measuring 6 Katha), thereafter the vendor sold land measuring 185 Katha to the other purchasers and balance land measuring 109 Katha sold to the purchaser hereof described in below mentioned schedule .

AND WHEREAS the vendor hereof mutated his/its name in the office of Right of Record in B.L. & L.R.O. Matigara, and gained a separate L.R. Khatian being No. 3199 in L.R Plot No. 257, 261 & 260, Under Mouza – Shishabari, J. L. No. 41, Pargana- Patharghata, P. S. Pradhan Nagar, Dist – Darjeeling.

AND WHEREAS the Vendor have now firmly and finally decided to sell and has offered for sale to the Purchaser all that piece or parcel of land measuring **109 Katha**, the said land is more particularly described in the Schedule given herein under, for a total consideration of **Rs. 3,35,00,000/- (Rupees Three Crore Thirty-Five Lakhs)** only.

(A)



Audl. Dist. Sub-Registrar
Sgt. H. at Beghara, Dist. Patna

28 MAR 2024

DEUTI DEVELOPERS

PARTNER



UNITED PROPERTIES PVT. LTD.

Vedavid Basak

DIRECTOR

AND WHEREAS the Purchaser being in need of land in that area, has agreed to purchase the said plot of land measuring 109 Katha, morefully described in the schedule below for a total consideration of **Rs. 3,35,00,000/- (Rupees Three Crore Thirty-Five Lakhs) only**, considering it to be the highest prevailing market price, free from all encumbrances and charges whatsoever and the below Schedule Vacant 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. 3,35,00,000/- (Rupees Three Crore Thirty-Five Lakhs) only**, paid to the Vendor and the Vendor do hereby grant, convey, sell, assign and transfer unto the Purchaser the said land described in the Schedule appended below and make over possession thereof together with all rights, titles interests, liberties easements, privileges, appendices, appurtenances whichever is belonging to or in any way appertaining to the said land **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 them subject to the payment of rent etc. payable to the Govt. of the State of W.B.

The Vendor have represented, assured and guaranteed the Purchaser that the land hereby sold is free from all sorts of encumbrances like prior sale/agreement to sell, mortgage, gift, lien, decree, burden, charge, security, surety, dispute, complications, attachment, notices, wills, legal flaws, restrictive covenants, lispendis, order of attachment by the Income Tax Authorities or any other authorities under law for the time being in force, and the land hereby sold has neither been acquired nor any acquisition proceedings has been initiated under the Land Acquisition Act, nor requisition proceedings, minor claims or claims of any other nature whatsoever are pending and there is no other legal defect in the title of the Vendor regarding ownership and they are fully empowered and competent to sell or transfer the subject land by way of this Sale Deed.





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Addl. Dist. Sub. Registrar
Sgt. Hattarayana Dist. Bangalore

28 MAR 2024

DEUTI DEVELOPERS



PARTNER

UNION PROPERTIES PVT. LTD.



DIRECTOR

The Vendor do hereby covenant with the Purchaser that if for any defect of title of the land hereby sold or any part there of or for any act done or suffered to be done by the Vendor, the Purchaser is deprived of ownership or of possession of the land hereby sold or any part thereof in future.

The Vendor do hereby further declare that they 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 land hereby sold by the Vendor by these presents.

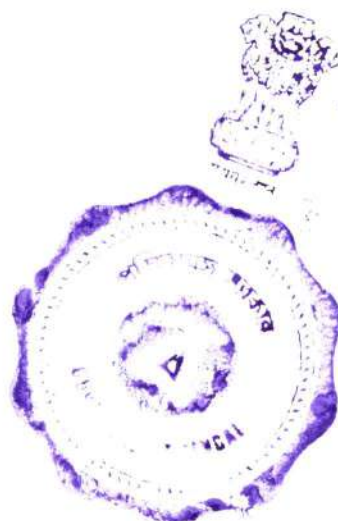
The Vendor do hereby further declare that the Purchaser with his own expenses shall get transferred / mutated the land hereby sold in his favor in the records of the Gram Panchayat Area or any other Government Department/ Authorities concerned on the basis of this Sale Deed even in the absence of the Vendor who shall have no objection in this regard and will also extend full cooperation to the Purchaser when asked for in this regard.

The Vendor do hereby further declare that all the previous taxes including arrears of Gram Panchayat Area or any other Government Authority/ies dues and demands in respect of the land hereby sold up to date of execution of this Sale deed shall be borne and paid by the Vendor and thereafter the same shall be borne and paid by the Purchaser.

The Vendor do hereby further declare that the Purchaser shall realize and be entitled to the rents, profits or any other benefits of the land hereby sold from the date of execution of this Sale Deed and the Vendor shall not demand any amount from the Purchaser hereinafter.

The Vendor do hereby further declare that the Purchaser is free to deal with the land hereby sold in any manner, whatsoever, he deems fit including the right to make additions, alterations and further construction as per rules of Gram Panchayat Area or any other local authority from the date of execution of this Sale Deed. The Purchaser shall be exclusively





And Dist. Sub-Registrar
Sole Magistrate
28 MAR 2024

DEUTI DEVELOPERS

PARTNER

7

UNITED PROPERTIES PVT. LTD.

Vedavid Basak

DIRECTOR

entitled with the exclusive right to have and to hold, own, possess and enjoy the land hereby sold with the exclusive unfettered and unrestricted right to transfer or otherwise deal with or dispose of the land hereby sold in whole or any part/portion thereof, without any right, claim or interest therein whatsoever of the Vendor or any other person or persons claiming through or under the trust of the Vendor.

That the Vendor have delivered the actual, physical, vacant and peaceful possession of the land hereby sold to the Purchaser at the time of execution of this Sale Deed.

The Vendor do hereby further declare, agree, undertake and bind themselves not to act in any manner contrary and prejudicial to the rights, title and interest of the Purchaser.

The Vendor do hereby further declare that there is no other subsisting agreement for sale or otherwise in respect of the land hereby sold in favor of any other person(s) except with the Purchaser.

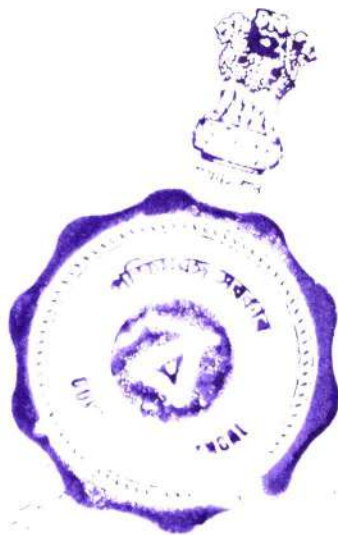
SCHEDULE OF VACANT LAND HEREBY SOLD

All that piece and parcel of vacant land Measuring **109 Katha**, appertaining to and forming part of: -

L.R. Khatian No.	R.S. Plot No.	L.R. Plot No.	Area in Acre
3199	117	257	0.0300 Acre
	118	261	1.7085 Acre
	121	260	0.0600 Acre
		Total	1.7985 Acre or 109 Katha

Under Mouza – Shishabari, J. L. No. 41, Pargana- Patharghata, P. S. Pradhan Nagar, Dist - Darjeeling. Under Gram Panchayat Area. As per ROR Rupni & Proposed use of land Proposed Industrial Use.

(A)



All Dist. Sub Registrar
Sgt. H at Bangalore Dist. Dated 28/3/2024

28 MAR 2024

The said land is butted and bounded as follows:-

North: Land of Bhagwati Devi & Others

Plot No. 251,252 & 254;

South: Land of Jay Prakash Chowhan;

East: Nala then Road;

West: Nala;

Within the aforesaid boundary the Vendor do hereby sell/sale the land measuring **109 Katha**, to the Purchaser is forming part of these presents.

IN WITNESS WHEREOF THE VENDOR IN THIER GOOD HEALTH & FULL PRESENCE OF SOUND CONSCIOUS MIND HAS PUT THEIR SIGNATURES ON THIS DEED OF SALE ON THE DAY, MONTH AND THE YEAR FIRST ABOVE WRITTEN.

WITNESSES: -

Amit K Saha
S/o Blim Pd Saha
Souanto Sarani,
midanpally (E),
Siliguri-05

Amit Barai
s/o. B. Barai
Siliguri

The content of this document
have been gone through and
understood personally by the
Purchaser and the Vendor.

DEUTI DEVELOPERS



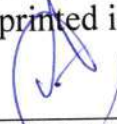
PARTNER

SIGNATURE OF THE PURCHASER

UNITED PROPERTIES PVT. LTD.

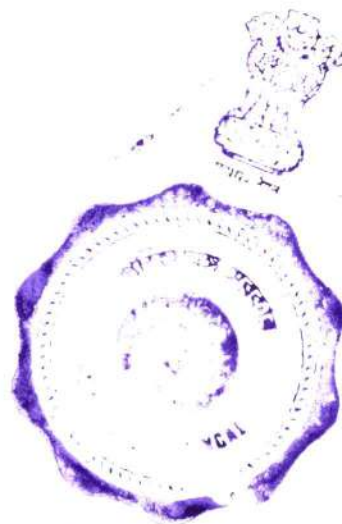

SIGNATURE OF THE VENDOR

Drafted and explained by me to
parties & printed in my office :


(AJAY KUMAR MITRUKA)

Advocate, Siliguri.

Enrolment No. WB/797/2006.



Audl Dist Sub-Registrar
Slg Harta Benda dan Pajak

28 MAR 2024

MEMO OF CONSIDERATION

Received with thanks from the **PURCHASER** hereof, a total sum of **Rs. 3,35,00,000/- (Rupees Three Crore Thirty-Five Lakhs) only**, paid as full and final payment in respect of sale of vacant land Measuring **109 Katha**, described in above mention schedule.

MODE OF PAYMENT-

1. Rs. 1,85,00,000/- paid by Cheque/RTGS.
2. Rs. 50,00,000/- paid to United Properties Private Limited by Cheque No. 070202, on dated. 30.09.2024.
3. Rs. 50,00,000/- paid to United Properties Private Limited by Cheque No. 070203, on dated. 30.11.2024.
4. Rs. 50,00,000/- paid to United Properties Private Limited by Cheque No. 070206, on dated. 25.02.2025.

UNITED PROPERTIES PVT. LTD.

Vedavid Basak
DIRECTOR

SIGNATURE OF THE VENDOR

(A)



A. B. Dist. Sub. Registrar
Sig. H. A. Basappa, Dist. Dargaching


28 MAR 2024

Claimant sheet signature



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

DEUTI DEVELOPERS


Signature with date



Vedavid Basak

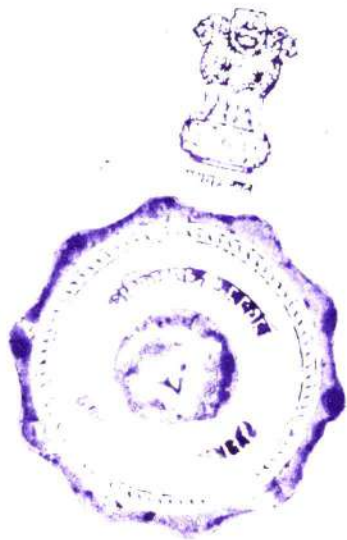
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Left Hand					
Right Hand					

UNITED PROPERTIES PVT. LTD.

Vedavid Basak

Signature with date

DIRECTOR



A-11 Dist. Sub-Registrar
M. H. Bapayya Dist. Dargachina

28 MAR 2024

UNITED PROPERTIES PRIVATE LIMITED

METRO HEIGHTS, SEVOKE ROAD, SILIGURI – 734001.

BOARD RESOLUTION

Extracts from the minutes of the meeting of the Board of the Directors of UNITED PROPERTIES PRIVATE LIMITED held on the 18th Day of December 2021 at the registered office of the Company at Metro Heights, 1st Floor, 2nd Mile, Sevoke Road, Siliguri.

RESOLVED THAT pursuant to the provisions of applicable Companies Act, 2013 and other applicable provisions, the company United Properties Pvt Ltd is authorized by its board of directors to indulge in the business of Construction and Renting of Properties.

RESOLVED FURTHER THAT Mr. Vedavid Basak, Director be and is hereby authorized to sign all the documents as required by the authorities including building sanction plans, development agreement, etc on behalf of the company and also carry out all such acts, deeds and things as may be necessary to give effect to the above resolution.

**CERTIFIED TO BE TRUE
FOR UNITED PROPERTIES PRIVATE LIMITED**

UNITED PROPERTIES PVT. LTD.

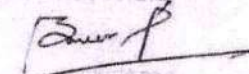
Vedavid Basak

DIRECTOR

(Director)

FOR UNITED PROPERTIES PRIVATE LIMITED

UNITED PROPERTIES PVT. LTD.


DIRECTOR

(Director)

UNITED PROPERTIES PVT. LTD.

Vedavid Basak

DIRECTOR

Ministry Of Corporate Affairs

Date : 18-03-2024 4:28:28pm

Company Information

CIN	U70109WB2011PTC170574
Company Name	UNITED PROPERTIES PRIVATE LIMITED
ROC Name	ROC Kolkata
Registration Number	170574
Date of Incorporation	12/12/2011
Email Id	*****ce.nefa@gmail.com
Registered Address	1ST FLOOR, METRO HEIGHTS OPPOSITE CLUB TOWN, 2ND MILE, SEVOKE ROA, D, Darjeeling, SILIGURI, West Bengal, India, 734001
Address at which the books of account are to be maintained	-
Listed in Stock Exchange(s) (Y/N)	No
Category of Company	Company limited by shares
Subcategory of the Company	Non-government company
Class of Company	Private
ACTIVE compliance	ACTIVE Compliant
Authorised Capital (Rs)	80,00,000
Paid up Capital (Rs)	71,00,000
Date of last AGM	30/09/2023
Date of Balance Sheet	31/03/2023
Company Status	Active

Jurisdiction

UNITED PROPERTIES PVT. LTD.

V. David Basu

DIRECTOR

Ministry Of Corporate Affairs

Ministry of Corporate Affairs, India

Form No. 1

Date: 18-07-2024 11:58 AM

Company Information

City

COCHIN

Company Name

PROPERTY PRIVATE LIMITED

ROC Name

ROC Kerala

Registration Number

123456

Date of Incorporation

12/12/2011

Entity ID

12345678901234567890

Registered Address

1st FLOOR, METRO HEIGHTS OPPOSITE CLUB TOWN
2ND FLOOR, SEVOKI ROAD, Darjeeling, West
Bengal, India, 734001

Address at which the books of
account are to be maintained

Class of Company (Type)

Private

Company limited by shares

Non-government company

Private

Active Company

1234567890

1234567890

30/07/2013

31/03/2024

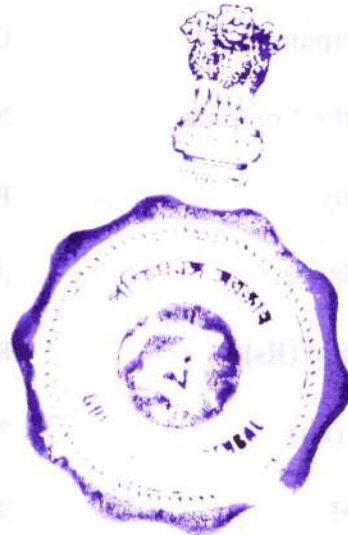
Date of Balance Sheet

Company Status

Sub-Registrar
Darjeeling
Sd/- at Darjeeling

Signature

Signature of Director



ROC (name and office)

ROC Kolkata

RD (name and Region)

RD, Eastern Region

UNITED PROPERTIES PVT. LTD.
Vedavid Basak

DIRECTOR

Ministry Of Corporate Affairs

Date : 18-03-2024 4:28:28pm

Director/Signatory Details

Sr. No	DIN/PAN	Name	Designation	Date of Appointment	Cessation Date	Signatory
1	06765150	VEDAVID BASAK	Director	25/11/2017	-	Yes
2	06764205	DEBDAS MUKHERJEE	Director	25/11/2017	-	Yes

UNITED PROPERTIES PVT. LTD.

Vedavid Basak

DIRECTOR

Major Information of the Deed

Deed No :	I-0403-02542/2024	Date of Registration	01/04/2024
Query No / Year	0403-2000729533/2024	Office where deed is registered	
Query Date	16/03/2024 2:40:49 PM	A.D.S.R. BAGDOGRA, District: Darjeeling	
Applicant Name, Address & Other Details	AJAY MITRUKA Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 7679105800, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 3,35,00,000/-	Rs. 3,71,68,736/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 14,86,769/- (Article:23)	Rs. 3,71,701/- (Article:A(1), E,)		
Remarks			

Land Details :

District: Darjeeling, P.S:- Pradhan Nagar, Gram Panchayat: CHAMPASARI, Mouza: Shishabari-(41), JI No: 41, Pin Code : 734003

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-257 (RS :-)	LR-3199	Proposed Industrial Use	Rupni	0.03 Acre	5,66,157/-	6,19,996/-	
L2	LR-261 (RS :-)	LR-3199	Proposed Industrial Use	Rupni	1.7085 Acre	3,18,01,529/-	3,53,08,749/-	
L3	LR-260 (RS :-)	LR-3199	Proposed Industrial Use	Rupni	0.06 Acre	11,32,314/-	12,39,991/-	
		TOTAL :			179.85Dec	335,00,000 /-	371,68,736 /-	
		Grand Total :			179.85Dec	335,00,000 /-	371,68,736 /-	



















Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	UNITED PROPERTIES PRIVATE LIMITED METRO HEIGHT, 1ST FLOOR, 2ND MILE SEVOKE ROAD, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 , PAN No.:: aaxxxxx9r,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	DEUTI DEVELOPERS SEVOKE ROAD, City:- Not Specified, P.O:- SEVOKE ROAD, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 , PAN No.:: AAxxxxxx3P,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature															
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri NARAYAN PRASAD AGARWAL (Presentant) Son of Late SHREECHAND AGARWAL </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>Apr 1 2024 12:28PM</td> <td></td> <td>LTI 01/04/2024</td> <td>01/04/2024</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri NARAYAN PRASAD AGARWAL (Presentant) Son of Late SHREECHAND AGARWAL		 Captured		Apr 1 2024 12:28PM		LTI 01/04/2024	01/04/2024	UTTAR RATHKHOLA, BHIMRAM, NAXALBARI, City:- Not Specified, P.O:- NAXALBARI, P.S:- Naxalbari, District:-Darjeeling, West Bengal, India, PIN:- 734429, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx1B,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : DEUTI DEVELOPERS (as partner)		
Name	Photo	Finger Print	Signature													
Shri NARAYAN PRASAD AGARWAL (Presentant) Son of Late SHREECHAND AGARWAL		 Captured														
Apr 1 2024 12:28PM		LTI 01/04/2024	01/04/2024													
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri VEDAVID BASAK Son of JYOTISH PRASAD BASAK Date of Execution - 28/03/2024, , Admitted by: Self, Date of Admission: 28/03/2024, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>Mar 28 2024 12:05PM</td> <td></td> <td>LTI 28/03/2024</td> <td>28/03/2024</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri VEDAVID BASAK Son of JYOTISH PRASAD BASAK Date of Execution - 28/03/2024, , Admitted by: Self, Date of Admission: 28/03/2024, Place of Admission of Execution: Office		 Captured		Mar 28 2024 12:05PM		LTI 28/03/2024	28/03/2024	BHARAT NAGAR, SURU SADAY ROAD, NEAR KARUNAMAYEE, KALIBARI ,WARD NO. 24, City:- Siliguri Mc, P.O:- RABINDRA SARANI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734006, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: A1xxxxxx6A, Aadhaar No: 93xxxxxxxx8995 Status : Representative, Representative of : UNITED PROPERTIES PRIVATE LIMITED (as DIRECTOR)		
Name	Photo	Finger Print	Signature													
Shri VEDAVID BASAK Son of JYOTISH PRASAD BASAK Date of Execution - 28/03/2024, , Admitted by: Self, Date of Admission: 28/03/2024, Place of Admission of Execution: Office		 Captured														
Mar 28 2024 12:05PM		LTI 28/03/2024	28/03/2024													

Identifier Details :

Name	Photo	Finger Print	Signature
Mr AMIT KUMAR SAHA Son of Mr BHIM PRASAD SAHA 6/33D, SUKANTA SARANI, MILANPALLY EAST, City:- Siliguri Mc, P.O:- SILIGURI BAZAR, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005		 Captured	
	28/03/2024	28/03/2024	28/03/2024
Identifier Of Shri NARAYAN PRASAD AGARWAL, Shri VEDAVID BASAK			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	UNITED PROPERTIES PRIVATE LIMITED	DEUTI DEVELOPERS-3 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	UNITED PROPERTIES PRIVATE LIMITED	DEUTI DEVELOPERS-170.85 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	UNITED PROPERTIES PRIVATE LIMITED	DEUTI DEVELOPERS-6 Dec

Land Details as per Land Record

District: Darjeeling, P.S:- Pradhan Nagar, Gram Panchayat: CHAMPASARI, Mouza: Shishabari-(41), JI No: 41, Pin Code : 734003

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 257, LR Khatian No:- 3199	Owner:ইউনাইটেড প্রপার্টিস প্রাইভেট লিমিটেড, Gurdian:গফে ডাইরেক্টর, Address:নিজ , Classification:বৃপনী, Area:0.03000000 Acre,	UNITED PROPERTIES PRIVATE LIMITED
L2	LR Plot No:- 261, LR Khatian No:- 3199		Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 260, LR Khatian No:- 3199	Owner:ইউনাইটেড প্রপার্টিস প্রাইভেট লিমিটেড, Gurdian:গফে ডাইরেক্টর, Address:নিজ , Classification:বৃপনী, Area:0.06000000 Acre,	UNITED PROPERTIES PRIVATE LIMITED

Endorsement For Deed Number : I - 040302542 / 2024

On 28-03-2024

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

Presented for registration at 11:25 hrs on 28-03-2024, at the Office of the A.D.S.R. BAGDOGRA by Shri NARAYAN PRASAD AGARWAL ,.

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 3,71,68,736/-

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

Execution is admitted on 28-03-2024 by Shri VEDAVID BASAK, DIRECTOR, UNITED PROPERTIES PRIVATE LIMITED (Private Limited Company), METRO HEIGHT, 1ST FLOOR, 2ND MILE SEVOKE ROAD, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001

Indetified by Mr AMIT KUMAR SAHA, , Son of Mr BHIM PRASAD SAHA, 6/33D, SUKANTA SARANI, MILANPALLY EAST, P.O: SILIGURI BAZAR, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Business

Yogen Tshering Bhutia
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
Darjeeling, West Bengal

On 01-04-2024

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,71,701.00/- (A(1) = Rs 3,71,687.00/- .E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 3,71,701/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/03/2024 5:51PM with Govt. Ref. No: 192023240434148328 on 21-03-2024, Amount Rs: 3,71,701/-, Bank: SBI EPay (SBlePay), Ref. No. 5732381963323 on 21-03-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 14,86,769/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 14,81,769/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 311, Amount: Rs.5,000.00/-, Date of Purchase: 15/03/2024, Vendor name: J Banik

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/03/2024 5:51PM with Govt. Ref. No: 192023240434148328 on 21-03-2024, Amount Rs: 14,81,769/-, Bank: SBI EPay (SBlePay), Ref. No. 5732381963323 on 21-03-2024, Head of Account 0030-02-103-003-02

Yogen Tshering Bhutia
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
Darjeeling, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

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being No 040302542 for the year 2024.



[Handwritten signature]

Digitally signed by YOGEN TSHERING BHUTIA
Date: 2024.04.03 16:47:58 +06:30
Reason: Digital Signing of Deed.

**(Yogen Tshering Bhutia) 03/04/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.**