

S207/2022

I- 5080/2022



अन्धिमवङ्ग पश्चिम बङ्गाल WEST BENGAL

E 735910

F 735910

Co
20/05/2022

D/O 1194518

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

Co
Addl. District Sub-Registrar,
Sitiguri-II at Bagdogra
: 1 :

20 MAY 2022

DEED OF SALE

UNITED PROPERTIES PVT. LTD.
Nedun Basan
DIRECTOR

UNITED PROPERTIES PVT. LTD.

Vedavid Basak

DIRECTOR

[2]

CONVEYANCE :-

MOUZA - SHISHABARI

P.S.- PRADHAN NAGAR

DISTRICT - DARJEELING

AREA : 50 KATHA

CONSIDERATION: Rs. 1,32,00,000/-

J.L NO. 41

L.R PLOT NOS. 257, 261 & 260

L.R KHATIAN NO. 2168

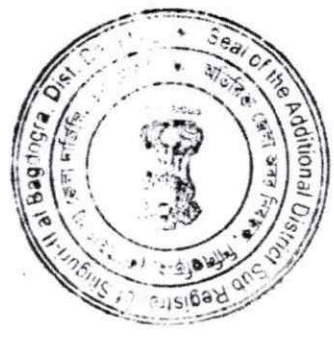
GRAM PANCHAYAT AREA

THIS INDENTURE MADE ON THIS THE 20th DAY OF MAY..... 2022

BETWEEN

22 MAY 2012

Adl. Dist-Sub Kalyana
Siliguri-II in Bidder's Office



UNITED PROPERTIES PVT. LTD.
Vedavid Basak
DIRECTOR

[3]

1. **SRI ANAND AGARWAL**, son of Late Dharam Chand Agarwal,
2. **SMT SUSHMA AGARWAL**, wife of Sri Anand Agarwal, both are Hindu by Religion, Indian by Nationality, Business by Occupation, Residents of Flat B-4 Metro Heights, 2nd Mile, Sevoke Road, Siliguri, P.O Sevoke Road, P.S Bhaktinagar, District Jalpaiguri - hereinafter called the "**PURCHASERS**" (which expression shall mean and include unless excluded by or repugnant to the context their heirs, successors, legal representatives, executors, administrators and assigns) of the **ONE PART. (PAN- AFVPA0533N), (PAN- AMHPB1765G)**

A N D

UNITED PROPERTIES PRIVATE LIMITED, a Private Limited Company, incorporated under the Companies Act, 1956 bearing CIN No. U70109WB2011PTC170574 OF 2011- 2012, having its office at 1st Floor Metro Heights, 2nd Mile, P.O Sevoke Road, P.S Bhaktinagar, District Jalpaiguri, in the State of West Bengal, represented by its Director, **SRI VEDAVID BASAK, son of Sri Jyotish Prasad Basak**, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Bharat Nagar, Guru Saday Road, Near Karunamayee Kalibari, Ward No.24, P.O Rabindra Sarani, P.S Siliguri, District- Darjeeling - hereinafter called the "**VENDOR**" (which expression shall unless excluded by or repugnant to the context be deemed to include its Directors, executors, successors, representatives administrators and assigns) of the **OTHER PART. (PAN: AABCU3819R)**

UNITED PROPERTIES PVT. LTD.
Nedavid Basu
DIRECTOR

[4]

WHEREAS the abovenamed Vendor, **UNITED PROPERTIES PRIVATE LIMITED** had purchased land measuring 5.00 Acres or 15 Bighas from Sri Jay Prakash Chowhan, son of Late Shib Prasad Chowhan, by virtue of a Registered Deed of Sale, dated 15.05.2012, being Document No. I- 4556 for the year 2012 and the same was registered in the Office of the Additional District Sub-Registrar Siliguri- II at Bagdogra, in the District Darjeeling.

AND WHEREAS in the manner aforesaid the abovenamed Vendor became the owner of aforesaid land 5.00 Acres or 15 Bighas and ever since then the Vendor is in exclusive, khas and peaceful possession of the aforesaid land without any act of hindrance or obstruction from any body having permanent heritable, transferable and marketable right, title and interest therein.

AND WHEREAS the Vendor being in need of fund for investing the same in some lucrative business has offered for sale land measuring 0.8264 Acres or 50 Kathas, **(out of the aforesaid land measuring 5.00 Acres)** for a total consideration of Rs. 1,32,00,000/- (Rupees One Crore Thirty Two Lacs Only) and the said land is fully described in the Schedule below.

AND WHEREAS the Purchaser having learnt the intention of the Vendor to sell the aforesaid land fully described in the Schedule below approached the Vendor and offered to purchase the above referred to land measuring 0.8264 Acres or 50 Kathas for a total consideration of Rs. 1,32,00,000/- (Rupees One Crore Thirty Two Lacs Only) and the aforesaid land is fully described in the Schedule below.

UNITED PROPERTIES PVT. LTD.

N. David Basak
DIRECTOR

[5]

NOW THIS INDENTURE WITNESSES AS FOLLOWS :-

That in pursuance of the said offer and acceptance and also in consideration of Rs. 1,32,00,000/- (Rupees One Crore Thirty Two Lacs Only) paid by the Purchaser to the Vendor and the receipt whereof the Vendor does hereby acknowledge and grants full discharge to the Purchaser from the payment thereof, the Vendor does hereby grant, assign, convey and transfer unto the Purchaser the aforesaid land as fully described in the Schedule below and also makes over khas and peaceful possession thereof to the Purchaser together with all rights, including all liberties, privileges, easement, appendices, appurtenances whatsoever belonging to or in any manner appertaining thereto as absolute estate right, title and interest and unto and upon the land hereby conveyed, expressed or intended so to be TO HAVE AND TO HOLD the same subject to the payment of rents etc to the Superior Landlord the State of West Bengal.

And the Vendor does hereby covenant with the Purchaser that the right, title and interest in the land as fully described in the Schedule below and which the Vendor does hereby transfer subsist and the Vendor has good power and full authority to transfer the land hereby conveyed, expressed or intended so to be unto the Purchaser in the manner aforesaid.

IT IS FURTHER DECLARED that there exist no charge, mortgage, attachment or any other encumbrances whatsoever upon the said land hereby transferred, expressed or intended so to be or any part thereof at the time of the execution of this Deed and in the event of discovery of any such charge, mortgage or attachment or any other encumbrances whatsoever, the Vendor shall be liable to compensate the Purchaser for the loss or injury that the Purchaser may sustain in consequence thereof.

THE VENDOR FURTHER DECLARE that the entire land forming subject matter of these presents is and was in the khas actual and physical possession of the Vendor on the date of these presents.

UNITED PROPERTIES PVT. LTD.
Ne David Basak
DIRECTOR

[6]

SCHEDULE

All that piece or parcel of vacant Rupni Land measuring 0.8264 Acres or 50 Kathas, situated in Mouza Shishabari, L.R Khatian No. 2168, J.L. No. 41 within the jurisdiction of P.S. Pradhan Nagar, Pargana Patharghata, District Darjeeling. The said land is situated within the limits of Gram Panchayat Area and the plot wise area is mentioned below:-

<u>L.R PLOT NO</u>	<u>R.S PLOT NO.</u>	<u>AREA IN ACRES</u>
257	117	0.0500
261	118	0.7364
260	121	0.0400
TOTAL AREA - 50 KATHAS OR 0.8264 ACRES		

The said land is bounded and butted as follows:-

North ... 17 feet wide Kutcha Road

South ... Land of Maya Sharma

East ... Land of United Properties Private Limited

West ... Land of Sri Kamal Kumar Bothra

[7]

IN WITNESS WHEREOF, the Director of the Vendor does hereunto set his respective hands on the day, month and year first above written

WITNESSES:-

1. *Aopal Roy*
S/O Sri Animeshwar Roy
Post Chayan Patra
P.O. - Ahogamali
P.S. - Bhardinagar
Dist - Jajpuri
2. *Mary Concepta Rozario*
D/o Mr. Peter Johny Rozario
South Eletiasal
Siliguri

~~UNITED PROPERTIES PVT. LTD.~~

Nedavid Basak
DIRECTOR

VENDOR

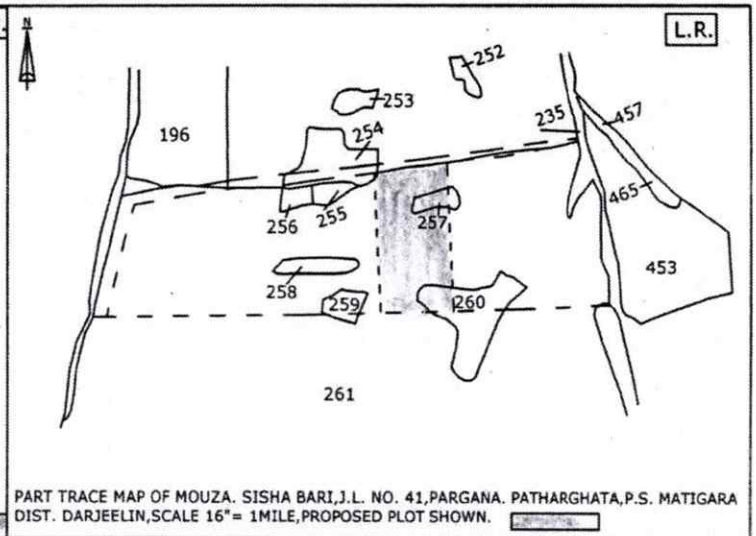
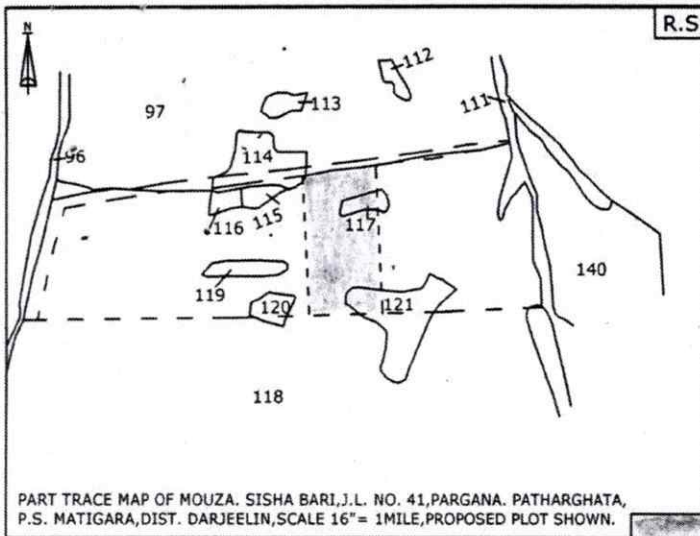
Drafted by me and Printed in
my office :-

Manoj Agarwal

MANOJ AGARWAL

Advocate, Siliguri.

Enrolment No. F-505/434/1997

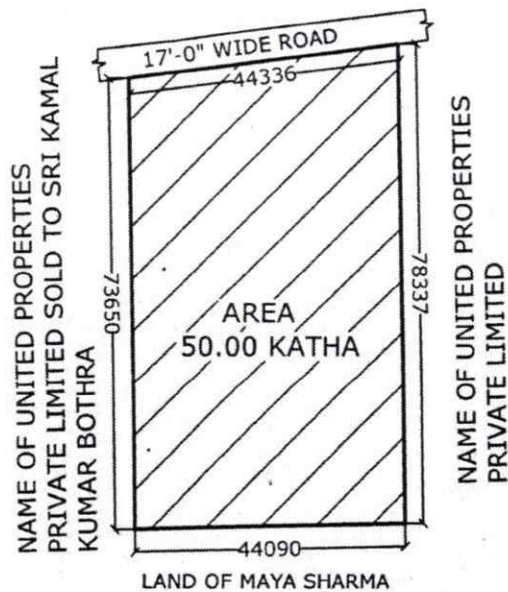


NAME OF PURCHASERS:-

- 1) SRI ANAND AGARWAL
S/O. DHARAMCHAND AGARWAL
 - 2) SMT. SUSHMA AGARWAL
W/O. SRI ANAND AGARWAL
- BOTH RESIDENT OF B-4 METRO HEIGHT,
2ND MILE SEVOKE ROAD,
SILIGURI, W.B. 734001.

NAME OF VENDOR :-

UNITED PROPERTIES PRIVATE LIMITED
OFFICE AT 1ST. FLOOR
METRO HEIGHTS OPOSITE TOWN,
2ND MILE , SEVOKE ROAD,
SILIGURI, W.B. 734001
REPRESENTED BY :- BEDAVID BASAK.



AREA STATEMENT		
PLOT NO	AREA IN	
R.S.	L.R.	ACRE
117	257	0.0500
118	261	0.7364
121	260	0.0400
TOTAL	0.8264 ACRE	
OR 50.00 KATHA		

LAND SCHEDULE. :-

MOUZA :- SISHA BARI
J.L. NO. :- 41
PARGANA :- PATHARGHATA
KHATIAN NO. :- L.R.2168
P.S. :- MATIGARA
DIST. :- DARJEELING.
**AREA :- 0.8264 ACRE
OR 50 KATHA**

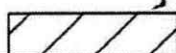
UNITED PROPERTIES PRIVATE LIMITED










Bedavid Basak

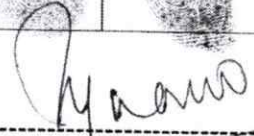
SIGNATURE OF VENDOR
DRAWN BY:-

M. Acharya
M. Acharya
(SURVEYOR)
Regd. No. 8895/75
Subhaspally, Siliguri












SITE PLAN.
SCALE.:- 1:120
PROPOSED PLOT SHOWN

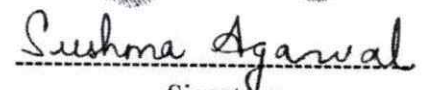


		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					














 Signature

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



 Signature

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
<i>Ve David Basak</i>	RIGHT HAND					

Ve David Basak

 Signature
 DIRECTOR

Major Information of the Deed

Deed No :	I-0403-05060/2022	Date of Registration	20/05/2022
Query No / Year	0403-2001194518/2022	Office where deed is registered	
Query Date	20/04/2022 11:30:52 AM	A.D.S.R. BAGDOGRA, District: Darjeeling	
Applicant Name, Address & Other Details	MANOJ AGARWAL Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 7602241704, 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. 1,32,00,000/-	Rs. 1,44,61,594/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,78,484/- (Article:23)	Rs. 1,44,630/- (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-2168	Industrial use	Rupni	0.05 Acre	8,00,000/-	8,74,975/-	Width of Approach Road: 17 Ft.,
L2	LR-261 (RS :-)	LR-2168	Industrial use	Rupni	0.7364 Acre	1,17,50,000/-	1,28,86,639/-	Width of Approach Road: 17 Ft.,
L3	LR-260 (RS :-)	LR-2168	Industrial use	Rupni	0.04 Acre	6,50,000/-	6,99,980/-	Width of Approach Road: 17 Ft.,
		TOTAL :			82.64Dec	132,00,000 /-	144,61,594 /-	
		Grand Total :			82.64Dec	132,00,000 /-	144,61,594 /-	



Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	UNITED PROPERTIES PRIVATE LIMITED 1st Floor, Metro Heights, Opposite Club Town, 2nd Mile, Sevoke Road, Siliguri, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001, PAN No.:: aaxxxxxx9r,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	<p>Mr ANAND AGARWAL Son of Late DHARAM CHAND AGARWAL B-4 METRO HEIGHT, 2ND MILE, SEVOKE ROAD, SILIGURI, City:- Siliguri Mc, P.O:- SEVOKE ROAD, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx3N, Aadhaar No: 81xxxxxxxx9430, Status :Individual, Status : Not Executed</p>
2	<p>Mrs SUSHMA AGARWAL Wife of Mr ANAND AGARWAL B-4 METRO HEIGHT, 2ND MILE, SEVOKE ROAD, SILIGURI, City:- Siliguri Mc, P.O:- SEVOKE ROAD, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AMxxxxxx5G, Aadhaar No: 47xxxxxxxx0788, Status :Individual, Status : Not Executed</p>

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<p>Mr VEDAVID BASAK (Presentant) Son of Mr JYOTISH PRASAD BASAK Date of Execution - 20/05/2022, , Admitted by: Self, Date of Admission: 20/05/2022, Place of Admission of Execution: Office</p>	 <p>May 20 2022 1:38PM</p>	 <p>LTI 20/05/2022</p>	<p>Vedavid Basak</p> <p>20/05/2022</p>
<p>BHARAT NAGAR, GURU 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, , Aadhaar No: 93xxxxxxxx8995 Status : Representative, Representative of : UNITED PROPERTIES PRIVATE LIMITED (as DIRECTOR)</p>				

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr GOPAL ROY Son of Mr GUNESHWAR ROY EAST CHAYAN PARA, City:- Siliguri Mc, P.O:- GHOOGOMALI, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006</p>	 <p>20/05/2022</p>	 <p>20/05/2022</p>	<p>Gopal Roy</p> <p>20/05/2022</p>
Identifier Of Mr VEDAVID BASAK			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	UNITED PROPERTIES PRIVATE LIMITED	Mr ANAND AGARWAL-2.5 Dec, Mrs SUSHMA AGARWAL-2.5 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	UNITED PROPERTIES PRIVATE LIMITED	Mr ANAND AGARWAL-36.82 Dec, Mrs SUSHMA AGARWAL-36.82 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	UNITED PROPERTIES PRIVATE LIMITED	Mr ANAND AGARWAL-2 Dec, Mrs SUSHMA AGARWAL-2 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:- 2168	Owner:ইউনাইটেড প্রপার্টিস লি., Gurdian:সনদিপ , Address:নিজ , Classification:রূপনী, Area:0.05000000 Acre,	UNITED PROPERTIES PRIVATE LIMITED
L2	LR Plot No:- 261, LR Khatian No:- 2168	Owner:ইউনাইটেড প্রপার্টিস লি., Gurdian:সনদিপ , Address:নিজ , Classification:রূপনী, Area:3.14000000 Acre,	UNITED PROPERTIES PRIVATE LIMITED
L3	LR Plot No:- 260, LR Khatian No:- 2168	Owner:ইউনাইটেড প্রপার্টিস লি., Gurdian:সনদিপ , Address:নিজ , Classification:রূপনী, Area:0.10000000 Acre,	UNITED PROPERTIES PRIVATE LIMITED

On 20-05-2022

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.

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

Presented for registration at 13:23 hrs on 20-05-2022, at the Office of the A.D.S.R. BAGDOGRA by Mr VEDAVID BASAK ,.

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 1,44,61,594/-

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


Execution is admitted on 20-05-2022 by Mr VEDAVID BASAK, DIRECTOR, UNITED PROPERTIES PRIVATE LIMITED (Private Limited Company), 1st Floor, Metro Heights, Opposite Club Town, 2nd Mile, Sevoke Road, Siliguri, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001
Indetified by Mr GOPAL ROY, , , Son of Mr GUNESHWAR ROY, EAST CHAYAN PARA, P.O: GHOOGOMALI, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,44,630/- (A(1) = Rs 1,44,616/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,44,630/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 19/05/2022 5:18AM with Govt. Ref. No: 192022230030255211 on 19-05-2022, Amount Rs: 1,44,630/-,
Bank: Punjab National Bank (PUNB0010000), Ref. No. 377651257 on 19-05-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,78,484/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 5,73,484/-
Description of Stamp
1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 658, Amount: Rs.5,000/-, Date of Purchase: 11/05/2022, Vendor name: T Roy
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 19/05/2022 5:18AM with Govt. Ref. No: 192022230030255211 on 19-05-2022, Amount Rs: 5,73,484/-,
Bank: Punjab National Bank (PUNB0010000), Ref. No. 377651257 on 19-05-2022, Head of Account 0030-02-103-003-2


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

Volume number 0403-2022, Page from 117556 to 117570

being No 040305060 for the year 2022.



[Handwritten signature]

Digitally signed by YOGEN TSHERING
BHUTIA
Date: 2022.05.30 15:58:17 +05:30
Reason: Digital Signing of Deed.

Yogen Tshering Bhutia) 2022/05/30 03:58:17 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.

(This document is digitally signed.)