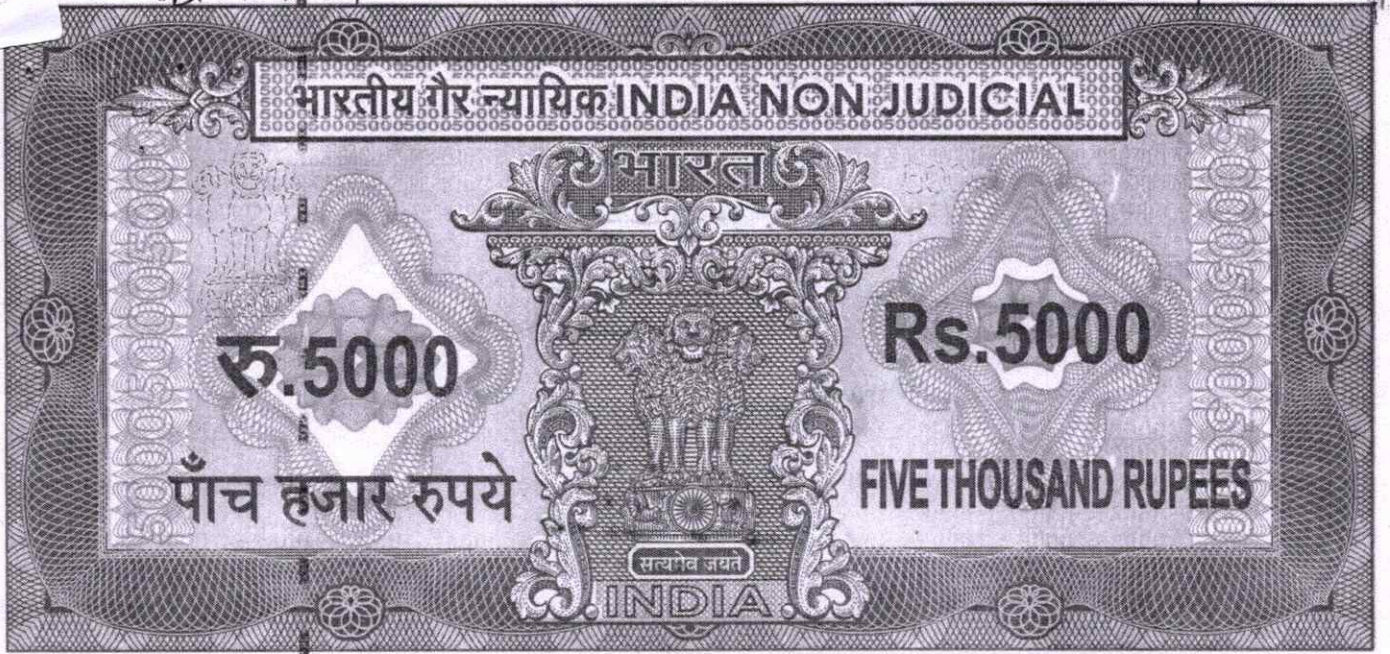


S. 10747

I-10438/2021
I-10434/2021



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G 258808

G 258808

By
Bhishanoy.

D/o. 2747808

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.

Car
Addl. District Sub-Registrar,
Siinguri-II at Bagdogra

31 DEC 2021

UNITED REGISTRARS LTD.
V=David Rosak

: 1 :

DEED OF SALE

Nesovid Basak
DIRECTOR

[2]

CONVEYANCE :-

MOUZA - SHISHABARI

P.S.- PRADHAN NAGAR

DISTRICT - DARJEELING

AREA : 73.98 KATHAS

CONSIDERATION: Rs. 1,84,35,000/-

J.L NO. 41

L.R PLOT NO. 261

L.R KHATIAN NO. 2168

GRAM PANCHAYAT AREA

THIS INDENTURE MADE ON THIS THE 31st DAY OF DECEMBER..... 2021

BETWEEN

[3]

MEGASUN MERCHANTS PRIVATE LIMITED, a Private Limited Company, having its registered office at Rajni Bagan, Hill Cart Road, P.O and P.S. Siliguri, District Darjeeling – represented by one of its Directors, **SRI KISHAN AGARWAL, son of Sri Suresh Kumar Agarwal**, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Hill Cart Road, Siliguri, P.O. and P.S. Siliguri, District Darjeeling - 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. (PAN- AAECM8521B)**.

AND

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 **ONE PART. (PAN: AABCU3819R)**

UNITED PROPERTIES PRIVATE LTD.
N. David Basov
REGISTRAR

[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 73.98 Kathas, **(out of aforesaid land measuring 5.00 Acres)** for a total consideration of Rs.1,84,35,000/-(Rupees One Crore Eighty Four Lacs Thirty Five Thousand Only) and the aforesaid 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 73.98 Kathas for a total consideration of Rs.1,84,35,000/- (Rupees One Crore Eighty Four Lacs Thirty Five Thousand Only) and the aforesaid land is fully described in the Schedule below.

[5]

UNDEVELOPED PLOTS BY I.T.D.
N. David Basak

NOW THIS INDENTURE WITNESSES AS FOLLOWS :-

That in pursuance of the said offer and acceptance and also in consideration of Rs.1,84,35,000/- (Rupees One Crore Eighty Four Lacs Thirty Five Thousand 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.

Ne David Basak

[6]

SCHEDULE

All that piece or parcel of vacant Rupni Land measuring 73.98 Kathas situated in Mouza Shishabari, appertains to and forms part of L.R Plot No. 261 recorded in L.R Khatian No. 2168, J.L. No. 41 and said land is situated within the limits of Gram Panchayat Area, P.S. Pradhan Nagar, in the District of Darjeeling.

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 ... 43 feet wide Kutcha Road

[7]

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

WITNESSES:-

1. Anupul Roy
S/O Sri Anveshwar Roy
East Chayan Para
P.O - Ahogomali
P.S - Bhaktinagar
Dist - Jalpaiguri

2.

Subrata Ganguly
S/O Late Sisir Kumar Ganguly
Sanku Bhawan Chakraborty
P.O, P.S. - Sili Guri
Dist - Jalpaiguri

UNITED PROPERTIES PVT. LTD.

Vedavid Basak

VENDOR

Drafted by me and Printed in
my office :-

Manoj Agarwal

MANOJ AGARWAL

Advocate, Siliguri.

Enrolment No. F-505/434/1997

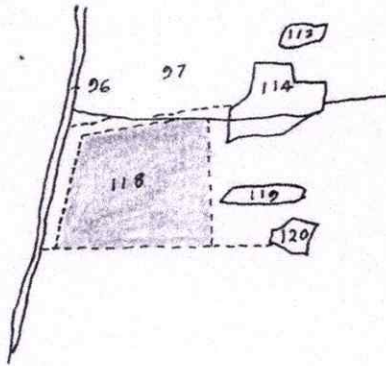
MEMO OF CONSIDERATION

DD/RTGS	Dated	Bank	Amount in Rs
000287	29.12.2021	HDFC Bank	40,00,000=00
000288	29.12.2021	HDFC Bank	40,00,000=00
000289	29.12.2021	HDFC Bank	40,00,000=00
000290	29.12.2021	HDFC Bank	40,00,000=00
000291	29.12.2021	HDFC Bank	22,50,650=00
000292	29.12.2021	TDS (HDFC BANK)	1,84,350=00
		TOTAL	Rs.1,84,35,000=00

UNITED PROJECTS & SERVICES PVT. LTD.

Ved. via Basuk

VENDOR



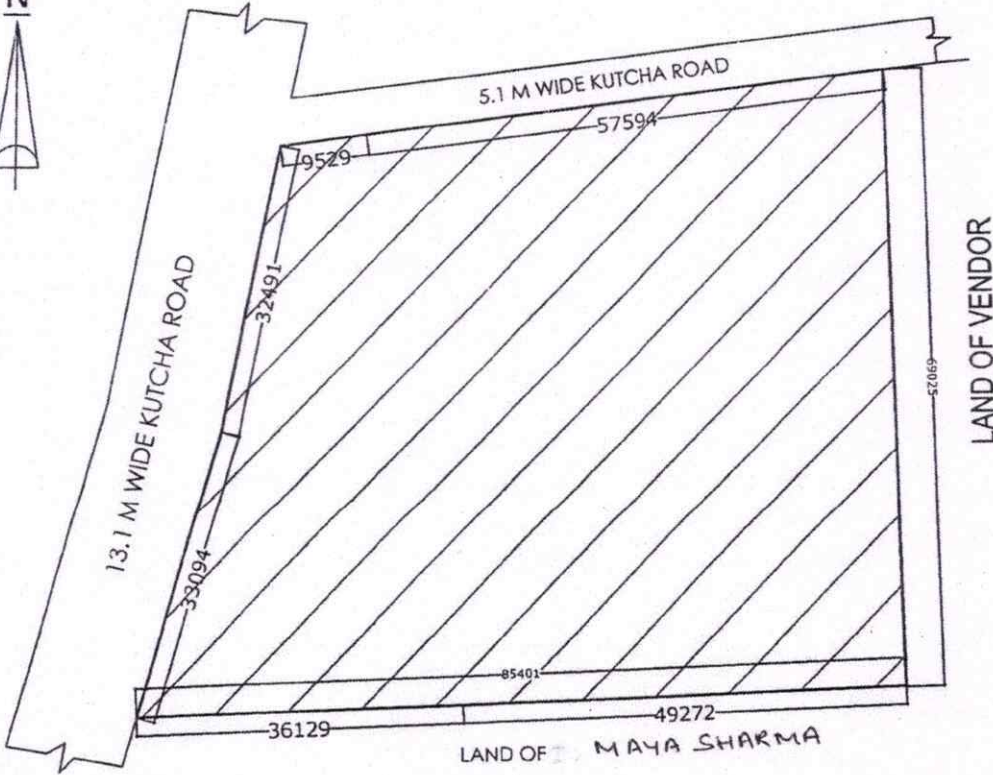
PART TRACE MAP OF MOUZA SISHABARI, J.L.NO. 41, P.S. PRADHANNAGAR, DIST. DARJEELING. SCALE :- 16"=1 MILE. PROPOSED PLOT SHOWN

NAME OF THE PURCHASER:-

MEGASUN MERCHANTS PRIVATE LIMITED
OFFICE AT RAJNI BAGAN, HILLCART ROAD,
P.O. & P.S. SILIGURI, DIST. DARJEELING.
REPRESENTED BY :-
SRI KISHAN AGARWAL

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.



LAND SCHEDULE :-

MOUZA :- SISHABARI,
J.L.NO. :- 41,
KHATIAN NO. :- 2168
PLOT NO. :- R.S. 118 & L.R. 261
POLICE STN :- PRADHANNAGAR,
DISTRICT. :- DARJEELING.

LAND AREA :- 73.98 KATHA
1.2228 ACRE

UNITED PROPERTIES PVT. LTD.

Bedavid Basak
DIRECTOR

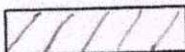
SIGNATURE OF THE VENDOR
DRAWN BY:-












(Signature)
M. Anandya
(SURVEYOR)
Regd. No. 3895/75
Subhaspally, Siliguri

SITE PLAN

SCALE :- 1:800












PROPOSED PLOT SHOWN



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

UNIT 201, 202, 203 PVT. LTD.

Vedavid Basak
Signature

 <i>B. Jawad</i>		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

Megasun Merchants Pvt. Ltd.

B. Jawad
Signature Director

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

UNITED PROPERTIES PRIVATE LIMITED



12/12/2011

For the month of December 2011

AABCU3819R

21122011

UNITED PROPERTIES PVT. LTD.

Vedavid Basak

DIRECTOR

आयकर विभाग

INCOME TAX DEPARTMENT

MEGASUN MERCHANTS PRIVATE
LIMITED



भारत सरकार

GOVT. OF INDIA

20/10/2005

Permanent Account Number

AAECM8521B

41072012

By...

↑

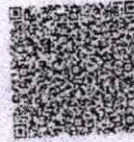


ভারত সরকার
Government of India



কিশান আগারওয়াল
KISHAN AGARWAL
পিতা : সুরেশ আগারওয়াল
Father : Suresh Agrawal

জন্মতারিখ / DOB 02/09/1980
পুং / Male



5224 9854 6171

স্বাধীনতা - সাধারণ মানুষের অধিকার



ভারতীয় একমুদ্রিত পরিচয়
Unique Identification Authority of India

ঠিকানা: রাজানি বাগান, হিলকার্ড রোড
সিগুনি (M. Corp), দার্জিলিং, পশ্চিম বঙ্গ

Address: RAJANI BAGAN
HILLCARD ROAD, Siingun
(M. Corp), Darjeeling,
Siingun, West Bengal,
734001

5224 9854 6171

1947
1800 300 1947

help@uidai.gov.in

www
www.uidai.gov.in

Agarwal

Major Information of the Deed

Deed No :	I-0403-10438/2021	Date of Registration	31/12/2021
Query No / Year	0403-2002747803/2021	Office where deed is registered	
Query Date	27/12/2021 5:19:03 PM		0403-2002747803/2021
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. 1,84,35,000/-	Rs. 2,02,53,735/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 8,10,169/- (Article:23)	Rs. 2,02,551/- (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-261 (RS :-)	LR-2168	Industrial use	Rupni	73.98 Katha	1,84,35,000/-	2,02,53,735/-	Width of Approach Road: 43 Ft.,
Grand Total :					122.067Dec	184,35,000 /-	202,53,735 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	UNITED PROPERTIES PRIVATE LIMITED 1ST FLOOR, METRO HEIGHTS, 2ND FLOOR, 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	MEGASUN MERCHANTS PRIVATE LIMITED Rajni Bagan, Hill Cart Road, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 , PAN No.:: AAxxxxxx1B,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

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:- 261, LR Khatian No:- 2168	Owner:ইউনাইটেড প্রপার্টিস লি., Gurdian:সনদিপ , Address:নিজ , Classification:রূপনী, Area:4.36000000 Acre,	UNITED PROPERTIES PRIVATE LIMITED

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0403-2022, Page from 7518 to 7539

being No 040310438 for the year 2021.



Digitally signed by YOGEN TSHERING
BHUTIA

Date: 2022.01.10 11:38:03 +05:30

Reason: Digital Signing of Deed.

(Yogen Tshering Bhutia) 2022/01/10 11:38:03 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.

(This document is digitally signed.)