

5206/2022

I- 5061/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

F 734132

F 734132

20/05/22  
 4/6-1106637

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.

UNITED PROPERTIES PVT. LTD.  
 Neelavind Basu  
 DIRECTOR

Addl. District Sub-Registrar,  
 Singuri-II at Bagdogra

: 1 :

DEED OF SALE

20 MAY 2022

UNITED PROPERTIES PVT. LTD.  
Ne David Basak

REGISTRAR

[2]

**CONVEYANCE :-**

MOUZA - SHISHABARI

P.S.- PRADHAN NAGAR

DISTRICT - DARJEELING

AREA : 100.87 DECIMAL

CONSIDERATION: Rs. 1,58,00,000/-

J.L NO. 41

L.R PLOT NOS. 255, 256, 261, 258 & 259

L.R KHATIAN NO. 2168

GRAM PANCHAYAT AREA

THIS INDENTURE MADE ON THIS THE <sup>20<sup>th</sup></sup> DAY OF MAY..... 2022

**BETWEEN**

UNITED PROPERTIES PVT. LTD.

Vedavid Basak

DIRECTOR

[ 3 ]

**SRI KAMAL CHAND BOTHRA**, son of Sri Punam Chand Bothra, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Flat E-5 Metro Heights, 2<sup>nd</sup> Mile, Sevoke Road, Opp. Club Town, P.O Sevoke Road, P.S Bhaktinagar, District Jalpaiguri - hereinafter called the "**PURCHASER**" (which expression shall mean and include unless excluded by or repugnant to the context his heirs, successors, legal representatives, executors, administrators and assigns) of the **ONE PART. (PAN- AHGPB7021H).**

**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 1<sup>st</sup> Floor Metro Heights, 2<sup>nd</sup> 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.  
Yedavid Bosek  
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 1.0087 Acres, (**out of the aforesaid land measuring 5.00 Acres** ) for a total consideration of Rs. 1,58,00,000/- (Rupees One Crore Fifty Eight 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 1.0087 Acres for a total consideration of Rs. 1,58,00,000/- (Rupees One Crore Fifty Eight Lacs Only) and the aforesaid land is fully described in the Schedule below.

UNITED PROPERTIES PVT. LTD.

Nedavid Basak

DIRECTOR

[ 5 ]

**NOW THIS INDENTURE WITNESSES AS FOLLOWS :-**

That in pursuance of the said offer and acceptance and also in consideration of Rs. 1,58,00,000/- (Rupees One Crore Fifty Eight 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.  
Nedovid Basak  
DIRECTOR

[6]

**SCHEDULE**

All that piece or parcel of vacant Rupni Land measuring 1.0087 Acres, 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>
255	115	0.06 Acres
256	116	0.06 Acres
261	118	0.7687 Acres
258	119	0.08 Acres
259	120	0.04 Acres
<b>TOTAL AREA -</b>		<b>1.0087 Acres or 100.87 Decimals</b>

**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 Megasun Merchants Private Limited



[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. Nepal Roy  
368 in Animeshwar Roy  
East Chayan Patra  
P.O - Ahogomali  
P.S - Bhakhinagar  
Dist - Japaiguri
2. Mary Concepta Rozario  
w/o Mr. Peter Johnny Rozario  
South Eletiasal  
Siliguri

UNITED PROPERTIES PVT. LTD.

Vedavid Basak  
DIRECTOR

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**VENDOR**

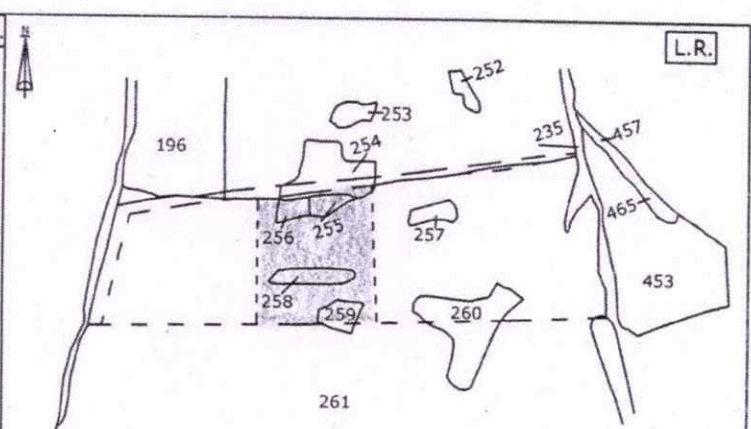
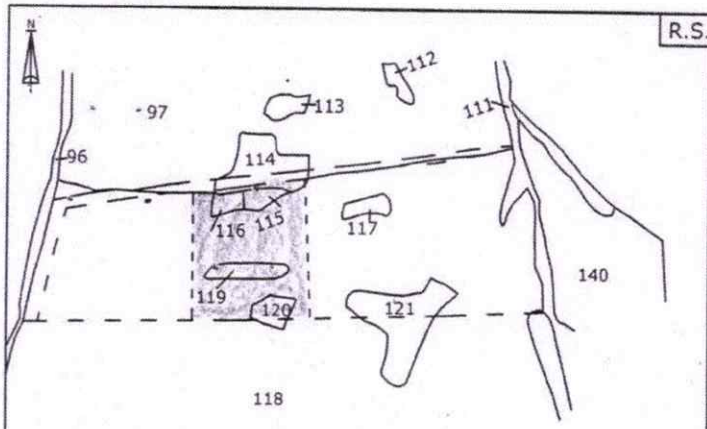
Drafted by me and Printed in  
my office :-

Manoj Agarwal

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**MANOJ AGARWAL**

Advocate, Siliguri.

Enrolment No. F-505/434/1997

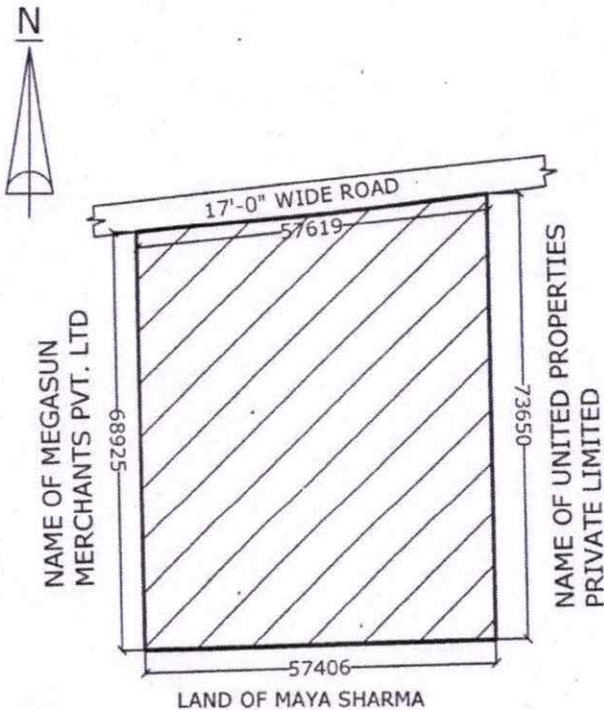


PART TRACE MAP OF MOUZA. SISHA BARI, J.L. NO. 41, PARGANA. PATHARGHATA, P.S. MATIGARA, DIST. DARJEELIN, SCALE 16" = 1 MILE, PROPOSED PLOT SHOWN.

PART TRACE MAP OF MOUZA. SISHA BARI, J.L. NO. 41, PARGANA. PATHARGHATA, P.S. MATIGARA, DIST. DARJEELIN, SCALE 16" = 1 MILE, PROPOSED PLOT SHOWN.

**NAME OF PURCHASER:-**  
SRI KAMAL KUMAR BOTHRA

**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
115	255	0.0600
116	256	0.0600
118	261	0.7537
119	258	0.0800
120	259	0.0400
114	254	0.0150
TOTAL		1.0087 ACRE OR KATHA 61.02

**LAND SCHEDULE. :-**

MOUZA :- SISHA BARI  
J.L. NO. :- 41  
PARGANA :- PATHARGHATA  
KHATIAN NO. :- L.R.2168  
P.S. :- MATIGARA  
DIST. :- DARJEELING.  
**AREA :- 1.0087 ACRE**

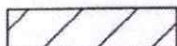
UNITED PROPERTIES PVT. LTD.

*Vedavid Basak*  
DIRECTOR












SIGNATURE OF VENDOR  
DRAWN BY:-

*M. Acharya*  
M. Acharya  
(SURVEYOR)  
Regd. No. 3895/75  
Subhaspally, Siliguri

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
















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

UNITED PROPERTIES PVT. LTD.

*Vedavid Basak*

Signature DIRECTOR



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

*Kamal*

Signature



### Major Information of the Deed

Deed No :	I-0403-05061/2022	Date of Registration	20/05/2022
Query No / Year	0403-2001106637/2022	Office where deed is registered	
Query Date	09/04/2022 6:14:32 PM	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. 1,58,00,000/-	Rs. 1,71,40,828/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 6,85,653/- (Article:23)	Rs. 1,71,422/- (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-255 (RS :-)	LR-2168	Industrial use	Rupni	0.06 Acre	9,50,000/-	10,19,579/-	Width of Approach Road: 17 Ft.,
L2	LR-256 (RS :-)	LR-2168	Industrial use	Rupni	0.06 Acre	9,50,000/-	10,19,579/-	Width of Approach Road: 17 Ft.,
L3	LR-261 (RS :-)	LR-2168	Industrial use	Rupni	0.7687 Acre	1,20,00,000/-	1,30,62,511/-	Width of Approach Road: 17 Ft.,
L4	LR-258 (RS :-)	LR-2168	Industrial use	Rupni	0.08 Acre	12,60,000/-	13,59,439/-	Width of Approach Road: 17 Ft.,
L5	LR-259 (RS :-)	LR-2168	Industrial use	Rupni	0.04 Acre	6,40,000/-	6,79,720/-	Width of Approach Road: 17 Ft.,
		<b>TOTAL :</b>			<b>100.87Dec</b>	<b>158,00,000 /-</b>	<b>171,40,828 /-</b>	
		<b>Grand Total :</b>			<b>100.87Dec</b>	<b>158,00,000 /-</b>	<b>171,40,828 /-</b>	





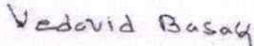
**Seller Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>UNITED PROPERTIES PRIVATE LIMITED</b> 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	<b>Mr KAMAL CHAND BOTHRA</b> Son of Mr PUNAM CHAND BOTHRA FLAT E-5 METRO HEIGHTS, 2ND MILE SEVOKE ROAD, OPP. CLUB TOWN, 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.:: AHxxxxxx1H, Aadhaar No: 96xxxxxxxx5284, Status :Individual, Status : Not Executed

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr VEDAVID BASAK (Presentant)</b> 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	 <small>May 20 2022 1:36PM</small>	 <small>LTI 20/05/2022</small>	 <small>20/05/2022</small>
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)				

**Identifier Details :**

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



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	UNITED PROPERTIES PRIVATE LIMITED	Mr KAMAL CHAND BOTHRA-6 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	UNITED PROPERTIES PRIVATE LIMITED	Mr KAMAL CHAND BOTHRA-6 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	UNITED PROPERTIES PRIVATE LIMITED	Mr KAMAL CHAND BOTHRA-76.87 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	UNITED PROPERTIES PRIVATE LIMITED	Mr KAMAL CHAND BOTHRA-8 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	UNITED PROPERTIES PRIVATE LIMITED	Mr KAMAL CHAND BOTHRA-4 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:- 255, LR Khatian No:- 2168	Owner:ইউনাইটেড প্রপারটিস লি., Gurdian:সনদিপ , Address:নিজ , Classification:রুপনী, Area:0.06000000 Acre,	UNITED PROPERTIES PRIVATE LIMITED
L2	LR Plot No:- 256, LR Khatian No:- 2168	Owner:ইউনাইটেড প্রপারটিস লি., Gurdian:সনদিপ , Address:নিজ , Classification:রুপনী, Area:0.06000000 Acre,	UNITED PROPERTIES PRIVATE LIMITED
L3	LR Plot No:- 261, LR Khatian No:- 2168	Owner:ইউনাইটেড প্রপারটিস লি., Gurdian:সনদিপ , Address:নিজ , Classification:রুপনী, Area:3.14000000 Acre,	UNITED PROPERTIES PRIVATE LIMITED
L4	LR Plot No:- 258, LR Khatian No:- 2168	Owner:ইউনাইটেড প্রপারটিস লি., Gurdian:সনদিপ , Address:নিজ , Classification:রুপনী, Area:0.08000000 Acre,	UNITED PROPERTIES PRIVATE LIMITED
L5	LR Plot No:- 259, LR Khatian No:- 2168	Owner:ইউনাইটেড প্রপারটিস লি., Gurdian:সনদিপ , Address:নিজ , Classification:রুপনী, Area:0.04000000 Acre,	UNITED PROPERTIES PRIVATE LIMITED





Endorsement For Deed Number : I - 040305061 / 2022

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 13:21 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 1,71,40,828/-

**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 1,71,422/- ( A(1) = Rs 1,71,408/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,71,422/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/04/2022 11:52AM with Govt. Ref. No: 192022230013478651 on 23-04-2022, Amount Rs: 1,71,422/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 78959987 on 23-04-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 6,85,653/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 6,80,653/-

**Description of Stamp**

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 145, Amount: Rs.5,000/-, Date of Purchase: 05/04/2022, Vendor name: T Roy  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/04/2022 11:52AM with Govt. Ref. No: 192022230013478651 on 23-04-2022, Amount Rs: 6,80,653/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 78959987 on 23-04-2022, 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

Volume number 0403-2022, Page from 117064 to 117079  
being No 040305061 for the year 2022.



Digitally signed by YOGEN TSHERING  
BHUTIA  
Date: 2022.05.30 14:11:38 +05:30  
Reason: Digital Signing of Deed.

(Yogen Tshering Bhutia) 2022/05/30 02:11:38 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BAGDOGRA  
West Bengal.

(This document is digitally signed.)