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I- 4811/2020



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

F 733779

2/1510443

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

Addl. District Registrar,
Siliguri-II at Bagdogra

07 DEC 2020

UNITY CONSTRUCTIONS

Signature

H.R. Samanta

DEED OF CONVEYANCE

**THIS DEED OF CONVEYANCE IS MADE ON THIS 07TH DAY
OF DECEMBER, TWO THOUSAND TWENTY**

BETWEEN

UNITY CONSTRUCTIONS

Bhagwan Thakur

PARTNER

- 2 -

Ar. S. Sanyal

of

to

LAND AREA	: 21 DECIMALS;
PLOT NUMBER	: 243 (R.S.); 402 (L.R.);
KHATIAN NUMBER	: 3520 (L.R.);
MOUZA	: KALKUT;
J.L. NUMBER	: 44;
TOUZI NUMBER	: 91;
PARGANA	: PATHAGHATA;
POLICE STATION	: PRADHAN NAGAR;
A.D.S.R.	: BAGDOGRA;
DISTRICT	: DARJEELING;
SET FORTH VALUE	: 50,50,000.00/-

**THIS DEED OF CONVEYANCE IS MADE ON THIS 07th DAY
OF DECEMBER, TWO THOUSAND TWENTY**

B E T W E E N

UNITY CONSTRUCTIONS, [PAN : AAGFU3227M] a Partnership Firm, having its office at Naya Busty, Kadamtala, behind Kali Mandir, Champasari, P.S. Pradhan Nagar, Pin No. 734003, District Darjeeling, represented by its partners namely **[1] SRI AJIT KUMAR AGARWAL, [PAN : ACFPA2427G] [AADHAR : 587695908619]** Son of Late Raj Kumar Agarwal, **[2] SRI BHAGWAN THAKUR, [PAN : ALXPT8778N] [AADHAR : 539863364143]** Son of Late Subodh Thakur, both are Hindu By Religion, Business by occupation respectively, Indian by Nationality, No. 1 resident of Usha Villa, Lala Lajpat Roy Road, Ashrampara, P.O. & P.S. Siliguri, District Darjeeling and No. 2 resident of Utpal Nagar (Daknikata), Pradhan Nagar, P.O. & P.S. Pradhan Nagar, District Darjeeling (W.B.) - hereinafter called the **PURCHASER** (Which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its partners, administrators and legal representatives) of the **FIRST PART.**

A N D

UNITY CONSTRUCTION

Bhagwan Thakur

PARTNER

M.R. Samanta

Secretary of
Unity Construction

- 3 -

M/S ARJUN DAS CONSTRUCTION CORPORATION, [PAN : AAPFA2168N] a Partnership Firm, having its office at 124/1, Block - F, New Alipore, P.O. & P.S. New Alipore, Kolkata - 700053, District South 24-Parganas, represented by its manager namely **SRI HANSRAJ PAMNANI, [AADHAR : 692096120062]** Son of Late S.R. Pamnani, appointed through a registered General Power of Attorney Being No. 4638 for the year 2016, recorded in Book No. IV, and same was registered at the office of Additional Registrar Assurance III Kolkata, Hindu by religion, Indian by Nationality, Service by occupation, resident of 16, Patel Road, Siliguri, P.O. & P.S. Pradhan Nagar, District Darjeeling (W.B.) - hereinafter called the **VENDOR** (which expression shall mean and include unless excluded by or repugnant to the context their successors, legal representatives, executors, administrators and assigns) of the **SECOND PART.**

WHEREAS one Sri Khakar Singha, Son of Late Karaj Kanta Singha, became the absolute owner of land measuring 82 ½ Decimals, recorded in R.S. Plot Nos. 228, 243 & 244, recorded in R.S. Khatian No. 7, Situated within Mouza Kalkut, J.L. No. 44, Pargana Pathaghata, within Jurisdiction of P.S. Siliguri now Pradhan Nagar, Dist. Darjeeling, by virtue of registered Deed of Sale being No. I-1202 for the year 1979 recorded in Book No. I and same was registered at the office of the then Sub registrar Siliguri, executed by Sri Mohini Kumar Roy, Son of Late Prabasu Roy.

A N D

Being owner in such possession said Sri Khakar Singha, Son of Late Karaj Kanta Singha, also became the absolute owner of land measuring 66 Decimals or 0.66 Acres, recorded L.R. Plot Nos. 389, 401, 402, 403, 395 & 396, recorded in L.R. Khatian Nos. 31 & 258, Situated within Mouza Kalkut, J.L. No. 44, Pargana Pathaghata, within Jurisdiction of P.S. Matigara, Dist. Darjeeling by virtue of registered Deed of Gift being No. I-494 for the year 1997 recorded in Book No. I and same was registered at the office of the Addl. District Sub registrar Siliguri, executed by (i) Sri Benami Roy, Son of Late Kendelu Roy, (ii) Sri Sunil Roy, Son of Sri Benami Roy, (iii) Smt. Arati Roy, (iv) Smt. Parbati Roy, (v) Smt. Runi Roy, (vi) Smt. Puni Roy, all are Daughters of Sri Benami Roy.

A N D

Being owner in such possession said Sri Khakar Singha, Son of Late Karaj Kanta Singha, had mutated his name at B.L & L.R.O Matigara in respect of his said landed property and therefore a new khatian has been issued in his favour vide L.R. Khatian No. 49, and since then in his Khas actual physical possession having permanent heritable transferable right therein.

UNITY CONSTRUCTION

[Handwritten signature]

[Handwritten signature]

- 4 -

Whereas being owner in such possession said Sri Khakar Singha, Son of Late Karaj Kanta Singha, sold and transferred his land measuring 59.4 Decimals out of his aforesaid total land measuring 155.5 Decimals, recorded in R.S. Plot Nos. 227, 228 229, 240 & 243, Corresponding to L.R. Plot Nos. 389, 401, 402, 403 & 443, recorded in L.R. Khatian No. 49, Situated within Mouza Kalkut, J.L. No. 44, Touzi No. 91, Pargana Pathaghata, within Jurisdiction of P.S. Pradhan Nagar, District Darjeeling, to and in favour of the present vendor namely M/S Arjun Das Construction Corporation, a Partnership Firm, represented by one of its Partner namely Sri Tushar Malkani, Son of Mahesh Kumar Malkani, by virtue of registered five separate registered Deed of Sale being Nos. (i) I-4622 for the year 2011 recorded in Book No. I CD Volume No. 12 pages from 2057 to 2069, (ii) I-5941 for the year 2011 recorded in Book No. I CD Volume No. 15 pages from 3416 to 3428, (iii) I-5470 for the year 2011 recorded in Book No. I CD Volume No. 14 Pages from 2843 to 2855, (iv) I-6930 for the year 2011 recorded in Book No. I CD Volume No. 17 at pages from 5797 to 5809, (v) I-6931 for the year 2011 recorded in Book No. I CD Volume No. 17 at pages from 5810 to 5822 all were registered at the office of the Addl. District Sub registrar Siliguri II at Bagdogra.

A N D

Being owner in such possession the present vendor had mutated their name at the office of the B.L & L.R.O Matigara in respect of their said landed property and therefore a new khatian has been issued in their favor vide L.R. Khatian No. 3520, Bearing L.R. Plot Nos. 389, 401, 402, 403 & 443, and thereafter they also converted their said plot of land's classification to "Bastu", vide case No. 614/XIII/MTG/2012-13, Dated 27.05.2013, and since then in their Khas actual physical possession having permanent heritable transferable right therein.

A N D

WHEREAS the Vendor now being in need of money for their developmental plans and scheme has decided to sell their said Land measuring 21 Decimal, fully described in the Schedule below, free from all encumbrances and charges whatsoever.

A N D

WHEREAS the First Party/Purchaser being in need of a plot of land have accepted the said offer of the Second Party/Vendor and agreed to purchase the said Land measuring 21 Decimal, as described in the Schedule below and offered the sum of Rs. 50,50,000/- (Rupees Fifty Lakhs Fifty Thousand) only free from all encumbrances and charges whatsoever.

UNITY CONSTRUCTION

Partnership
H. R. Rammon
PARTNER

H. R. Rammon

Secretary of
Unity Construction

AND WHEREAS the Vendor hereof considering the said price so offered by the Purchaser as fair, reasonable and highest in view of prevailing market rate, have firmly and finally agreed to sell the below scheduled land to the Purchaser hereof at or for the price of Rs. 50,50,000/- (Rupees Fifty Lakhs Fifty Thousand) only, free from all encumbrances and charges whatsoever and the said land is hereby transferred in the manner as hereinafter appearing.

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid offer, acceptance and also in consideration of the said sum of Rs. 50,50,000/- (Rupees Fifty Lakhs Fifty Thousand) only paid by the Purchaser to the Vendor hereof (the receipt whereof the Vendor does hereby acknowledge and grant full discharge from the payment thereof) the Vendor does hereby grant, convey, sell, assign and transfer unto the Purchasers the said land hereby sold described in the schedule below and make over possession thereof to the Purchaser together with all right, title, interest, liberties, easements, privileges, appendices, appurtenances, whichever are belonging to or in any way appertaining to the said land or any part thereof **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 Superior Landlord The Govt. of West Bengal.

THE VENDOR does hereby covenant with the Purchaser that if for any defect in the title of the land hereby sold or any part thereof or for any act done or suffered to be done by the Vendor, the Purchaser is deprived of ownership or of possession thereof the land hereby sold or any part thereof in future, the Vendor shall be liable to return to the Purchaser the full or proportionate part of the said price money as the case may be together with interest from the date of such deprivation or dispossession and the Vendor shall also be liable to pay adequate compensation to the Purchaser for any other loss or injury which the Purchaser may suffer therefrom.

AND that the Purchaser shall hereafter peaceably and quietly hold, use, occupy, possess and enjoy the aforesaid land as fully mentioned in the schedule below as his own property having permanent, heritable and transferable right, title and interest therein without any hindrance, interruption, claim or demand whatsoever by or from the Vendor or any other persons or person whomsoever claiming through or under them.

THE VENDOR does hereby further declare that the Vendor at the request and costs of the Purchaser, do execute or cause to be done such acts, deeds or things whatsoever if the Purchaser so required in future for peaceful enjoyment and possession of the said land hereby sold by the Vendor by these presents.

SCHEDULE OF THE LAND

ALL THAT PRICE OR PARCEL of Vacant Land measuring 21 Decimals, recorded in R.S. Plot No. 243, Corresponding to L.R. Plot No. 402, recorded in L.R. Khatian No. 3520, Situated within Mouza Kalkut, J.L. No. 44, Touzi No. 91, Pargana Pathaghata, within Jurisdiction of Champasari Gram Panchayet Area, P.S. Pradhan Nagar, Registry office at the Additional District Sub-Registrar Bagdogra, District Darjeeling, in the State of West Bengal.

The said land is butted and bounded as follows:-

- North : Land of Vendor Sold to the Purchaser;
- South : Land of Plot No. 443;
- East : Land of Vendor Sold to the Purchaser;
- West : Land of Plot No. 399.

A separate sheet containing the Fingerprints of the Vendor and Purchaser are enclosed herewith forming part of these presents.

IN WITNESS WHEREOF the Vendor hereof, in their good health and conscious mind, have set and subscribed their hands on the day, month and year hereinbefore mentioned.

WITNESSES:

1. Jayram Kumar Reddy
 S/o - Jayram Reddy
 Belakoba, Sarabani
 Jalpaiguri
 735133

2. Subhankar Roy
 S/o - Lushil Roy
 Hakimpura,
 Siliguri - 734001
 Dist. Darjeeling

H.R. Bhowmik

(SIGNATURE OF THE VENDOR)

Readover and translated the contents of this indenture to the Parties hereof and drafted under the instruction of the Executants and prepared and printed in my Chamber:

Signature of Chinmay Sarkar

(CHINMAY SARKAR)
Advocate, Siliguri

Signature
PARTNER

SCHEDULE OF THE LAND

ALL THAT PRICE OR PARCEL of Vacant Land measuring 21 Decimals, recorded in R.S. Plot No. 243, Corresponding to L.R. Plot No. 402, recorded in L.R. Khatian No. 3520, Situated within Mouza Kalkut, J.L. No. 44, Touzi No. 91, Pargana Pathaghata, within Jurisdiction of Champasari Gram Panchayet Area, P.S. Pradhan Nagar, Registry office at the Additional District Sub-Registrar Bagdogra, District Darjeeling, in the State of West Bengal.

The said land is butted and bounded as follows:-

- North : Land of Vendor Sold to the Purchaser;
- South : Land of Plot No. 443;
- East : Land of Vendor Sold to the Purchaser;
- West : Land of Plot No. 399.

A separate sheet containing the Fingerprints of the Vendor and Purchaser are enclosed herewith forming part of these presents.

IN WITNESS WHEREOF the Vendor hereof, in their good health and conscious mind, have set and subscribed their hands on the day, month and year hereinbefore mentioned.

WITNESSES:

1. *Jayram Kumar Reddy*
S/o - Jayram Reddy
Belakota, Sarabani
Talpaigani
735133

H.R. Samanta

(SIGNATURE OF THE VENDOR)

2. *Subhamkar Roy*
S/o - Lushil Roy
Hakimpura
Siliguri - 734001
Dist. Darjeeling

Readover and translated the contents of this indenture to the Parties hereof and drafted under the instruction of the Executants and prepared and printed in my Chamber:

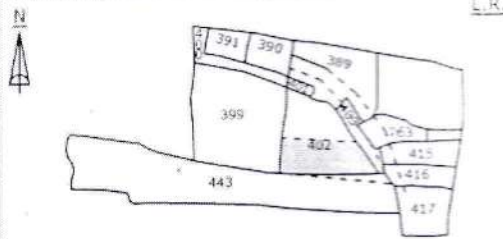
Signature

(CHINMAY SARKAR)
Advocate, Siliguri

Enrolment No. 1177



PART TRACE MAP OF MOUZA.KALKUT, J.L. NO. 44, P.S. MATIGARA, DIST.DARJEELING.SCALE :- 16"= 1MILE. PROPOSED PLOT SHOWN



PART TRACE MAP OF MOUZA.KALKUT, J.L. NO. 44, P.S. MATIGARA, DIST.DARJEELING.SCALE :- 16"= 1MILE. PROPOSED PLOT SHOWN

NAME OF PURCHASER :-

UNITY CONSTRUCTIONS (PARTNERSHIP FIRM)
 NAYA BUSTY , KADAMTALA, BEHIND KALIMANDIR CHAMPAS,
 P.O & P.S. PRADHAN NAGAR, (SILIGURI SMC)
 DIST.DARJEELING.PIN- 734003.

REPRESENTED BY ITS PARTNERS

- 1) SRI AJIT KUMAR AGARWAL
 S/O. LATE RAJKUMAR AGARWAL, RESIDENT OF USHA VILLA ,
 LALA LAJPAT ROY ROAD, ASHRAMPARA, P.O. SILIGURI, P.S.
 SILIGURI, DIST. DARJEELING. PIN-734001
- 2) SRI BHAGWAN THAKUR S/O. LATE SUBODH THAKURUTPAL
 NAGAR(DAKNIKATA) PRADHAN NAGAR, P.O & P.S. PRADHAN
 NAGAR, (SILIGURI SMC)
 DIST.DARJEELING.PIN- 734003.

NAME OF VENDOR :-

ARJUN DAS CONSTRUCTION CORPORATION.(PARTNERSHIP FIRM)
 124 /1,BLOCK -F , NEW ALIPORE ,P.O. NEW ALIPORE ,
 P.S. NEW ALIPORE, DISTRICT.

SOUTH 24- PARGANAS, WEST BENGAL ,
 PIN-700053.

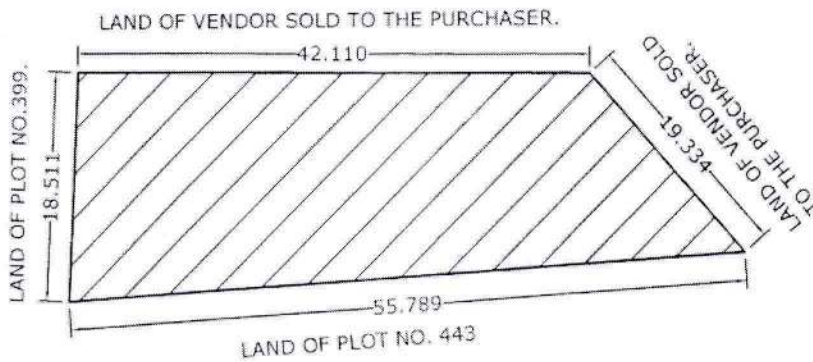
REPRESENTED BY:-

SHRI HANSRAJ PAMNANI, S/O. LATE S.R.PAMNANI,
 16, PATEL ROAD, SILIGURI, P.O & P.S. PRADHAN NAGAR,
 (SILIGURI SMC) DIST.DARJEELING.PIN- 734003.

LAND SCHEDULE:-

MOUZA. :-KALKUT
 J.L. NO. :-44
 KHATIAN NO. :-3520
 PLOT NO. :- R.S.243 & L.R.402
 P.S. :-MATIGARA.
 DIST. :-DARJEELING

**LAND AREA :- AS PER DEED
 21.00 DECIMAL**



Handwritten signature of Hansraj Pamnani

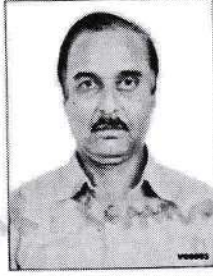










SIGNATURE OF VENDOR

DRAWN BY

Handwritten signature of the drafter

M. Acharya
 (SILIGURI)

(EXECUTANT SHEET)












PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

H. R. Pinnens

SIGNATURE

As _____ of _____ Corporation

(CLAIMANTS SHEET)












PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

UNITY CONSTRUCTIONS

[Handwritten Signature]

DATE: _____

SIGNATURE

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

UNITY CONSTRUCTIONS

[Handwritten Signature]

Ministry of Revenue
Government of India

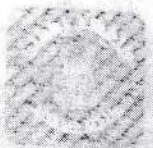
H. P. Jaiswal

12082008

AAPFA2168N

Government Account Number

29/12/2007



ARJUNDAS CONSTRUCTION
CORPORATION

भारत सरकार
GOVT OF INDIA



शुल्क विभाग
INCOME TAX DEPARTMENT




ভারত সরকার
Government of India


হংসরাজ পমনানি
HANSRAJ PAMMANI
জন্মতারিখ / DOB : 18/06/1986
পুংস্ব / Male

6920 9612 0062


সাধারণ - সাধারণ মানুষের অধিকার

H.R. Pammani




অধিকার
Unique Identification Authority of India

ঠিকানা:
পন/ও: সেকারাম পমনানি, গ্রীন
পার্ক মাল্লাগুরি, টি অ্যান্ড এন
অকশন রোড, সিলিগুড়ি
(পৌরসভা), পশ্চিমবঙ্গ, গুয়া
নগর, পশ্চিম বঙ্গ, 734003

Address:
S/O, Sewakram Pammani, GREEN
PARK MALLAGURI, TEA
AUCTION ROAD, SILIGURI
ENCLAVE, Siliguri (M. Corp),
Darjeeling, Pradhan Nagar, West
Bengal, 734003

6920 9612 0062



1800 300 1947
www.uidai.gov.in

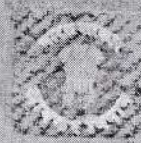
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card



AMDPP5590M

नाम / Name
HANSRAJ PAMANANI

पिता का नाम / Father's Name
SEWAK RAM PAMNANI

जन्म की तारीख / Date of Birth
18/06/1966

Hansraj Pamanani
हस्ताक्षर / Signature



10022017

H.R. Pamanani

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card



ACFPA2427G

नाम/ Name
AJIT KUMAR AGARWAL

पिता का नाम/ Father's Name
RAJ KUMAR AGARWAL

जन्म की तारीख/ Date of Birth
15/02/1975


हस्ताक्षर/ Signature



20062017



ভারত সরকার

Digitally signed by Aji Kumar Agarwal
DN: cn=Aji Kumar Agarwal, o=Ministry of India

অধিকার

নাম: শ্রী কুমার অজিতকুমার
Father: RAJ KUMAR AGARWAL

বর্তমান স্থান: অজিতকুমার
Aji Kumar Agarwal

পিতা: শ্রী কুমার অজিতকুমার
Father: RAJ KUMAR AGARWAL

সঙ্গ: / Male

জন্মতারিখ/DOB: 15/02/1975



5876 9590 8619



আধার - সাধারণ মানুষের অধিকার

বিলি

ভারত সরকার

Digitally signed by Ashram Para, Siliguri
DN: cn=Ashram Para, o=Ministry of India

অধিকার

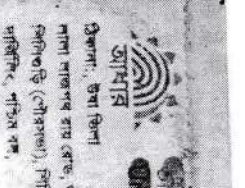
নাম: শ্রী অশ্রম প্যারা
Ashram Para, Siliguri

নাম: শ্রী অশ্রম প্যারা
Ashram Para, Siliguri

পিতা: শ্রী অশ্রম প্যারা
Ashram Para, Siliguri

সঙ্গ: / Male

জন্মতারিখ/DOB: 15/02/1975



5876 9590 8619



**Address USHA VILLA LALA
LAJPATH ROY ROAD
ASHRAM PARA, Siliguri (M
Corp), Darjeeling, Siliguri,
West Bengal, 734001**

1600 300 1947

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www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ALXPT8778N

नाम / Name
BHOWAN THAKUR

पिता का नाम / Father's Name
SOBOOH THAKUR

जन्म की तिथि / Date of Birth
02/03/1977

हस्ताक्षर / Signature
Bhowan Thakur



Bhowan Thakur


ভারত সরকার
Government of India



ভগবান ঠাকুর
Bhagwan Thakur
 পিতা : সুবোধ ঠাকুর
 Father : SUBODH THAKUR


জন্ম তারিখ/DOB: 02/03/1979
 লিঙ্গ / Male

5398 6336 4143



আধার - সাধারণ মানুষের অধিকার

Bhagwan Thakur



ভারতীয় নিমিত্তিক পরিচয় প্রাপ্তিকরণ
Unique Identification Authority of India


ঠিকানা: উৎপাল নগর, চম্পাসারি
 চম্পাসারি, দার্জিলিং, পশ্চিম বঙ্গ

Address: UTPAL NAGAR,
 Champasari, Darjeeling,
 Champasari, West Bengal,
 734003

5398 6336 4143


1947
1800 300 1947


help@uidai.gov.in


www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAGFU3227M



नाम
UNITY CONSTRUCTIONS

दिनांक / गठन की तारीख
Date of Incorporation/Formation
17/02/2020


53066

UNITY CONSTRUCTION

[Handwritten signature]



PART

Bhuvan Sharma


ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন

IDENTITY CARD MHX2830009

পরিচয় পত্র
 Duplicate
 প্রতিলিপ

Elector's Name Sanjay Kumar Pandey
ভারতীয়দের নাম সঞ্জয়কুমার পান্ডে
Father's Name Jayram Pandey
পিতার নাম জয়রাম পান্ডে
Sex M
লিঙ্গ পুং
Age as on 1.1.2006 28
১.১.২০০৬ এ বয়স ২৮

Sanjay Kumar Pandey!

Facsimile Signature
 Electoral Registration Officer
 নির্বাচন নিয়ন্ত্রক

Assembly Constituency - 21-Rajshahi (SC)
 সংসদীয় কেন্দ্র (সি.সি.) - ২১-রাজশাহী (সংসদীয় কেন্দ্র)

Major Information of the Deed

Deed No :	I-0403-04811/2020	Date of Registration	07/12/2020
Query No / Year	0403-2001510443/2020	Office where deed is registered	
Query Date	20/11/2020 1:14:26 PM	0403-2001510443/2020	
Applicant Name, Address & Other Details	CHINMAY SARKAR HAKIMPARA, SILIGURI, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9475024583, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 50,50,000/-	Rs. 55,12,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,75,665/- (Article:23)	Rs. 55,153/- (Article:A(1), E, E)		
Remarks			

Land Details :

District: Darjeeling, P.S:- Pradhan Nagar, Gram Panchayat: CHAMPASARI, Mouza: Kalkut, JI No: 44, Pin Code : 734003

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-402 (RS :-)	LR-3520	To Be Use By Company	Rupni	21 Dec	50,50,000/-	55,12,500/-	
Grand Total :					21Dec	50,50,000 /-	55,12,500 /-	

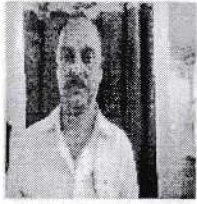


Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	ARJUN DAS CONSTRUCTION CORPORATION 124/1, Block – F, New Alipore, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053 , PAN No.:: AAxxxxxx8N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative



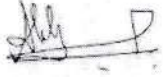
Buyer Details :



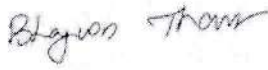
SI No	Name,Address,Photo,Finger print and Signature
1	UNITY CONSTRUCTIONS Naya Busty, Kadamtala, Behind Kali Mandir, Champas, P.O:- Pradhan Nagar, P.S:- Pradhan Nagar, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734003 , PAN No.:: AAxxxxxx7M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

gent by Authenticated Power Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Hansraj Pamnani, (Presentant) Son of Late S R Pamnani Date of Admission: 07/12/2020, admitted by : Self, Place of Admission of Execution: Office	 <small>Dec 7 2020 3:22PM</small>	 <small>LTI 07/12/2020</small>	 <small>07/12/2020</small>
16, Patel Road , Siliguri, P.O:- Pradhan Nagar, P.S:- Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN - 734003, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AMBPP5590M, Aadhaar No: 69xxxxxxx0062 Status : Agent by Authenticated Power, Agent by Authenticated Power of : Shri Mahesh Kumar Malkani				

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Mahesh Kumar Malkani Son of Late Arjundas Malkani Date of Execution - 07/12/2020, , Admitted by: Agent by Authenticated Power, Date of Admission: 07/12/2020, Place of Admission of Execution: Office			
Plot No. 167 Block G, P.O:- New Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Applied for Form 60,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ARJUN DAS CONSTRUCTION CORPORATION (as partner)				
2	Name	Photo	Finger Print	Signature
	Shri AJIT KUMAR AGARWAL Son of Late Raj Kumar Agarwal Date of Execution - 07/12/2020, , Admitted by: Self, Date of Admission: 07/12/2020, Place of Admission of Execution: Office	 <small>Dec 7 2020 3:21PM</small>	 <small>LTI 07/12/2020</small>	 <small>07/12/2020</small>
Usha Villa, Lala Lajpat Roy Road, Ashrampara, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx7G, Aadhaar No: 58xxxxxxx8619 Status : Representative, Representative of : UNITY CONSTRUCTIONS (as PARTNER)				

Shri BHAGWAN THAKUR Son of Late Subodh Thakur Date of Execution - 07/12/2020, , Admitted by: Self, Date of Admission: 07/12/2020, Place of Admission of Execution: Office			
	Dec 7 2020 3:21PM	LTI 07/12/2020	07/12/2020
Utpal Nagar (Daknikata), Pradhan Nagar, P.O:- Pradhan Nagar, P.S:- Pradhan Nagar, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734003, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx8N, Aadhaar No: 53xxxxxxxx4143 Status : Representative, Representative of : UNITY CONSTRUCTIONS (as PARTNER)			

Identifier Details :			
Name	Photo	Finger Print	Signature
Shri SANJAY KUMAR PANDEY Son of Shri JAYRAM PANDEY BELAKOBA, P.O:- BELAKOBA, P.S:- Rajganj, District:-Jalpaiguri, West Bengal, India, PIN - 735133			
	07/12/2020	07/12/2020	07/12/2020
Identifier Of Shri Mahesh Kumar Malkani, Shri AJIT KUMAR AGARWAL, Shri BHAGWAN THAKUR, Shri Hansraj Pamnani			

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	ARJUN DAS CONSTRUCTION CORPORATION	UNITY CONSTRUCTIONS-21 Dec

Land Details as per Land Record

District: Darjeeling, P.S:- Pradhan Nagar, Gram Panchayat: CHAMPASARI, Mouza: Kalkut, JI No: 44, Pin Code : 734003

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 402, LR Khatian No:- 3520	Owner: অর্জুন দাস কন. কর্পোরেশন, Address: পাটিল রোড প্রধান নগর , Classification: রূপনী, Area: 0.48000000 Acre,	Seller is not the recorded Owner as per Applicant.

On 07-12-2020

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 14:22 hrs on 07-12-2020, at the Office of the A.D.S.R. BAGDOGRA by Shri Hansraj Pamnani ,.

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 55,12,500/-

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

Execution is admitted on 07-12-2020 by Shri AJIT KUMAR AGARWAL, PARTNER, UNITY CONSTRUCTIONS (Partnership Firm), Naya Busty, Kadamtala, Behind Kali Mandir, Champas, P.O:- Pradhan Nagar, P.S:- Pradhan Nagar, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734003

Identified by Shri SANJAY KUMAR PANDEY, , , Son of Shri JAYRAM PANDEY, BELAKOBA, P.O: BELAKOBA, Thana: Rajganj, , Jalpaiguri, WEST BENGAL, India, PIN - 735133, by caste Hindu, by profession Business

Execution is admitted on 07-12-2020 by Shri BHAGWAN THAKUR, PARTNER, UNITY CONSTRUCTIONS (Partnership Firm), Naya Busty, Kadamtala, Behind Kali Mandir, Champas, P.O:- Pradhan Nagar, P.S:- Pradhan Nagar, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734003

Identified by Shri SANJAY KUMAR PANDEY, , , Son of Shri JAYRAM PANDEY, BELAKOBA, P.O: BELAKOBA, Thana: Rajganj, , Jalpaiguri, WEST BENGAL, India, PIN - 735133, by caste Hindu, by profession Business

Admitted by Authenticated power

Execution is admitted by Shri Hansraj Pamnani, , Son of Late S R Pamnani, 16, Patel Road , Siliguri, P.O: Pradhan Nagar, Thana: Pradhan Nagar, , Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by profession Service as agent for Shri Mahesh Kumar Malkani, Son of Late Arjundas Malkani, Plot No. 167 Block G, P.O: New Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by profession Business;

partner, ARJUN DAS CONSTRUCTION CORPORATION (Partnership Firm), 124/1, Block – F, New Alipore, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053

under a power no 4638 for 2016 authenticated by A R A 3

Identified by Shri SANJAY KUMAR PANDEY, , , Son of Shri JAYRAM PANDEY, BELAKOBA, P.O: BELAKOBA, Thana: Rajganj, , Jalpaiguri, WEST BENGAL, India, PIN - 735133, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 55,153/- (A(1) = Rs 55,125/- ,E = Rs 28/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 55,153/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/12/2020 7:36PM with Govt. Ref. No: 192020210155618488 on 03-12-2020, Amount Rs: 55,153/-, Bank: SBI EPay (SBlePay), Ref. No. 6419578641814 on 03-12-2020, Head of Account 0030-03-104-001-16

Certified that required Stamp Duty payable for this document is Rs. 2,75,665/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,70,665/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 21, Amount: Rs.5,000/-, Date of Purchase: 01/12/2020, Vendor name: J Banik
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 03/12/2020 7:36PM with Govt. Ref. No: 192020210155618488 on 03-12-2020, Amount Rs: 2,70,665/-,
Bank: SBI EPay (SBlePay), Ref. No. 6419578641814 on 03-12-2020, Head of Account 0030-02-103-003-02



Suraj Lepcha

**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 0403-2020, Page from 124428 to 124452
being No 040304811 for the year 2020.



Digitally signed by SURAJ LEPCHA
Date: 2020.12.23 13:21:32 +05:30
Reason: Digital Signing of Deed.

(Suraj Lepcha) 2020/12/23 01:21:32 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.

(This document is digitally signed.)