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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

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DEED OF SALE

VERIFIED THAT THE DOCUMENT SUBMITTED TO
REGISTRATION, THE SIGNATURE SHEET AND
THE ASSIGNMENT SHEET ATTACHED TO THE
DEED ARE THE PARTS OF THIS DOCUMENT

ADDL. DIST. SUB-REGISTRAR
BAGDOGRA, DIST. - BANGALUR

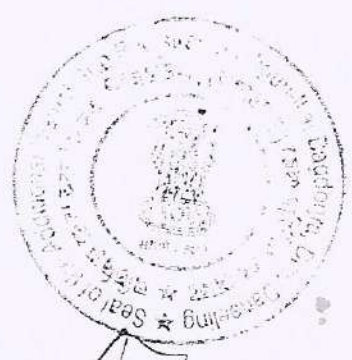
5/1/12

OFFICIAL STAMP
4162 20.3.13

Unity Commodities Private Limited
14, Weston Street, Kolkata-12

Handwritten signature: *Tannoy Roy*

Govt. Stamp Vendor
Bagdogra
Licn. No- 546/RM
07 / Darjeeling



Addl Dist. Sub-Registrar
Slg. II at Bagdogra, Darjeeling

- 1- 20/3/13
- 2- 20/3/13
- 3- 20/3/13
- 4- 20/3/13
- 5- 20/3/13

Handwritten signature and date: *31/3/13*

429 21/05/2013

: 2 :

CONVEYANCE: -

MOUZA – BARAMOHAN SINGH

P.S.- MATIGARA

DISTRICT - DARJEELING

AREA : 5 KATHA

CONSIDERATION: Rs. 14,00,000/-

J.L NO. 71

PLOT NOS. R.S. 679

L.R. 1202

KHATIAN NO. R.S. 35/3

L.R. 1508

GRAM PANCHAYAT AREA

THIS INDENTURE MADE ON THIS THE

th
30 DAY OF MAY 2013.

BETWEEN

UNITY COMMOSALES PRIVATE LIMITED, a Private Limited Company, Incorporated under the Companies Act 1956, having its registered office at 14, Weston Street, Kolkata-12 and represented by its Director, SRI BINOY AGARWAL, son of Sri Jagdish Prasad Agarwal, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Church 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, representatives administrators and assigns) of the FIRST PART. (PAN- AABCU0661K).

AND

4791/2003 (S) P. 01

: 3 :

SMT RASE RANI SINGHA, wife of Sri Suresh Chandra Singha , Hindu by Religion, Indian by Nationality, Housewife by Occupation, Resident of Baramohan Singh Jote, P.O. Kadamtala, P.S. Matigara, District Darjeeling - hereinafter called the "VENDOR" (which expression shall mean and include her heirs, executors, administrators, legal representatives and assigns) of the SECOND PART.

SMT SAKUNTALA SINHA (SINGHA), wife of Sri Puruadeb Sinha (Singha), Hindu by Religion, Indian by Nationality, House-wife by Occupation, Resident of Baramohan Singh Jote, P.O. Kadamtala, P.S. Matigara, District Darjeeling - hereinafter called the "CONFIRMING PARTY" (which expression shall mean and include unless excluded by or repugnant to the context shall be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the THIRD PART.

AND WHEREAS the abovenamed Vendor had purchased for valuable consideration land measuring 5 Katha from Sri Motilal Singha, son of Late Mandala Singha, by virtue of a registered Deed of Sale dated 09-06-2003, being Document No. I- 3682 for the year 2006 and the same was registered in the Office of the Addl. District Sub Registrar Siliguri II at Bagdogra, District Darjeeling and ever since then the Vendor is in exclusive, khas and peaceful possession of the said land without any act of hindrance or obstruction from any body having permanent heritable, transferable and marketable right, title and interest therein.

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13/11/2019

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AND WHEREAS the below scheduled land is mistakenly recorded in the name Smt Sakuntala Sinha (Singha) (the Confirming Party of these presents) in L.R. Khatian No. 1508. The Confirming Party hereby declares that she has no right, title and interest in the below scheduled land of the Vendor and has no objection if the below scheduled land is deleted/ removed from her L.R. Khatian No. 1508 and recorded seperately in the name of the Purchaser after the registration of this Sale Deed.

AND WHEREAS the Vendor being in need of fund for investing the same in some lucrative business and for other family expenses has offered for sale her land measuring 5 Katha for a total consideration of Rs. 14,00,000/- (Rupees Fourteen Lacs 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 5 Katha for a total consideration of Rs. 14,00,000/- (Rupees Fourteen Lacs Only) and the aforesaid land is fully described in the Schedule below.

NOW THIS INDENTURE WITNESSES AS FOLLOWS:-

That in pursuance of the said offer and acceptance and also in consideration of Rs. 14,00,000/ (Rupees Fourteen Lacs Only) paid by the Purchaser to the Vendor, 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 make over

2015/15/15/15/15

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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 DECLARES that if for any defect in title or any act done or suffered to be done in any way with respect to the scheduled land hereby conveyed, expressed or intended so to be by these presents, the Purchaser is deprived of possession or enjoyment of the aforesaid land or any part thereof the Vendor shall be liable to refund to the Purchaser full or proportionate part of the purchase money or the purchase price and shall

15/10/20

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also be liable for adequate compensation for any loss or injury attending thereto to be sustained by the Purchaser.

THE VENDOR FURTHER DECLARES 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.

SCHEDULE

All that piece or parcel of vacant agricultural land measuring 5 Katha, situated in Mouza Baramohan Singh, appertaining to and forming part of Plot No. 679 (R.S.) 1202 (L.R.). Recorded in Khatian No. 35/3 (R.S.) 1508 (L.R.), J.L. No. 71, within the jurisdiction of P.S. Matigara, Pargana Patharghata, District Darjeeling. The said land is situated within the limits of Gram Panchayat Area.

The said land is bounded and butted as follows :-

- North ... Land of Purchaser
- South ... Sold land of Suresh Chandra Singha & Others
- East ... Land of Purchaser
- West ... Land of Suresh Singha

2023/01/15/2

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IN WITNESS WHEREOF the Vendor and the Confirming Party do hereunto set their hands on the day, month and year first above written.

WITNESSES:-

- 1. श्रीमान् प्रदीप कुमार
- पत्नी - विजया देवी
- 241 - बंगला, एन 3
- 241 - बंगला
- 241 - बंगला
- 241 - बंगला

2. Shuradiy Kundu
 Ho Sri. S. K. Kundu
 Haideyara
 P.O. Haideyara,
 P.S. Bhaktinagar,
 Dist. Jalpaiguri

श्रीमान् प्रदीप कुमार

VENDOR

Sakuntala Sinha

CONFIRMING PARTY

Drafted by me and Printed in my office :-

Manoj Agewal
Advocate, Siliguri.

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

ଅନୁମୋଦିତ

Signature



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Signature

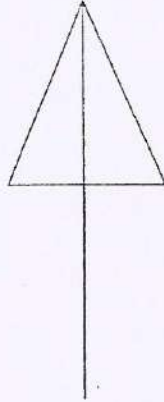
SITE PLAN SHOWING ALL THAT PIECE OR PARCEL OF LAND TO BE SOLD AS PER FOLLOWING SCHEDULE.

PURCHASER

ROYAL COMMO SALES PVT. LTD.
 SILIGURI,
 & P.S. SILIGURI,
 DIST. DARJEELING.

SITE PLAN : Scale : - 1" 20' - 0"

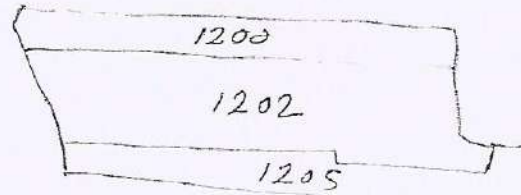
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VENDOR

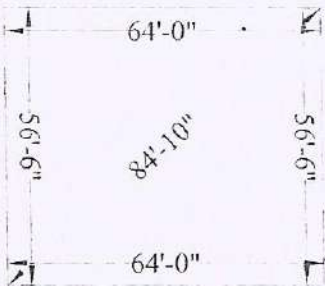
SMT RASE RANI SINGHA
 W/O SRI SURESH CH. SINGHA
 OF BARAMOHAN SINGH JOTE,
 P. O. KADAMTALA,
 P. S. MATIGARA,
 DIST. DARJEELING.

MOUZA MAP



L/O PURCHASER

H/O SURESH SINGHA



L/O PURCHASER

Part trace Govt. Survey Map of Mouza
 BARAMOHAN SINGH, J. L. No. 71,
 SCALE 16" = 1 MILE
 # Land Area :
 08.25 DECIMAL
 OR 5 KATHA

SOLD L/O SURESH CH. SINGHA & OTHERS

SCHEDULE OF LAND

Part : BARAMOHAN SINGH
 No. : 71
 No. : 1508 (L. R.) 35/3 (R. S.)
 No. : 1202 (L. R.) 679 (R. S.)

Signature of Vendor

Area : 5 KATHA
 P.S. : MATIGARA
 DIST. : DARJEELING

DRAWN BY



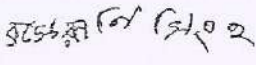
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

Office of the A.D.S.R. BAGDOGRA, District- Darjeeling

Signature / LTI Sheet of Serial No. 05594 / 2013, Deed No. (Book - I , 05226/2013)

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Rase Rani Singha Baramohan Singh Jote, Thana:-Matigara, P.O. :-Kadamtala, District:-Darjeeling, WEST BENGAL, India,	 31/05/2013	 LTI 31/05/2013	 31/5/13


Signature of the person(s) admitting the Execution at Office.

No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Rase Rani Singha Address -Baramohan Singh Jote, Thana:-Matigara, P.O. :-Kadamtala, District:-Darjeeling, WEST BENGAL, India,	Self	 31/05/2013	 LTI 31/05/2013	


Name of Identifier of above Person(s)

Bishu Chandra Singha
Baramohan Singh Jote, Thana:-Matigara, P.O.
Kadamtala, District:-Darjeeling, WEST BENGAL,
a,

Signature of Identifier with Date


31/5/13




Government Of West Bengal
Office Of the A.D.S.R. BAGDOGRA
District:-Darjeeling

Endorsement For Deed Number : I - 05226 of 2013
(Serial No. 05594 of 2013 and Query No. 0403L000011118 of 2013)

31/05/2013

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. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount by Draft

Rs. 15455/- is paid , by the Bankers cheque number 742892, Bankers Cheque Date 24/04/2013, Bank Name State Bank of India, Mangaldeep, received on 31/05/2013

(Under Article : A(1) = 15455/- on 31/05/2013)

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.-14,05,835/-

Certified that the required stamp duty of this document is Rs.- 70292 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

Rs. 49800/- is paid , by the Bankers cheque number 742925, Bankers Cheque Date 24/04/2013, Bank : State Bank of India, Mangaldeep, received on 31/05/2013

Rs. 15492/- is paid , by the Bankers cheque number 742899, Bankers Cheque Date 24/04/2013, Bank : State Bank of India, Mangaldeep, received on 31/05/2013

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

Presented for registration at 13.22 hrs on :31/05/2013, at the Office of the A.D.S.R. BAGDOGRA by Rase Rani Singha ,Executant.

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

Execution is admitted on 31/05/2013 by

Rase Rani Singha, wife of Sri Suresh Chandra Singha , Baramohan Singh Jote, Thana:-Matigara, P.O. :-Kadamtala, District:-Darjeeling, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife

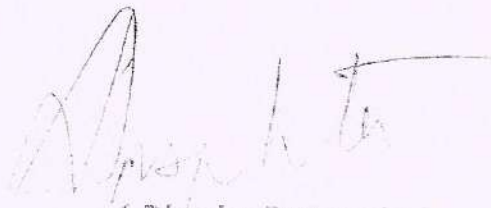

(Dhruva Dasgupta)

Government Of West Bengal
Office Of the A.D.S.R. BAGDOGRA
District:-Darjeeling

Endorsement For Deed Number : I - 05226 of 2013
(Serial No. 05594 of 2013 and Query No. 0403L000011118 of 2013)

Identified By Suresh Chandra Singha, son of Late K Singha, Baramohan Singh Jote,
Thana:-Matigara, P.O. :-Kadamtala, District:-Darjeeling, WEST BENGAL, India, , By Caste: Hindu, By
Profession: Others.

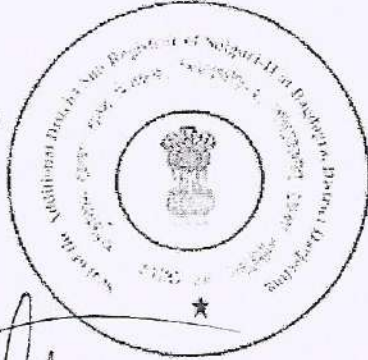
(Dhruba Dasgupta)
A.D.S.R. Siliiguri-II at Bagdogra

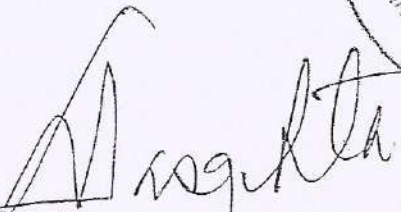

(Dhruba Dasgupta)

A.D.S.R. Siliiguri-II at Bagdogra

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 11
Page from 834 to 847
being No 05226 for the year 2013.




(Dhruba Dasgupta) 26-June-2013
A.D.S.R. Siliguri-II at Bagdogra
Office of the A.D.S.R. BAGDOGRA
West Bengal