

SL. AA60/14

D-5948/2014

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 5000

Rs. 5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

B 071828

15/12/14
12-26

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

Groutam Sinha

ADDL. DIST. SUB-REGISTRAR
MANGAL. S. AT BAGDOGRA. DIST. DARBHANGA

21/7/14

DEED OF SALE

G. 9594

: 2 :

Goutam Sinha

CONVEYANCE: -

MOUZA - BARAMOHAN SINGH

P.S.- MATIGARA

DISTRICT - DARJEELING

AREA : 28 DECIMAL

CONSIDERATION: Rs. 47,71,340/-

J.L NO. 71

PLOT NO. 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
28 DAY OF JANUARY 2014

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 Directors, (1) SRI HEMANT AGARWAL, son of Sri Binod Kumar Agarwal and (2) SRI BINOY AGARWAL, son of Sri Jagdish Prasad Agarwal, Hindu by Religion, Indian by Nationality, Business by Occupation, No. 1 is Resident of Khalpara, P.O. & P.S. Siliguri, District Darjeeling and No. 2 is 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 ONE PART.
(COMPANY PAN NO. AABCU0661K)

AND

: 3 :

Goutam Sinha

SRI GOUTAM SINHA (SINGHA), son of Sri Purnadeb Sinha (Singha), Hindu by Religion, Indian by Nationality, Business 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 unless excluded by or repugnant to the context shall be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the OTHER PART. (PAN: AABCU0661K) (PAN: DZOPS3728F)

PAN

Goutam Sinha .

AND WHEREAS one Smt Sakuntala Sinha (Singha) had purchased for valuable consideration land measuring 2.04 Acre from Late Mandala Singh by virtue of a registered Deed of Sale dated 09.02.1984, being Document No. I- 859 for the year 1984 and the same was registered in the Office of the Sub Registrar Siliguri, District Darjeeling.

AND WHEREAS the abovenamed Smt Sakuntala Sinha (Singha) had thereafter transferred land measuring 79 Decimal unto and in favour of her son, Sri Goutam Sinha (Singha), by virtue of a registered Gift Deed dated 21.09.2012, being Document No. I- 9148 for the year 2012 and the same was registered in the Office of the A.DS.R. Siliguri II at Bagdogra, District Darjeeling.

AND WHEREAS in the manner aforesaid, Sri Goutam Sinha (Singha) (the VENDOR of these presents) became the sole, absolute and exclusive owner of the aforesaid land measuring 79 Decimal having permanent heritable, transferable and marketable right, title and interest therein.

: 4 :

Goutam Sinha

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 his land measuring 28 Decimal, out of the aforesaid land, for a total consideration of Rs 47,71,340/- (Rupees Forty Seven Lacs Seventy One Thousand Three Hundred Forty 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 28 Decimal for a total consideration of Rs 47,71,340/- (Rupees Forty Seven Lacs Seventy One Thousand Three Hundred Forty Only) and the aforesaid land is fully described in the Schedule below.

AND WHEREAS the abovenamed Vendor and the Purchaser had executed a Registered Agreement of Sale dt 07/12/2012 being Document No. I- 11486 for the year 2012 whereby the Vendor had agreed to sell and the Purchaser had agreed to Purchase land measuring 28 Decimals for a total consideration of Rs 47,71,340/- (Rupees Forty Seven Lacs Seventy One Thousand Three Hundred Forty Only) and the same was registered in the office of the Additional District Sub-Registrar Siliguri II at Bagdogra , District Darjeeling.

NOW THIS INDENTURE WITNESSES AS FOLLOWS:-

That in pursuance of the said offer and acceptance and also in consideration of 47,71,340/- (Rupees Forty Seven Lacs Seventy One Thousand Three Hundred Forty Only) paid by the Purchaser to the Vendor vide account payee Cheques , 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 khas and peaceful possession

Goutam Bha

: 5 :

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 consideration money as the case may be and shall also be liable for adequate compensation for any loss or injury attending thereto to be sustained by the Purchaser.

: 6 :

Goutam Sinha

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 28 Decimal, situated in Mouza Baramohan Singh, appertaining to and forming part of Plot No. 679 (R.S.) L.R. 1202, 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 Smt Sakuntala Sinha (Singha)
South ... Land of Motilal Singha and Mandala Singha
East Sold Land of Smt Sakuntala Sinha (Singha)
West ... Land of Vendor sold to Purchaser

: 7 :

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

WITNESSES:-

1. Abanish An.
Syo patin An
Kharaghat
p.o. - Siliguri Bazar
ps - Bhutanagar
Dist - Jalpaiguri

Goutam Sinha

VENDOR












2. Sobna Banerjee
S/O Late S. Shri Kumar Banerjee
South Pharaknagar
P.O. PS Siliguri
Dist - Jalpaiguri

Drafted by me and Printed in
my office:-

Manoj Agarwal












Advocate, Siliguri.

Enrolment No. F-505/434/1997

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












Goutam Pinha

Signature

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

Binay Agarwal

Signature

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

Binny Agarwal



Signature

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. 04460 / 2014

Name of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Sakuntala Sinha (Singha) Baramohan Singh Jote, Thana: Matigara, P.O. : Kadamtala, District: Darjeeling, WEST BENGAL, India.	 20/05/2014	 LTI 20/05/2014	Goutam Sinha. 20.5.14

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Sakuntala Sinha (Singha) Address Baramohan Singh Jote Thana:-Matigara, P.O. : Kadamtala, District: Darjeeling, WEST BENGAL India,	Self	 20/05/2014	 LTI 20/05/2014	Goutam Sinha.

Name of Identifier of above Person(s)

Shuvradip Kundu
Haiderpara, Thana: Bhaktinagar, P.O. :-Haiderpara,
District: Jalpaiguri, WEST BENGAL, India,

Signature of Identifier with Date

Shuvradip Kundu
20-05-2014

Handwritten mark



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

Endorsement For Deed Number : I - 05948 of 2014
(Serial No. 04460 of 2014 and Query No. 0403L000009594 of 2014)

On 20/05/2014

Payment of Fees:

Amount By Cash

Rs. 26246.00/-, on 20/05/2014

(Under Article : A(1) = 26246/- on 20/05/2014)

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.-71,57,024/-

Certified that the required stamp duty of this document is Rs.- 10 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

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

Presented for registration at 12.36 hrs on :20/05/2014, at the Office of the A.D.S.R. BAGDOGRA by Sakuntala Sinha (Singha) ,Executant.

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

Execution is admitted on 20/05/2014 by

1. Sakuntala Sinha (Singha) , wife of Sri Purnadeb. Singha , Baramohan Singh Jote, Thana:-Matigara, P.O. :-Kadamtala, District:-Darjeeling, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife

Identified By Shuvradip Kundu, son of Sri S Kundu, Haiderpara, Thana:-Bhaktinagar, P.O. :-Haiderpara, District:-Jalpaiguri, WEST BENGAL, India, , By Caste: Hindu, By Profession: Business.

(Kaushik Ray)
A.D.S.R. Siliguri-II at Bagdogra

On 21/07/2014

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/-

(Kaushik Ray)
A.D.S.R. Siliguri-II at Bagdogra


(Kaushik Ray)

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

of Registration under section 60 and Rule 69.

Registered in Book - I
Volume number 17
Age from 1906 to 1917
Registration No 05948 for the year 2014.




Sushik Ray) 22-July-2014
D.S.R. Siliguri-II at Bagdogra
Office of the A.D.S.R. BAGDOGRA
West Bengal