

E 15855

भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹. 5000

Rs. 5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 601216

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

ADDL. DIST SUB REGISTRAR
SILIGURHI, AT BAGDOGRA, DIST. DARJEELING

07 DEC 2012

DEED OF SALE

1000
900
800
700
600
500
400
300
200
100
0

Handwritten signature and notes in Bengali script.

2/10/12) No 11901/B

: 2 :

CONVEYANCE: -
MOUZA - BARAMOHAN SINGH
P.S.- MATIGARA
DISTRICT - DARJEELING
AREA : 8.25 DECIMAL
CONSIDERATION: Rs. 14,05,841/-
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
7th DAY OF December 2012.

BETWEEN

UNITY COMMO SALES 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 Director executors, successors, representatives administrators and assigns) of the FIRST PART.

[PAN - AABCUG661K]

Signature and Date

Sri Motilal Singh

: 3 :

SRI MOTILAL SINGHA, son of Late Mandala Singha, Hindu by Religion, Indian by Nationality, Cultivation 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 his heirs, executors, administrators, legal representatives and assigns) of the SECOND PART.

SMT SAKUNTALA SINHA (SINGHA), wife of Sri Purnadeb 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 21.50 decimal from Late Mandala Singh by virtue of a registered Deed of Sale dated 09.02.1984, being Document No. I- 868 for the year 1984 and the same was registered in the Office of the Sub Registrar Siliguri, 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.

10/5/2013

: 4 :

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 separately 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 his land measuring 8.25 Decimals out of the aforesaid land, for a total consideration of Rs. 14,05,841/- (Rupees Fourteen Lacs Five Thousand Eight Hundred and Forty One 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 8.25 Decimals for a total consideration of Rs. 14,05,841/- (Rupees Fourteen Lacs Five Thousand Eight Hundred and Forty One 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. 14,05,841/- (Rupees Fourteen Lacs Five Thousand Eight Hundred and Forty One Only) paid by the Purchaser to the Vendor, the receipt whereof the Vendor does hereby acknowledge

015/100/100/01/12

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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 thereof to the Purchaser together with all rights, including all liberties, privileges, easement, 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

215/100/100/91B

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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.

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 8.25 Decimal, 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 Goutam Sinha (Singha)
- South ... Sold land of Suresh Singha
- East ... Sold Land of Mandala Singha
- West ... Sold Land of Motilal Singha

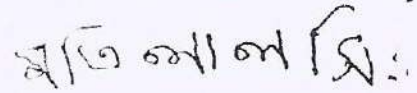
: 7 :

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

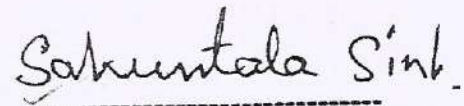
WITNESSES:-

1. Saurab Sarkar
S/o Jugadish Ch. Sarkar
45/10 Baghatia colony,
P.O. P.O. Prodhannagar,
Siliguri
District Darjeeling

2. Smt Manoj Agarwal
S/o Smt R.K. Agarwal
K.C. Dey Road
Siliguri

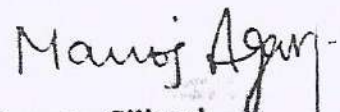


VENDOR



CONFIRMING PARTY

Drafted by me and Printed in
my office :-



Advocate, Siliguri.

Enrolment No. F-505/434/1997

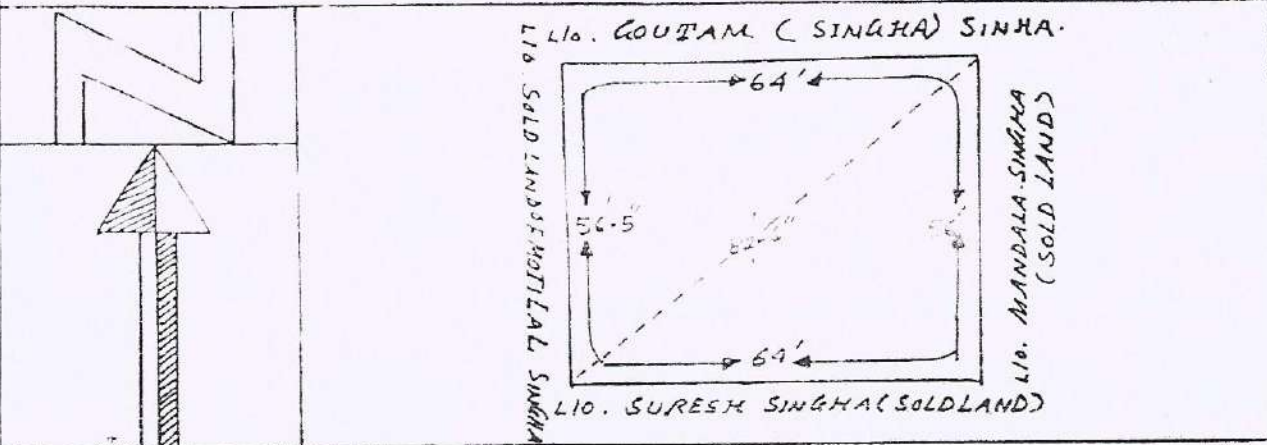
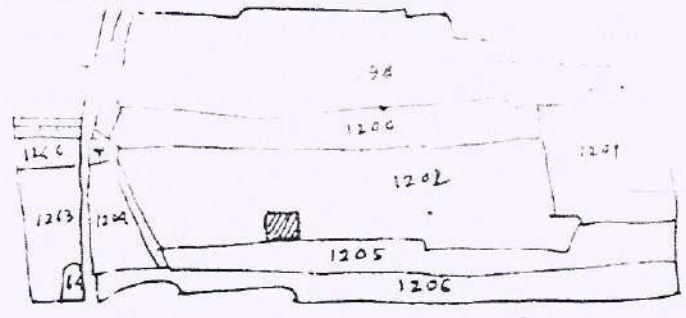
LAND UNDER MATIGARA BLOCK

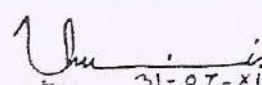
A PART TRACE MAP OF MOUZA :- BARAMOHAN SINGH, J.L. NO. 71, SHEET NO. 2, TAUZI NO. 91,
PARGANA: PATHARGHATA, ADSR: BAGDOGRA, SUB-DIVISION: SILIGURI, BLOCK & P.S.: MATIGARA,
DIST.: DARJEELING

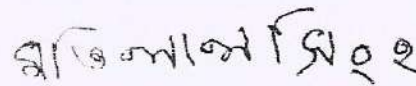
<p>PURCHASER Unity Commercial Private Limited Reg. Office: 14,</p>	<p>SELLER SRI MOTILAL SINGHA S/O MANDALA SINGHA RESIDENT OF VILL. BARAMOHAN SINGH JOTE P.O. KADAMTALA P.S. MATIGARA DIST. DARJEELING</p>
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LAND SCHEDULE							
KH.NO		PLOT NO		TOTAL AREA	SOLD AREA	CLASSIFICATION	REMARKS
R.S.	L.R.	R.S.	L.R.				
35/3	1508	679	1202	16.5 DC	8.25 DC	RUPNI	VIDE DEED NO 868 DATE- 09/02/1984
					05 KATHA		

BOUNDARY	
N: GOUTAM (SINGHA) SINHA	S: SURESH SINGHA (SOLD LAND)
E: MANDALA SINGHA SOLD LAND	W: SOLD LAND OF: MOTILAL SINGHA
MOUZA MAP 1" = 330 FT	SKETCH MAP: 1" = 0' FT




 31-07-11
 Map Drawn
 By
 Surveyor
 Md. UNUSF ALI
 DRAWN BY


 SIGNATURE OF SELLER



Handwritten name in Odia script: ରାଜିବ କୁମାର

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

Handwritten signature in Odia script: ରାଜିବ କୁମାର

Signature



Handwritten name in Odia script: ରାଜିବ କୁମାର

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

Unity Commosales File

Handwritten signature: Binoj Agnewal

Signature



agarcia

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

Unity Commosales Private Limi -

Agarcia

Signature



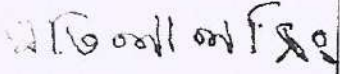
Director

PHOTO


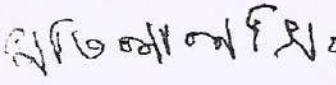
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

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. 11074 / 2012, Deed No. (Book - I , 10855/2012)
Name of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Name of the Presentant District: Darjeeling, WEST BENGAL, India,	 07/12/2012	 LTI 07/12/2012	 7/12/12

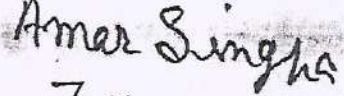
II. Signature of the person(s) admitting the Execution at Office.

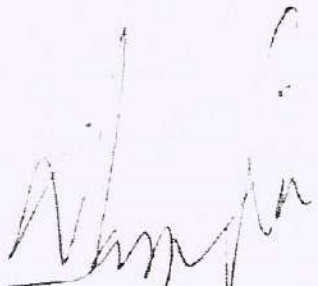
Sl No. Admission of Execution By	Status	Photo	Finger Print	Signature
1. Motilal Singha Address: Paramohan Singh Jote, Thana: Matigara, P.O. Ranidanga, District: Darjeeling, WEST BENGAL, India,	Self	 07/12/2012	 07/12/2012	

Name of Identifier of above Person(s)

Amar Singha
 Bharat Singh Jote, Thana:-Naxalbari, P.O. Ranidanga, District:-Darjeeling, WEST BENGAL, India,

Signature of Identifier with Date


 7.12.12



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

Endorsement For Deed Number 1-10855 of 2012
(Serial No. 11074 of 2012)

Payment of Fees:

On 07/12/2012

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:

By Court

Rs. 15455.00/- on 07/12/2012

(Under Article ' A(1) = 15455/- on 07/12/2012)

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.-14,05,841/-

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

Deficit stamp duty

Deficit stamp duty Rs. 65300/- is paid, by the draft number 726648. Draft Date 27/11/2012, Bank Name State Bank of India, NAYABAZAR SILIGURI received on 07-12-2012.

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

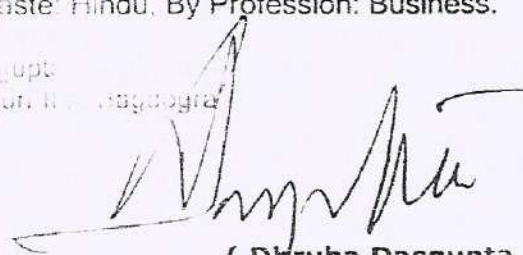
Presented for registration at 13.12 hrs on :07/12/2012 at the Office of the A.D.S.R. BAGDOGRA by Motilal Singha, Executant

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

Execution is admitted on 07/12/2012 by

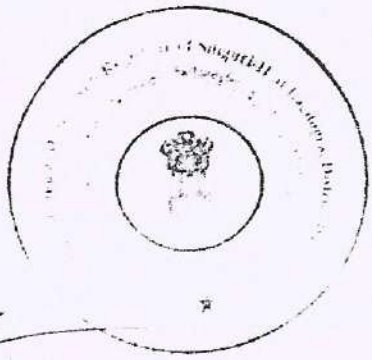
1. Motilal Singha, son of Late Mandala Singha , Baramohan Singh Jote, Thana:-Matigara, P.O Kadamtala .District:-Darjeeling, WEST BENGAL, India. By Caste Hindu, By Profession : Cultivation
Identified By Amar Singha, son of Late Babulal Singha. Bharat Singh Jote, Thana:-Naxalbari, P.O Ranidanga .District:-Darjeeling, WEST BENGAL, India. By Caste: Hindu, By Profession: Business.

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


(Dhruba Dasgupta
A.D.S.R. Siliguri-II at Bagdogra
EndorsementPage 1 of 1

Registration under section 60 and Rule 69.

Record in Book - I
Volume number 47
Page from 5611 to 5624
Serial No 10855 for the year 2012.



Dhruba Dasgupta

(Dhruba Dasgupta) 13-December-2012
A.D.S.R. Siliguri-II at Bagdogra
Office of the A.D.S.R. BAGDOGRA
West Bengal