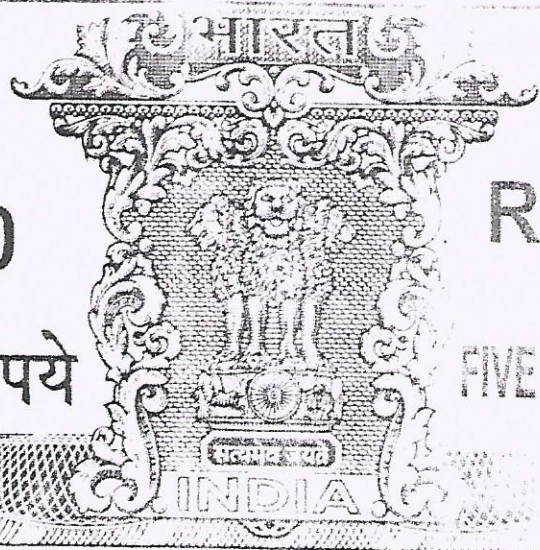


403

भारतीय नै न्यायिक INDIA NATIONAL JUDICIAL



रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

पश्चिम बङ्गाल पश्चिम बंगाल WEST BENGAL

A 601215

*u Sinha*

: 1 :

DEED OF SALE

• THAT THE DOCUMENT ADMITTED TO REGISTER WITHIN THE SIGNATURE SHEET AND THE SIGNATURE SHEET ATTACHED TO THE DOCUMENT ARE THE PARTS OF THIS DOCUMENT

ADDL. DIST. SUB. REGISTRAR  
SHILIGURU-II, AT BAGDOGRA, DIST. DARRING

87 JAN 2015

: 2 :

Sakuntala

CONVEYANCE: -

MOUZA - BARAMOHAN SINGH

P.S.- MATIGARA

DISTRICT - DARJEELING

AREA : 50 DECIMAL

CONSIDERATION: Rs. 83,04,065/-

J.L. NO. 71

PLOT NO. R.S. 679

L.R. 1200 & 1202

KHATTAN NO. R.S. 35/3

L.R. 1508

GRAM PANCHAYAT AREA

THIS INDENTURE MADE ON THIS THE

9 DAY OF DECEMBER 2012.

BETWEEN

UNITY COMMOALES 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.

[PAN- AABCU0661K]

AND

Sakuntala Sinha.

Sakuntala Sinha

: 3 :

SMT SAKUNTALA SINHA (SINGHA), wife of Sri Purandor Singh, 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 "VENDOR" (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 OTHER PART.

AND WHEREAS the abovenamed Vendor 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 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.

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 50 Decimal, out of the aforesaid land, for a total consideration of Rs. 83,04,065/- (Rupees Eighty Three Lacs Four Thousand and Sixty Five 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 50 Decimal for a total consideration of Rs. 83,04,065/- (Rupees Eighty Three Lacs Four Thousand and Sixty Five Only) and the aforesaid land is fully described in the Schedule below.

: 4 :

NOW THIS INDENTURE WITNESSES AS FOLLOWS:-

That in pursuance of the said offer and acceptance and also in consideration of Rs. 83,04,065/- (Rupees Eighty Three Lacs Four Thousand and Sixty Five Only) paid by the Purchaser to the Vendor vide two account payee Cheques (1) No. 301562, dated 14.09.2012 of Rs. 15,00,000/- (Rupees Fifteen Lacs Only), drawn on HDFC Bank, Siliguri and (2) No. 301572, dated 27.11.2012 of Rs. 68,04,065/- (Rupees Sixty Eight Lacs Four Thousand and Sixty Five Only), drawn on HDFC Bank, Siliguri, 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 him 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.

: 5 :

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.

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 50 Decimal, situated in Mouza Baramohan Singh, appertaining to and forming part of Plot No. 679 (R.S.) L.R. 1200 (Area- 25 Decimal) & L.R. 1202 (Area- 25 Decimal), 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.

: 6 :

The said land is bounded and butted as follows :-

North ... 14 ft wide Kutcha Road

South ... Land of Goutam Sinha (Singha)

East .... Land of Vendor

West ... 10 feet wide Govt. nala.

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

WITNESSES:-

1. Sourab Sarkar  
S/o Jagadish Ch. Sarkar  
45/16 Baghajatin Colony  
107 P.S. Pradhan nagar  
Siliguri  
District. Darjeeling

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

Subantala Sinha.

-----  
VENDOR

Drafted by me and Printed in  
my office :-

Manoj Agarwal  
Advocate, Siliguri.

Enrolment No. F-505/434/1997



Sakuntala Sinha

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

Sakuntala Sinha

Signature



Ajay Agarwal

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

Unity Commosales Private Limited

Ajay Agarwal

Signature Director



Ajay Agarwal

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

Unity Commosales Private Limited

Ajay Agarwal

Signature Director

# LAND UNDER MATIGARA BLOCK

A PART TRACE MAP OF MOUZA :- BARAMOHAN SINGH J.L. NO 77 SHEET NO. 2 TAUZI NO. 91,  
PARGANA: PATHARGHATA, ADSR: BAGDOGRA, SUB-DIVISION: SILIGURI, BLOCK & P.S.: MATIGARA,  
DIST.: DARJEELING

**PURCHASER**

Unity Commodores Private Limited  
Reg. Office at 14, Weston Street, Kolkata - 12  
Ref by its Director -  
1) Mr Hemant Agarwal  
2) Mr Parag Agarwal

**SELLER**

SMT. SAKUNTALA(SINGHA)SINHA  
W/O SRI PURNADEB(SINGHA)SINHA  
RESIDENT OF  
VILL.: BARA MOHAN SINGH JOTE  
P.O.: KADAMTALA  
P.S.: MATIGARA  
DIST.: DARJEELING

**LAND SCHEDULE**

KH.NO		PLOT NO		TOTAL AREA	SOLD AREA	R/ CLASSIFICATION	REMARKS
R.S.	L.R.	R.S.	L.R.				
353	1508	679	1200	48 DC	25 DC	RUFNI	VIDE DEED NO DATE
		679	1202	145 DC	25 DC	RUFNI	
					50 DC		

**BOUNDARY**

N: 14' WIDE KATCHA ROAD

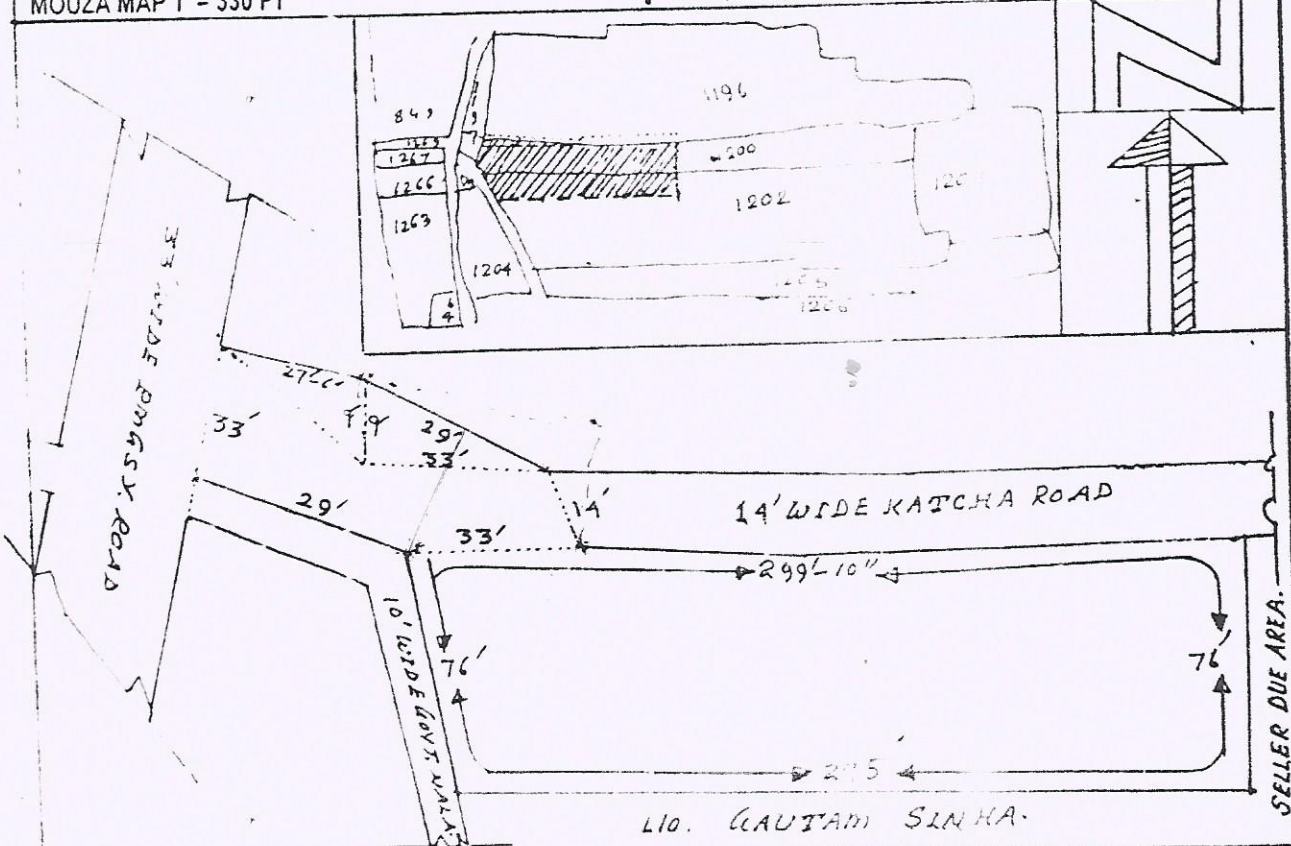
S: GOUTAM SINHA

E: SELLER DUE AREA

W: 10' WIDE GOVT. NALA

MOUZA MAP 1"= 330 FT

SKETCH MAP: 1"= FT



*Md. Unusf Al.*  
T-11-12  
**Map Drawn.**  
By  
**Surveyor**



*Sakuntala Sinha.*

DRAWN BY / **Md. UNUSF AL.**



SIGNATURE OF SELLER



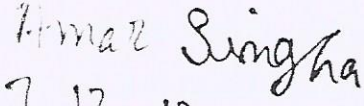
Government of West Bengal  
 Department of Finance (Revenue), Directorate of Registration and Stamp Revenue  
 Office of the A.D.S.R. BAGDOGRA, District- Darjeeling  
 Signature / LTI Sheet of Serial No. 11076 / 2012

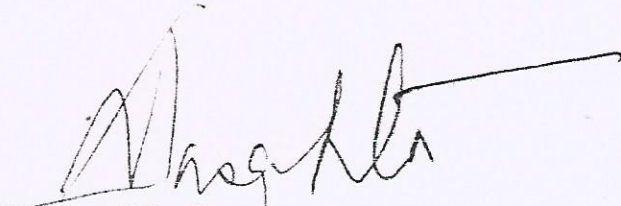
Name of the Presentant	Photo	Finger Print	Signature with date
Sakuntala Sinha ( Singha ) Baramohan Singh Jote, Thana: Matigara, P.O. Kadamtala District: Darjeeling, WEST BENGAL, India,	 07/12/2012	 LTI 07/12/2012	Sakuntala Sinha 7.12.12

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
	Sakuntala Sinha ( Singha ) Address: Baramohan Singh Jote, Thana: Matigara, P.O. Kadamtala District: Darjeeling, WEST BENGAL, India,	Self	 07/12/2012	 LTI 07/12/2012	Sakuntala Sinha 7.12.12

**Name of Identifier of above Person(s)**  
 Amar Singha  
 Bharat Singh Jote, Thana: Naxalbari, P.O.  
 Ramdanga, District: Darjeeling, WEST BENGAL,  
 India

**Signature of Identifier with Date**  
  
 Amar Singha  
 7.12.12

  
 (Dhruba Dasgupta)  
 A.D.S.R. Siliguri-II at Bagdogra  
 Office of the A.D.S.R. BAGDOGRA



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

Endorsement For Deed Number : I - 00403 of 2013  
(Serial No. 11076 of 2012)

On 07/12/2012

**Payment of Fees:**

Amount By Cash

Rs. 91344.00/-, on 07/12/2012

( Under Article A(1) = 91344/- 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.-83,04,065/-

Certified that the required stamp duty of this document is Rs.- 498244 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 493250/- is paid, by the draft number 726647, 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 13.19 hrs on :07/12/2012, 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 07/12/2012 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

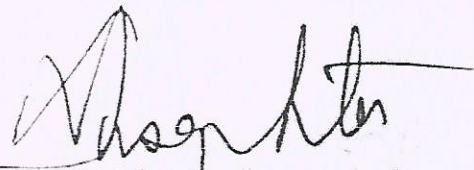
Identified By Amar Singha, son of Late Babulal Singha, Bharat Singh Jote, Thana:-Naxalbari, P.O. :-Ranidanga ,District:-Darjeeling, WEST BENGAL, India, , By Caste: Hindu, By Profession: Business.

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

On 17/01/2013

**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/-

  
( Dhruva Dasgupta )  
A.D.S.R. Siliguri-I at Bagdogra



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

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Endorsement For Deed Number : I - 00403 of 2013  
(Serial No. 11076 of 2012)

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**Payment of Fees:**

Amount By Cash

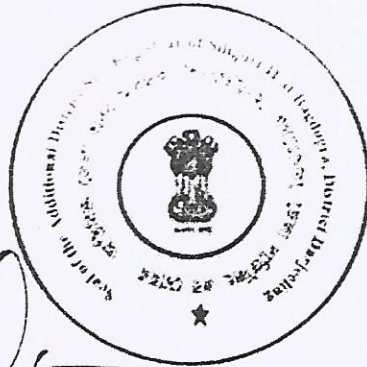
Rs. 0.00/-, on 17/01/2013

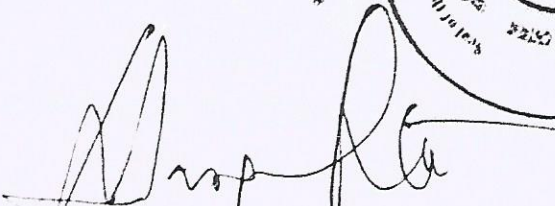
( Dhruba Dasgupta )  
A.D.S.R. Siliguri-II at Bagdogra

( Dhruba Dasgupta )  
A.D.S.R. Siliguri-II at Bagdogra  
EndorsementPage 2 of 2

of Registration under section 60 and Rule 69.

Registered in Book - I  
Volume number 1  
Page from 7404 to 7418  
Being No 00403 for the year 2013.



  
(Dhruva Dasgupta) 24-January-2013  
A.D.S.R. Siliguri-II at Bagdogra  
Office of the A.D.S.R. BAGDOGRA  
West Bengal