

SL-1107-11081/2012

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পশ্চিমবঙ্গ পশ্চিম বংগাল WEST BENGAL

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● THAT THE DOCUMENT ADMITTED TO
BE THE SIGNATURE SHEET
OF THE DEED AT THE
OFFICE OF THE REGISTRAR

Sinha

: 1 :

17 JAN 2010

DEED OF SALE

: 2 :

CONVEYANCE: -

MOUZA - BARAMOHAN SINGH

P.S.- MATIGARA

DISTRICT - DARJEELING

AREA : 51 DECIMAL

CONSIDERATION: Rs. 84,57,175/-

J.L NO. 71

PLOT NO. R.S. 679

L.R. 1202

KHATTAN NO. R.S. 35/3

L.R. 1508

GRAM PANCHAYAT AREA

THIS INDENTURE MADE ON THIS THE

..... DAY OF 2012.

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.

[PAN - AABCU0661K] *Goutam Sinha*

AND

(10)

: 3 :

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.

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 dated 9th Feb 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.D.S.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.

Gourten

: 4 :

AND WHEREAS the Vendor being in need of fund for investing in some lucrative business and for other family expenses has offered for sale in the Schedule below 51 Decimal out of the aforesaid land, for a total consideration of Rs. 84,57,175/- (Rupees Eighty Four Lacs Fifty Seven Thousand One Hundred and Seventy 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 51 Decimal for a total consideration of Rs. 84,57,175/- (Rupees Eighty Four Lacs Fifty Seven Thousand One Hundred and Seventy Five 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. 84,57,175/- (Rupees Eighty Four Lacs Fifty Seven Thousand One Hundred and Seventy Five Only) paid by the Purchaser to the Vendor vide account payee Cheque No. 301573, dated 27.11.2012, 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 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

10/11/2019

: 5 :

HAVE AND TO HOLD the same subject to the payment of rent 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.

STAM 2/11/10

: 6 :

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 1/4 Dec. aal. 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 Suresh Singha and Motilal Singha
- East Land of Vendor
- West ... 10 feet wide Govt. nala.

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

WITNESSES:-

1. Bhunradip Kundu
Ho. No. B.K. Kundu
Haiderpara,
P.O. Haiderpara,
P.S. Bhaktinagar,
Dist. Jalpaiguri

Putam Sinha

VENDOR

2. Mr. Manoj Agarwal
Ho. No. B.K. Kundu
K.C. Dey Road
Siliguri

Drafted by me and Printed in

Manoj Agarwal
Advocate, Siliguri.

Enrolment No. F-505/434/1997

LAND UNDER MATIGARA BLOCK

A PART TRACE MAP OF MOUZA :- BARAMOHAN SINGH J.L. NO. 11, DIST. DARJEELING, TAUKI NO. 91,
PARCANA PATHARGHATA, ADSR: BAGDOGRA SUB-DIVISION: SIKHOPUR BLOCK & P.S.: MATIGARA,
DIST.: DARJEELING

PURCHASER

Unity Commercial Private Limited
Reg. Office at 14, Weston Street, Kolkata - 12.
Rep. by its Directors -
1) Sri Hemant Agarwal
2) Sri Birendra Agarwal.

SELLER

SRI GOUTAM SINHA (SINGHA)
S/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	CLASSIFICATION	REMARKS
R.S.	L.R.	R.S.	L.R.				
35/3	1508	679	1202	145 DC	51 DC	RUPNI	VIDE DEED NO. DATE
					51 DC		

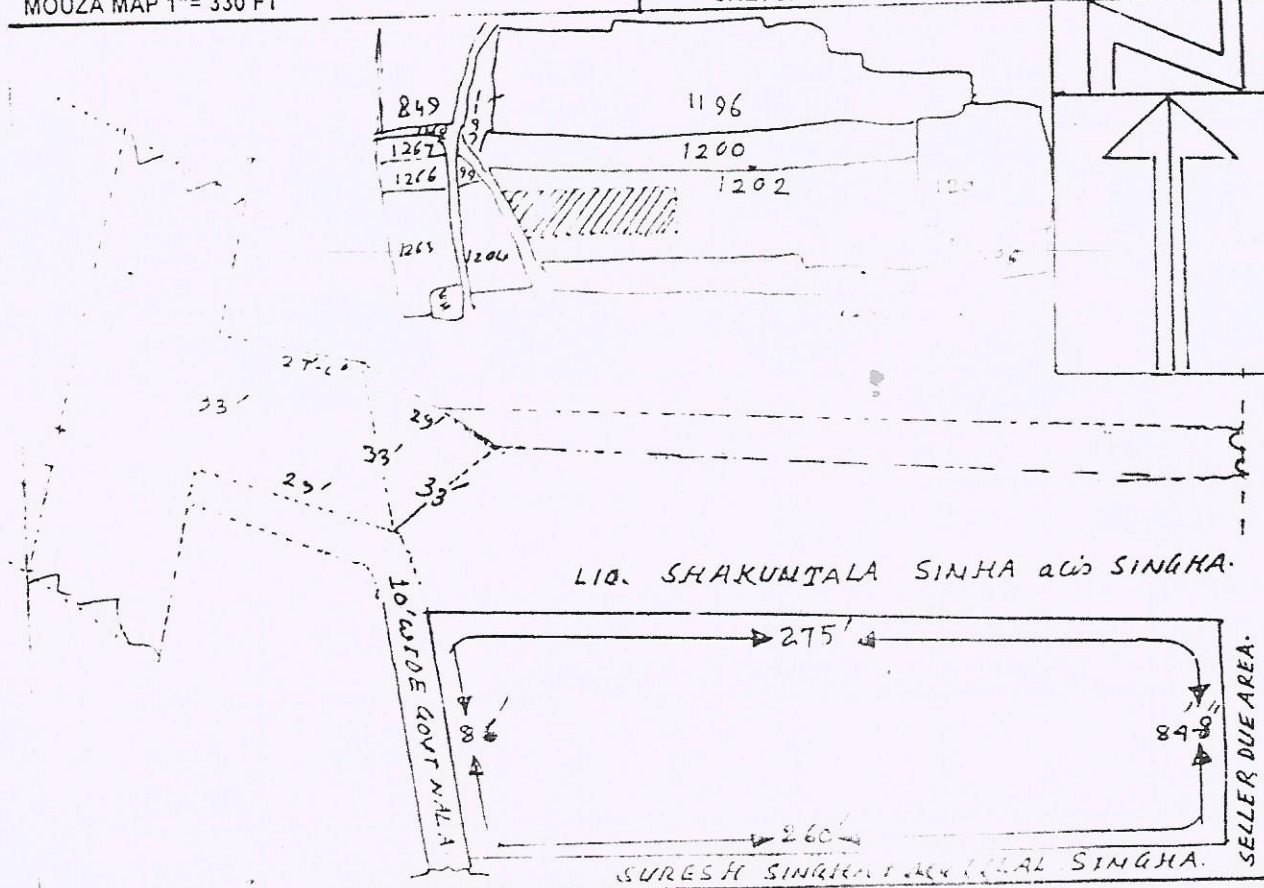
BOUNDARY

N. SAKUNTALA (SINGHA) SINHA
E. SELLER DUE AREA

S. SURESH SINGHA + MOTILAL SINGHA
W. 10' WIDE GOVT. NALA

MOUZA MAP 1" = 330 FT

SKETCH MAP: 1" = FT



Unusf Al
7-11-12

**Map Drawn
By
Surveyor**

DRAWN BY Md. UNUSF AL:

S.P. NO. 41248/12

Goutam Sinha

SIGNATURE OF SELLER



Sum Pinha

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

Sum Pinha

Signature



Hyarad

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

Unity Commosales Private Limited

Hyarad

Director

Signature



Binay Gansal

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

Unity Commosales Private Limited

Binay Gansal

Signature



Director

Government of West Bengal
 Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
 Office of the A.D.S.R. BAGDOGRA, District- Bagdogra
 Signature / LTI Sheet of Serial No. 11081 / 2012

Signature of the Presentant

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


Signature of the Person(s), admitting the Execution at Office

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

Name of Identifier of above Person(s)
 Amar Singh
 Thana: Singra Jote, Thana: Naxalbari, P.O.
 :-Kadamtala District: Darjeeling, WEST BENGAL,

Signature of Identifier with Date

Amar Singh
 7.12.12


 (Dhruva Dasgupta)

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

Endorsement For Deed Number : I - 00404 of 2013
(Serial No. 11081 of 2012)

On 07/12/2012

Payment of Fees:

By Cash

Rs. 93027.00/- on 07/12/2012

(Under Article : A(1) = 93027/- 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.-84,57,175/-

Certified that the required stamp duty of this document is Rs.- 507431 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 502440/- is paid, by the draft number 726646. 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 13.31 hrs on :07/12/2012, at the Office of the A.D.S.R. BAGDOGRA by Goutam Sinha (Singha) ,Executant.

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

Execution is admitted on 07/12/2012 by

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

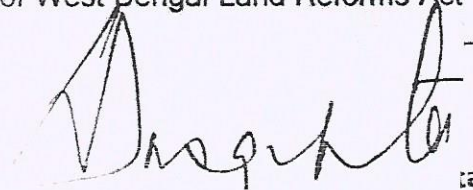
Identified By Amar Singha, son of Late Babulal Singha, Bharat Singh Jote, Thana:-Naxalbari, P.O. -Ranidanga ,District:-Darjeeling, WEST BENGAL, India, , By Caste: Hindu, By Profession: Business.

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

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/-


(Dhruba Dasgupta)
A.D.S.R. Siliguri-II at Bagdogra.
EndorsementPage 1 of 2

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

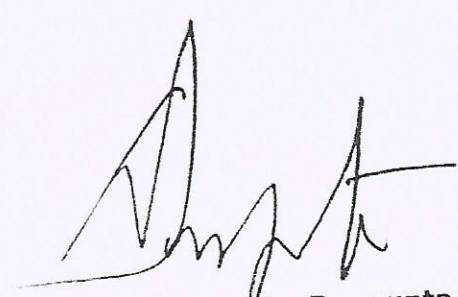
Endorsement For Deed Number : I - 00404 of 2013
(Serial No. 11081 of 2012)

Payment of Fees:

By Cash

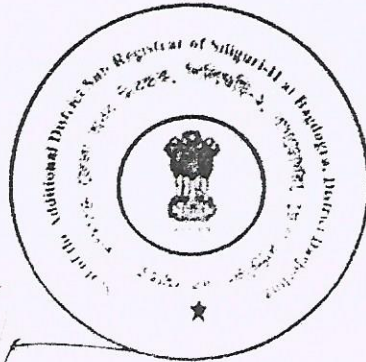
Rs 0 00/-, on 17/01/2013

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


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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 1
Page from 7419 to 7434
being No 00404 for the year 2013.



(Handwritten signature)

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