

भारतीय नै न्यायिक INDIA NON JUDICIAL

₹.5000

Rs.5000

CONVEYANCE

पाच हजार रुपये  
MOUZA - BARAMOHAN SINGH

THIS IDENTICAL FIVE THOUSAND RUPEES

WANIGARA  
DISTRICT - DARJEELING

INDIA

AREA : 3 Kathas  
पश्चिम बंगाल WEST BENGAL  
CONSIDERATION: Rs.12,40,000/-

A 814838

J.L. NO. 71

PLOT NOS. R.S. 679

L.R. 1202

KHATIAN NO. R.S. 35/3

L.R. 4072

GRAM PANCHAYAT AREA

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

ADDL. DIST. SUB-REGISTRAR  
SILIGURI-II, AT BAGDOGRA, DIST. DARJEELING BETWEEN

14/8/13

*Sumita Chatterjee*

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 FIRST PART.  
(PAN - AABCU0661K)

AND

: 2 :

Sumitra Bhattacharjee

SMT SUMITRA BHATTACHARJEE, wife of Subhrendu Bhattacharjee, Hindu by Religion, Indian by Nationality, Service by Occupation, Resident of Tulakata, 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 OTHER PART. (PAN-AFCPB8739C)

AND WHEREAS the abovenamed Vendor had purchased for valuable consideration land measuring 0.058 Acre from Sri Krista Kumar Karmakar, son of Beni Madhab Karmakar, by virtue of a registered Deed of Sale dated 12-04 96, being Document No. I- 2057 for the year 1996 and the same was registered in the Office of the Addl. District 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 3 Kathas, for a total consideration of Rs. 12,40,000/- (Rupees Twelve Lacs And Forty Thousand 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 3 Kathas for a total consideration of Rs. 12,40,000/- (Rupees Twelve Lacs And Forty Thousand Only) and the aforesaid land is fully described in the Schedule below.

:3:

NOW THIS INDENTURE WITNESSES AS FOLLOWS:-

That in pursuance of the said offer and acceptance and also in consideration of Rs. 12,40,000/- (Rupees Twelve Lacs And Forty Thousand 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 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.

Received  
for  
Shri. M. C. Ghosh

: 4 :

*Review done*

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 3 Kathas, 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.) 4072 (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 ... Land of Suresh Chandra Singha

East ... Land of Sukhdev Shyanal

West ... Land of Purchaser

: 5 :

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

WITNESSES:-

✓ Amar Singha  
S/O LT Babulal Singh  
Vill :- Bharat Singpate  
P.O. Ranidanga  
P.S. Maxal Bari  
Dist. Darjeeling

Sunita Bhattacharya

VENDOR

2. Shuvradip Kundu  
S/O Sri. S.K. Kundu  
Vill. & P.O. Haiderpara,  
P.S. Bhaktinagar,  
Dist. Jalpaiguri

Drafted by me and Printed in  
my office :-

Manoj Agarwal

Advocate, Siliguri.

Enrolment No. F-505/434/1997



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

*Sunita Dhattey*

Signature



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

For,  
Unity Commosales Pvt. Ltd.

*Binay Agarwal*  
Director

Signature



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

For,  
Unity Commosales Pvt. Ltd.

*Binoy Agarwal*  
Director

Signature

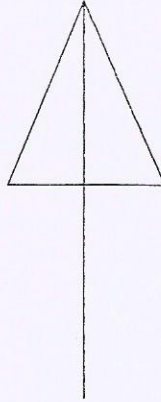
# SITE PLAN SHOWING ALL THAT PIECE OR PARCEL OF VACANT LAND TO BE SOLD AS PER FOLLOWING SCHEDULE.

## PURCHASER

UNITY COMMO SALES PVT. LTD.  
Of SILIGURI,  
P. O. & P. S. SILIGURI,  
DIST. DARJEELING.

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

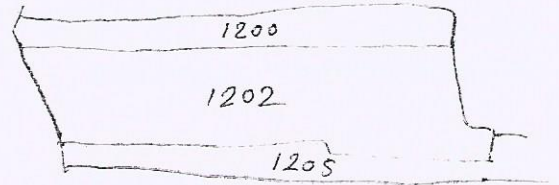
N



## VENDOR

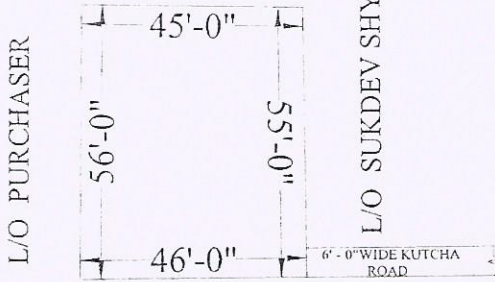
SMT SUMITRA BHATTACHARJEE  
W/O SURBHENDU BHATTACHARJEE  
Of TULAKATA,  
P. O. KADAMTALA,  
P. S. MATIGARA,  
DIST. DARJEELING.

MOUZA MAP



L/O PURCHASER

L/O SUKDEV SHYANAL



L/O SURESH CH. SINGHA

Part trace Govt. Survey Map of Mouza  
BARAMOHAN SINGH, J. L. No. 71.  
SCALE : 16" = 1 MILE

# Land Area :  
05 DECIMAL  
OR 3 KATHA

*Sumitra Bhattacharjee*

## SCHEDULE OF LAND



Mouza	:	BARAMOHAN SINGH
J.L. No.	:	71
KH. No.	:	4072 (L. R.) 35/3 (R. S.)
Plot No.	:	1202 (L. R.) 679 (R. S.)
AREA	:	3 KATHA
P. S.	:	MATIGARA
DIST.	:	DARJEELING

Signature of Vendor



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. 08053 / 2013, Deed No. (Book - I , 07702/2013)

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Sumitra Bhattacharjee Tulakata, Thana:-Matigara, P.O. :-Kadamtala, District:-Darjeeling, WEST BENGAL, India,	 14/08/2013	 LTI 14/08/2013	Sumitra Bhattacharjee 14-08-13

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

No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Sumitra Bhattacharjee Address -Tulakata, Thana:-Matigara, P.O. :-Kadamtala, District:-Darjeeling, WEST BENGAL, India,	Self	 14/08/2013	 LTI 14/08/2013	Sumitra Bhattacharjee

Name of Identifier of above Person(s)

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

Signature of Identifier with Date

Amar Singha 14/8/13

*(Handwritten signature and scribble)*



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

Endorsement For Deed Number : I - 07702 of 2013  
(Serial No. 08053 of 2013 and Query No. 0403L000018260 of 2013)

**n 14/08/2013**

**ertificate 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/-

**ayment of Fees:**

mount By Cash

Rs. 13915.00/-, on 14/08/2013

( Under Article : A(1) = 13915/- on 14/08/2013 )

**ertificate 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.-12,65,260/-

Certified that the required stamp duty of this document is Rs.- 63263 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

**eficit stamp duty**

eficit stamp duty

1. Rs. 30722/- is paid , by the Bankers cheque number 859299, Bankers Cheque Date 13/08/2013, Bank : State Bank of India, Mangaldeep, received on 14/08/2013
2. Rs. 3373/- is paid , by the Bankers cheque number 742900, Bankers Cheque Date 05/08/2013, Bank : State Bank of India, Mangaldeep, received on 14/08/2013
3. Rs. 24175/- is paid , by the Bankers cheque number 742904, Bankers Cheque Date 05/08/2013, Bank : State Bank of India, Mangaldeep, received on 14/08/2013

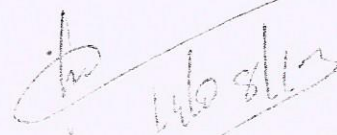
**resentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 13.55 hrs on :14/08/2013, at the Office of the A.D.S.R. BAGDOGRA by Sumitra Bhattacharjee ,Executant.

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

Execution is admittted on 14/08/2013 by

1. Sumitra Bhattacharjee, wife of Subhrendu Bhattacharjee , Tulakata, Thana:-Matigara, P.O. :-Kadamtala, District:-Darjeeling, WEST BENGAL, India, , By Caste Hindu, By Profession : Service



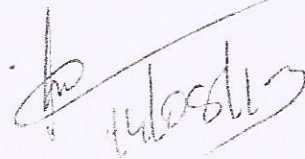
( Tsering Doma Bhutia )  
A.D.S.R. Siliguri-II at Bagdogra

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

Endorsement For Deed Number : I - 07702 of 2013  
(Serial No. 08053 of 2013 and Query No. 0403L000018260 of 2013)

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: Others.

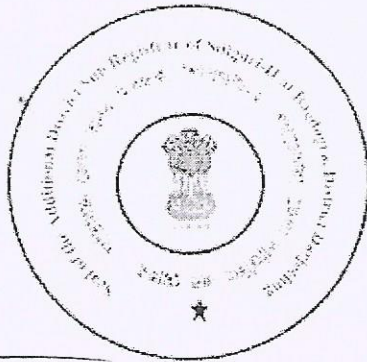
( Tsering Doma Bhutia )  
A.D.S.R. Siliguri-II at Bagdogra



( Tsering Doma Bhutia )

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 18  
Page from 1270 to 1281  
being No 07702 for the year 2013.



*Dhruba Dasgupta*

(Dhruba Dasgupta) 20-August-2013  
A.D.S.R. Siliguri-II at Bagdogra  
Office of the A.D.S.R. BAGDOGRA  
West Bengal