

5305 19.9.05

6 339

1000Rs.



140
19/9/05

A 10714-
19/9/05

Stamp Value assumed ~~2062.500~~
 Stamp duty required Rs. ~~1650.00~~
 Stamp duty paid Rs. ~~780.00~~
 Net Stamp duty Rs. ~~870.00~~

Aranda Kumar Agarwal

23
A 10714.00
RF-10.00 in CTs

certified that the Stamp
 duty of ~~₹ 1650.00~~
 has been paid to the Bank
 of India No. ~~229944~~
 dated ~~22/9/05~~

Administrative under Rule 21 only Stamp
 (or exempt from or does not require
 Stamp duty) under the Indian Stamp
 Act 1899 Schedule A 2.3

DEED OF CONVEYANCE

Addl. Dy. Sub-Registrar
Sd. II at Bagdogra, Darjeeling

Stamp that the 43500
 at Stamp duty of Rs.
 was paid by the Bank Draft
 paying No. ~~82.00~~ 20.1.06

027
235444

[Signature]
 27.1.06

27/1/06

2062.500
 1750.000
 543750
 5984
 27/1/06

Alia
Act

No. 461 — 13/9/05
 Unique Abaan Pvt Ltd
 Sro
 1000 — One Thousand
 8:00
 STAMP VERIFIED
 BUREAU COVER

19th Sept 05 1:40
 Ananda Kumar Agawala

Ananda Kumar Agawala

Ananda Kumar Agawala
 P. O. Private Nandan
 K. C. Singh Road Agawala
 P. O. ...
 Dist. Banjara
 By Cash...
 St. Profiling...

Addl Dist. Sub-Registrar
 Sg. II at Bagdogra, Darjeeling
 19.9.05

7058

Ananda Kumar Agawala



Satyendra Kumar Agawala
 No. ...
 P. O. ...
 Dist. Darjeeling Patna
 By Cash...
 St. Profiling...

Satyendra Kumar Agawala
 Son of Late Phoolchand Agawala
 Langak Bazar
 Banning Canal Road
 Patna.

Addl Dist. Sub-Registrar
 Sg. II at Bagdogra, Darjeeling
 19.9.05

500Rs.



Ananda Kumar Agamala

: 2 :

THIS INDENTURE IS MADE ON THIS THE 19TH DAY OF SEPTEMBER 2005.

Alia
Dev

H. J. STAMPS
 No. 462- 13/9/05
 SOLD TO Unique. Abasav Pit Ucl
 570
 For 507- Five Hundred
 8.00\$
 (S. D. S.)
 H. J. STAMPS
 H. J. STAMPS



Addl Dist. Sub-Registrar
 Sig II at Bagdogra, Darjeeling

507-05

500Rs.



Ananda Kumar Agamab

: 3 :

Area : 7 Kathas 8 Chattaks
Plot No. : 562
Khatian No. : 61/1
Mouza : Mandlaguri
J.L. No. : 107
P.S. : Matigara
District : Darjeeling
Consideration : Rs.9,75,000.00

Atw
Atw

463- 13/9/05
 Unique Abasam Pvt Ltd
 870
 507
 Fine Attached
 S-098
 SINGAPORE
 SINGAPORE



Addl Dist. Sub-Registrar
 Sig. II at Baidyagra, Darjeeling

13-9-05



Ananda Kumar Agarwal

: 4 :

BETWEEN

UNIQUE ABASAN PRIVATE LIMITED, a Private Limited Company, registered under the Companies Act, 1956, bearing Certificate of Incorporation No. U45201 WB2005 PTC 105212, Dtd. 06.07.2005, having its Office at 83, Seth Srilal Market, Siliguri, P.O. and P.S. - Siliguri, in the District of Darjeeling, represented by its Director - SRI NARESH AGARWAL, son of Sri Savarnal Agarwal, hereinafter called the "PURCHASER" (which expression shall unless excluded by or repugnant to the context be deemed to include its Directors, executors, successors-in-office, representatives, administrators and assigns) of the " ONE PART ".

Clair
Sdv

H. J. STAMPS

NO. 464 — DATE 13/9/05

PAID TO Unique Abasas Pvt Ltd

BY 810

500/- Five Hundred

8.00

POSTAGE PAID

POST OFFICE



Addl Dist. Secy Registrar
 @g. II at Bagdogra, Darjeeling

[Handwritten signature]
 19-9-05

500Rs.



Ananda Kumar Agarwala

: 5 :

AND

SRI ANANDA KUMAR AGARWALA, son of Sri Dewaki Nandan Agarwala, Hindu by faith, Business by occupation, residing at K.C. Dey Road, Siliguri, P.O. and P.S. - Siliguri, in the District of Darjeeling, hereinafter called the "VENDOR" (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, successors, representatives, administrators and assigns) of the " OTHER PART ".

Chis
Bas

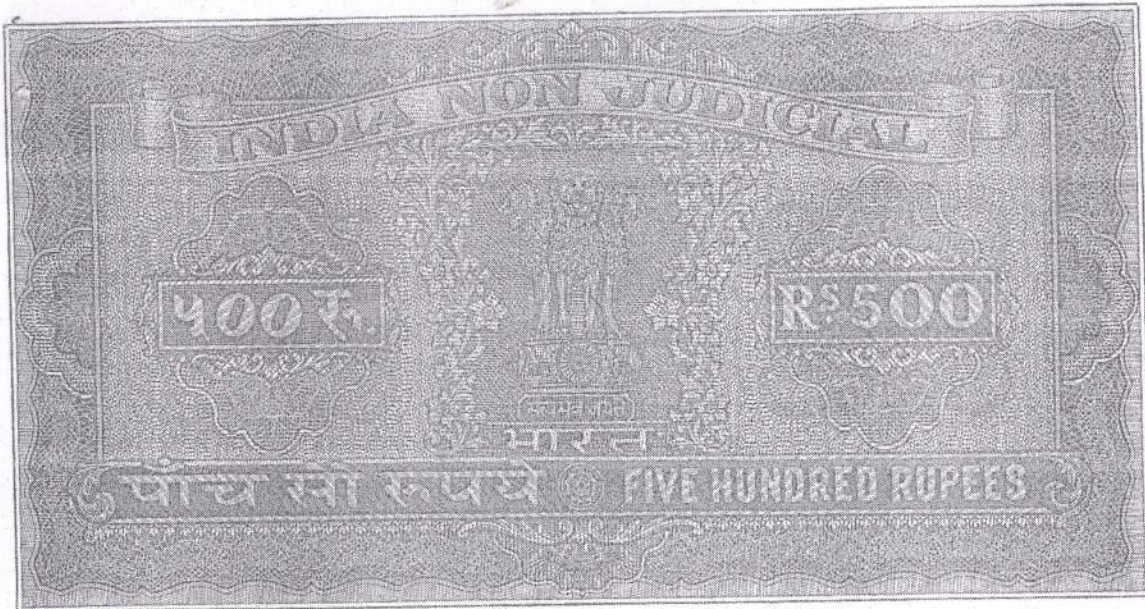
U. S. STAMPS
 NO. 465- 13/9/05
 TO: Unique #bazaar Pvt Ltd
 S10
 S10 Five Hundred
 8-Dag



Addl Dist. Sub-Registrar
 S10 at Bagdogra, Darjeeling

19-9-05

500Rs.



Ananda Kumar Aggarwala

: 6 :

WHEREAS one Sri Gulab Chand Agarwala, son of Late Chanduram Agarwala, was the absolute and exclusive owner of all that piece or parcel of land measuring 3.00 Acres, forming part of Plot No.562, recorded in Khatian No.61/1, situated within Mouza - Mandlaguri, J.L. No.107, Pargana - Patharghata, P.S. - Matigara, in the District of Darjeeling, having permanent, heritable and transferable right, title and interest therein.

Chis
Wdr

466- 13/9/05
Unique # basam. Pvt Ltd
Sro
500 Finest Hindree
S-098
INDIA
RAJASTHAN
JAIPUR CITY



Addl Dist. Sub-Registrar
Srg. II at Bagdogra, Dooars

19-9-05