

3304 14-4-05

338 1000Rs.



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APR 14 1905

ADDRESSES OF REGISTER
 No. 11 of Bangalore, Bangalore

27/1/06

Handwritten signatures:
 Boudic Kumar Aggarwal
 Arunda Kumar Aggarwal
 Sarjendra Kumar Aggarwal
 Rajendra Kumar Aggarwal

Handwritten notes:
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2
500Rs.



Amole Kumar Agamale
Aranda Kumar Agamale
Satyendra Kumar Agamale
Rajesh Kumar Agamale

121

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

(Signature)
A.K.

415 H. J. DEWITT 13/9/05
Unique A barons Pvt Ltd
570
5007 - Prime Hundred
S. Das



Addl Dist. Sub-Registrar
Sig. H. at Gaddegra. Darjooling
13/9/05

500Rs.



1 3 1

Handwritten notes:
 District - Lohit
 Tehsil - Khamti
 Mouza - Khamti
 P.S. - Khamti
 District - Lohit

Area : 22 Kathas 3 Chattaks
 Plot Nos. : 561 and 562
 Khatian Nos. : 61/2 and 61/1
 Mouza : Mandlaguri
 J.L. No. : 107
 P.S. : Matigara
 District : Darjeeling
 Consideration : Rs. 28,04,375.00

Handwritten signature:
 Khamti

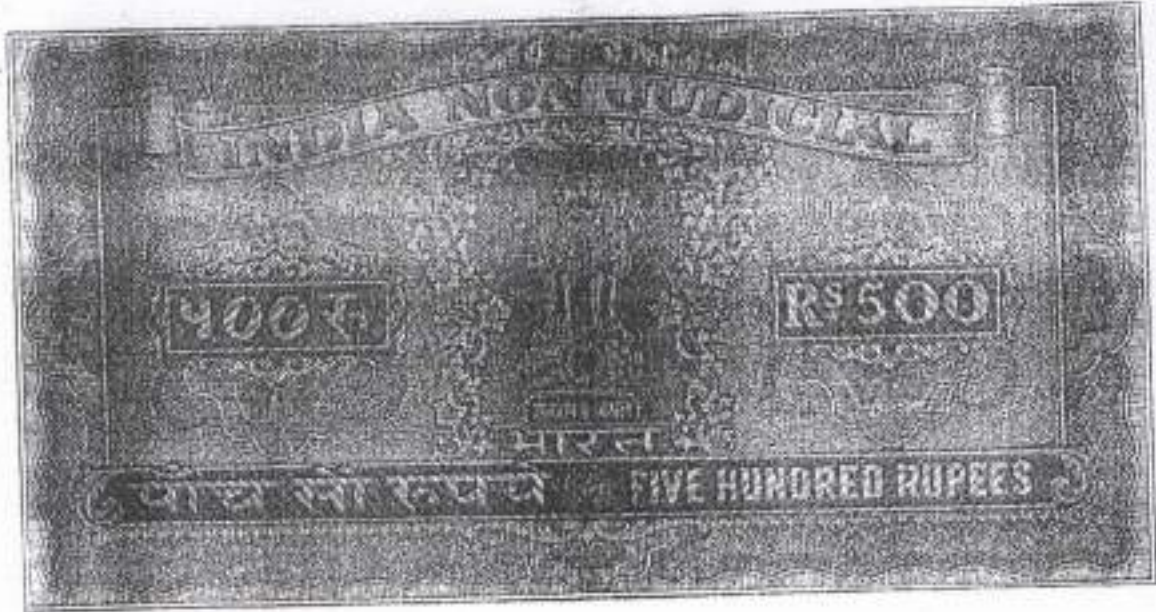
No. 446 ^{W. A. L...}
 DATED 16/9/05
 Unique & Assoc. Pvt. Ltd.
 Fees
 Five Hundred
 S. Das
 DISTRICT REGISTRAR
 DARJEELING



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

16/9/05

500Rs.



Anil Kumar Agamale
 Ananda Kumar Agamale
 Joty Ananda Kumar Agamale
 Registered Ananda Kumar Agamale

BETWEEN

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13/9/05

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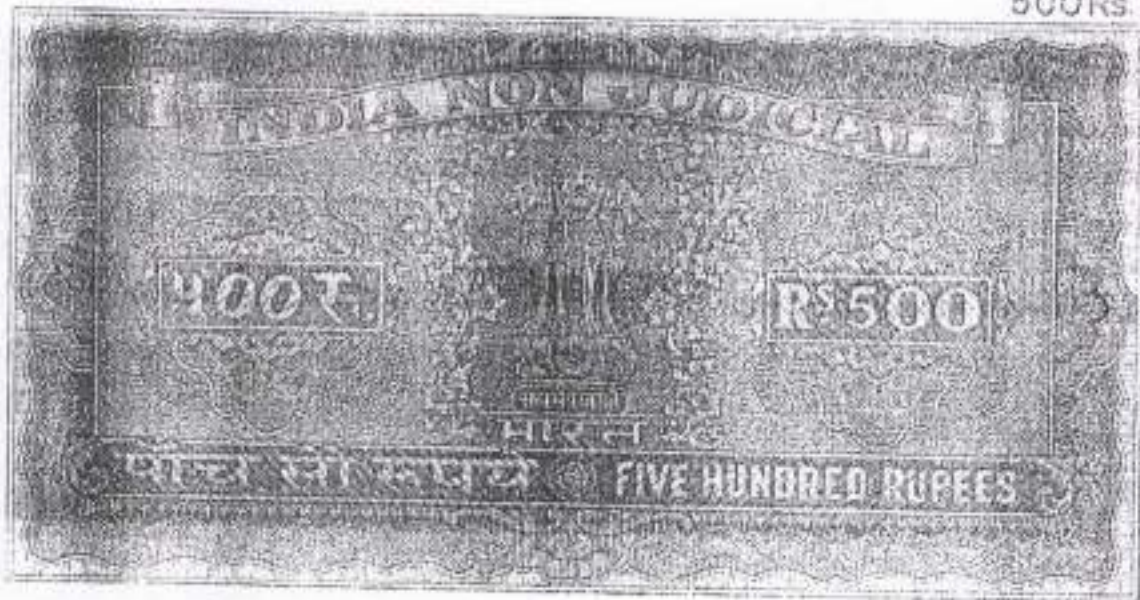
Five Hundred

Se Das



Dist. Sub Registrar
at Bangalore, Bar.

17/9/05



*Dr. K. K. Agarwal
Anand Kumar Agarwal
Sahib in the name of Anand
Prasad Agarwal*

: 5 :

UNIQUE ABASAN PRIVATE LIMITED, a Private Limited Company, registered under the Companies Act, 1956, bearing Certificate of Incorporation No. U45201 WB2805 PTC 185212, Dtd. 06.09.2005, having its Office at 83, Seth Brilal Market, Siliguri, P.O. and P.S. - Siliguri, in the District of Darjeeling, represented by its Director - SRI NARESH AGARWAL, son of Sri Savareal 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 "FIRST PART".

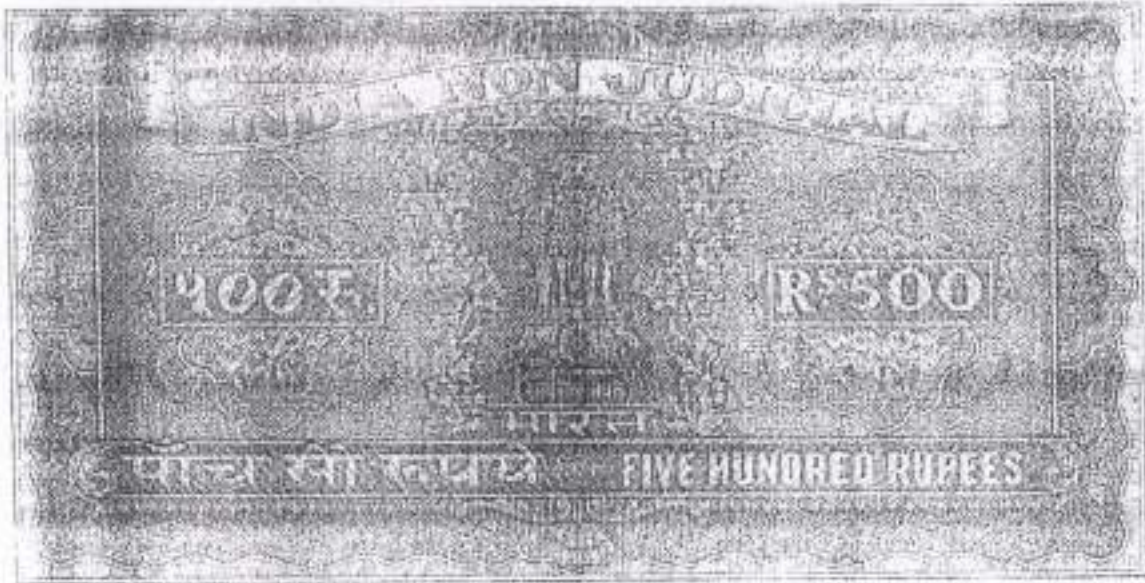
*Chaitan
Datta*

448
13/9/05
Unique Abdominal
572
587 Fine Hundred
S. Dag



Adm. Div. Sub. Reg. Str. 19/9/05
U.S. Post Office, S. Dag

500Rs.



Ashoke Kumar Agarwala
 Ananda Kumar Agarwala
 Sri Ashoke Kumar Agarwala
 Sri Ananda Kumar Agarwala

1 0 1

AND

1. SRI ASHOKE KUMAR AGARWALA and 2. SRI ANANDA KUMAR AGARWALA, both sons of Sri Dewaki Nandan Agarwala, both are 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 " VENDORS " (which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, successors, representatives, administrators and assigns) of the " SECOND PART ".

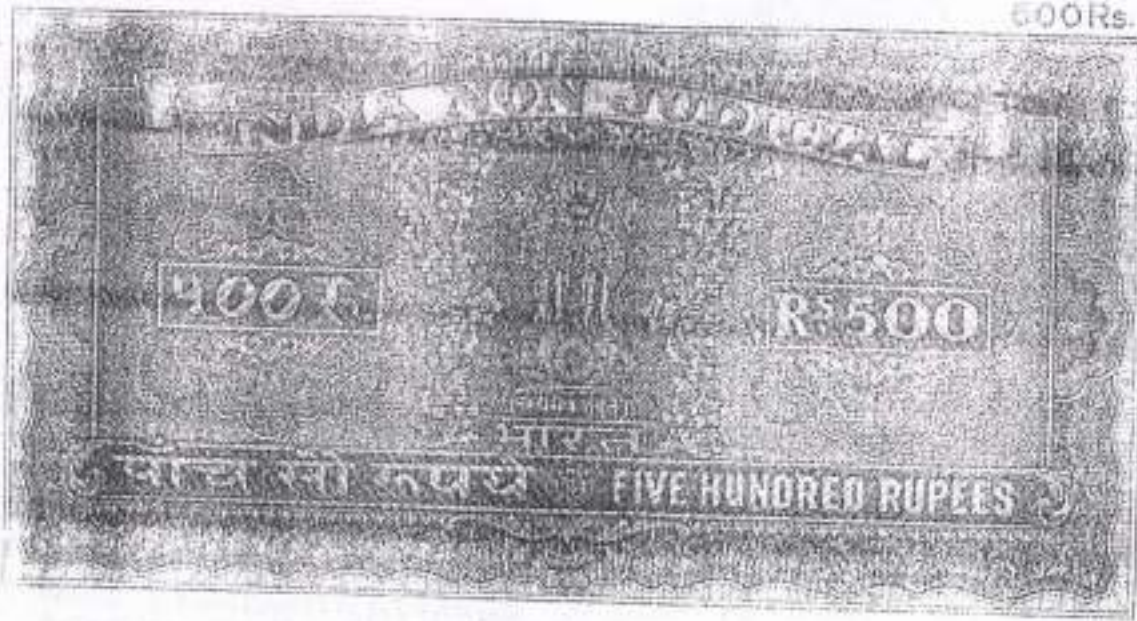
(Handwritten initials)

449-1319/05
Unique Abasan Rt. lld -
S/O
S/O - Five Hundred
S:003



1979/05
Post Office
Delivered to the
Post Office

500Rs.



*Anil Kumar Agarwal
 Ananta Kumar Agarwal
 Jagdish Kumar Agarwal
 Rajendra Kumar Agarwal*

: 7 :

AND

1. SRI SATYENDRA KUMAR AGARWALA and 2. SRI RAJENDRA KUMAR AGARWALA, both sons of Late Phool Chand Agarwal, both are Hindu by faith, Business by occupation, residing at Laxak Bhawan, Boring Canal Road, P.E.-Buddha Colony, in the Town and District of Patna, hereinafter called the "CONFIRMING PARTIES" (which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, successors, representatives, administrators and assigns) of the "THIRD PART".

*Also
 2/11*



450- 19/9/51
Unique Abasan Pt Ltd -
S70
500/- Fine Hunched
Rs 1000 XI - 1000/-
500 X 60 3000/- Si Dag
Rs - 1000/-



Dist. Registrar
Bangalore, Deccan

19/9/51

Pradip Kumar Agarwala
 Anand Kumar Agarwala
 Satyendra Kumar Agarwala
 Rajendra Kumar Agarwala

AND WHEREAS an Agreement was executed on 12th December 1993, between the vendors of these present and Sri Phool Chand Agarwala, son of Late Layakram Agarwala, Sri Satyendra Kumar Agarwala and Sri Rajendra Kumar Agarwala, both sons of Sri Phool Chand Agarwala.

AND WHEREAS by virtue of the aforesaid agreement 22.5 Kathas of land out of the aforesaid 1.51 acres of land, was allotted unto and in favour of abovenamed Sri Phool Chand Agarwala, Sri Satyendra Kumar Agarwala and Sri Rajendra Kumar Agarwala, but there is no title deed in favour of abovenamed Sri Phool Chand Agarwala, Sri Satyendra Kumar Agarwala and Sri Rajendra Kumar Agarwala.

AND WHEREAS Sri Phool Chand Agarwal passed away on 25th May 2003 leaving behind his abovenamed two sons Sri Satyendra Kumar Agarwala and Sri Rajendra Kumar Agarwala (herein referred to as the CONFIRMING PARTIES) to own and possess his share in the aforesaid land measuring 22.5 Kathas.

AND WHEREAS since the aforesaid land measuring 22.5 Kathas had not been transferred by virtue of a Registered Deed by the vendors in favour of the confirming parties though it belongs to the confirming parties as per the aforesaid agreement.

AND WHEREAS the vendors and the confirming parties have now finally and finally decided to sell and have offered for sale to the purchasers all that piece or parcel of land measuring 22 Kathas 3 Chattaks (as per physical possession), more particularly described in the Schedule given hereunder, for a consideration of Rs.29,84,375.00 (Rupees twenty eight lakhs eighty four thousand three hundred seventy five) only.

AND WHEREAS the purchaser being in need of land in that area, has agreed to purchase the said land measuring 22 Kathas 3 Chattaks, more particularly described in the Schedule given hereunder for a consideration of Rs.29,84,375.00 (Rupees twenty eight lakhs eighty four thousand three hundred seventy five) only, considering it to be the highest prevailing market price, free from all encumbrances and charges whatsoever.

Pradip
12/12/93



REGISTRAR GENERAL
STATE OF CALIFORNIA

1919/105

10

9

Amshabandhu Agarmala
Shradha Kumar Agarmala
Lalji and the Vendor Agarmala
Registered jointly

: 16 :

AND WHEREAS since the Schedule land belongs to the confirming parties, the vendors of these present have requested the purchasers to make the payment to the confirming parties of these present and the Confirming Parties have also agreed to be the parties together with the vendors to execute this sale deed and shall have no claim, right, title and interest of whatsoever nature over the Schedule land.

NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the aforesaid offer, acceptance and in consideration of Rs.28,84,375.00 (Rupees twenty eight lakhs eighty four thousand three hundred seventy five) only paid by the purchaser to the confirming parties, by virtue of two separate drafts, both dtd. 19.09.2005, bearing Nos. 024461 and 024462, both drawn on UTI Bank, Siliguri, the receipt of which is acknowledged by the confirming parties/vendors by execution of these presents and grants full discharge to the purchaser from the payment thereof and the vendors do hereby assign, sell, grant, convey and transfer absolutely and forever the said below schedule land and makes over possession thereof unto and in favour of the purchaser peaceably and quietly together with all right, title, hereditaments, easements, liberties, appurtenances, etc., whatsoever in any way belonging to or purported to belong or which was/were so long being enjoyed by the vendors therewith with permanent heritable and transferable right, title and interest therein without any objection, claim, interference or interruption from the vendors or any person claiming under them subject to the payment of land revenue and other taxes to the Superior Landlord-now the Govt. of West Bengal and/or such other authorities as law may provide from time to time in future.

The vendors declare that the interest which they professes to transfer hereby subsists as on the date of these present and the vendors have not previously transferred, mortgaged, contracted for sale or otherwise the said below schedule land/property or any part thereof in favour of any other party or person/s and the property hereby transferred, expressed or intended so to be transferred suffers from no defect of title and that the recitals made hereinabove and hereinafter are all true and in the event of contrary the vendors shall be liable to make good the loss or injury which the purchaser may suffer or sustain resulting therefrom.

Amshabandhu Agarmala
Shradha Kumar Agarmala



SEARCHED _____
SERIALIZED _____
INDEXED _____
FILED _____
MAY 19 1961
FBI - [illegible]

19/9/61

शुद्धे लुम्बे अग्रवाल
अनन्दा कृष्ण अग्रवाल
सत्यमते कृष्ण अग्रवाल
अग्रवाल अग्रवाल

The vendors further covenant with the purchaser that if for any defect of title or for any act done or suffered to be done by the vendors, the purchaser is deprived of ownership or of possession of the schedule land/property or any part thereof in future, the vendors shall forthwith return to the purchaser the full or proportionate part of the consideration money as the case may be together with interest from the date of such deprivation of ownership or of possession and the vendors shall further pay adequate compensation to the purchaser for any other loss or injury which the purchaser may suffer or sustain in consequence thereof.

The vendors further undertake to take all actions and to execute all documents as may be required to be done or executed for fully assuring right, title and interest of the purchaser to the below scheduled land conveyed at the cost of the purchaser.

SCHEDULE

All that piece or parcel of land measuring 22 Kathas 3 Chhattaks, forming part of Plot Nos. 561 and 562, recorded in Khatian Nos. 61/2 and 61/1, situated within Mouza - Mandlaguri, J.L. No. 187, Pargana - Baikunthapur, P.S. - Matigara, Sub-Div. - Siliguri, A.D.S.R.O.-Bagdogra, in the District of Darjeeling.

The said land as sketched and delineated with red border lines in the site plan enclosed herewith forms part of these present and the same is bound and butted as follows :

North :- P.W.D. Land and then N.H. 31,

South :- Land of Anand Agarwala sold today to the purchaser of these present,

East :- Land of J.C.Binha and land of the vendors,

West :- Land of Sri Ashok Kr. Agarwala and Anand Kr. Agarwala.

Alc's
A.W.



Adel Dist. Sun-Registral
21g. 11 at Baydogra. Barjuclon

19/9/05

IN WITNESSES WHEREOF THE VENDORS AND CONFIRMING PARTIES IN GOOD HEALTH AND CONSCIOUS MIND HAVE PUT THEIR SIGNATURES ON THIS DEED OF SALE ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES

- 1. *Shashi Mondal Agamala*
90 Late Laxmi Ram Agamala
K.C. Dey Road. Siliguri.
- 2. *Judh Kumar Agamala*
90 Late Bhijantall
K.C. Road. Agamala
Siliguri
19.9.05

The contents of this document has been gone through and understood personally by the vendors and the purchasers.

Moules Kumar Agamala
Moules Kumar Agamala

VENDORS

Laxmidas Kumar Agamala
Rajiv Kumar Agamala

CONFIRMING PARTIES

Drafted, readover and explained by me and typed in my office.

Kamal K. Kedia

K.K.Kedia
Advocate, Siliguri
E.No.F/6/92.



CHAMBER OF COMMERCE AND INDUSTRY
REPUBLIC OF THE PHILIPPINES

1919/01



Ashoke Kumar Agarwala

Ashoke Kumar Agarwala

FINGER PRINTS OF SRI ASHOK KUMAR AGARWALA (VENDOR)

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



Ananda Kumar Agarwala
SIGNATURE

Ananda Kumar Agarwala Ananda Kumar Agarwala

FINGER PRINTS OF SRI ANANDA KUMAR AGARWALA (VENDOR)

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

Ananda Kumar Agarwala
SIGNATURE



Satyendra Kumar Agarwala
Satyendra Kumar Agarwala

FINGER PRINTS OF SRI SATYENDRA KUMAR AGARWALA (CONFIRMING PARTY)

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



Satyendra Kumar Agarwala
SIGNATURE

Rajendra Kumar Agarwala
Rajendra Kumar Agarwala
SRI RAJENDRA KUMAR AGARWALA (CONFIRMING PARTY)

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

Rajendra Kumar Agarwala
SIGNATURE

1-20-1911

17/9/11



Adl. Blot. Sub-Registrar
City. Haz Bagdogra, Darjeeling

17/9/11



Naresh Agarwal

Naresh Agarwal

FINGER PRINTS OF SRI NARESH AGARWAL, DIRECTOR OF
UNIQUE AGRIGEN PRIVATE LIMITED (PURCHASER)

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

Naresh Agarwal
SIGNATURE

FINGER PRINTS OF _____

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

SIGNATURE

107
19/11/14



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SWS II at 1000 ft. 10/11/14

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