

4972
25-8-06

1326 27/4/08
5000Rs.



1059
Rt
25/8/06

[Handwritten signature]

DEED OF SALE

Chittaranjan Das
Rakesh chandra Das
Manju Das
सिद्धि जयंत

(Contd... to 2)

CERTIFIED THAT THE DOCUMENT IS
 ADMITTED TO REGISTRATION, THE
 SIGNATURE SHEET AND THE ENDORSEMENT
 SHEETS ATTACHED TO THIS DOCUMENT
 ARE THE PART OF THIS DOCUMENT

ADUL DIST SUB REGISTRY
 SILIGURHI AT BAGDOGRA

71408

[Faint handwritten notes]

4773

24.8.06

M/s. Harigow Madhus Pat. Ltd.

Darjeeling

Value 5000

Chittaranjan Das



6096

Chittaranjan Das

Seal and Stamp



6097

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

Kati Chandras

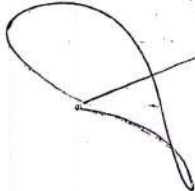
25/8/06

P.S. S.O. Matigora
Phansidewa Nazimabad
Dist. Darjeeling



6098

Manju Dasi



6099

অনুদাস



P.S. S.O. Matigora
Phansidewa Nazimabad
Dist. Darjeeling

Anun Das
S/o Late Swatch Das
Ram Krishna Pura
Matigora
Darjeeling

Addl Dist. Sub-Registrar
Sig. H at Bagdogra, Darjeeling
25/8/06

Page 2.

*Chittaranjan Das
Ratish chandra das
Manju rani Das.
Ranjita*

With respect to Raiyoti
Land measuring : 0.20 Acre.
Price :Rs.1,00,000/00 only
Mouza: GOURCHARAN,J.L.No.103.
P.S.MATIGARA.

This Indenture is made on this the 25th day of August .2006.

B E T W E E N

M/S MARIGOLD INDUSTRIES PVT.LTD.It's Director SRI MAMAN
CHAND AGARWAL,SON OF LATE SURAJMAL AGARWAL,Having it's
Office at 50/B Capital Market,Ladenla Road,P.O.,P.S.& Dist.Darjeeling,
Hereinafter called the PURCHASER (Which expression shall mean and
include unless excluded by or repugnant to the context be deemed to include
its Directors,executors,successors, representatives,administrators and
assigns) of the One Part.

A N D

1) SRI CHITTA RANJAN DAS,2) SRI RATISH CHANDRA DAS,BOTH
SONS OF SRI ABANI MOHAN DAS,3) SMT.MANJU RANI DAS, D/O.SRI
ABANI MOHAN DAS,4) SMT.RANJITA RANI BHADRA,W/O.Late JITEN
CHANDRA BHADRA,All Hindu by Religion,Business/Housewife by
occupation ,Residing at Siliguri,P.O. & P.S.Siliguri,Dist.Darjeeling,
hereinafter called the VENDORS (which expression shall mean and include
unless excluded by or repugnant to the context their heirs ,executors,
successors,legal representatives ,administrators and assigns) of the Other
Part.

(contd... to 3)

Chitranjan Das
Ratan Chandra Das
Manoj Kumar Das
S. Prasad

Whereas the Vendor No.1 is the sole and absolute owner in sixteen annas share/Recorded owner of Land measuring 0.03 acre in Plot No.143, and Land measuring 0.03 acre in Plot No.146, totaling an area measuring 0.06 acre, In L.R.Khatian No.35, Vendor No.2 is the sole and absolute owner in sixteen annas share/Recorded Owner of land measuring 0.03 acre in Plot No.143, Land measuring 0.03 acre in Plot No.146, totaling an area measuring 0.06 acre, Recorded in L.R.Khatian No.127 &137/3, Vendor No.3 is the sole and absolute owner in sixteen annas share/Recorded owner of Land measuring 0.02 acre in Plot No.143, and land measuring 0.02 acre in Plot No.146, totaling an area measuring 0.04 acre in L.R.Khatian No.114, and Vendor No.4 is the sole and absolute owner in sixteen annas share/Recorded owner of land measuring 0.01 acre in Plot No.143, and land measuring 0.03 acre in Plot No.146, totaling an area measuring 0.04 acre, Recorded in L.R.Khatian No.125, totaling an area measuring 0.20 acre of Mouza Gourcharan, J.L.No.103, P.S.Matigara, dist.Darjeeling, having Permanent heritable and transferable right, title and interest therein and that the said land is also free from all encumbrances and charges whatsoever.

AND

Whereas the vendors being in need of money for investing the same in some lucrative enterprises has offered for sale the said land measuring 0.20 Acre as fully described in the Schedule below (hereinafter referred to as BELOW SCHEDULED LAND), free from all encumbrances and charges whatsoever. As shown and delineated by RED border boundary line Map/Plan annexed herewith forming part of these presets. (contd... to 4)

Page 4

A N D

Chittaranjan Das
Ratien chandrasekar
Manguni Das,
Sri Venkatesh

Whereas the Purchaser has agreed to purchase the said below scheduled land at or for the price of Rs.1,00,000/00 (Rs .One Lac) only free from all encumbrances and charges whatsoever.

A N D

Whereas the vendors considering the said price so offered by the purchaser as fair reasonable and highest have also finally agreed to sell the said below scheduled land to the Purchaser at or for the said price of Rs.1,00,000/00 (Rupees One Lac) only, free from all encumbrances and charges whatsoever.

NOW THIS INDENTURE OF SALE WITNESSETH THAT in pursuance of the aforesaid offer, acceptance and in consideration of the sum of Rs.1,00,000/00 (Rupees One Lac) only, paid by the purchaser this day to the vendors in cash (the receipt whereof the vendors does hereby acknowledge as having received and the vendor also grants full discharge to the purchaser from the payment thereof) the vendors doth hereby convey assign sell and transfer the said below scheduled land together with all right, title and interest, liberties, easements, trees and fences whatsoever any way belonging to or reputed to belong therewith and makes over possession thereof unto and in favour of the purchaser absolutely and for ever TO HAVE AND TO HOLD the same by the purchaser as absolute owner thereof peaceably and quietly with permanent heritable and transferrable right title and interest and without any objection, interference or interruption

(contd... to 5)

Chittaranjan Das
Ratan Chandra Das
Manjivani Das.
S. P. Das

Page 5

from the vendors or any person or persons claiming under them, subject to the payment of land revenue and other taxes to the Superior land lord now the Govt. of West Bengal.

The vendors declares that the interest which they professes to transfer hereby subsists as on the date of these presents, and that the vendors have not previously sold, transferred, mortgaged, contracted for sale or otherwise the said below scheduled land to any other person or party, and that the land hereby transferred, expressed or intended so to be suffers from no defect of title, and that the recitals made hereinabove are all true, and in the event of any contrary is proved, then the vendors shall be liable for false recitals and shall also be liable to make good the loss which the purchaser may suffer or sustain resulting therefrom.

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

SCHEDULED OF THE LAND (HEREBY SOLD)

All that piece or parcel of Raiyoti Land measuring 0.09 acre in L.R. Plot No. 143, and Land measuring 0.11 acre in L.R. Plot No. 146, Totalling an area measuring 0.20 acre,
(contd..to 6)

Chittaranjan Das
Ratan Choudhary
Manjiv Ranji Das
[Signature]

Recorded in Khatian Nos.35,127,137/3,114 & 125,of mouza GOURCHARAN,Sheet No.1
Within the Jurisdiction of Police Station Matigara,Sub-division Siliguri,A.D.S.R.Office
Bagdogra,Paragana Patharghata,Touzi No.91,Dist.Darjeeling.The said land is butted and
bounded as follows :

- North : Land of Purchaser.
- South : Land of Purchaser.
- East: :Land of Purchaser.
- West : Land of Purchaser.

Proportionate yearly rent is Rs. 1.00 Paisa payable to the Govt. of West Bengal.

IN WITNESS WHEREOF THE VENDORS-in good health and conscious

Mind Set and subscribe their hand on this Deed on the day month and year first
above written.

WITNESSES :

1. Anun Das
S/o. Late. Swat Ch-Das
Ramkiswa Para.
Matigara.
Darjeeling.
2. Ranajit Palay
Bichannagar

Typed,read over and explained by me.

Santi Gopal Banik.
(Santi Gopal Banik)
Deed Writer,Siliguri/Bagdogra.
Licence No.30/1984.

NAME OF THE PURCHASER

M/S MARIGOLD INDUSTRIES PVT. LTD.
50 B, CAPITAL MARKET
LADENLA ROAD - DARJEELING
IT'S DIRECTOR
SRI MAMAN CHAND AGARWAL
S/O

SITE PLAN



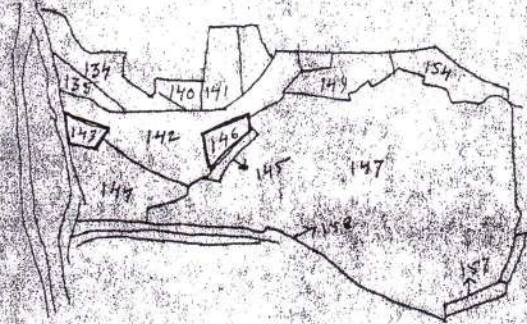
NAME OF THE SELLER

1. SRI CHITTARANJAN DAS
S/O ~~SRI~~ ABANI MOHAN DAS
2. SMT MANJU RANI DAS
W/O ~~SRI~~ ABANI MOHAN DAS
3. SMT RANJITA RANI BHADRA
W/O SRI JITEN CHANDRA BHADRA
4. SRI RATISH CHANDRA DAS
S/O ~~SRI~~ ABANI MOHAN DAS
SILIGURI - DARJEELING

SCHEDULE OF LAND

| MOUZA & J. L. No. | SHEET No. | KHATAN No. | PLOT No. | AREA OF LAND |
|-------------------|-----------|-------------------------------|----------------------------|--------------------------|
| GOURCHARAN - 81 | 1 | 35,114,125, 127&137/3(NEW) | 143-F-(NEW) 146-F-(NEW) | 0.09- ACRE 0.11- ACRE |

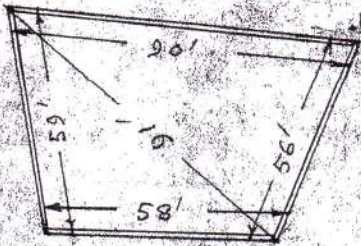
PART TRACED MAP OF MOUZA - GOURCHARAN
SCALE 16" = 1 MILE.



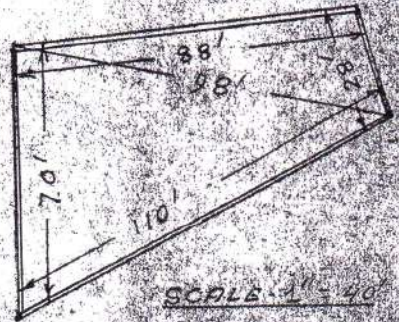
PROPOSED AREA SHOWN THUS.

AREA BOUNDED BY

| | |
|---|-------------------|
| N | LAND OF Purchaser |
| S | PURCHASER LAND |
| E | PURCHASER LAND |
| W | LAND OF Purchaser |



SCALE - 1" = 40'



SCALE - 1" = 40'

Chittaranjan Das
Ratish chandra Das
Manju Rani Das
Signature

SIGNATURE OF THE SELLERS

FINGER PRINT/PHOTO'S SPACE



| | Thumb | Four Finger | Middle Finger | Ring Finger | Little Finger |
|-------|-------|-------------|---------------|-------------|---------------|
| Left | | | | | |
| Right | | | | | |

Mansur Singh
SIGNATURE



| | | | | | |
|-------|--|--|--|--|--|
| Left | | | | | |
| Right | | | | | |

Chittaranjan Das
SIGNATURE



| | | | | | |
|-------|--|--|--|--|--|
| Left | | | | | |
| Right | | | | | |

Ratigh chandra Das
SIGNATURE



| | | | | | |
|-------|--|--|--|--|--|
| Left | | | | | |
| Right | | | | | |

Manji sani Das
SIGNATURE



FINGER PRINTS OF:-

THUMB FORE FINGER MIDDLE FINGER RING FINGER LITTLE FINGER

| | | | | | |
|--|--|--|--|--|--|
| | | | | | |
| | | | | | |

Signature

SIGNATURE

FINGER PRINTS OF:

THUMB FORE FINGER MIDDLE FINGER RING FINGER LITTLE FINGER

SIGNATURE

FINGER PRINTS OF:

SIGNATURE

Government Of West Bengal
Office of the ADSR Siliguri-II at Bagdogra
BAGDOGRA
Endorsement For deed Number :I-01326 of :2008
(Serial No. 04972, 2006)

On 25/08/2006

Payment of Fees:

Fee Paid in rupees under article : A(1) = 1089/- on:25/08/2006

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 14.00 on :25/08/2006,at the Office of the ADSR Siliguri-II at Bagdogra by Chitta Ranjan Das,one of the Executants.

Admission of Execution(Under Section 58)

Execution is admitted on :25/08/2006 by

1. Chitta Ranjan Das, son of Sri Abani Mohan Das, Siliguri, Thana Siliguri, By caste Hindu, by Profession :Business
 2. Ratish Chandra Das, son of Sri Abani Mohan Das, Siliguri, Thana Siliguri, By caste Hindu, by Profession :Business
 3. Manju Rani Das, daughter of Sri Abani Mohan Das, Siliguri, Thana Siliguri, By caste Hindu, by Profession :House wife
 4. Ranjita Rani Bhadra, wife of Late Jiten Chandra Bhadra, Siliguri, Thana Siliguri, By caste Hindu, by Profession :House wife
- Identified By Anun Das, son of Late Sarat Ch. Das Vill- Ramkrishna Para Post- Matigara Dist- Darjeeling Thana: Matigara, by caste Hindu, By Profession :Cultivation.

Name of the Registering officer : **Subhas Chandra Sarkar**
Designation : **A.D.S.R. Siliguri-II at Bagdogra**

On 31/03/2008

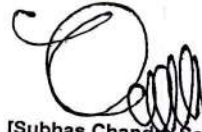
Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 909000/-

Certified that the required stamp duty of this document is Rs 45450 /- and the Stamp duty paid as: Impressive Rs- 5000

Name of the Registering officer : **Subhas Chandra Sarkar**
Designation : **A.D.S.R. Siliguri-II at Bagdogra**

On 07/04/2008



[Subhas Chandra Sarkar]
A.D.S.R. Siliguri-II at Bagdogra
Office of the Additional District Sub-Registrar of Siliguri-II at Bagdogra
Govt. of West Bengal

Government Of West Bengal
Office of the ADSR Siliguri-II at Bagdogra
BAGDOGRA
Endorsement For deed Number :I-01326 of :2008
(Serial No. 04972, 2006)

Admissibility(Rule 43)

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/-

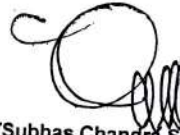
Deficit stamp duty

Deficit stamp duty : 1.Rs 15650/- is paid by the draft no. :244512, Draft date:29/03/2008, Bank name:STATE BANK OF INDIA, Siliguri, recieved on :07/04/2008. 2.Rs 24800/- is paid by the draft no. :116570, Draft date:02/04/2008, Bank name:STATE BANK OF INDIA, Nayabazar Branch., recieved on :07/04/2008.

Deficit Fees paid

Deficit amount of Registration fees is realized under Article in rupees : A(1) = 8899/- on: 07/04/2008.

Name of the Registering officer : **Subhas Chandra Sarkar**
Designation : **A.D.S.R. Siliguri-II at Bagdogra**




[Subhas Chandra Sarkar]
A.D.S.R. Siliguri-II at Bagdogra
Office of the Additional District Sub-Registrar of Siliguri-II at Bagdogra
Govt. of West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 3
Page from 5691 to 5703
being No 01326 for the year 2008.




(Subhas Chandra Sarkar) 07-April-2008
A.D.S.R. Siliguri-II at Bagdogra
Office of the ADSR Siliguri-II at Bagdogra
West Bengal