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Additional District Sub- Registral Raniganj, Burdwan

M4 JAN 2010

Bela Agarmans

DEED OF SALE

DEED OF SALE :: Mouza- Amrasota, P.S. Raniganj, Sale Value Rs. 3,52,002/-,
Assessed Market Value : Rs. 3,52,002/-, Area 3 Cottah.

THIS DEED OF SALE is made this the 4 Mday of January, 2010 (TWO THOUSAND TEN);

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Additional District Sub-Registral Raniganj, Burdwan

M4 JAN 2010

SMT. BELA AGARWAL, Wife of Sri Pawan Agarwal, by faith Hindu, Nationality Indian, by Occupation Housewife, resident of Sishu Bagan Bye Lane, Raniganj, P.O., P.S. & A.D.S.R. Office Raniganj, Sub-division Asansol, Dist. Burdwan (W.B) herein-after called the "VENDOR" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her respective heirs, successors, executors, assigns, administrators and legal representatives) of the ONE PART;

-:: IN FAVOUR OF ::-

under Indian Companies Act, 1956 having its Registered Office situated at 20/B, Abdul Hamid Street, 7th Floor, Kolkata-700 069, its PAN: AABCM7274Q, represented by its Director, SRI GOPAL KUMAR AGARWALA, Son of Late Bishwanath Agarwala, by faith Hindu, Citizenship Indian, by Occupation Business, resident of N.S.B. Road, Goenka Park, Raniganj, P.O., P.S. & A.D.S.R. Office Raniganj, Sub-division Asansol, District Burdwan (W.B) herein-after called the "PURCHASER" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-office and assigns) of the OTHER PART:

WHEREAS the properties described in the Schedule below and herein-after referred to as the said property is owned and possessed by the Vendor who is the absolute owner of the same.

AND WHEREAS the Vendor purchased the Schedule mentioned property from Smt. Saraswati Chatterjee, Wife of Sri Bangshidhar Chatterjee of Searsole, by a Regd. Deed of Sale being No. 312 for the year 2005 of A.D.S.R. Office Raniganj for a valuable consideration.



Additional District Sub- Registrat Raniganj, Burdwan

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AND WHEREAS accordingly the Vendor is now absolutely seized and possessed of and is otherwise well and sufficiently entitled to the aforesaid lands, properties, hereditaments and appurtenances with all easement rights, attached thereto morefully described and mentioned in Schedule below having had acquired the same in the manner aforesaid and in exclusive possession.

AND WHEREAS the Vendor abovenamed is in urgent need of money to defray her family expenses as also to meet other lawful necessities have decided and announced to sell her land, which is more clearly mentioned in Schedule below and delineated in the Plan annexed hereto, free from all encumbrances at the price of Rs. 3,52,002/- (Rupees Three Lac fifty two thousand two) only verifying the said price to be the best, fair, reasonable, and highest in the present market rate.

AND WHEREAS the Purchaser accepted the said offer announced by the Vendor and has agreed to pay the said sum of Rs. 3,52,002/- (Rupees Three Lac fifty two thousand two) only unto the Vendor for purchasing the Schedule mentioned property.

NOW THIS DEED WITNESSETH: That in consideration of the payment of the sum of Rs. 3,52,002/- (Rupees Three Lac fifty two thousand two) only made by the Purchaser by Cheque being No. 653953 dtd. 30-12-2009 of ICICI Bank, Asansol Branch, in favour of the Vendor, the whole of the aforesaid consideration money as the sale price of the land (the receipt whereof the said Vendor do hereby admit and acknowledges) and the Vendor in her personal capacity do hereby convey, grant, transfer, and absolutely assign her land to the Purchaser free from all encumbrances, charges, claims and demands what-so-ever. ALL THAT vacant land more specifically mentioned in Schedule below and delineated in the Plan annexed hereto.



Additional Distriet Sub-Registral Raniganj, Burdwan

4 11 2010

AND ALL the estate, right, title, interest, claim and demand what-so-ever together with all yards, courses, areas, sewers, drains, water-ways, paths, passages, lights, liberties, privileges, easements of the Vendor in or to the property hereby conveyed and every part thereto TO HOLD the same unto and to the use of the Purchaser and its representatives absolutely.

AND the Vendor and all persons claiming through or under her do hereby further agree with the Purchaser at all times, hereafter and upon any reasonable request and at the costs of the Purchaser to do and execute all such lawful acts, deeds and things what-so-ever for further and more perfectly conveying and assuring the said property and every part thereof to the Purchaser and its representatives and placing it in possession of the same according to the true intent meaning of this deed.

AND the Vendor do hereby also agree to save harmless and keep indemnified the Purchaser against all losses, damages, costs, and expenses which the Purchaser may be sustained by reason of any claim being made by anybody whom-so-ever to the said property or in respect of any arrears of taxes or cesses due thereof.

AND the Vendor do hereby further agree with the Purchaser and declare that she has not done or been party to any act, whereby the Vendor is prevented from conveying or assigning the said property.

AND the Vendor do hereby further agree with the Purchaser and declare that the Purchaser shall be entitled from this day to enjoy the Schedule mentioned property hereby conveyed as an absolute owner as its own chattel in any manner as the Purchaser may like or find necessary from generation to generation without any disturbance of the Vendor or her heirs, executors and legal representatives, and have every right to sell, alienate, lease, gift, mortgage etc. to any person or authority.



Additional District Sub- Registral Ranigani, Burdwan

#4 JAIN 2010

AND the Vendor do hereby give her consent and approval for recording of name of the Purchaser in the Landlord's Sherista and in the Municipality and shall help the Purchaser in such recording of and mutation of its name in such place or places and the Purchaser henceforth shall pay all rents and taxes to the Municipality and to the Govt. Revenue Department.

SCHEDULE

In the Dist. of Burdwan, Sub-division Asansol, under P.S. Raniganj, A.D.S.R. Office Raniganj, Mouza Amrasota, J.L. No. 18, Ward No. 21, (under Raniganj Municipality), all that piece of parcel of land, hereditaments and appurtenance with all easement rights attached thereto appertaining to;

- (1) R.S. Khatian No. 617 (Six hundred seventeen) corresponding to L.R. Khatian No. 1171 (One thousand one hundred seventy one), bearing R.S. Plot No. 1265 (One thousand two hundred sixty five) corresponding to L.R. Plot No. 3025 (Three thousand twenty five), Class of land Danga at present fit for Bastu, measuring an Area 9 (Nine) Chattak 13 (Thirteen) Sq.ft
- (2) R.S. Khatian No. 168 (One hundred sixty eight) corresponding to L.R. Khatian No. 1171 (One thousand one hundred seventy one) bearing R.S. Plot No. 1291 (One thousand two hundred ninety one) corresponding to L.R. Plot No. 3025 (Three thousand twenty five), Class of land Baid at present fit for Bastu, measuring an Area 1 (One) Cottah 13 (Thirteen) Chattak 23 (Twenty three) Sqft.
- (3) R.S. Khatian No. 169 (One hundred sixty nine) corresponding to L.R. Khatian No. 1171 (One thousand one hundred seventy one) bearing R.S. Plot No. 1292 (One thousand two hundred ninety two) corresponding to L.R. Plot No. 3025 (Three thousand twenty five) Class of land Baid at present fit for Bastu, measuring an Area 9 (Nine) Chattak 9 (Nine) Sq.ft.

POINT ZERO FIVE) ACRE of Vacant land hereby sold, which is shown and delineated by Red Border Line in the Plan annexed hereto, which do form a Part of this deed. Rayat Dakhali Swatiya.

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Additional District Sub- Registral Panigani, Burdwan

#4 JAN 2010

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The Proportionate annual ground rent is payable to the Govt. of West Bengal through the B.L. & L.R.O., Raniganj, Dist. Burdwan.

IN WITNESSES WHEREOF the Vendor hereof has execute and signed these presents on the day, month and year written at the outset.

This Deed Writing completed in 6 Pages and in Page No.1(A), Ten Fingers Print given by the Parties, being the part of this Deed.

WITNESSES :-

1. Shyom Dutta 5/0 Loute Melier Dutta Stelle Borga Ranigay 2. Nanara Rom Hun Hun Cory.

N.S. D row . Edgelfon

Bela Agarwal

(SIGNATURE OF THE VENDOR).

Drafted and prepared by me and explained to the executant by me :-

Marlay bournos May. (MALAY KR. MAJI) Deed Writer, Licence No. Rani-20,

Raniganj A.D.S.R. Office.

Typed & Printed by me :-

Typist.

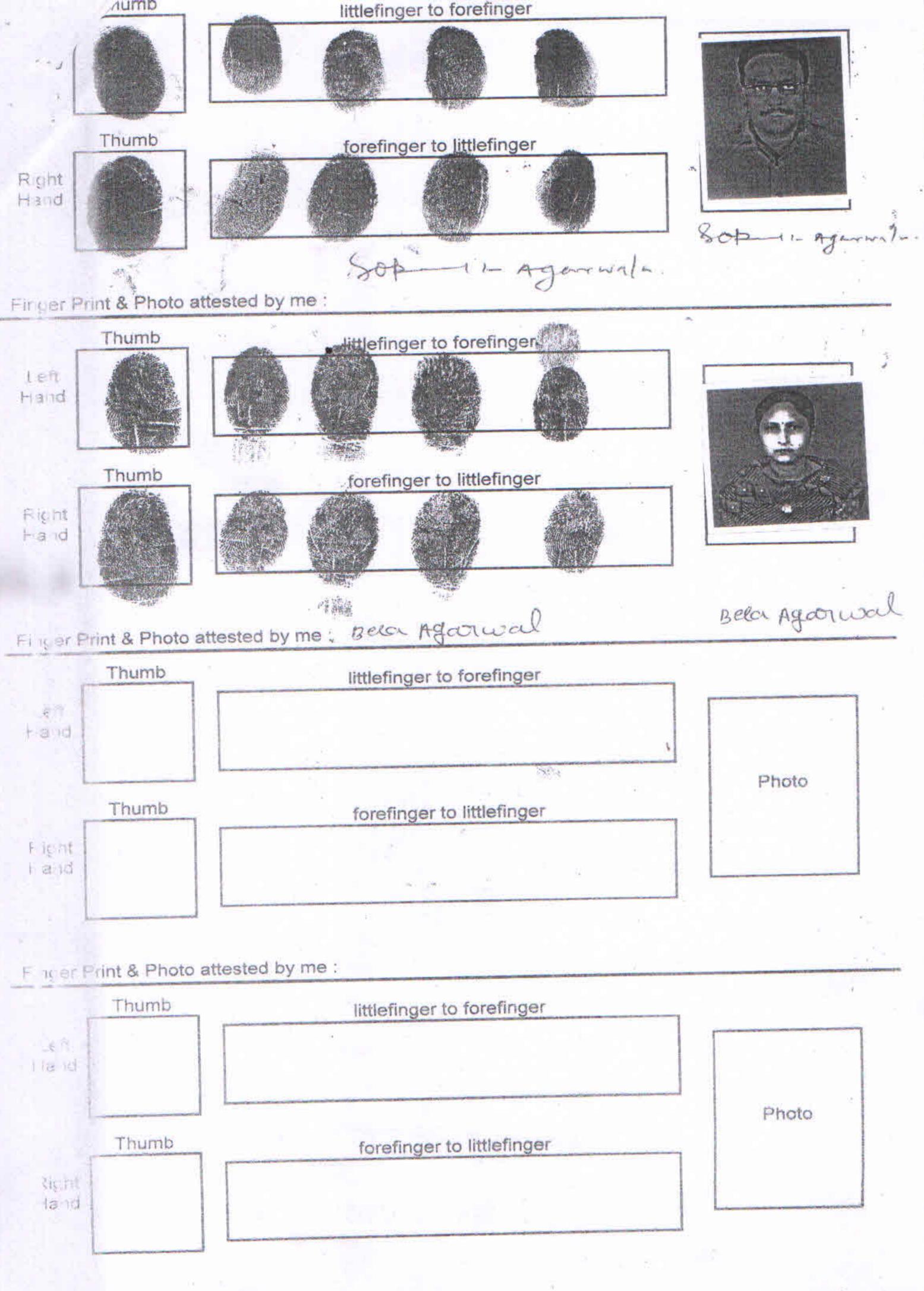
C.R. Road, RANIGANJ.

Sain Sen



Additional District Sub-Registral Raniganj, Burdwan

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Finger Print & Photo attested by me :



Additional District Sub- Registral Ranigani, Burdwan

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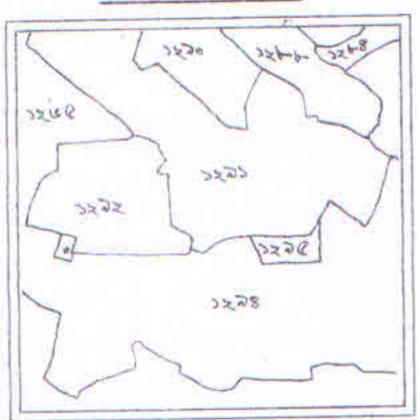
TPLAN SHOWING IN MOUZA AMRASOTA J.L NO:-18 R.S PLOT 0:- 1265,1291 & 1292 P.S:-RANIGANJ DIST:- BURDWAN.SCALE :-1"=33'-00"

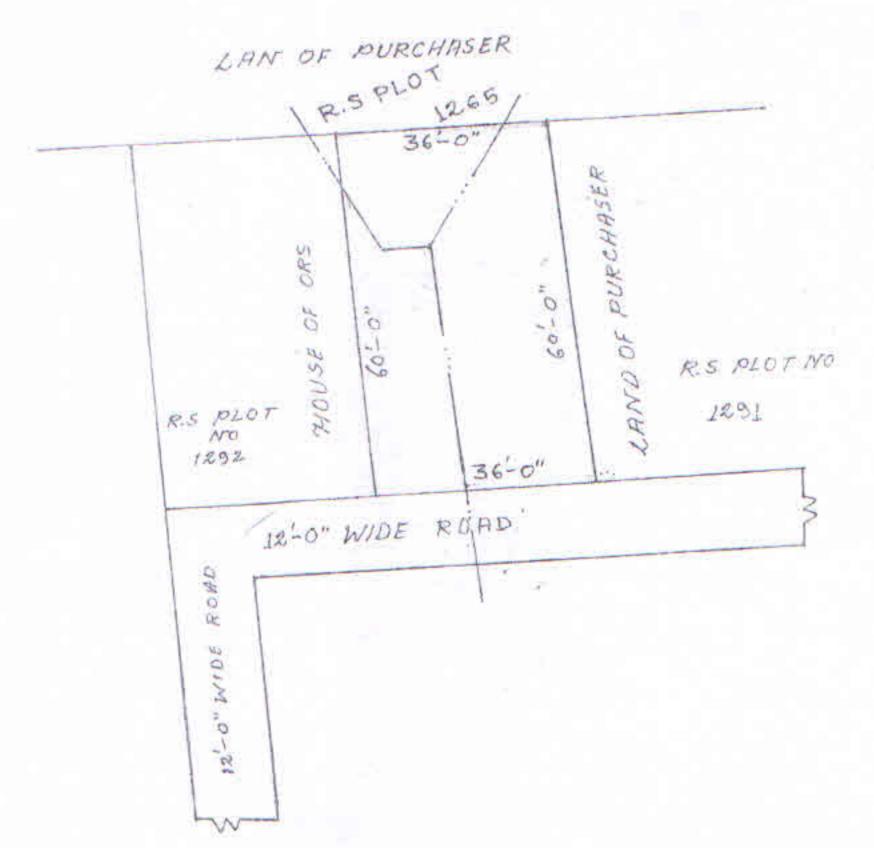
MEASURING AREA OK 9CH 13SFT WITHIN PLOT NO :-1265,1K 13CH 23SFT WITHIN PLOT NO 1291,0K 9CH 9SFT WITHIN PLOT NO 1292,TOJAL 3K 0CH OR 0.05ACRE (MORE/LESS) PURCHASED BY MARVELLOUS INTRA(P)LTD.

REPRESENTED BY:GOPAL KUMAR AGARWAL(DIRECTOR)
20/B/ABDUL HAMID STREET 7 TH FLOOR
KOLKOTA 69



MOUZA MAP





Bela Aganwal

TRACED BY
SURVEYOR



Additional Distriet Sub-Registral Ranigani, Burdwan

#4 JAI. 2010

Department of Finance (Revenue) ,Directorate of Registration and Stamp Revenue

Office of the A. D. S. R. RANIGANJ, District- Burdwan

Signature / LTI Sheet of Serial No. 00007 / 2010, Deed No. (Book - I , 00007/2010)

Signature of the Presentant

Signature with date
Bela Agoorwal
04/01/10

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

al No. Admission of Execution By

Status

Photo

Finger Print

Signature

Bela Agarwal Address -Sishu Bagan Bye Lane, Raniganj, Dist-Burdwan Self

LTI

Bela Aganwal

04/01/2010

04/01/2010

h i ne of Identifier of above Person(s)

5 n am Dutta

Raniganj, Sishu Bagan, Raniganj, Dist-Burdwan ---

Shyom Dulba

Signature of Identifier with Date

04/07/10



An

(Sadhan Sarkar)

ADDITIONAL DISTRICT SUB-REGISTRAR

Office of the A. D. S. R. RANIGANJ

Additional District Stib- Pegistral

Ranigary Europay 2011

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04/01/2010

Government Of West Bengal Office Of the A. D. S. R. RANIGANJ District:-Burdwan

Endorsement For Deed Number: 1 - 00007 of 2010

(Serial No. 00007 of 2010)

On 04/01/2010

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, Adjute number: 23 of Indian Stamp Act 1899, also under section 5 of West Bengal Land Reforms Act, 1955, Court fee stamp paid Rs.10/-

Payment of Fees:

Fee Paid in rupees under article: A(1) = 3872/- on 04/01/2010

Certificate of Market Value(WB PUVI rules of 2001)

Cartified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-352002/-

Certified that the required stamp duty of this document is Rs.- 21120 /- and the Stamp duty paid as: Impresive Rs.- 1000/-

Deficit stamp duty

Felicit stamp duty Rs. 20127/- is paid, by the draft number 218500, Draft Date 04/01/2010, Bank Name TATE BANK OF INDIA, RANIGANJ, received on 04/01/2010

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

Fresented for registration at 13.39 hrs on :04/01/2010, at the Office of the A. D. S. R. RANIGANJ by Lein Agarwal, Executant.

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

Ex a ution is admitted on 04/01/2010 by

Leia Agarwal, wife of Pawan Agarwal, Sishu Bagan Bye Lane, Raniganj, Dist- Burdwan, Thana Laniganj, By Caste Hindu, By Profession: House wife

Identified By Shyam Dutta, son of Late Mihir Dutta, Sishu Bagan, Raniganj, Dist- Burdwan, Thana: Itaniganj, By Caste: Hindu, By Profession: Others.

(Sadhan Sarkar)
ADDITIONAL DISTRICT SUB-REGISTRAR



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(Sadhan Sarkar)

ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 1 of 1

Additional District Sub- Registrar Ranigani, Burdwan

■4 JAi 2010

01/01/2010 15:41:00

and care of Registration under section 60 and Rule 69.

CL-Volume number 1
Page from 76 to 87
being No 00007 for the year 2010.



ACDITIONAL DISTRICT SUB-REGISTRAR
Ofice of the A. D. S. R. RANIGANJ

Paringani, Burdwan



e tificate of Registration under section 60 and Rule 69.

Fegistered in Book - I CD Volume number 1 Fage from 88 to 98 being No 00008 for the year 2010.



(5.5 Ihan Sarkar) 04-January-2010
ABBUTTIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. RANIGANJ
A + (Bengal

Additional District Sub- Registral Ranigani, Burdwan

MA JAN ZUTU