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I-273

1000Rs.



Certified that the documents are
admitted to registration at the
signature sheet & the endorsement
sheets with attached are to the
part of the documents

Additional District Sub-Registrar
Raniganj, Burdwan

127 JAN 2010

DEED OF SALE

DEED OF SALE :: Mouza- Amrasota, P.S. Raniganj, Sale Value Rs. 2,07,854/-,
Assessed Market Value : Rs. 2,07,854/-, Area 2 Cottah.

THIS DEED OF SALE is made this the 27 day of January, 2010 (TWO
THOUSAND TEN); - BY -

Cont....P/2.

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Hannoverhaus Antre Bt 144
Koi-69

30/11/09

2000/

Signature



Signature
Additional District Sub-Registrar
Rangit, Burchwan

27 JAN 2010

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SMT. BULU RANI DUTTA, Wife of Sri Jawaharlal Dutta, by faith Hindu, Nationality Indian, by Occupation Housewife, resident of 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** ::-

MARVELLOUS INTRA PRIVATE LIMITED, a Private Limited Company registered 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 (1) Ramabatar Luharuwalla, Son of Late Prahlad Rai Luharuwalla & (2) Smt. Pushpa Devi Luharuwalla, Wife of Sri Ramabatar Luharuwalla of Raniganj, by a **Regd. Deed of Sale being No. 2820 for the year 1997** of A.D.S.R. Office Raniganj for a valuable consideration.

AND WHEREAS the name of the Vendor has duly been recorded in the finally Published L.R. Record of Rights.

Cont...P/3.



Additional District Sub- Registrar
Rangpur, Bangladesh

27 JAN 2010

-: 3 :-

Original
Date 12/11/2018
Page 3

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. 2,07,854/- (Rupees Two Lac seven thousand eight hundred fifty four) 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. 2,07,854/- (Rupees Two Lac seven thousand eight hundred fifty four) 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. 2,07,854/- (Rupees Two Lac seven thousand eight hundred fifty four) only made by the Purchaser in Cash, to 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 District Sub-Registrar
Raniganj, Burdwan

27 JAN 2018

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 whatsoever 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.

Cont., P/5.



Additional District Sub-Registrar
Rahighat, Burmwan

27 JAN 2010

Handwritten signature or initials in the top right corner.

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. 168 (One hundred sixty eight) corresponding to L.R. Khatian No. 760 (Seven hundred fifty) 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 03 (Three) Chattak 24 (Twenty four) Sq.ft.

(2) R.S. Khatian No. 93 (Ninety three) corresponding to L.R. Khatian No. 750 (Seven hundred fifty) bearing R.S. Plot No. 1294 (One thousand two hundred ninety four), corresponding to L.R. Plot No. 3025 (Three thousand twenty five), Class of land Kanali at present fit for Bastu, measuring an Area 12 (Twelve) Chattak 21 (Twenty one) Sq.ft.

IN TWO PLOTS TOTAL MEASURING AN AREA 2 (TWO) COTTAH OR 0.033 (ZERO POINT ZERO THREE THREE) 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.



Additional District Sub-Registrar
Raniganj, Burdwan

12.7. JAN 2010

-: 6 :-

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

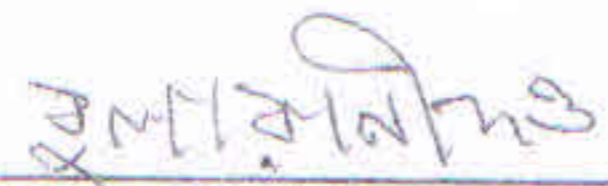
IN WITNESSES WHEREOF the Vendor hereof has execute and signed these presents on the day, month and year written at the outset.

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 :-

Monabogh Dutta
Jahar Lal Dutta
Habitant (Talab) Raniganj

Korun Chakraborty
Raniganj


(SIGNATURE OF THE VENDOR).


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

Malay Kumar Maji
(MALAY KR. MAJI)
Deed Writer,
Licence No. Rani-20,
Raniganj A.D.S.R. Office.

Typed & Printed by me :-

Sanjay Sen
Typist.
R.R. Road, RANIGANJ.




Additional District ~~Sub~~ Registrar
Raniganj, Burdwan

15 JAN 2015

বাম হাত					
	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					



Ropini - Aggarwal

উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল :

Ropini - Aggarwal

বাম হাত					
	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					



ইলাকবীদাও

উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল :

ইলাকবীদাও

বাম হাত					
	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					



ফটো

উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল :

বাম হাত					
	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					



ফটো


উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল :



Additional District Sub-Registrar
Bardhaman

27 JAN 2010

PARTPLAN SHOWING IN MOUZA AMRASOTA J.L NO:-18 R.S PLOT
NO - 1291,1294 P.S:-RANIGANJ DIST:- BURDWAN.SCALE :-1"=33'-00"

MEASURING AREA 1K 3CH 24SFT WITHIN PLOT NO :-1291, 12CH 21SFT
WITHIN PLOT NO 1294.TOTAL AREA 2K 0CH PURCHASED BY MARVELLOUS
INTRA(P)LTD.SHOWN THUS 

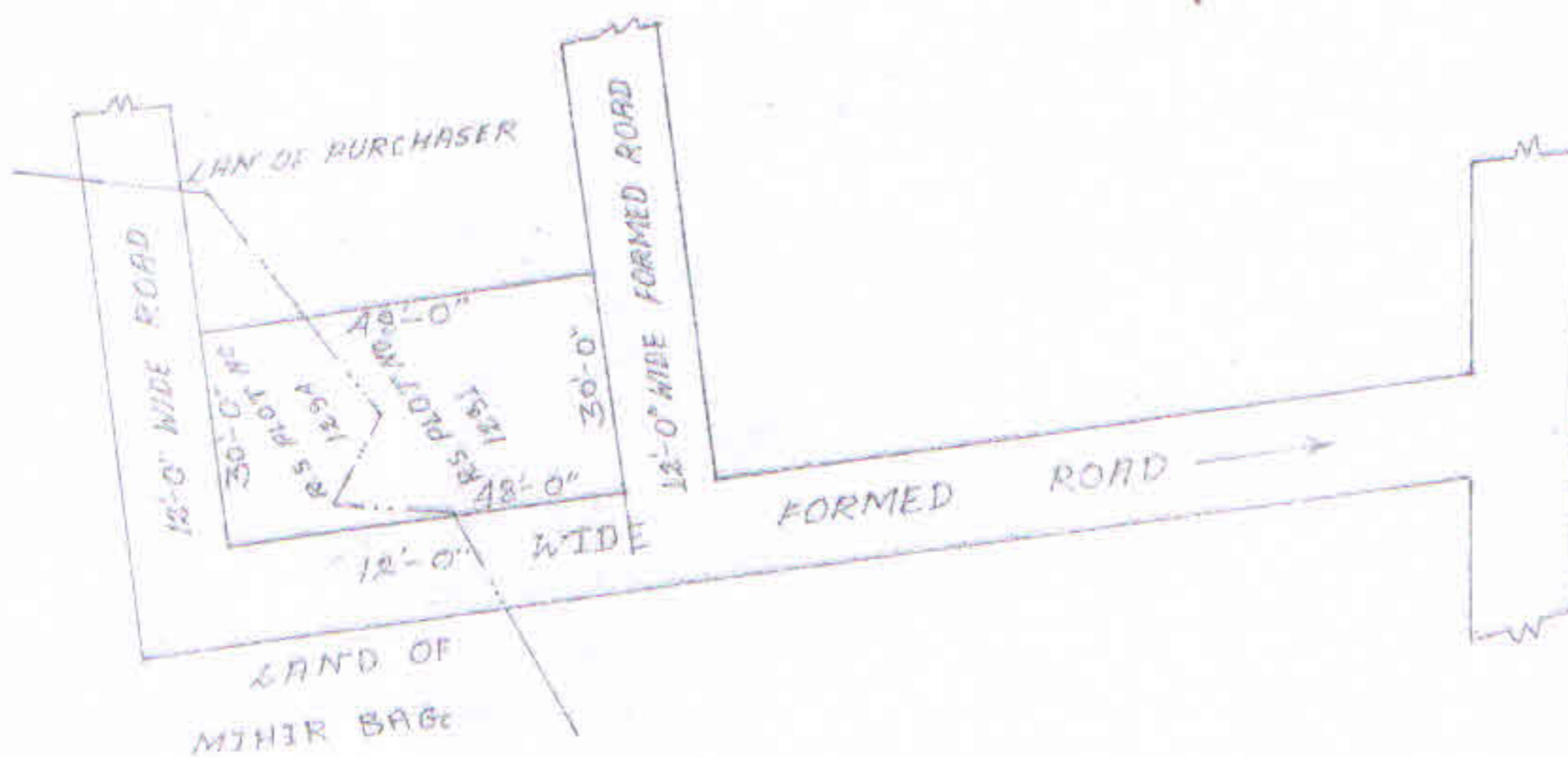
REPRESENTED BY :-
GOPAL KUMAR AGARWAL(DIRECTOR)
20/B/ABDUL HAMID STREET 7 TH FLOOR
KOLKOTA 69



MOUZA MAP



সুন্দর লিখিত



TRACED BY

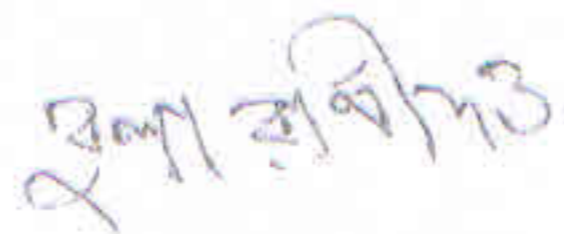
SURVEYOR



Additional District Sub-Registrar
Raniganj, Burdwan

27 JAN 2010

Signature of the Presentant

Name of the Presentant	Signature with date
Bibi Rani Dutta	

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Bibi Rani Dutta Address -Raniganj, Raniganj, Dist- Burdwan	Self		 LTI	
			27/01/2010	27/01/2010	

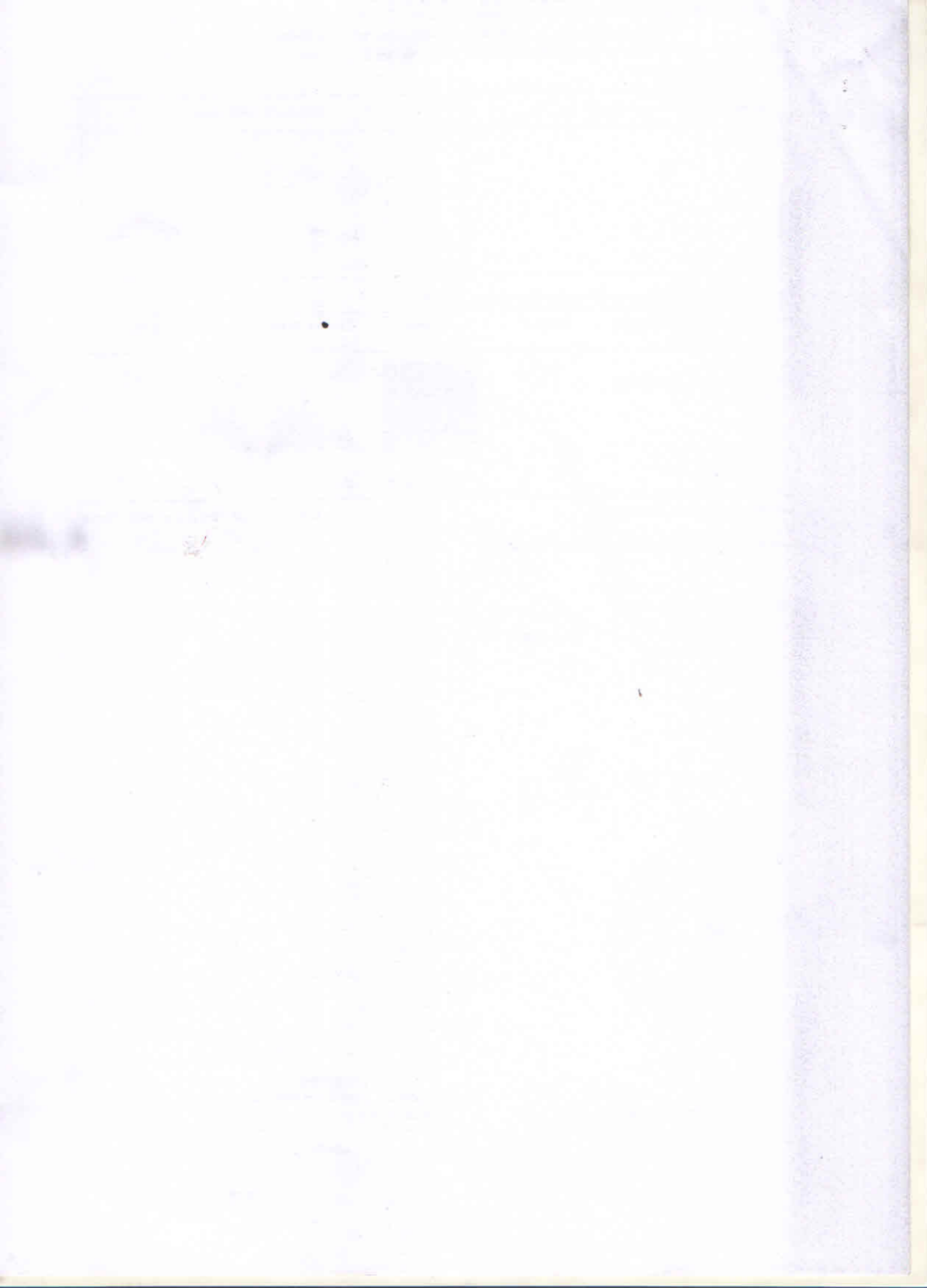
Name of Identifier of above Person(s)

Manotosh Dutta
PS Raniganj, Hatiatala (Talab) Raniganj, Dist- Burdwan

Signature of Identifier with Date









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

Endorsement For Deed Number : I - 00273 of 2010
(Serial No. 00267 of 2010)

01/27/01/2010

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, 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/- •

Payment of Fees:

Fee Paid in rupees under article : A(1) = 2277/- on 27/01/2010

Certificate 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.-207854/-

Certified that the required stamp duty of this document is Rs.- 12471 /- and the Stamp duty paid as: Impressive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty Rs. 11475/- is paid, by the draft number 218858, Draft Date 22/01/2010, Bank Name STATE BANK OF INDIA, Raniganj, received on 27/01/2010

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

Presented for registration at 13.09 hrs on :27/01/2010, at the Office of the A. D. S. R. RANIGANJ by Bula Hani Dutta, Executant.

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

Execution is admitted on 27/01/2010 by

Bula Hani Dutta, wife of Jawaharlal Dutta , Raniganj, Raniganj, Dist- Burdwan , Thana Raniganj, By Caste Hindu, By Profession : House wife

Identified By Manotosh Dutta, son of Jaharlal Dutta, Hatiatala(Talab) Raniganj, Dist- Burdwan, Thana: Raniganj, By Caste: Hindu, By Profession: Others.

(Sadhan Sarkar)
ADDITIONAL DISTRICT SUB-REGISTRAR



Sadhan Sarkar

(Sadhan Sarkar)
ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 1 of 1

7/01/2010 15:44:00

Additional District Sub-Registrar
Burdwan

27 JAN 2010

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
Volume - number 1
Page from 3477 to 3488
Being No. 273 for the year 2010.



(Signature)
Additional District Sub-Registrar
Office of the A. D. S. R. RANIGANJ
West Bengal
Raniganj, Burdwan

27 JAN 2010

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ব্রাহ্মণ

अष्टादशमस्कन्धः

ସାଧାରଣତଃ

ATTESTED

Sd/- *Shiv Kumar*
Revenue Officer,

Date.....19.12.20

 $R = \mathbb{Z}[\frac{1}{2}]$ 222
$$= \frac{1}{2} \left(\frac{1}{2} + \frac{1}{2} \right) = \frac{1}{2}$$

গাভান্সায়েক

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Verified the entries in the Computer Print out with references to the original documents and found them to be 100% correct.



Copied by P. Demant
 Compared by Mel 292

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এক সাত

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Date of application for copy 8.7.02
 Date fixed for notifying the requisite 10.07.02
 number of stamps and folios 11.07.02
 Date of delivery of requisite stamp 25.02.03
 and folios 26.02.03
 Date on which 25.02.03 was ready for
 delivery 26.02.03
 Date of making 26.02.03
 to the collector

CERTIFICATE OF COST
 DETAILS 291 AMOUNT
8.7.02 5.18

Approx $\frac{80}{56}$

Computer charge
 + page 1257 5.00

10.18

lighten

Gen. 18/12/03
18/12/03
18/12/03

certified to be a true and correct copy of
 record of 18/12/03
 finally published 18/12/03
 of the West 18/12/03
 (W. B. Act) 18/12/03
 certified u/s 18/12/03

18/12/03
 of the Indian 18/12/03