

1547

13532 - 1353

3000Rs.



10/5/07

A-1809/-

10/5/07

[Signature]

10/5/07

Setforth Value Rs. 1,20,000/-
Bank Draft/3/-
No. 192209 24/4/07
of S.B.I. F. Mose

[Signature]
S.B.I. Raniganj
25/4/07

Mou Singh
Sima Singh

NET VALUE ASSESSMENT Rs. 300,000/-
10800/-

A-1980/-

7/5/07

DEED OF SALE

DEED OF SALE :: Mouza-Amrasota, P.S. Raniganj, Value Rs. 1,20,000/-, Area 3 Cottah.

THIS DEED OF SALE is made this the 25th day of April, 2007 (TWO THOUSAND SEVEN); - BY -

Sl. No. 485 24/4/07
 Name Marvellous Inter Pvt Ltd
 Address Kolkata - 67
 Purchased from the Treasury Dept. 23/4/07
 Stamp Ven. Ch. P. S. Maharaj
 A.D.S.A. of the Reg. L. No. 3/13
 Value Rs. 3000/-

25th Apr 2007
 Mou Singh

Mou Singh



2597

Mou Singh

Additional District Registrar
 Raebareilly, Noida
 125 APR 2007



2598

Sima Singh

① Mou Singh w/o Krishna
 Gopal Singh - 2. Son
 Singh w/o Gopal Singh
 Ranigauj

Ranigauj

Hindu

Gopal Singh

Parameshwar Singh
 K. B. Lane

RANIGAUJ

Hindu

Gopal Singh
 Parameshwar Singh
 20-K-B-Lane
 Ranigauj

Additional District Registrar
 Raebareilly, Noida
 125 APR 2007



- 2 -

MOU Singh
Sima Singh

(1) SMT. MOU SINGH, Wife of Sri Krishna Gopal Singh, by faith Hindu, Nationality Indian, by Occupation Housewife, resident of Saldanga, Raniganj, P.O., P.S. & A.D.S.R. Office Raniganj, Sub-division Asansol, Dist. Burdwan (W.B), (2) SMT. SIMA SINGH, Wife of Sri Gopal Singh, by faith Hindu, Nationality Indian, by Occupation Housewife, resident of 25, K.G. Lane, Raniganj, P.O., P.S. & A.D.S.R. Office Raniganj, Sub-division Asansol, Dist. Burdwan (W.B); herein-after jointly and severally called the "VENDORS" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, successors, executors, assigns, administrators and legal representatives) of the ONE PART;

Cont....P/3.

Sl. No. 486 Date 24/4/07
Name Marvellous Infra Pvt Ltd
Address Kalkate, G.
Purchased From Ass. Treasury Dt 28/4/07
Stamp Ven. o. J. P. 4-10-00
A.D.S. No. 100, 100, 100, 100
Value Rs. 1000/-

Signature: [Signature]



Additional District Sub-Registrar
Bijapur, Karnataka

125 APR 2007

1000Rs.



--- 3 ---

--- 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 : AADCM7274Q, represented by its Director BRI GOPAL KUMAR AGARWALA, Son of Late Bishwanath Agarwala, having his I.T. PAN : ABPPA0129C, by faith Hindu, Citizenship Indian, by Occupation Business, resident of N.S.B. Road,

Cont...P/4.

Stamp 3 300/100 x 2 = 5000

Sl. No. 487 Date 24/4/07
Name M. A. K. Lloyds Int'l Pvt Ltd
Address Kolkata
Enclosed from Ann. Treasury Dt. 23/4/02
Stamp Ven. of P. W. & C. S. No. 3/18
Value Rs. 1000/- Signature D. K. Narayan



Additional Dy. Registrar
Barrackpore, Calcutta

25 APR 2007

mol Singh
Sima Singh

-: 4 :-

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-'A' & 'B' below and herein-after referred to as the said property are owned and possessed by the Vendors who are the absolute owners of the same.

AND WHEREAS the Vendor No. (1) purchased the property under Mouza Amrasota, P.S. Raniganj, measuring an Area 1 Cottah 8 Chattak particularly mentioned in the Schedule-'A' below from Sri Anandamoy Mukherjee, Son of Late Nepal Chandra Mukherjee of Banjora, Mejia, by a Regd. Deed of Sale being No. 3385 for the year 2003 of A.D.S.R. Office Raniganj for a valuable consideration.

AND WHEREAS the Vendor No. (2) purchased the property under Mouza Amrasota, P.S. Raniganj, measuring an Area 1 Cottah 8 Chattak particularly mentioned in the Schedule-'B' below from Sri Anandamoy Mukherjee, Son of Late Nepal Chandra Mukherjee of Banjora, Mejia, by a Regd. Deed of Sale being No. 3384 for the year 2003 of A.D.S.R. Office Raniganj for a valuable consideration.

AND WHEREAS the names of the Vendors have duly been recorded in the finally Published L.R. Record of Rights.

AND WHEREAS accordingly the Vendors are now absolutely seized and possessed of and are 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-'A' & 'B' below having had acquired the same in the manner aforesaid and they are in exclusive possession.

Cont...P/5.



Additional Dis. Sub-Registrar
Kannur, Kozhikode

12.5 APR 2007

-: 5 :-

Mou Singh
Singh

AND WHEREAS the Vendors abovenamed are in urgent need of money to defray their family expenses as also to meet other lawful necessities have decided and announced to sell their land, which is more clearly mentioned in Schedule-'A' & 'B' below and delineated in the Plan annexed hereto, free from all encumbrances at the price of Rs. 1,20,000/- (Rupees One Lac twenty thousand) 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 Vendors and has agreed to pay the said sum of Rs. 1,20,000/- (Rupees One Lac twenty thousand) only unto the Vendors for purchasing the Schedule mentioned property.

NOW THIS DEED WITNESSETH : That in consideration of the payment of the sum of Rs. 1,20,000/- (Rupees One Lac twenty thousand) only made by the Purchaser in Cash to the Vendors, the whole of the aforesaid consideration money as the sale price of the land (the receipt whereof the said Vendors do hereby admit and acknowledges) and the Vendors in their personal capacity do hereby convey, grant, transfer, and absolutely assign their land to the Purchaser free from all encumbrances, charges, claims and demands what-so-ever. **ALL THAT** vacant land more specifically mentioned in Schedule-'A' & 'B' below and delineated in the Plan annexed hereto.

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 Vendors 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.

Cont...P/6.




Additional District Sub-Registrar
Channarayana, Gundlupet
15 APR 2007

-:: 6 ::-

Mou Singh
Sima Singh

AND the Vendors and all persons claiming through or under them 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 Vendors do hereby also agree to save harmless and keep indemnified the Purchaser against all losses, damages, costs, and expenses which he may sustain 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 Vendors do hereby further agree with the Purchaser and declare that they have not done or been party to any act, whereby the Vendors are prevented from conveying or assigning the said property.

AND the Vendors 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 it may like or find necessary from generation to generation without any disturbance of the Vendors or their heirs, executors and legal representatives, and have every right to sell, alienate, lease, gift, mortgage etc. to any person or authority.

AND the Vendors do hereby give their 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.

Cont...P/7.




Additional District Sub-Registrar

Kurduwan, Kurduwan

12:5 APR 2007

-:: 7 ::-

SCHEDULE - 'A'

(Sold by Vendor No. 1)

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 R.S. Khatian No. 168 (One hundred sixty eight), corresponding to L.R. Khatian No. 1649 (One thousand six hundred forty nine), bearing R.S. Plot No. 1290 (One thousand two hundred ninety), corresponding to L.R. Plot No. 3025 (Three thousand twenty five), Class of land Garh Layek Patit at present fit for Bastu, measuring an Area 3 (Three) Chattak 27 (Twenty seven) Sq.ft. and 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 Garh Layek Patit at present fit for Bastu, measuring an Area 1 (One) Cottah 4 (Four) Chattak 18 (Eighteen) Sq.ft. Total measuring an Area 1 (One) Cottah 8 (Eight) Chattak.

SCHEDULE - 'B'

(Sold by Vendor No. 2)

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 R.S. Khatian No. 168 (One hundred sixty eight), corresponding to L.R. Khatian No. 1650 (One thousand six hundred fifty), bearing R.S. Plot No. 1290 (One thousand two hundred ninety), corresponding to L.R. Plot No. 3025 (Three thousand twenty five), Class of land Garh Layek Patit at present fit for Bastu, measuring an Area 1 (One) Cottah 6 (Six) Chattak 30 (Thirty) Sq.ft. and 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 Garh Layek Patit at present fit for Bastu, measuring an Area 1 (One) Chattak 15 (Fifteen) Sq.ft. Total measuring an Area 1 (One) Cottah 8 (Eight) Chattak.

In Schedule-'A' & Schedule-'B' Total measuring an Area 3 (Three) Cottah or 0.0495 (Zero Point Zero Four Nine Five) Acres of vacant land hereby sold by the Vendors, which is specifically shown and delineated by Red Border line in the Plan annexed hereto, which do form a Part of this deed.

Cont...P/8.



Additional District Sub-Registrar
Kannur, Kozhikode

12-5 APR 2007

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

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

This Deed Writing completed in 8 Pages and in Page No.1(A), Ten Fingers Print given by the Parties, being the part of this Deed.

WITNESSES :-

1. Gopal Singh.
K.4. Lane
Raniganj.

(1) Mou Singh

2. Nirmal Kumar (son) of Mr. Gopal Singh.
Raniganj.

(2) Sima Singh.

(SIGNATURE OF THE VENDORS).

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 :-

Savitri Sen
Typist.
C.R. Road, RANIGANJ.

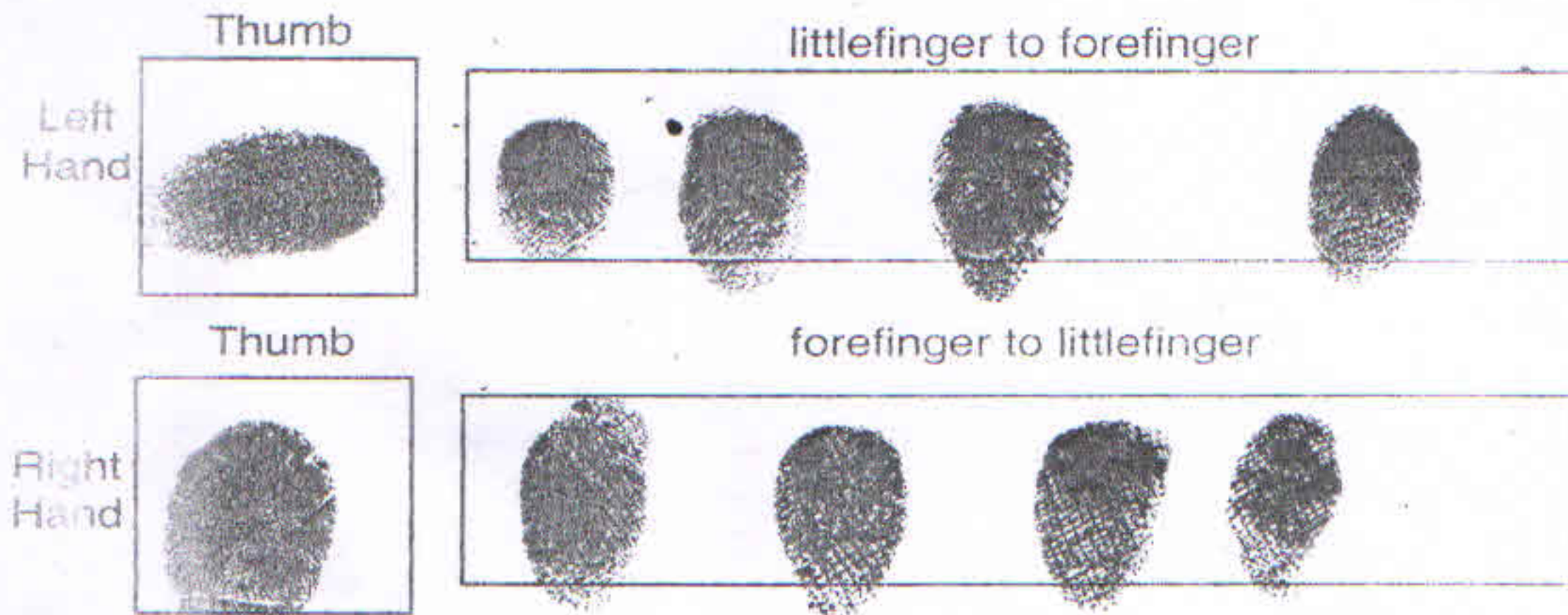


[Signature]
Additional District Sub-Registrar
Ramogae, Maseru

12:5 APR 2007



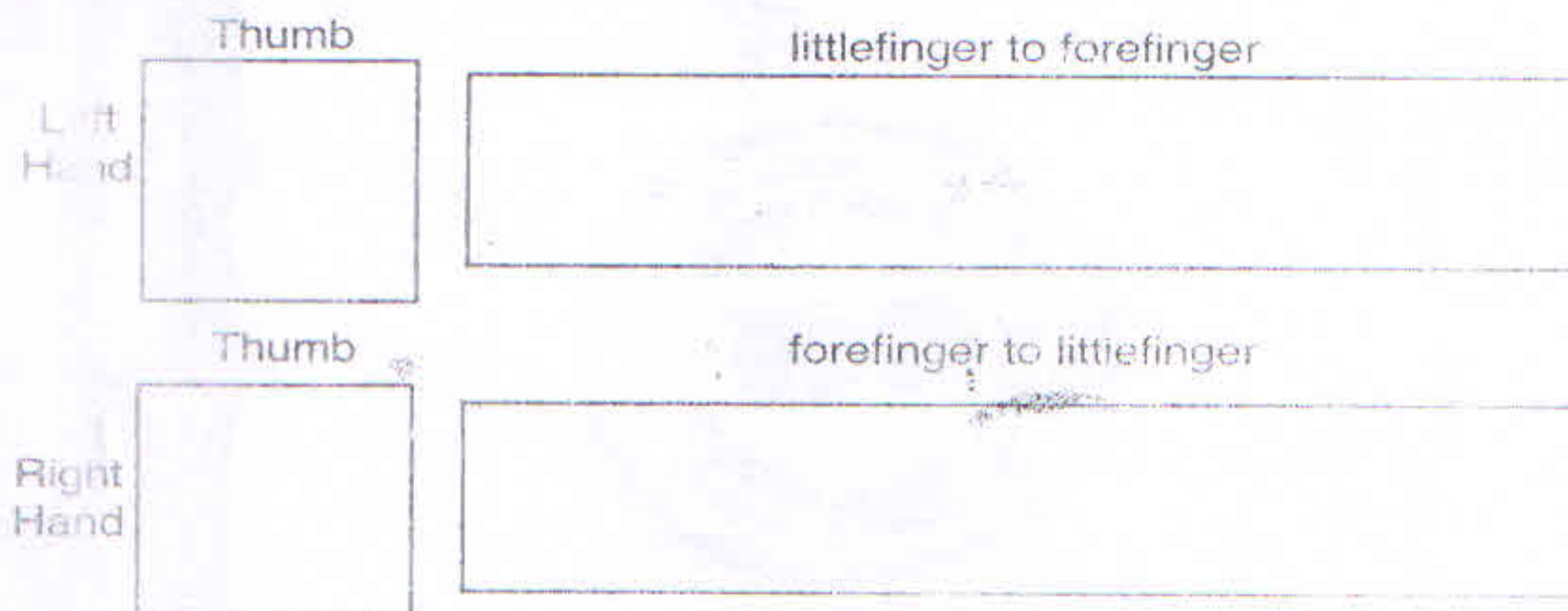
Finger Print & Photo attested by me : Separi - ag -



Finger Print & Photo attested by me : Mou Singh



Finger Print & Photo attested by me : Sima Singh.



Finger Print & Photo attested by me :



Additional District Sub-Registrar
Rajshahi, Burdwan

125 APR 2007



Admission Director
Kendall College
Kendall College

23 MAY 2009

1353
2102

PLAN OF MOUZA-AMRASOTA, J.L.NO-18
-RANIGANI, DIST-BURDWAN.

SCALE-1"=33'0"

LEGEND:

PORTION OF LAND FORMING AREA-1 K. 10 CH. 12 SFT.
WITHIN R.S PLOT NO-1290 & 1 K. 5 CH. 33 SFT WITHIN R.S
PLOT NO-1291 TOTAL, 3 KATHA IS SHOWN IN RED
BOUNDED LINE... [] . TO BE PURCHASED.

PURCHASER:- MARVELLOUS INTRA(P) LTD.

20B, ABDUL HAMID STREET.

KOLKATA-69.

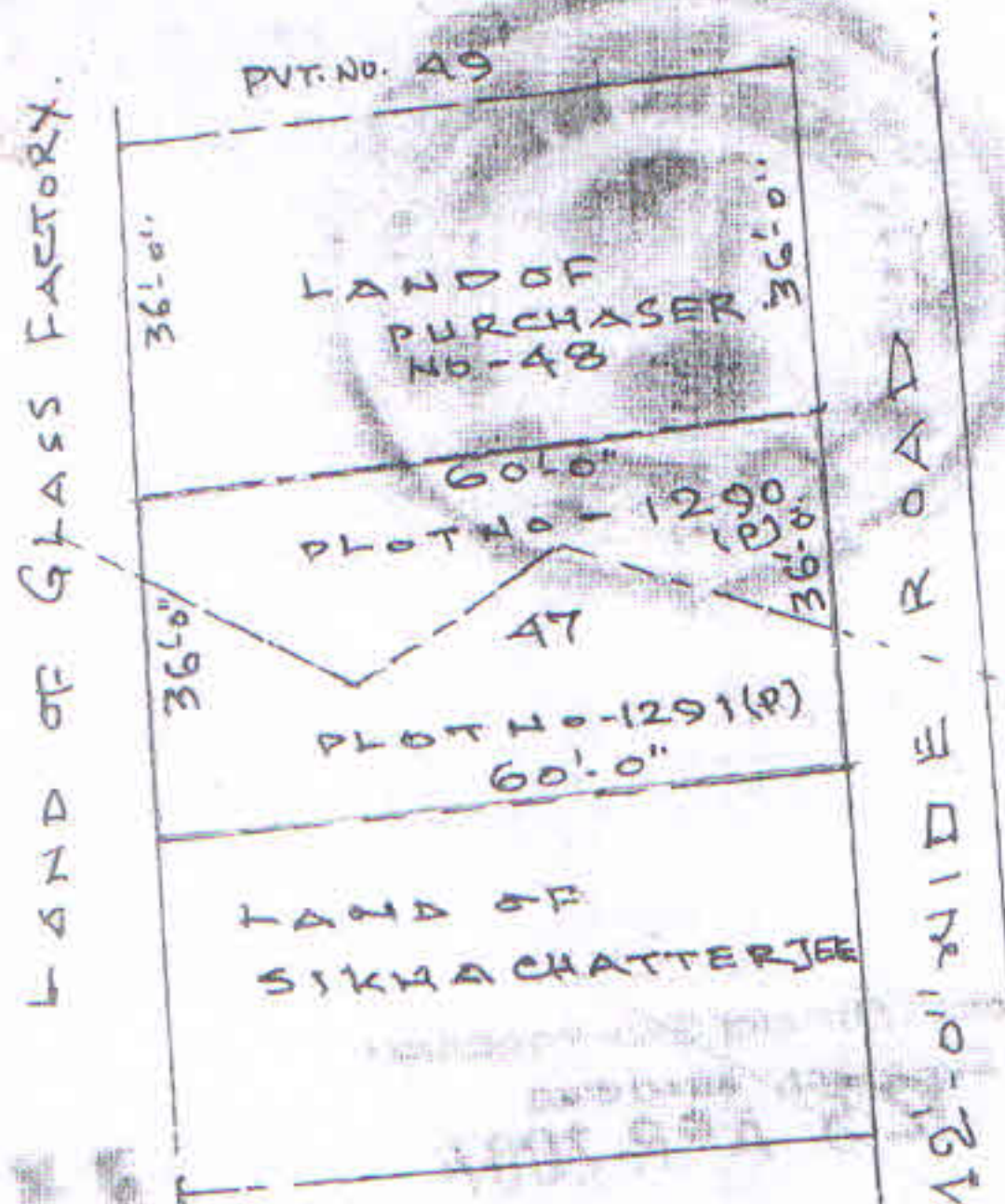
DIRECTOR:-

GOPAL KR. AGARWALA.

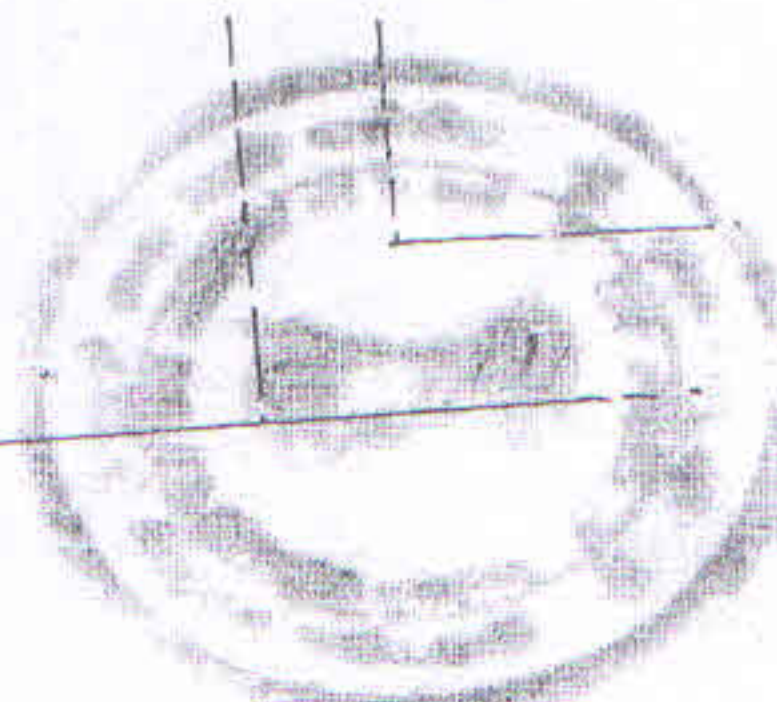
3PO FATE BISHW Nath AGARWALA.

SELLERS:-

1. SMT. SIMA SINGH W/O SRI GOPAL SINGH.
2. SMT. MOU SINGH. W/O SRI KRISHNAGOPAL SINGH.



Mou Singh
Sima Singh

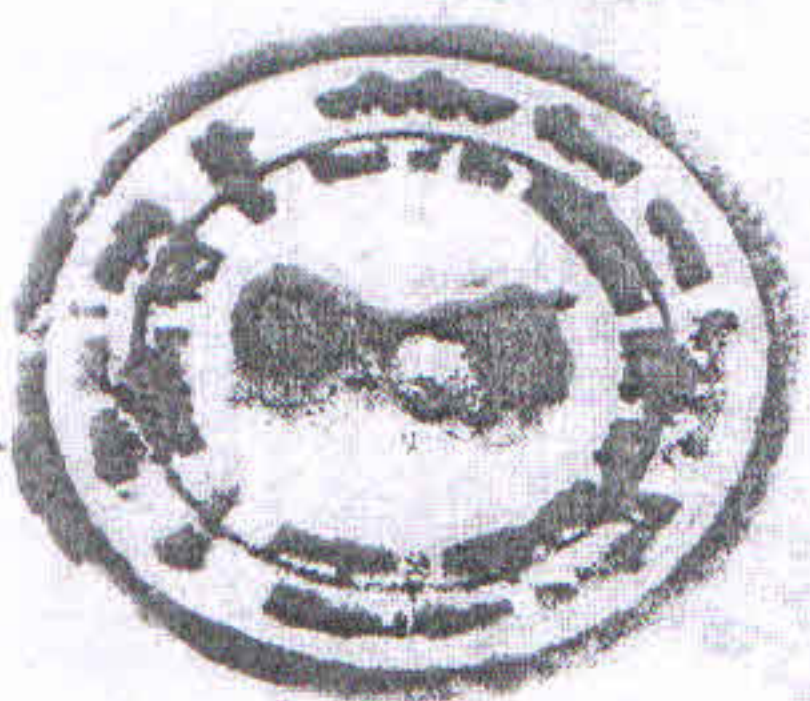


Handwritten signature and initials at the bottom right corner.

[Faint, mostly illegible text in Devanagari script, likely a letter or official communication.]



Additional District Sub-Registrar
Rajasthan, Baidwan
125 APR 2007



Additional District
Registrar, Baidwan

23 NOV 2006

[Handwritten notes and signatures in the bottom right corner, including a signature and some illegible text.]