

জেলা: কুমিল্লা খতিয়ান নং: ১০৬২ ০২১৬০১৮
 মৌজা: ১০৬২ ০১৮ ০১৮
 (১) রাজস্ব — টাকা (২) সেস পত্র — টাকা (৩) সেস শিক্ষা — টাকা
১.০০ ০.০০ ০.০০
 (৪) জমির মোট পরিমাণ — একর (৫) মোট দাগের সংখ্যা — ০.০১
 (৬) অত্রস্থানের দখলদারের বিবরণ (৭) স্বত্ব — ১০৬২ মন্তব্য

নাম	শ্রীমতি শাহা চ্যানেলজী	রায়ত
পিতা/স্বামী	প্রশান্ত	
ঠিকানা	নিজ	

ATTESTED
 Sd/ Hlegible
 Revenue Officer.
 Date: ...

(৯) অত্রস্থানের নিজ দখলীর জমি :

দাগ নম্বর	জমির শ্রেণী	দাগের মোট পরিমাণ	দাগের মোট আয়	দাগের মধ্যে অত্র স্থানের জমির আয়নের পরিমাণ			
				এ	শ	হে	এ
১০৬২	পতিত	০.০১	০.০০১৮	০	০০	০	০১
মোট				০	০১	০	০১



Copied by: 12/12/03
 Compared by: 12/12/03

I-1316

Meit

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

भारत



सत्यमेव जयते

INDIA

पश्चिम बंगाल WEST BENGAL

D 152326

St. 1000.00

BD 11 471.00

12 471.00

Certified that the Document is
admitted to registration in the
signature sheet & the endorsement
sheets with attached are to the
part of the document

[Signature]

Additional District Sub- Registrar

Raniganj Burdwan

12 MAR 2010

Shanta Chatterjee

DEED OF SALE

DEED OF SALE :: Mouza-Amrasota, P.S. Raniganj, Sale Value Rs. 2,07,853/-, Assessed
Market Value : Rs. 2,07,853/-, Area 2 Cottah.

THIS DEED OF SALE is made this the 22 day of March, 2010 (TWO THOUSAND
TEN); - BY -

Cont....P/2.

Sl. No. 344 Date 12/3/2010

Name. *পারেশ মুখার্জী* *১৫/৪* *১৫/৪* *১৫/৪*

Address. *১৫/৪*

Purchased From *১৫/৪* Dt. *১৫/৪/১০*

Stamp Vendor *পারেশ মুখার্জী*

A.D.S.R. office Rng. L. No. 3/76

Value Rs. *1000/-*

Signature *[Signature]*
PARESH MUKHERJEE
STAMP - VENDOR
Raniganj



[Signature]
Additional District Sub-Registrar
Raniganj Burdwan

22 MAR 2010

-:: 2 ::-

Shanta Chatterjee

SMT. SHANTA CHATTERJEE, Wife of Sri Prasanta Chatterjee, by faith Hindu, Nationality Indian, by Occupation Housewife, resident of Ramniwas Marwari Lane, Raniganj, P.O. Raniganj, 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 ::-

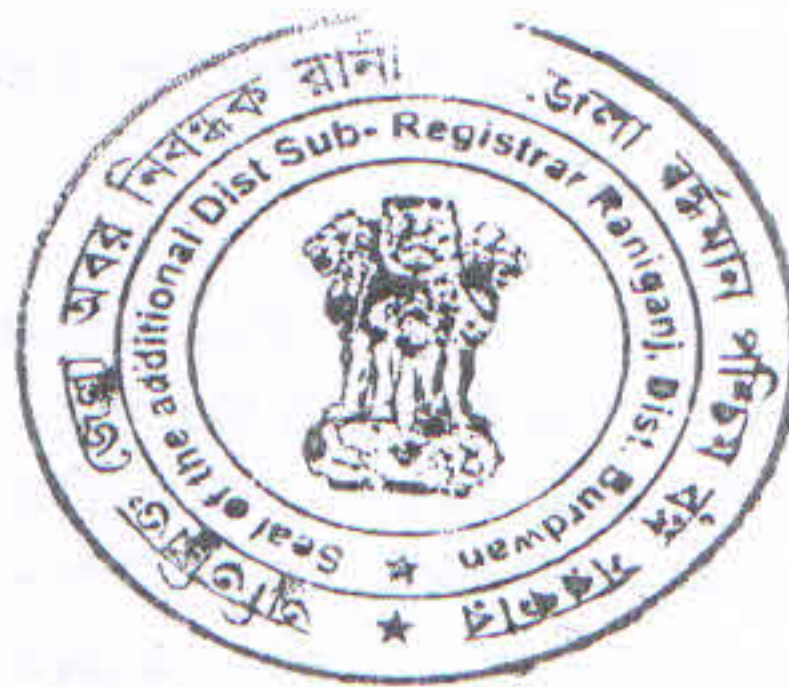
MARVELLOUS INTRA PRIVATE LIMITED, a Private Limited Company registered under Indian Companies Act, 1956 having its Registered Office situated at 20/B, Abdul Hamid Street, 7th Floor, Kolkata-700 069, its PAN : **AABCM7274Q**, represented by its Director, **SRI GOPAL KUMAR AGARWALA**, Son of Late Bishwanath 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) Sri Ramabatar Loharuwalla, Son of Late Prahlad Rai Loharuwalla & (2) Smt. Puspa Devi Loharuwalla, Wife of Sri Ramabatar Loharuwalla of Sishu Bagan, Raniganj, by a **Regd. Deed of Sale being No. 3264 for the year 1997** of A.D.S.R. Office Raniganj for a valuable consideration and the name of the Vendor has duly been recorded in the finally Published L.R. Record of Rights.

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.

Cont...P/3.



Additional District Sub- Registrar
Raniganj Burdwan

12 2 MAR 2010

Shanta Chatterjee

AND WHEREAS the Vendor abovenamed is in urgent need of money to defray her family expenses as also to meet other lawful necessities has 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. 2,07,853/- (Rupees Two Lac seven thousand eight hundred fifty three) 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. 2,07,853/- (Rupees Two Lac seven thousand eight hundred fifty three) 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. 2,07,853/- (Rupees Two Lac seven thousand eight hundred fifty three) 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.

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.

shanta chatterjee

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.

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 **R.S. Khatian No. 168 (One hundred sixty eight)** corresponding to **L.R. Khatian No. 1062 (One thousand sixty two)** 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 Baid/Patit at present fit for Bastu, measuring an Area **2 (Two) Cottah** of Vacant land hereby sold, which is shown and delineated by **Red Border Line and marked by Sub-Plot No. 50**, in the Plan annexed hereto, which do form a Part of this deed. Rayat Dakhali Swatiya.

Cont...P/5.

দশ আঙ্গুলের টিপ ছাপ	ডান হাত					
	বাম হাত					
		বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা



Sop-1-Agarn

উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল :

Sop-1-Agarnala

দশ আঙ্গুলের টিপ ছাপ	ডান হাত					
	বাম হাত					
		বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা



উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল :

shanta chatterjee

shanta chatterjee

দশ আঙ্গুলের টিপ ছাপ	ডান হাত					
	বাম হাত					
		বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল :



দশ আঙ্গুলের টিপ ছাপ	ডান হাত					
	বাম হাত					
		বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল :



PLAN SHOWING IN MOUZA AMRASOTA J.L. NO:-18,
PLOT NO :- 1290 (P) P.S. :- RANIGANJ, DIST.:- BURDWAN
SCALE - 1" = 33'-00"

LAND MEASURING AREA 2 K OR 0.033 ACRE PURCHASED BY MARVELLOUS
INTRA (P) LTD. SHOWN THUS 

REPRESENTED BY :-

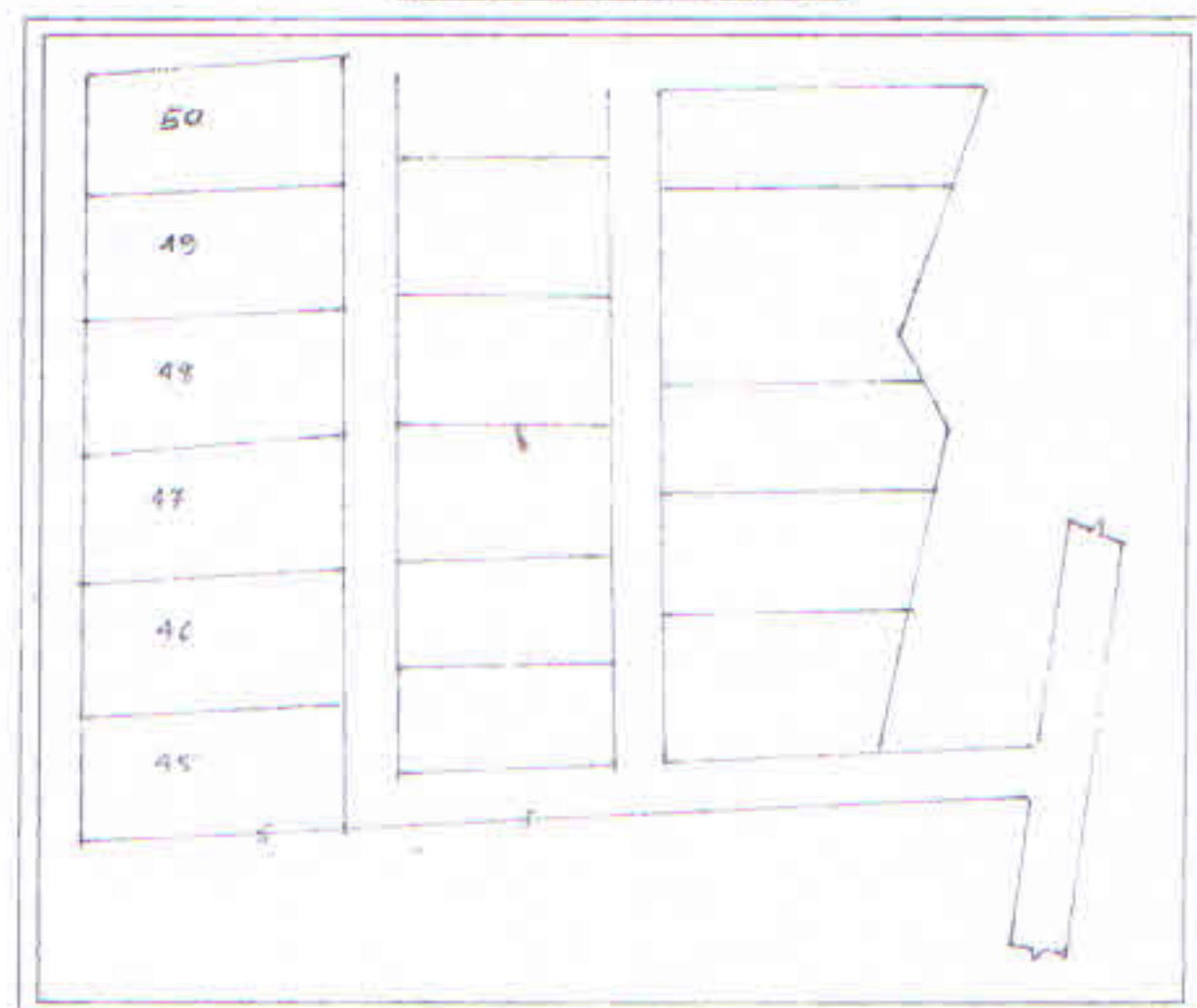
GOPAL KUMAR AGARWAL (DIRECTOR)
20/3 ABDUL HAMID STREET 7TH FLOOR
KOLKATA-69



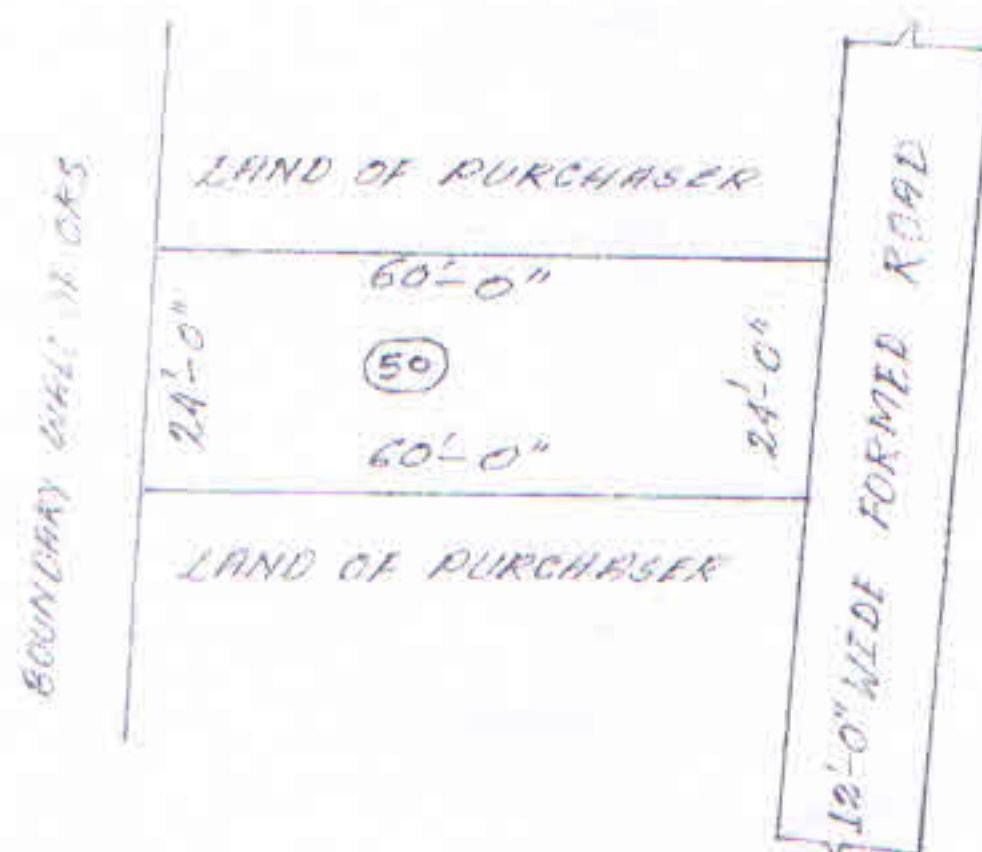
MOUZA MAP



MASTER PLAN



shanta chatterjee



TRACED BY :


SURVEYOR

Signature of the Presentant

Name of the Presentant	Signature with date
Shanta Chatterjee	✓ Shanta chatterjee 22/3/10

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

Admission of Execution By	Status	Photo	Finger Print	Signature
Shanta Chatterjee Address - Ramniwas Marwari Lane, Raniganj, Dist- Burdwan	Self		 LTI	✓ Shanta chatterjee
		22/03/2010	22/03/2010	

Signature of Identifier of above Person(s)

Shanta Chatterjee
Address - Ramniwas Marwari Lane, Raniganj, Dist- Burdwan

Shanta chatterjee

Signature of Identifier with Date

22/3/10




(Sadhan Sarkar)

ADDITIONAL DISTRICT SUB-REGISTRAR

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

Additional District Sub-Registrar

Raniganj Burdwan



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

Endorsement For Deed Number : I - 01316 of 2010
(Serial No. 01311 of 2010)

On 22/03/2010

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, Stamp 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:

Fees Paid in rupees under article : A(1) = 2277/- on 22/03/2010

Certificate of Market Value(WB PUVI rules of 2001)

Confirmed that the market value of this property which is the subject matter of the deed has been assessed at Rs.-207853/-

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

Deficit stamp duty

Deficit stamp duty Rs. 11471/- is paid, by the draft number 219982, Draft Date 15/03/2010, Bank Name STATE BANK OF INDIA, Raniganj, received on 22/03/2010

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

Presented for registration at 12.18 hrs on :22/03/2010, at the Office of the A. D. S. R. RANIGANJ by Shanta Chatterjee, Executant.

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

Admitted on 22/03/2010 by

Shanta Chatterjee, wife of Prasanta Chatterjee, Ramniwas Marwari Lane, Raniganj, Dist- Burdwan, Thana Raniganj, By Caste Hindu, By Profession : House wife

Witnessed By Prasanta Chatterjee, son of Late Sudhakar Chatterjee, R N M Lane, Raniganj, Dist- Burdwan, Thana: Raniganj, By Caste: Hindu, By Profession: Others.

(Sadhan Sarkar)
ADDITIONAL DISTRICT SUB-REGISTRAR



(Signature)

(Sadhan Sarkar)
ADDITIONAL DISTRICT SUB-REGISTRAR

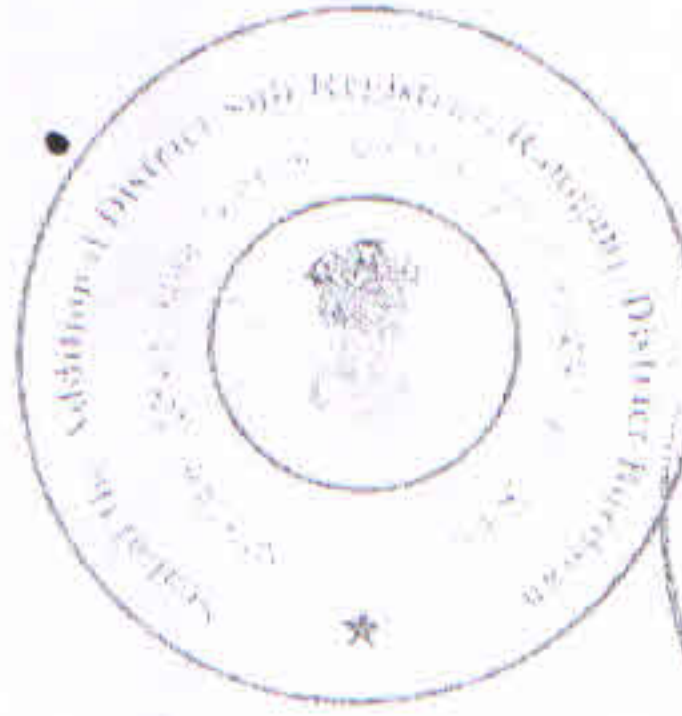
1/03/2010 15:06:00

EndorsementPage 1 of 1
Additional District Sub-Registrar
Raniganj Burdwan

22 MAR 2010

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
Volume number 4
Page from 1326 to 1336
Serial No 01316 for the year 2010.



Sar
(Signature of Sarban Sarkar) 22-March-2010
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. RANIGANJ
West Bengal

Additional District Sub-Registrar
Raniganj Burdwan

22 MAR 2010