

P 1889

2-1462

3000Rs.



50-4000/-

5/28

A 814/-

10/...

Setforth Value Rs. 75,000/-
Bank Draft/Bankers Cheque Rs. 5000/-
No. 22105 Date 12/4/07
of S.B.I. 1/10/07

A.D.S.R. Raniganj
11/5/07

MARKET VALUE ASSESSED RS. 250,000/-
DEFICIT STAMP DUTY OF RS. 10,500/-
PAID BY BANK DRAFT / BANKERS CHEQUE
No. 1215-5 OF S.B.I. 1/10/07
REGN. FEES RS. 10,250/-

COLLECTED BY A.D.S.R. Raniganj
14/5/07

DEED OF SALE

DEED OF SALE :: Mouza- Amrasota, P.S. Raniganj, Value Rs. 75,000/-, Area 2 Cottah
8 Chattak.

THIS DEED OF SALE is made this the 28th day of April, 2007 (TWO
THOUSAND SEVEN);
- BY -

Cont....P/2.

17-1

Value Rs. 2000/-

Presented by 11th March 2007
on the 11th day of March
in the Addl. Dist. Sub. Treasury Office
Raiding by Monevama Singha
One of the Executant Claimant



मनोरमा सिंह

Additional District Sub-Registrar
Burdwan.
17 MAY 1987

मंगरजा सिंह

Monomata Ling
Mo Rampravash

Signature _____
By _____
By Profession _____

Room No. 1
S/O. Lt. Narain
of
To
Dist. Burdwan
By Caste - Hindu Muslim
By Profession Business/Service

Ram Prakesh Singh
S/o Late Narain Singh
Ranigay

Additional District: S. 18 Regh
Bentley: 101- 101

511 M-70-172

500Rs.



-: 2 :-

SMT. MANORAMA SINGH, Wife of Sri Ram Pravesh Singh, 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:

Cont....P/3.

22

Sl. No. 127 D. 05/4/07
M. No. Matre 11048 In the R+ Ltd
Rokate - 69 Dt. 20/2/02
Value Rs. 500/-
Dan L. H. H. H.



Additional District Sub-Registrar
Raniganj, Burdwan

11 MAY

500Rs.



:- 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, SRI 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, 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.

Cont...P/4.

Stamp B. 3000-190012 - 4000 f

Sl. No. 128 Date 05/4/07
Name Marvellous Infra Pvt Ltd
Address Kalkate 67
Purchased from A.A. T. S. S. D. 2/4/02
Stamp value 0 11 series
A.D. No 378
Value Rs 500/- Signature *Dan L. Mura*



B
Additional District Registrar
Raniganj, Burdwan

11/1 MAY 2007

-: 4 :-

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 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. 2815 for the year 1997 of A.D.S.R. Office Raniganj for a valuable consideration.

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. 75,000/- (Rupees Seventy five 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 Vendor and has agreed to pay the said sum of Rs. 75,000/- (Rupees Seventy five thousand) only unto the Vendor for purchasing the Schedule mentioned property.

Cont...P/5.



Additional District Sub-Registrar
Raniganj, Burdwan

पाना/का-रिटे

-:: 5 ::-

NOW THIS DEED WITNESSETH : That in consideration of the payment of the sum of Rs. 75,000/- (Rupees Seventy five thousand) only 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.

AND the Vendor 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 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.

Cont...P/6.

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20/11/2019

-: 6 :-

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 it 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), bearing R.S. Plot No. 1291 (One thousand two hundred ninety one)(Part), Private Sub-Plot Nos. 39 (Thirty nine) (Part) & 40 (Forty) (Part), Class of land Baid at present fit for Bastu, measuring an Area 2 (Two) Cottah 8 (Eight) Chattak, 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.

Cont....P/7.

mb

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

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

WITNESSES :-

1. Ram Subash Mittal
S/o Late Manu Singh
Jeebal Raniganj
2. Rakesh Kr. Pyowal
S/o Late. Kedar Nath Pyowal
Raniganj

✓ Handwritten Signature

(SIGNATURE OF THE VENDOR).

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

Malay Kr. Maji

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

Typed & Printed by me :-

Sarita Sen

Typist:
C.R. Road, RANIGANJ.



Thumb



forefinger to littlefinger

Right Hand



Finger Print & Photo attested by me :

Sobal - Agan

Thumb

Left Hand



littlefinger to forefinger



Thumb

Right Hand



forefinger to littlefinger



Finger Print & Photo attested by me :

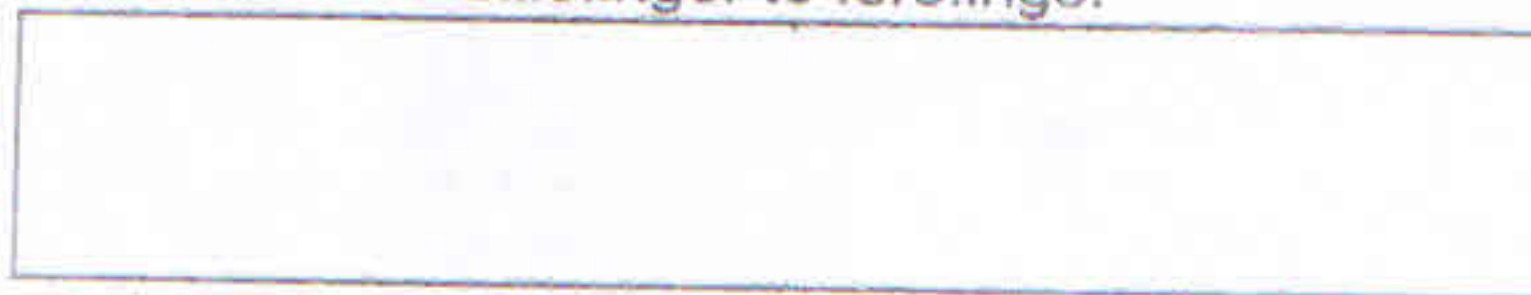
सोनरमा सिंह

Thumb

Left Hand



littlefinger to forefinger

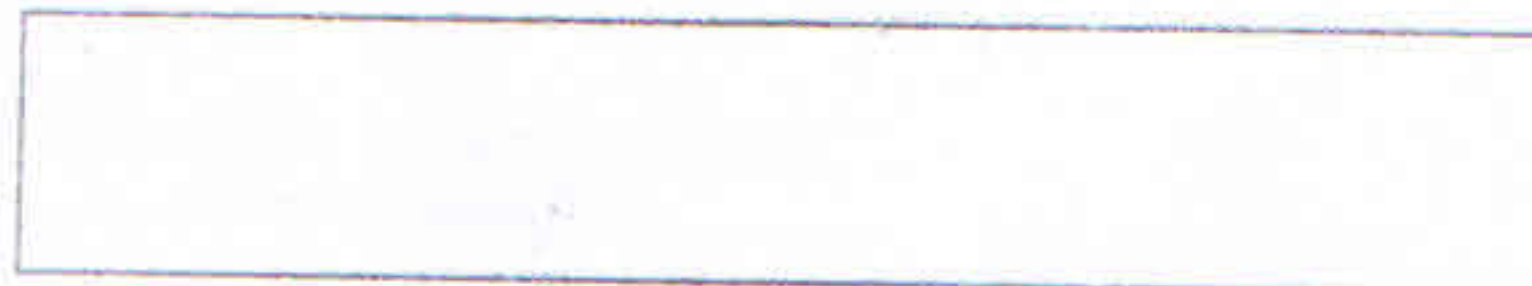


Thumb

Right Hand



forefinger to littlefinger



Photo

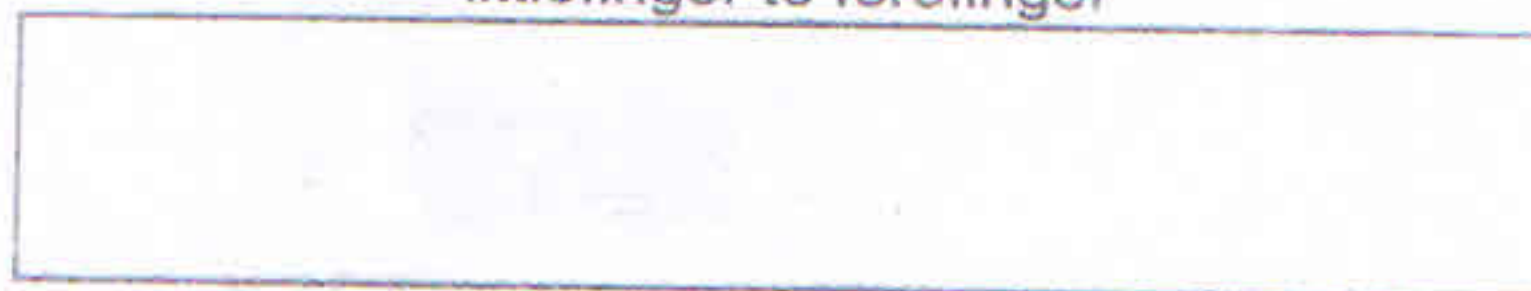
Finger Print & Photo attested by me :

Thumb

Left Hand



littlefinger to forefinger



Thumb

Right Hand



forefinger to littlefinger



Photo

Finger Print & Photo attested by me :

28



Additional District Sub-Registrar
Raigarh, Burdwan

11 MAY 2007



Additional District Sub-Registrar
Raigarh, Burdwan


23 NOV 2009

1462
9007

REGD PART PLAN OF MOUZA- AMRASOTA;
NO-18; P.S-RANIGANG, DIST-BURDWAN.

LEGEND:

SCALE - 1"=33'-0" (APPROX)

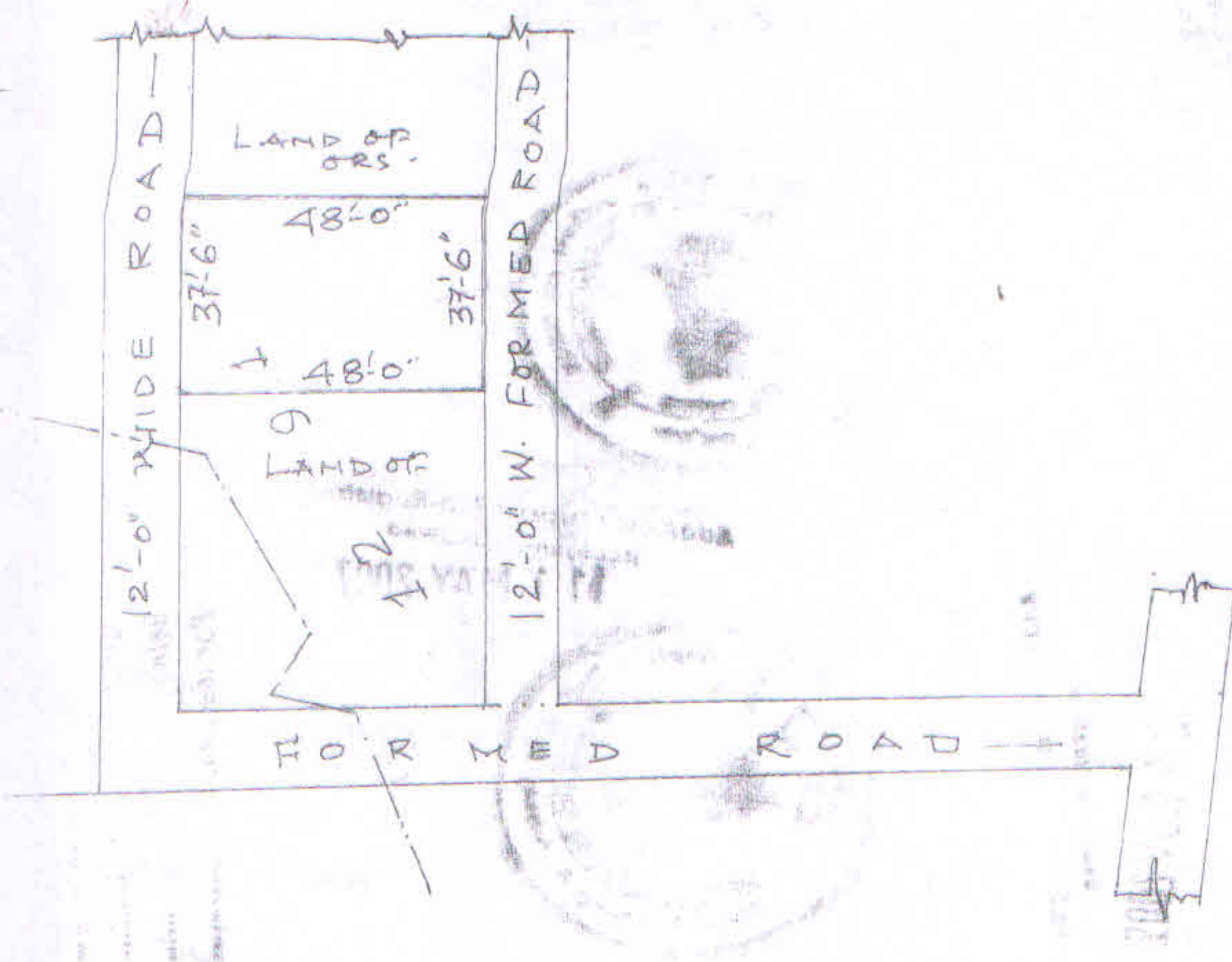
PORTION OF LAND MEASURING AREA - 2 K. 8 CH. WITHIN
R.S PLOT NO-1291 (PART) & PRIVATE SUB-PLOT NO-40 & 39
(PART) IS SHOWN IN RED BOUNDED LINE. 

PURCHASER:

MARVELLOUS INTRA (P) LTD.
20-B ABDULHAMID STREET,
KOLKATA-69.

DIRECTOR:

GOPAL KR. AGARWALA.
S/O LATE BISHWNATH AGARWALA.

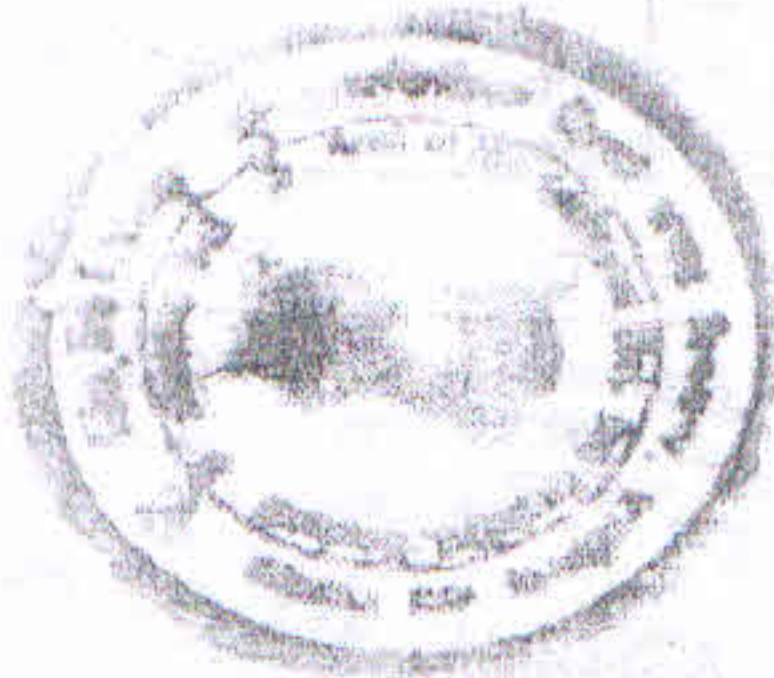


मंगेश रिडे





Additional District Sub-Registrar
Raipur, Burdwan
11 MAY 2007



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For the year 2007

Additional District Sub-Registrar
Raipur, Burdwan

23 NOV 2006