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I-1743

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000



पश्चिम बंगाल WEST BENGAL

D 152352

It is hereby certified that the Document is submitted to registration to the Registrar at the undermentioned office with attached are to the part of the document.

Additional District Sub-Registrar
Raniganj, Burdwan

3 MAY 2010

Sitangshu Deb
Supriya Deb

DEED OF SALE

DEED OF SALE :: Mouza-Amrasota, P.S. Raniganj, Sale Value Rs. 2,60,105/-, Assessed Market Value : Rs. 2,60,105/-, Area 2 Cottah 08 Chattak 02 Sq.ft.

THIS DEED OF SALE is made this the 31 day of March, 2010 (TWO THOUSAND TEN);

- BY -

Cont....P/2.

Value Rs. 1000/- Signature [Signature]
Prakash Kumarjee
 STAMP - VENDOR
 Raniganj



Additional District Sub- Registrar
Raniganj, Burdwan
13 MAY 2010

Sitangshu Deb
Supriya Deb.

(1) **SRI SITANGSHU DEB**, Son of Late Dinesh Chandra Deb, (2) **SMT. SUPRIYA DEB**, Wife of Sri Sitangshu Deb, both by faith Hindu, Nationality Indian, by Occupation Cultivation, residents of N.S.B. Road, 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**;

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 are owned and possessed by the Vendors who are the absolute owners of the same.

AND WHEREAS the Vendors jointly purchased the Schedule mentioned property from its lawful owner Sri Santanu Mukherjee, Son of Late Sudhir Mukherjee of Sishu Bagan, Raniganj by a Regd. Deed of Sale being No. 3035 for the year 1999 of A.D.S.R. Office Raniganj for a valuable consideration.

Sitangshu Deb
Supriya Deb.



Additional District Sub-Registrar
Raniganj, Burdwan
3 MAY 2010

S. K. Singh
S. Pringga Deb.

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 below and delineated in the Plan hereto, having had acquired the same in the manner aforesaid and jointly in exclusive possession.

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 below and delineated in the Plan annexed hereto, free from all encumbrances at the price of Rs. 2,60,105/- (Rupees Two Lac sixty thousand one hundred five) 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. 2,60,105/- (Rupees Two Lac sixty thousand one hundred five) 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. 2,60,105/- (Rupees Two Lac sixty thousand one hundred five) 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 below and delineated in the Plan annexed hereto.

Bilal Singh Bedi
Supriya Bedi

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.

AND the Vendors and all persons claiming through or under them doth 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 doth hereby also agree to save harmless and keep indemnified the Purchaser against all losses, damages, costs, and expenses which the purchaser may 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 Vendors doth 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 doth 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.

-: 5 :-

Silongshu Babu

Supriya Deb.

AND the Vendors doth 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.

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; L.R. Khatian 1069

(1) R.S. Plot No. 1290 (One thousand two hundred ninety) corresponding to L.R. Plot No. 3025 (Three thousand twenty five), Class of land Danga at present fit for Bastu, measuring an Area 1 (One) Cottah 14 (Fourteen) Chattak 08 (Eight) Sq.ft.

(2) 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 9 (Nine) Chattak 39 (Thirty nine) Sq.ft.

Total measuring an Area 2 (Two) Cottah 08 (Eight) Chattak 02 (Two) Sq.ft. or 0.041 (Zero Point Zero Four One) 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.
Ravat Dakhali Swatiya.

Cont....P/6.

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

WITNESSES :-

1. *Slyam Dutta*
S/o Late Mihir Dutta
Raniganj, Sishu Baga.

(1) *Sitangshu Deb*

2. *Debanish Deb*
S/o Sitangshu Deb
Raniganj, Shoubagan
N.S. B. road, opp - E.I Petrol pump

(2) *Supriya Deb.*

(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 :-

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

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



Sop-11- agurnah

উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল :

Sop-11- agurnah

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



Sitangshu Deb

উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল :

Sitangshu Deb

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



Supriya Deb

উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল :


Supriya Deb

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



উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল :

PLAN SHOWING IN MOUZA AMRASOTA J.L. NO:-18,
PLOT NO :- 1290 & 1291 P.S. :- RANIGANJ,
DIST :- BURDWAN SCALE - 1" = 33'-00"

LAND MEASURING AREA 1K 14CH 8 SQFT WITHIN PLOT NO:- 1290 & 9CH
39 SQFT WITHIN PLOT NO:- 1291, TOTAL AREA 2K 8CH 2 SQFT OR 0.041 ACRE
SHOWN THUS 

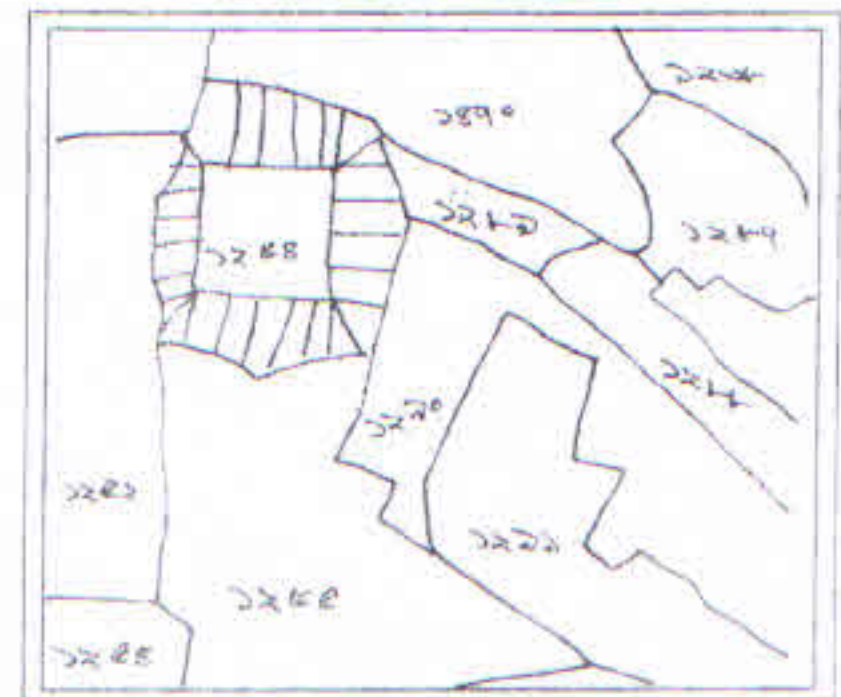
REPRESENTED BY :-

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

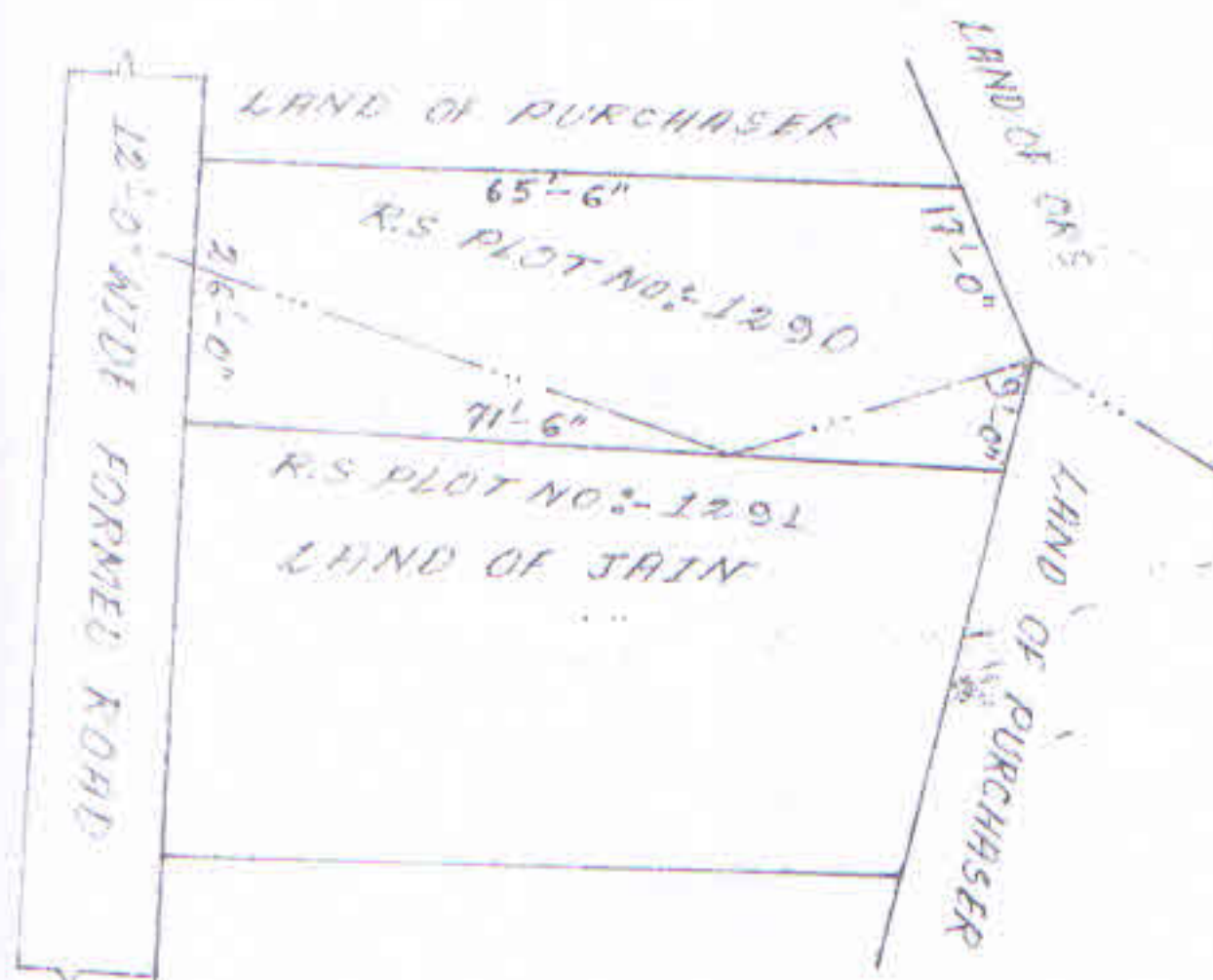
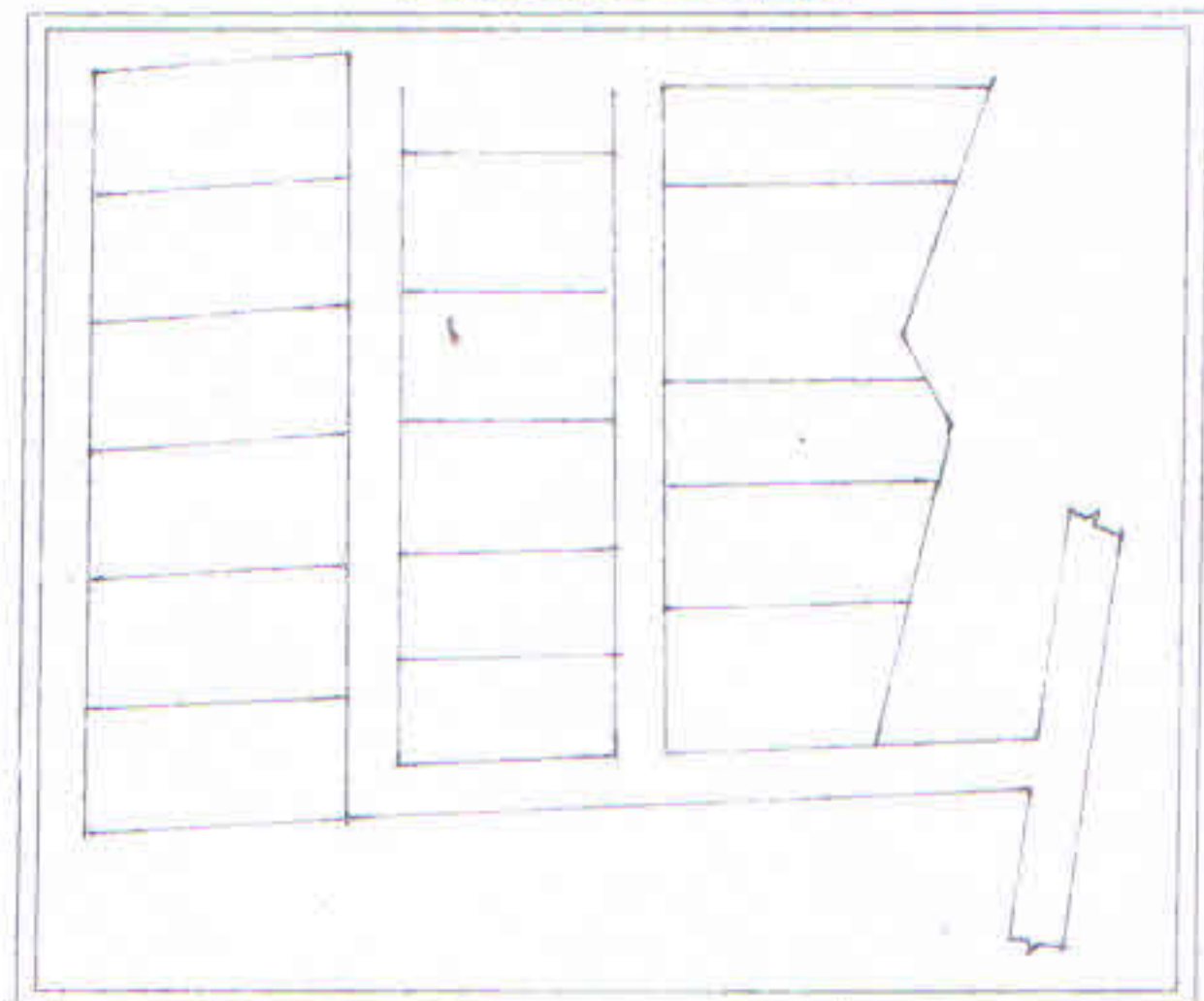
Sitangshu Deb.
Supriya Deb.



MOUZA MAP



MASTER PLAN




TRACED BY :









SURVEYOR

Signature of the Presentant

Name of the Presentant	Signature with date
Sitangshu Deb	

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

Sl. No.	Admission of Execution By	Status	Photo	Finger Print	Signature
	Sitangshu Deb Address-N S B Road Raniganj, Dist- Burdwan	Self		 LTI	
			03/05/2010	03/05/2010	
	Supriya Deb Address-N S B Road Raniganj, Dist- Burdwan	Self		 LTI	
			03/05/2010	03/05/2010	

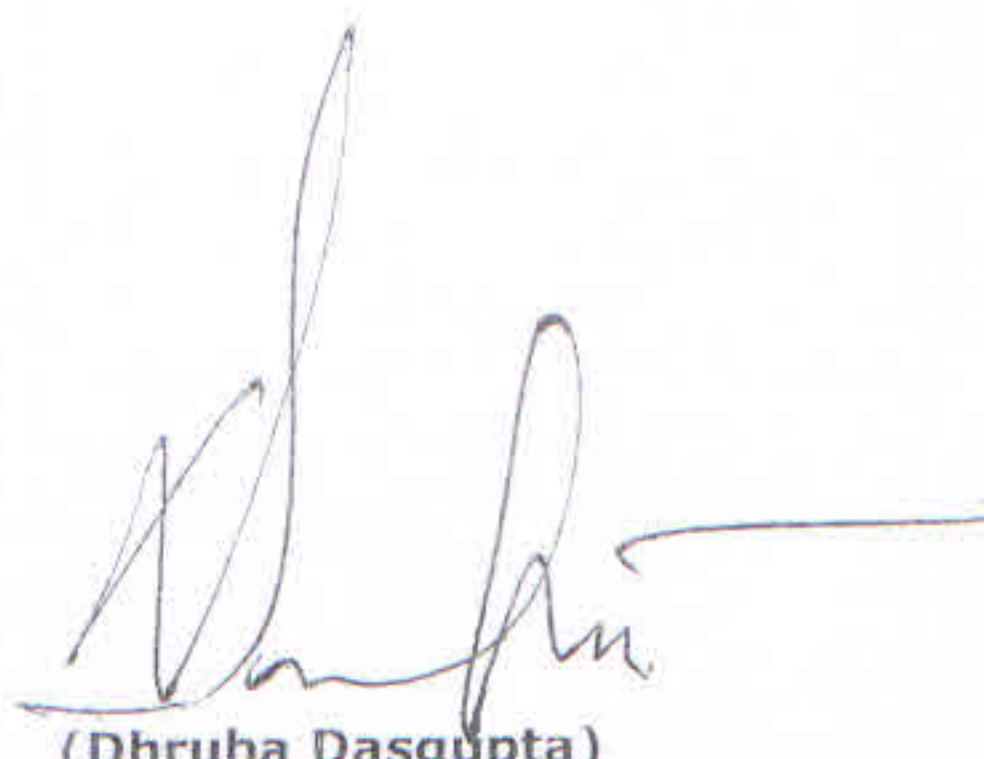
Name of Identifier of above Person(s)

Signature of Identifier with Date

Sayan Dutta
25/Baranagar, Raniganj, Sishubagan, Raniganj, Dist-
Burdwan







(Dhruba Dasgupta)

ADDITIONAL DISTRICT SUB-REGISTRAR

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

Raniganj, Burdwan

13 MAY 2010



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

Endorsement For Deed Number : I - 01743 of 2010
(Serial No. 01730 of 2010)

03/05/2010

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) = 2860/- on 03/05/2010

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.-260105/-

Certified that the required stamp duty of this document is Rs.- 15606 /- and the Stamp duty paid as: Improve Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty

- 1 Rs. 10380/- is paid, by the draft number 220553, Draft Date 16/04/2010, Bank Name STATE BANK OF INDIA, Raniganj, received on 03/05/2010
- 2 Rs. 3730/- is paid, by the draft number 220587, Draft Date 19/04/2010, Bank Name STATE BANK OF INDIA, Raniganj, received on 03/05/2010

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

Presented for registration at 13.44 hrs on :03/05/2010, at the Office of the A. D. S. R. RANIGANJ by Sitangshu Deb, one of the Executants.

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

Execution is admitted on 03/05/2010 by

Sitangshu Deb, son of Late Dinesh Chandra Deb , N S B Road Raniganj, Dist- Burdwan , Thana Raniganj, By Caste Hindu, By Profession : Cultivation

Suparna Deb, wife of Sitangshu Deb , N S B Road Raniganj, Dist- Burdwan , Thana Raniganj, By Caste Hindu, By Profession : House wife

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

(Dhruba Dasgupta)
 ADDITIONAL DISTRICT SUB-REGISTRAR



(Dhruba Dasgupta)
 ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 1 of 1


Additional District Sub-Registrar
 Raniganj, Burdwan

2010

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
Volume number 5
Page from 1545 to 1556
Sring No 01743 for the year 2010.




(I. Pruba Dasgupta) 03-May-2010
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. RANIGANJ
West Bengal Additional District Sub-Registrar
Raniganj, Burdwan

3 MAY 2010