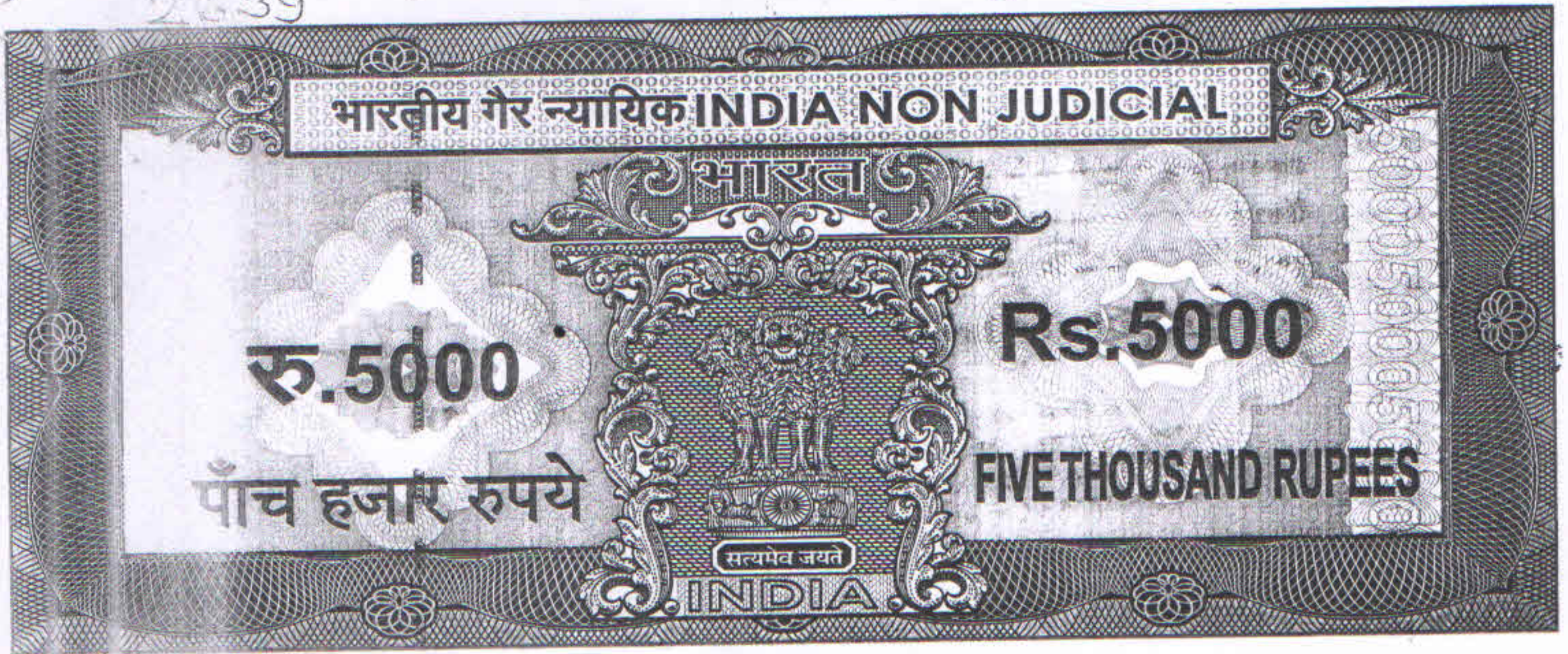


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पश्चिम बंगाल WEST BENGAL

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539/2

whereas the Document is
submitted to Registration to the
Registrar, that in the registration
office with stamping fee to the
Registrar/Registrar

Additional District Sub-Registrar
Raniganj, Burdwan

21 JUN 2010

DEED OF SALE

DEED OF SALE :: Mouza- Amrasota, P.S. Raniganj, Sale Value Rs. 3,00,000/-, Assessed
Market Value : Rs. 5,10,539/-, Area 4 Cottah 08 Chattak 35 Sq.ft.



THIS DEED OF SALE is made this the 21st day of June, 2010 (TWO THOUSAND

TEN);

- BY -

Cont....P/2.

पश्चिम बंगाल

ক্রমিক নং ৩২০ তার ২৬/৬/২০২০
রেজিস্টার নাম Marvellous Intra (P) Ltd.
ঠিকানা Kolkata-69
মূল্য Free

আবাসনগোপন প্রকারী হইতে ট্রান্সল বরিন, তার

17 JUN 2010

অতিরিক্ত রেজিস্ট্রার
ট্রান্সল ডেপুটি- অতিরিক্ত রেজিস্ট্রার
রাজস্ব ও ভূমি প্রশাসন অফিস
লাইসেন্স নং - ১(১৯৯২)



Additional District Sub-Registrar
Raniganj, Burdwan

17 JUN 2010

D. Hite 14/2/20

-:: 2 ::-

SMT. BANDANA SHARMA, Wife of **Sri Sushil Sharma**, by faith Hindu, Nationality Indian, by Occupation Housewife, a resident of C.R. Road, 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, P.O. Esplanade, 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 its lawful owners (1) **Sri Ramabatar Luharuwalla**, Son of Late Prahlaad Rai Luharuwalla & (2) **Smt. Pushpa Devi Luharuwalla**, Wife of **Sri Ramabatar Luharuwalla** of Sishu Bagan, Raniganj, by a **Regd. Deed of Sale being No. 2211 for the year 2003** 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.

Cont....P/3.



Additional District Sub-Registrar,
Raniganj, Burdwan

21 JUN 2010

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. 3,00,000/- (Rupees Three Lac) 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. 3,00,000/- (Rupees Three Lac) 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. 3,00,000/- (Rupees Three Lac) 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.

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, under Municipal Ward No. 21, appertaining to R.S. Khatian No. 168 (One hundred sixty eight), 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 Danga at present fit for Bastu, measuring an Area 4 (Four) Cottah 08 (Eight) Chattak 35 (Thirty five) Sq.ft. or 0.075 (Zero Point Zero Seven Five) 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.

-: 5 :-

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 executed and signed these presents on the day, month and year written at the outset.

This Deed Writing completed in 5 Pages and in Page No.1(A), Ten Fingers Print given by the Parties, being the part of this Deed.

WITNESSES :-

1. Nanakpur Jhunjhuni
S/o Late K.N. Jhunjhuni
Bhubaneswar, Raniganj

2. Sushil Kumar Shree

S/o, Late Radha Shyam Shree
34, C.R. Road, Raniganj








06/01/2011
(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 :-

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

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



Sopani - Agarwala

উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল :

Sopani - Agarwala

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



বন্দনা শর্মা

উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল :

বন্দনা শর্মা

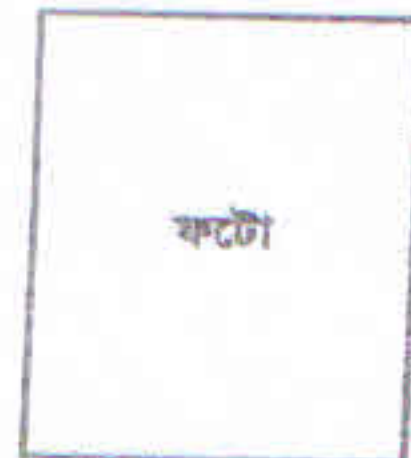
দশ আঙ্গুলের টিপ ছাপ	ডান হাত					
	বাম হাত					
		বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা



ফটো

উপরে য ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল :

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



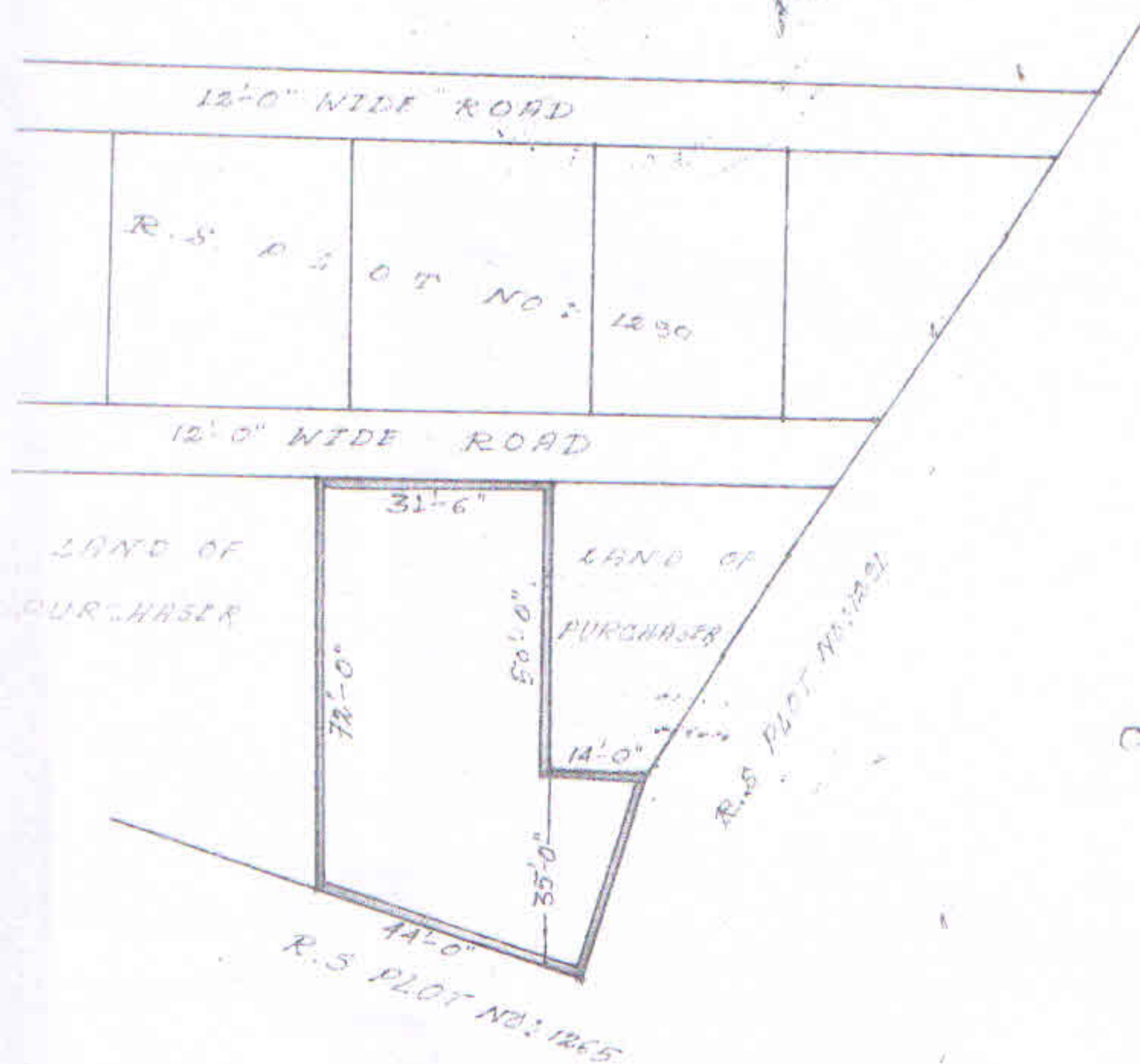
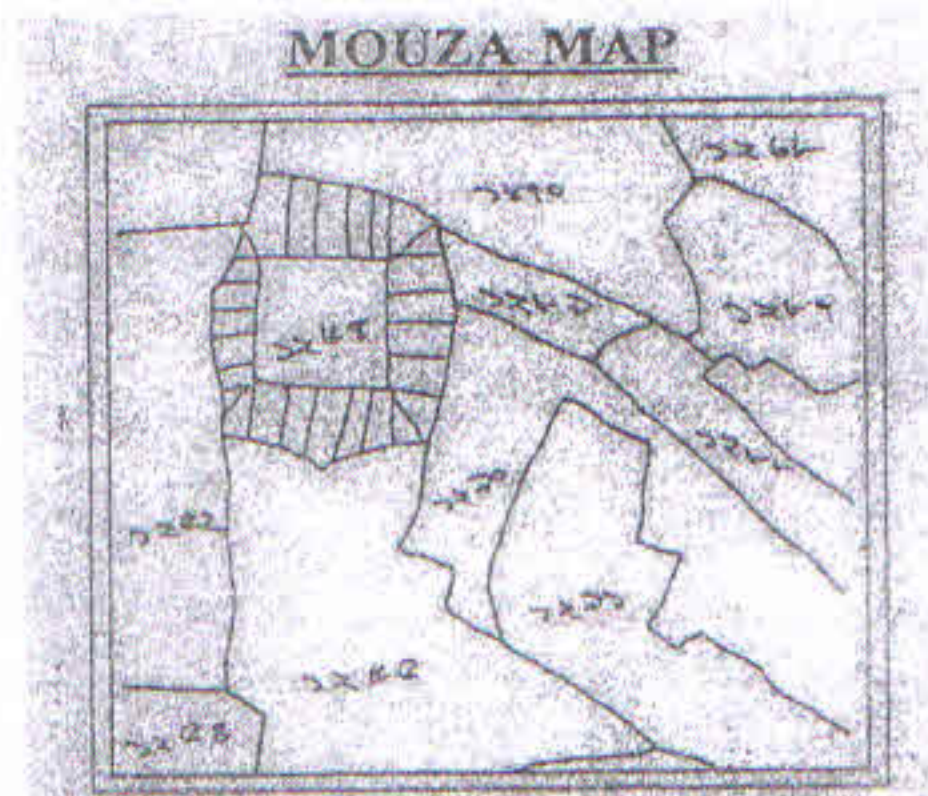
ফটো

উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল :

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

MEASURING AREA 4 K 8 CH 35 SQFT OR 0.075 ACRE WITHIN R.S. PLOT NO:-
1290 PURCHASED BY MARVELLOUS INTRA(P)LTD. SHOWN THUS ☐

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



০৮৭১ ২১ম

TRACED BY:
A
SURVEYOR

Signature of the Presentant

Name of the Presentant	Signature with date
Bandana Sharma	বান্দনা শর্মা 21/6/10

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

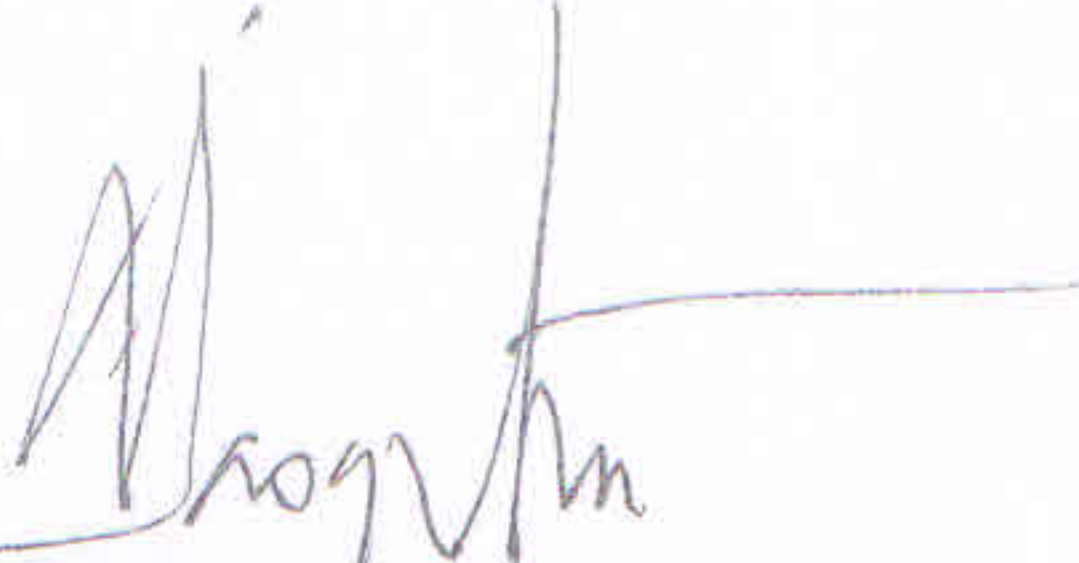
Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Bandana Sharma Address -C. R. Road, Raniganj, Thana:-Raniganj, District:-Burdwan, WEST BENGAL, India, P.O. :-Raniganj	Self		 LTI	বান্দনা শর্মা 21/6/10
			21/06/2010	21/06/2010	

Name of Identifier of above Person(s)

Name : Ram Bhunjunwala
 Bhunjunagan, Thana:-Raniganj, District:-Burdwan, Nona & Ram Bhunjun Auke
 W. S. BENGAL, India, P.O. :-Raniganj

Signature of Identifier with Date

21/6/10

(Dhruva Dasgupta)

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 - 02668 of 2010
(Serial No. 02639 of 2010)

On 21/06/2010

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 : 23,5 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) = 5610/- ,E = 7/- on 21/06/2010

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.-510539/-

Certified that the required stamp duty of this document is Rs.- 30642 /- and the Stamp duty paid as: impressive Rs. - 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 25652/- is paid, by the draft number 221576, Draft Date 16/06/2010, Bank Name State Bank of India, PUNJABI MORE, RANIGANJ, received on 21/06/2010

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

Presented for registration at 13.25 hrs on :21/06/2010, at the Office of the A. D. S. R. RANIGANJ by Bandana Sharma ,Executant.

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

Execution is admitted on 21/06/2010 by

1. Bandana Sharma, wife of Sushil Sharma , C. R. Road, Raniganj, Thana:-Raniganj, District:-Burdwan, WEST BENGAL, India, P.O. :-Raniganj , By Caste Hindu, By Profession : House wife

Identified By Nanak Ram Jhunhunwala, son of Late K. N Jhunhunwala, Sishubagan, Thana:-Raniganj, District:-Burdwan, WEST BENGAL, India, P.O. :-Raniganj , By Caste: Hindu, By Profession Others.

(Dhruba Dasgupta)
ADDITIONAL DISTRICT SUB-REGISTRAR



(Dhruba Dasgupta)
ADDITIONAL DISTRICT SUB-REGISTRAR

21/06/2010 14:07:00

EndorsementPage 1 of 1

Additional District Sub- Registrar
Raniganj, Burdwan

21 JUN 2010