

2358

2378

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

INDIA

पश्चिम बंगाल WEST BENGAL

D 152350

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

Additional District Sub-Registrar  
Raniganj, Burdwan

28 MAY 2010

DEED OF SALE

DEED OF SALE :: Mouza-Amrasota, P.S. Raniganj, Sale Value Rs. 2,30,226/-, Assessed Market Value : Rs. 2,30,226/-, Area 2 Cottah 03 Chattak 20 Sq.ft.

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

- BY -

Cont....P/2.

Sl. No. 415 Date 16/3/2010  
Name ~~Sub Registrar~~ ~~2/1/10~~ ~~15/3/10~~  
Address ~~15/3/10~~  
Purchased From B. Treasury Dt. 15/3/10  
Stamp Vendor PARESH MUKHERJEE  
A.D.S.R. office Rng. L. No. 3/75

Value Rs. 1000/- Signature PARESH MUKHERJEE  
STAMP - VENDOR  
RANIGANJ



Additional District Sub-Registrar  
Raniganj, Burdwan

28 MAY 2010

-:: 2 ::-

**SRI KARU PRASAD YADAV**, Son of Late Juleshwar Prasad Yadav, by faith Hindu, Nationality Indian, by Occupation Cultivation, a resident of Saldanga, 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 his 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 Luharuwalla, Son of Late Prahlad Rai Luharuwalla & (2) Smt. Pushpa Devi Luharuwalla, Wife of Sri Ramabatar Luharuwalla of Sishu Bagan, Raniganj, by a **Regd. Deed of Sale being No. 3275 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.

Cont....P/3.



Additional District Sub-Registrar  
Raniganj, Burdwan

28 MAY 2010

-: 3 :-

AND WHEREAS the Vendor abovenamed is in urgent need of money to defray his family expenses as also to meet other lawful necessities have decided and announced to sell his 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. 2,30,226/- (Rupees Two Lac thirty thousand two hundred twenty six) 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. 2,30,226/- (Rupees Two Lac thirty thousand two hundred twenty six) 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. 2,30,226/- (Rupees Two Lac thirty thousand two hundred twenty six) 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 his personal capacity do hereby convey, grant, transfer, and absolutely assign his 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 him 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.

Cont...P/4.



काय प्रत्युत्पादन  
०० परेश्वर बायन



-: 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 execute 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. पन्देश्वर पायल  
विवा. श्री राजेश्वर पायल  
बयही राजीगाज
2. कुमेश्वर पायल



का. २७ प. २२५ गो. १०  
श्री पन्देश्वर पायल

(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 :-

Sarir Sen

Typist.  
C.R. Road, RANIGANJ.

দশ আঙ্গুলের টিপ ছাপ	বাম হাত					
	ডান হাত					



80p-11-Agurnala

উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল :

80p-11-Agurnala

দশ আঙ্গুলের টিপ ছাপ	বাম হাত					
	ডান হাত					



উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল :

কাহা সমদা সাদর কাহা সমদা সাদর  
কং পনদেস্তর সাদর কং পনদেস্তর সাদর

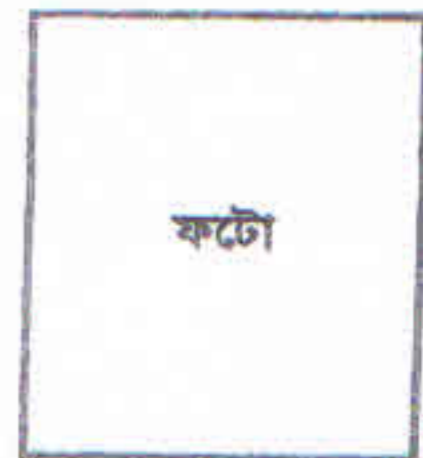
দশ আঙ্গুলের টিপ ছাপ	বাম হাত					
	ডান হাত					



উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল :

কটো

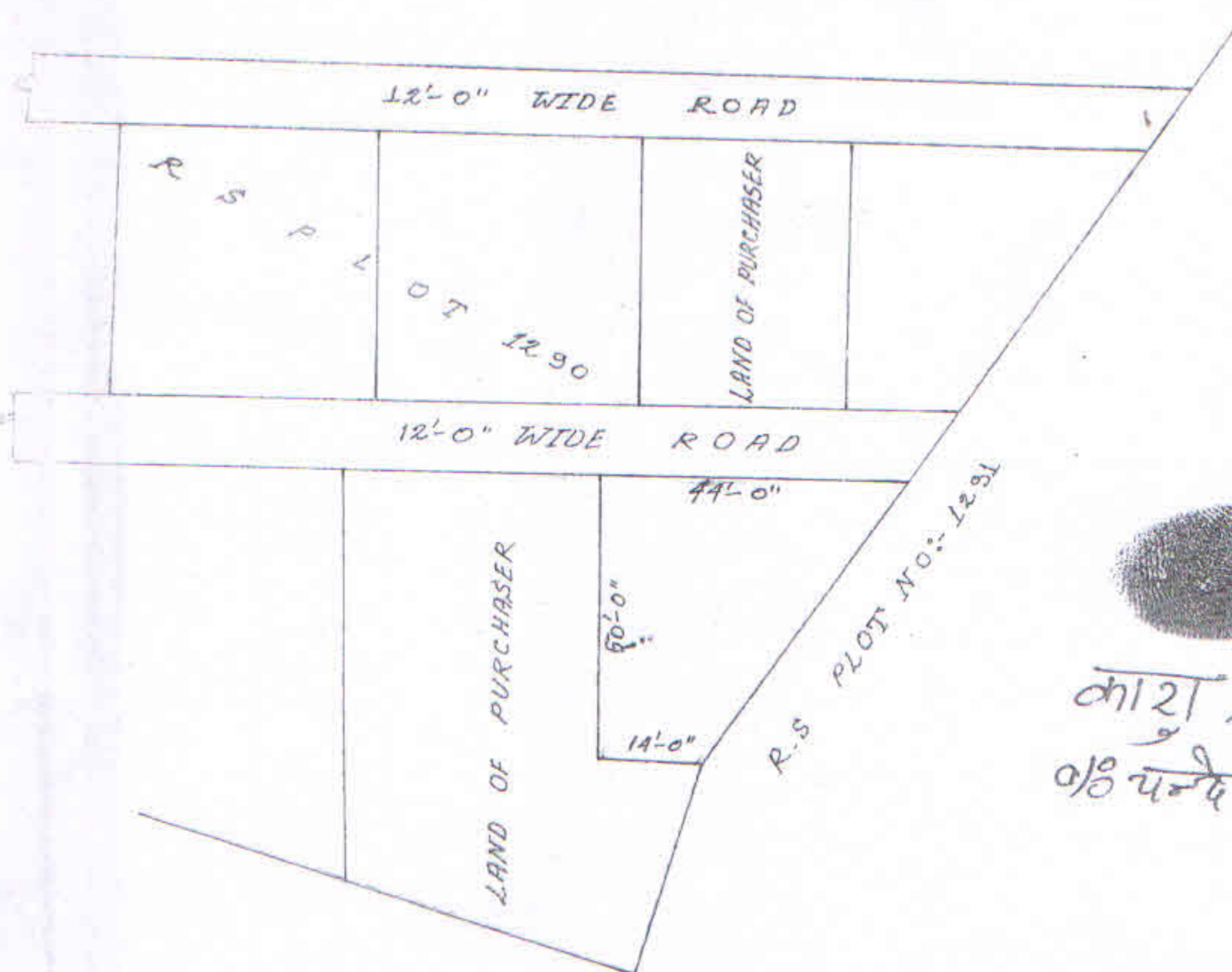
দশ আঙ্গুলের টিপ ছাপ	বাম হাত					
	ডান হাত					



উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল :

কটো

MEASURING AREA<sup>2</sup> K 3 CH<sup>20</sup> SFT PURCHASED BY MARVELLOUS  
INTRA (P) LTD. SHOWN THUS



काशी प्रसाद जायस  
०१० चन्दे शिवर कथा म्व

**TRACED BY**  
  
**SURVEYOR**

Name of the Presentant

Name of the Presentant

Signature with date

Kamal Prasad Yadav

का शु प्रसाद जायव  
०० चन्देश्वर पादव

28/5/10

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

Admission of Execution By

Status

Photo

Finger Print

Signature

Kamal Prasad Yadav  
Address - Saldanga, Raniganj,  
Thana:-Raniganj,  
District:-Burdwan, WEST  
BENGAL, India, P.O.  
Raniganj

Self



LTI

का शु प्रसाद जायव  
०० चन्देश्वर पादव

28/05/2010

28/05/2010

Signature of Identifier of above Person(s)

Signature of Identifier with Date

Kamal Prasad Yadav  
Address - Saldanga, Raniganj, Thana:-Raniganj, District:-Burdwan,  
BENGAL, India, P.O. :-Raniganj

चन्देश्वर पादव

28/5/10



(Dhruva Dasgupta)

ADDITIONAL DISTRICT SUB-REGISTRAR

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

Additional District Sub-Registrar

Raniganj, Burdwan

28 MAY 2010

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

**Endorsement For Deed Number : I - 02378 of 2010**  
**(Serial No. 02358 of 2010)**

**28/05/2010**

**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) = 2728/- on 28/05/2010

**Certificate of Market Value(WB PUVI rules of 2001)**

Submitted that the market value of this property which is the subject matter of the deed has been assessed at Rs.-248645/-

Submitted that the required stamp duty of this document is Rs.- 14919 /- and the Stamp duty paid as: Impresive Rs.- 1000/-

**Deficit stamp duty**

Stamp duty

Rs. 15/- is paid, by the draft number 220096, Draft Date 18/03/2010, Bank Name State Bank of India, JINJABI MORE, RANIGANJ, received on 28/05/2010

Rs. 10/- is paid, by the draft number 221195, Draft Date 25/05/2010, Bank Name State Bank of India, JINJABI MORE, RANIGANJ, received on 28/05/2010

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

Submitted for registration at 13.20 hrs on 28/05/2010, at the Office of the A. D. S. R. RANIGANJ by Mr. Prasad Yadav, Executant.

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

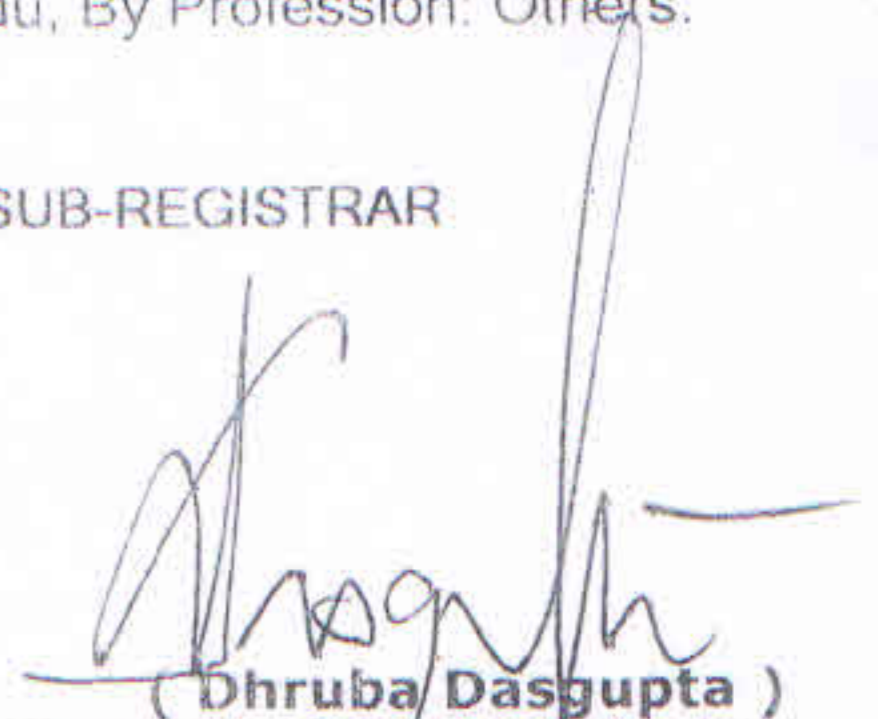
Submitted admitted on 28/05/2010 by

Mr. Prasad Yadav, son of Late Juleshwar Prasad Yadav, Saldanga, Raniganj, Thana:-Raniganj, Burdwan, WEST BENGAL, India, P.O. :-Raniganj, By Caste Hindu, By Profession : Cultivation

Witnessed By Chandreshwar Yadav, son of Rajendar Yadav, Bardahi Raniganj, Thana:-Raniganj, 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

28/05/2010 15:58:00

EndorsementPage 1 of 1

Additional District Sub-Registrar  
Raniganj, Burdwan

28 MAY 2010

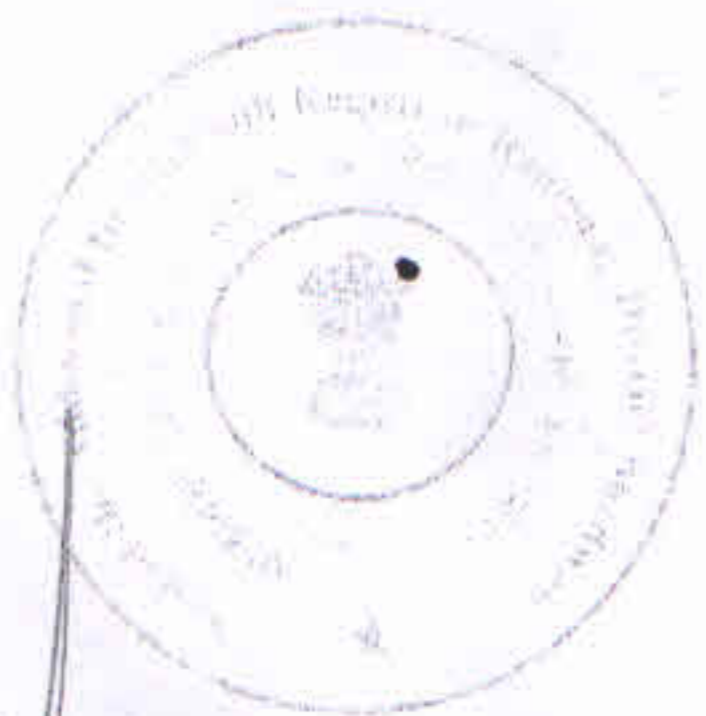
Registration under section 60 and Rule 69.

Registered in Book - 1

Volume number - 5

Page number - 4562 to 4562

Page number - 02273 for the year 2010.



*[Signature]*  
Additional District Sub-Registrar  
Raniganj, Burdwan

1 JUN 2010