

3000 Rs.



PROPERTY VALUE ASSESSED RS. 300000
DEFICIT STAMP DUTY OF RS. 14000/-
PAID BY BANK DRAFT / BANK'S CHECK
NO. 192445 P. Maje
LAND REGN. FEES RS. A-2440/-

COLLECTOR NO. 418 A.D.R. R. [illegible]
815702

Pre-analy.

DEED OF SALE

DEED OF SALE :: Mouza- Amrasota, P.S. Raniganj, Value Rs. 60,000/-, Area 3 Cottah.

THIS DEED OF SALE is made this the 3rd day of April, 2007 (TWO THOUSAND SEVEN);

Cont...P/2.

131

Sl. No. 51 Date 3/4/07
 Name M. 1 P. 217
 Address Kot Nals 36/2/02
 Paid Rs. 100 from Amt. T. 100 Dt. 36/2/02
 Stamp ven. of a 100 unit as
 A. D. C. No. 100 No. 3
 Value Rs. 100 Signature Dan H. M. 10



Additional District Sub-Registrar
 Kailashpur, Kailashpur

Prem Jha.

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. 2917 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 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. 60,000/- (Rupees Sixty 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. 60,000/- (Rupees Sixty thousand) only unto the Vendor for purchasing the Schedule mentioned property.



RS

Additional District Sub-Registrar
Raigarh, Surgana

NOW THIS DEED WITNESSETH : That in consideration of the payment of the sum of Rs. 60,000/- (Rupees Sixty thousand) 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.

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 he has not done or been party to any act, whereby the Vendor is prevented from conveying or assigning the said property.

Cont...P/6.

135



Additional District Sub-Registrar
Bhagalpur, Bihar

Handwritten signature and initials in the top right corner.

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 his 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 his 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. 1290 (One thousand two hundred ninety), Class of land Baid at present fit for Bastu, measuring an Area 3 (Three) Cottah or 0.05 (Zero Point Zero Five) Acres 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.



B
Additional District Sub-Registrar
Resident, Burdwan

27 MAR 2007

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. Rakesh Kumar Agarwal
Raniganj Torbanjha

2. Krishna Lal Singh
Raniganj

③ Jai Ram Singh.
Ram Bagan - Panjabi More

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 :-

Sahil Sen

Typist.
C.R. Road, RANIGANJ.

Prem Jho.
(SIGNATURE OF THE VENDOR).



[Signature]
Additional District Registrar
Bangalore

127 MAR 2007

Left Hand
LARGE
PLAN
F

Thumb



littlefinger to forefinger



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 : Prem Jho.

Thumb

Left Hand



littlefinger to forefinger

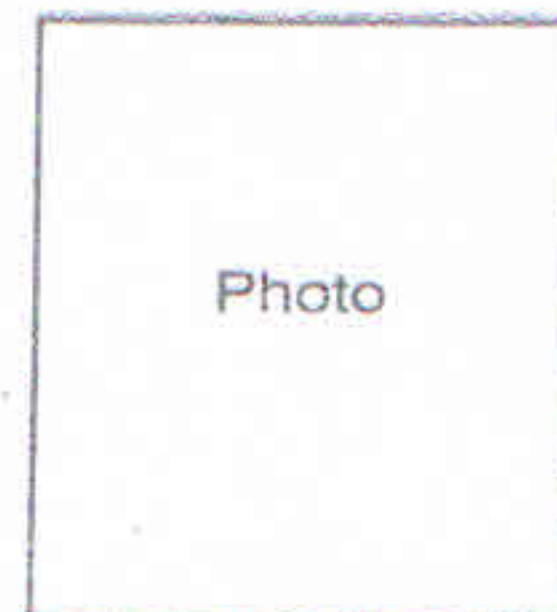


Thumb

Right Hand



forefinger to littlefinger



Finger Print & Photo attested by me :

Thumb

Left Hand



littlefinger to forefinger

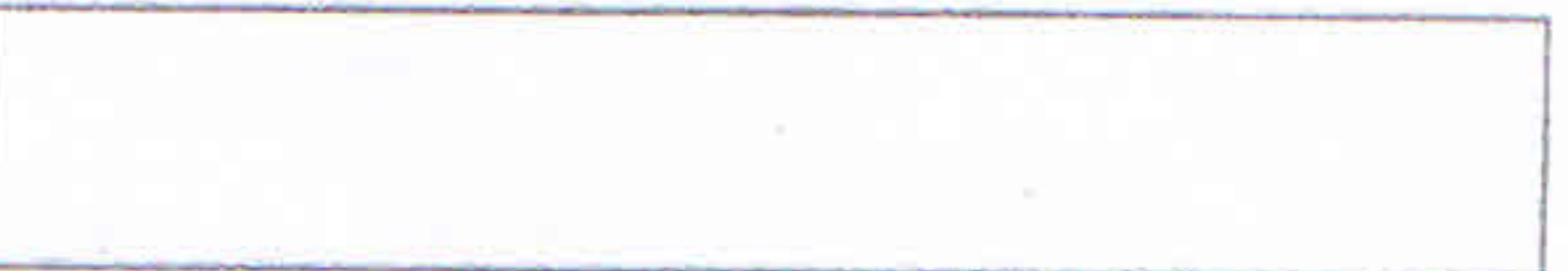


Thumb

Right Hand



forefinger to littlefinger



Finger Print & Photo attested by me :

13/8



Additional District Sub-Registrar

Kaniganj, Burdwan

217 MAR 2007



Additional District Sub-Registrar
Kaniganj, Burdwan

Am
21/2/07

Book No. 105
Volume No. 48
Page 131 138
Being 1390
For the year 2007

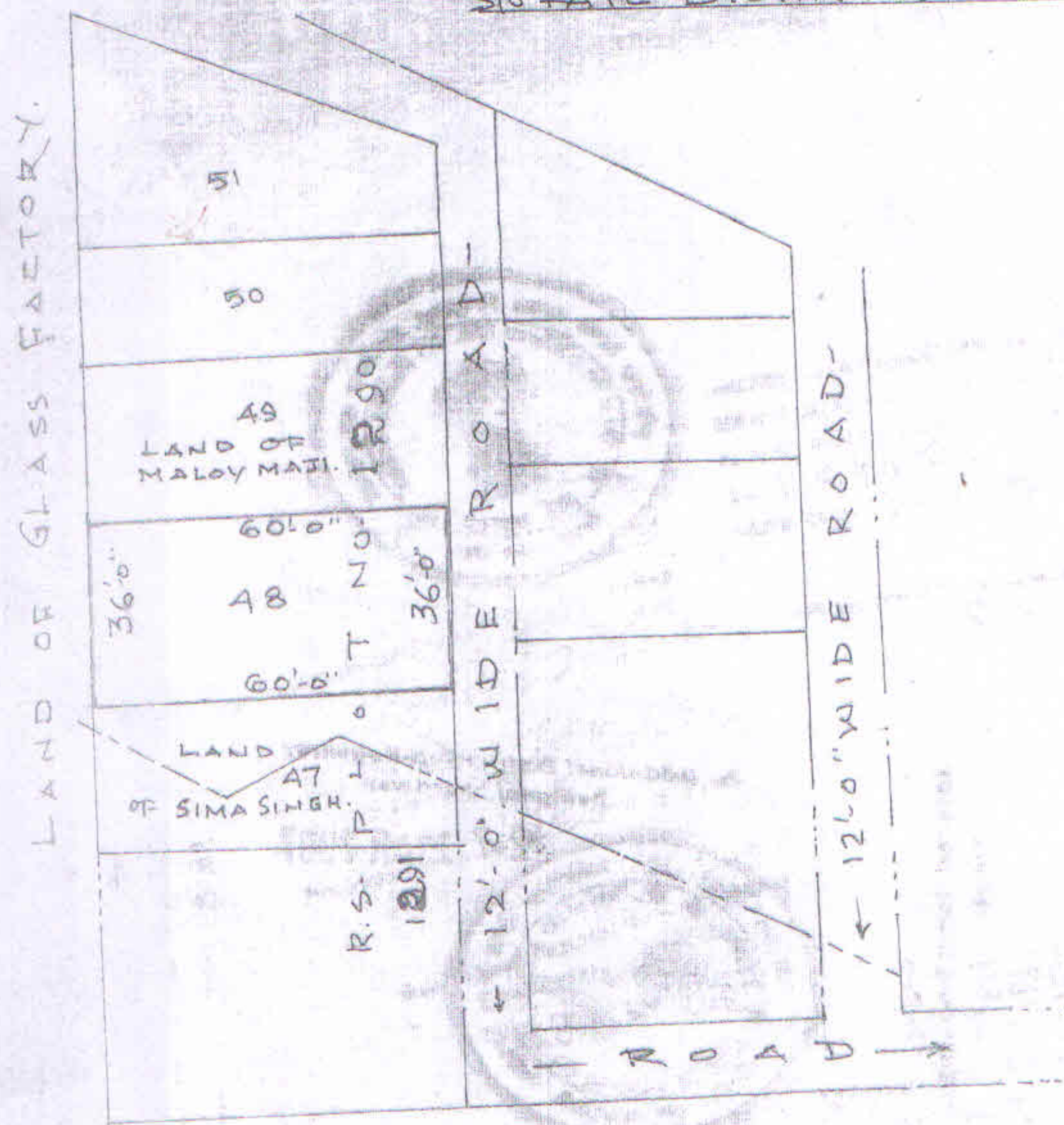
littlefinger to forefinger

I 1390 I - 1388

3000

ENLARGED PLAN OF MOUZA-AMRASOTA: J.L. NO-18
P.S.-RANIGANJ, DIST- BURDWAN. SCALE-1"=33'0"
PLAN SHOWING PORTION OF LAND FORMING AREA-3KAT
=0.05 ACRE, WITHIN R.S. PLOT NO-1290 IS SHOWN IN RED BOUNDED
LINE - TO BE PURCHASED.

PURCHASER:- MARVELLOUS INTRA (P) LTD.
• 20B-ABDUL HAMID STREET.
KOL KATA-69.
DIRECTOR:-
GOPAL KR. AGARWALA.
SIO FATE BISHW NATH AGARWALA.



Dream gh.

PLANS AND REVISED

2
B
A



Additional District Sub-Registrar
National Bureau of Standards

12-7 MAR 2007



Additional District Sub-Registrar
National Bureau of Standards

[Handwritten signature]
12-7 MAR 2007

Delivered by
For the post