

10072/2023

9700/23



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

L 528814

Certified that the Document is admitted to registration. The Signatures Sheet and the Stamps should be attached to this document as the part of this Document.



Additional Registrar  
of Assurances - Kolkata

2 DEC 2023

31/12/23  
2/277334/23  
B 9993941

### DEED OF SALE

THIS INDENTURE OF SALE made on this 25<sup>th</sup> day of November, Two Thousand Twenty Three (2023) BETWEEN SRI MOHANLAL PATEL, PAN-AFAPP8334F, Aadhar No.7707 3545 9346, Son of Late Pethalal Patel,

Visit Case No. 1678 of 24/11  
J (1) - 250  
J (2) - 350  
Total - 350  
Recd on 21/12/23

183391

Mayfair Villa Pvt. Ltd

31, Shakespeare Sarani

NAME..... 5th Floor, Kolkata-700 017

ADD.....

Rs. 5000/-

21 NOV 2023

SURANJAN MUKHERJEE

Licensed Stamp Vendor

C. C. Court

2 & 3, K. S. Roy Road, Kol-1

21 NOV 2023



ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
25 NOV 2023

by faith-Hindu, by Citizen-Indian, by occupation-Business, previously residing at 277, Jessore Road, Lake Plaza, Tebultala, Flat No.5C, Post Office-Sreebhumi, Police Station-Laketown, Kolkata-700048, District-North 24 Parganas, presently residing at 67/A/1, Belgachia Road, Post Office-Belgachia, Police Station-Ultadanga, Kolkata-700037, hereinafter referred to as the **VENDOR** (which expression shall where the context so admits include his heirs, executors, administrators, representative and assigns) of the **ONE PART**.

**AND**

**MAYFAIR VILLA PRIVATE LIMITED, PAN-AAIDCM1469R**, a Company incorporated and registered under the Indian Companies Act, 1956, having its registered Office at "**JASMINE TOWER**" 6<sup>th</sup> Floor, 31, Shakespeare Sarani, Post Office and Police Station-Shakespeare Sarani, Kolkata-700017, represented herein by its Directors **1) MR. SHISHIR KUMAR GUPTA, PAN-AEBPG4227J**, having Aadhar No.7374 2990 5588, Son of Late Parmeshwar Gupta, **2) MRS. MINA GUPTA, PAN-AFTPG4210Q**, Aadhar No.5312 0069 3527, Wife of Mr. Shishir Kumar Gupta, both by Religion-Hindu, both by Occupation-Business, both citizens of Indian, both working for gain at '**JASMINE TOWER**' Sixth Floor, 31, Shakespeare Sarani, Police Station-Shakespeare Sarani, Kolkata-700017, hereinafter referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-interest, executors, administrators and assignees) of the **OTHER PART**.

**WHEREAS** although the West Bengal Housing Infrastructure Development Corporation Limited, has a statewide mandate to provide larger supply of developed lands, the immediate focus area has been limited to the development of a planned town (hereinafter called the New Town, Kolkata) and the Collector, North 24-Parganas and Collector, South 24 Parganas, on the requisition of Government in the Housing Department by and under a good



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number of Land Acquisition Cases had acquired large chunk of land, and the same has been duly vested in the Government absolutely free from all encumbrances under Section 16 of the Land Acquisition Act, 1894.

**AND WHEREAS** the said Collectors thereafter duly transferred right, title and interest in the said lands and also made over vacant possession over the said land to the WBHIDCO Limited free from all encumbrances upon payment of price for compensation money for such lands.

**AND WHEREAS** upon such transfer of lands and possession thereof being handed over to the WBHIDCO Limited, the WBHIDCO Limited was lawfully seized and possessed of or is otherwise well and sufficiently entitled to the said land free from all encumbrances which include all that piece and parcel of land described in the schedule hereunder written.

**AND WHEREAS** the WBHIDCO Limited, in consonance with the main object and intent as spelt out in the Company's Memorandum of Association, has already developed, built and provided necessary infrastructures on the said lands for making it suitable for setting up the proposed township.

**AND WHEREAS** after having developed the said lands and building infrastructure thereon the WBHIDCO Limited had demarcated afresh the said acquired lands in several plots under different categories and had made the same ready for allotment and sale to the prospective buyers.

**AND WHEREAS** by a letter of offer of allotment for freehold of plot of land vide Memo No.2517(142)/HIDCO/ADMN-674/2004 dated 06.05.2006 the General Manager (Admn.)/Additional General Manager (Marketing) WBHIDCO duly allotted a plot of land



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measuring 300 Sq. meter (4.48 in cottah) more or less in Project/Scheme- Action Area-III/1 under Category HIGI-II, being Plot No.AA-IIIC-1109 in Block No.AA-IIIC) Category HIGI-II situated in the New Town, Police Station-New Town (previously Rajarhat) , District-North 24 Parganas, erstwhile in the Panchayat area falling within Mouza-Patharghata, J.L No.36, under Patharghata Gram Panchayat.

**AND WHEREAS** by an indenture of sale made on 5<sup>th</sup> July, 2013, West Bengal Housing Infrastructure Development Corporation Limited, a Government Company incorporated under the Companies Act, 1956 (Act 1 of 1956) and the Planning Authority, as appointed by the State Government vide order No.1490-HI/HGN/NTP/1M-1/98 dated 14<sup>th</sup> September, 1999, in respect of the Planning Area declared as such under Notification No.1423/HI/HGN/NTP/1M-1/98 dated 27<sup>th</sup> August, 1999, hereinafter referred to as the WBHIDCO Limited, having its registered office at HIDCO Bhaban, 35-1111 M A R, 3<sup>rd</sup> Rotary, New Town, Kolkata-700156, represented by the Managing Director or Joint Managing Director(Admn.)/General Manager (Administration)/Additional General Manager (Administration)/General Manager (Marketing)/Additional General Manager (Marketing) of the said State Government Company who is so authorized by the Managing Director for the purpose of execution of the said Indenture, therein referred to as the Vendor and WBHIDCO herein of the One Part and Mohanlal Patel, Son of Late Pethalal Patel, therein referred to as the Purchaser of the Other Part and registered in the Office of the Additional District Sub-Registrar Rajarhat and recorded in Book No.I, CD Volume No.14, pages from 171 to 186, being No.09350 for the year 2013, the Vendor therein and WBHIDCO herein sold, conveyed, transferred, assured, alienated and assigned unto and in favour of the Purchaser therein absolutely and forever free from all encumbrance at or for a consideration mentioned thereat **ALL THAT** piece and parcel of land measuring about 300.11 Sq. Meters be same or little more or less being Premises No.16-0826 in Street



  
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No.0826 (13 M. wide) (Erstwhile Plot No.1109 in Block No.AA-IIIC) Category HIGI-II situated in the New Town, Police Station-New Town (previously Rajarhat), District-North 24 Parganas, erstwhile in the Panchayat area falling within Mouza-Patharghata, J.L No.36, under Patharghata Gram Panchayat at and for the consideration as mentioned in the said Indenture of Sale.

**AND WHEREAS** by virtue of the aforesaid Indenture of Sale dated 5<sup>th</sup> July, 2013 the said Mohan Lal Patel, the Vendor herein is absolutely seized and possessed of or otherwise well and sufficiently entitled to the land free from all encumbrances comprising with **ALL THAT** piece and parcel of land measuring about 300.11 Sq. Meters be same or little more or less being Premises No.16-0826 in Street No.0826 (13 M. wide) (Erstwhile Plot No.1109 in Block No.AA-IIIC) Category HIGI-II situated in the New Town, Police Station-New Town (previously Rajarhat) , District-North 24 Parganas, in the Panchayat area falling within Mouza-Patharghata, J.L No.36, under Patharghata Gram Panchayat and got his name mutated in the records of the New Town Kolkata Development Authority (NKDA) under Assessee No.016-0826-0-00-00001-36 in respect of the said Property being Premises No.16-0826, Plot No.AA-IIIC/1109 , Category-HIGI-II, Action Area-IIIC, New Town, Kolkata and has been paying taxes to the Competent Authority regularly in his own name.

**AND WHEREAS** the Vendor is desirous to sell the said Property more fully described in the Schedule below and delineated with **RED** Border Lines in the Plan or map annexed herewith and hereinafter referred to as the "**SAID PROPERTY**".

**AND WHEREAS** after coming to know the said desire of the Vendor, the Purchaser has offered the Vendors to purchase the said property at a valuable consideration of Rs. 99,90,290/- (Rupees Ninety Nine Lakhs Ninety Thousand Two Hundred Ninety) only and the Vendor has accepted and agreed the same.



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**NOW THIS INDENTURE WITNESSETH** that in consideration of the purposes for which the land hereinafter referred to and mentioned in the schedule hereunder written is required by the PURCHASER, and in consideration of a sum of Rs.99,90,290/- (Rupees Ninety Nine Lakhs Ninety Thousand Two Hundred Ninety) only paid by the PURCHASER, the receipt whereof the VENDOR doth hereby admit and acknowledge, and in consideration of the PURCHASER agreeing to observe and perform the terms and conditions mentioned hereinafter and in consideration of the fact that the PURCHASER has taken inspection of such land and has satisfied himself as to the conditions and description of the plot of land and also as to the amenities and facilities appertaining to such land and as to the nature, scope and extent of benefit or interest provided therein by the WBHIDCO, the VENDOR doth hereby sell, grant, convey and transfer unto the PURCHASER such land morefully described and mentioned in the schedule hereunder written (hereinafter referred to as the said demised land) and particularly delineated on the map or plan hereto annexed with Border Red lines **TO HAVE AND TO HOLD** the demised land hereby granted, transferred and conveyed expressed or otherwise assured or intended to the use of the said PURCHASER absolutely and forever. The Purchaser and its successors-in-interest will be entitled to sell, mortgage, lease or otherwise alienate the property hereby conveyed to anyone without the consent of the Vendor or any other person or persons or any authority or authorities.

The PURCHASER doth hereby covenants as follows:-

- I. The PURCHASER shall preserve the boundary pillars provided in the demised land.
- II. The PURCHASER shall use the said demised land exclusively for the purpose of constructing building at the cost of the PURCHASER in conformity with the Building Rules & Regulations as applicable in New Town, Kolkata and other Rules and



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Regulations as prescribed or as might be framed out from time to time for the New Town, Kolkata and more specifically according to plans, specifications, elevations, designs and sections sanctioned by the Competent authority and with such conditions as the said authority may decide and to use the same for any lawful purpose.

- III. The PURCHASER shall not make any excavation in the land, nor remove any earth/subsoil there from in contravention of provisions of any Act and Rule of the land use and management and if made with the prior permission of the Competent Authority, regard shall be had so that the surrounding plots and common areas possessed by the WBHIDCO or its transferees are not disturbed in any way.
- IV. The PURCHASER shall not alter the location of sewer/water connection lines except prior written approval of the WBHIDCO which shall not normally be allowed for the sake of greater interest of the project area.
- V. The VENDOR shall remain indemnified against any claims/dues payable by the PURCHASER to any local authority in future.
- VI. The PURCHASER shall not carry on or allow to be carried on in the said land any unlawful, illegal or immoral activities which may be considered offensive or a source of any annoyance, inconveniences or nuisance to the area surrounding the demised premises.
- VII. The PURCHASER shall allow any person authorized by the WBHIDCO or Local Body to inspect, maintain and construct/reconstruct the sewer lines and water meter,



*l*  
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storm-water drains and other utility services or to do any other work in connection therewith within the plot without any obstruction or hindrance by the PURCHASER.

- VIII. The PURCHASER shall pay and discharge all rates, taxes, other impositions, charges and enhancement, if any, of land value on the date of purchase in respect of the said demised land and structure to be erected thereon which as and when determined by any Competent Authority to be payable by the PURCHASER thereof to such authority under the provision of law for the time being in force.
- IX. The PURCHASER shall pay and continue to pay service charges to the WBHIDCO for providing the services as covenanted herein within the New Town. The WBHIDCO will assess and decide upon hearing the PURCHASER the periodical charges to be paid by the Purchaser from time to time.
- X. The PURCHASER shall keep the WBHIDCO indemnified against any and all claims for damage which may be caused to any adjoining buildings or other premises in consequence of the execution of the aforesaid works and also against all payments whatsoever which during the progress of the work, may become payable or be demanded by any local authority or authority in respect of the same works or of anything done under the authority herein contained.
- XI. The PURCHASER is liable to compensate for any damage caused by him to the infrastructure provided by the WBHIDCO.

The VENDOR hereby covenants with the PURCHASER as follows:-

1. The VENDOR has good and marketable title in the land described in the schedule hereunder written free from all encumbrances and the VENDOR has all right to transfer the said land to the PURCHASER by executing this indenture.



ADD. IN. REGISTRAR  
OF ASSISTANTS - KOLKATA  
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2. The VENDOR along with this deed of Sale Conveys all other rights, obligations and amenities given to him by the WBHIDCO in favour of the PURCHASER.
3. The PURCHASER observing, performing, fulfilling and discharging all the responsibilities covenanted herein shall hold and enjoy the said demised land forever without any interruption by the VENDOR, WBHIDCO or any of its agents or representatives whatsoever.
4. The VENDOR further covenants with the PURCHASER to save harmless indemnify and keep indemnified the PURCHASER from or against all encumbrances, losses, claims charges and equities whatsoever arising accruing before and on execution of these presents.

**SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of **vacant bastu** land measuring about 300.11 Sq. Meters be same or little more or less being Premises No.16-0826 in Street No.0826 (13 M. wide) (Erstwhile Plot No.1109 in Block No.AA-IIIC) Category HIGI-II situated in the New Town, under Assessee No.016-0826-0-00-00001-36, Police Station-New Town (previously Rajarhat), District-North 24 Parganas, in the Panchayat area falling within Mouza-Patharghata, J.L No.36, under Patharghata Gram Panchayat, butted and bounded as follows

:-

<b>ON THE NORTH</b>	:	By HIDCO Land and Premises No.23-0822	—
<b>ON THE SOUTH</b>	:	By Premises No.14-0826 and Street No.0826 (13 M. Wide)	—
<b>ON THE WEST</b>	:	Premises No.23-0822 and Premises No.14-0826	—
<b>ON THE EAST</b>	:	Street No.0826 (13 M. Wide) and HIDCO Land	↙
<b>Proposed use: Residential</b>			↙

IN V  
the



*[Handwritten signature]*  
ADDITIONAL REGISTRAR  
OF INSURANCES-1, KOLKATA  
25 NOV 2023

**IN WITNESS WHEREOF** the parties to these presents have hereunto set and subscribed their respective hands the day, month and year first above written.

**SIGNED AND DELIVERED**

by the abovenamed **VENDOR**

Mohamed Patel

in presence of the Witnesses :-

1. Subhadra Lalit  
Borcity, Tower-5, Flat-503  
105th Bidhan Nagar Road  
Kolkata-700067
2. Pramesh Ghosh  
Kalyana Jana  
P.O. Dibrugarh  
Pin-712107

**SIGNED**

by the abovenamed **PURCHASER**

in presence of the Witnesses :-

1. Subhadra Lalit
2. Pramesh Ghosh

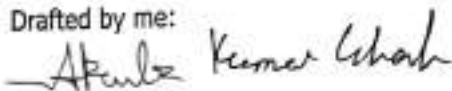
For MAYFAIR VILLA PVT. LTD.

  
Director

For MAYFAIR VILLA PVT. LTD.

Mina Ghosh  
Director

Drafted by me:



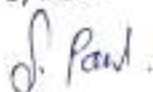
**(APURBA KUMAR GHOSH)**

Advocate

High Court, Calcutta

Enrollment No. F/351/349/88

Typed by me:-



10, Old Post Office Street,  
Kolkata-700001



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**MEMO OF CONSIDERATION**

**RECEIVED** Rs.99,90,290/- (Rupees Ninety Nine Lakhs Ninety Thousand Two Hundred Ninety) only from the Purchaser as entire consideration money for the property sold hereby as memo below :-

<b>Cheque/Draft No.</b>	<b>Date</b>	<b>Drawn on</b>	<b>Amount (Rs.)</b>
028820	22.11.2023	IDBI Bank	25,00,000.00
028824	23.11.2023	IDBI Bank	23,90,387.00
028823	23.11.2023	IDBI Bank	25,00,000.00
028800	22.11.2023	IDBI Bank	25,00,000.00
ADD TDS			99,903.00

**TOTAL**

Rs.

-----  
 99,90,290.00  
 -----

(Rupees Ninety Nine Lakhs Ninety Thousand Two Hundred Ninety) only

**WITNESSES:**1. *Subhanshu Sati*2. *Pranesh Mehta**Mohamed Patel.***SIGNATURE OF THE VENDOR**



2

ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
25 NOV 2023

# SPECIMEN FORM FOR TEN FINGER PRINTS



	LITTLE FINGER	RING FINGER	MIDDLE	FORE FINGER	THUMB
LEFT					
	THUMB	FORE FINGER	MIDDLE	RING FINGER	LITTLE FINGER
RIGHT					

Mohamed Patel



	LITTLE FINGER	RING FINGER	MIDDLE	FORE FINGER	THUMB
LEFT					
	THUMB	FORE FINGER	MIDDLE	RING FINGER	LITTLE FINGER
RIGHT					

*[Handwritten signature]*



	LITTLE FINGER	RING FINGER	MIDDLE	FORE FINGER	THUMB
LEFT					
	THUMB	FORE FINGER	MIDDLE	RING FINGER	LITTLE FINGER
RIGHT					

Mina Sultan



	LITTLE FINGER	RING FINGER	MIDDLE	FORE FINGER	THUMB
LEFT					
	THUMB	FORE FINGER	MIDDLE	RING FINGER	LITTLE FINGER
RIGHT					



  
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SALE DEED PLAN OF THE PREMISES NO 16- 0826 , PLOT NO 1109 IN AA IIIC  
OF NEW TOWN KOLKATA  
MOUZA -PATHARGHATA , JL NO - 36 , PATHARGHATA G.P. ,  
UNDER NEW TOWN POLICE STATION


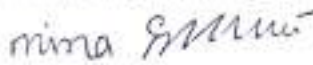


AREA - : 300.11 Sq.M. (MORE OR LESS)

LAND SHOWN BY RED LINE.



ALL DIMENSIONS ARE IN M.M.

SIGNATURE OF VENDOR	SIGNATURE OF VENDEES	DRAWING BY
<p>Mohand Lal Patel.</p> <p>Mr. MOHAN LAL PATEL</p>	<p>For MAYFAIR VILLA PVT. LTD.</p> <p> Director</p> <p>For MAYFAIR VILLA PVT. LTD.</p> <p> Director</p> <p>MAYFAIR VILLA PVT.LTD</p>	



*[Handwritten signature]*

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OF ASSURANCES-I, KOLKATA  
25 NOV 2023



Govt. of West Bengal  
Directorate of Registration & Stamp  
Revenue  
GRIPS eChallan



192023240302651698

GRN Details

GRN:	192023240302651698	Payment Mode:	SBI Epay
GRN Date:	01/12/2023 11:41:28	Bank/Gateway:	SBlePay Payment Gateway
BRN :	9437347832636	BRN Date:	01/12/2023 11:41:50
Gateway Ref ID:	CHO3629441	Method:	State Bank of India NB
GRIPS Payment ID:	011220232030265168	Payment Init. Date:	01/12/2023 11:41:28
Payment Status:	Successful	Payment Ref. No:	2002773131/10/2023

[Query No\*/Query Year]

Depositor Details

Depositor's Name:	Mr SISIR KUMAR GUPTA
Address:	KOLKATA
Mobile:	9123659456
Period From (dd/mm/yyyy):	01/12/2023
Period To (dd/mm/yyyy):	01/12/2023
Payment Ref ID:	2002773131/10/2023
Dept Ref ID/DRN:	2002773131/10/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002773131/10/2023	Property Registration- Stamp duty	0030-02-103-003-02	146
2	2002773131/10/2023	Property Registration- Registration Fees	0030-03-104-001-16	120
			<b>Total</b>	<b>266</b>

IN WORDS: TWO HUNDRED SIXTY SIX ONLY.

PAID



Gr





Govt. of West Bengal  
Directorate of Registration & Stamp  
Revenue  
GRIPS eChallan



192023240302651698

GRN Details

GRN:	192023240302651698	Payment Mode:	SBI Epay
GRN Date:	01/12/2023 11:41:28	Bank/Gateway:	SBlePay Payment Gateway
BRN :	9437347832636	BRN Date:	01/12/2023 11:41:50
Gateway Ref ID:	CHO3629441	Method:	State Bank of India NB
GRIPS Payment ID:	011220232030265168	Payment Init. Date:	01/12/2023 11:41:28
Payment Status:	Successful	Payment Ref. No:	2002773131/10/2023 [Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr SISIR KUMAR GUPTA
Address:	KOLKATA
Mobile:	9123659456
Period From (dd/mm/yyyy):	01/12/2023
Period To (dd/mm/yyyy):	01/12/2023
Payment Ref ID:	2002773131/10/2023
Dept Ref ID/DRN:	2002773131/10/2023

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Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
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			<b>Total</b>	<b>266</b>

IN WORDS: TWO HUNDRED SIXTY SIX ONLY.

PAYED



# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



201120232028880546

## GRIPS Payment Detail

GRIPS Payment ID:	201120232028880546	Payment Init. Date:	20/11/2023 18:47:57
Total Amount:	494549	No of GRN:	1
Bank/Gateway:	State Bank of India	Payment Mode:	Counter Payment
BRN:	90090790	BRN Date:	21/11/2023 00:00:00
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

## Depositor Details

Depositor's Name: APURBA KUMAR GHOSH  
Mobile: 9674621992

## Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240288805472	Directorate of Registration & Stamp Revenue	494549
Total			494549

IN WORDS: FOUR LAKH NINETY FOUR THOUSAND FIVE HUNDRED FORTY NINE ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

PAID



ADDITIONAL REGISTRAR  
OF ASSURANCES-1, KOLKATA  
25 NOV 2023



Govt. of West Bengal  
Directorate of Registration & Stamp  
Revenue  
GRIPS eChallan



192023240288805472

GRN Details

GRN:	192023240288805472	Payment Mode:	Counter Payment
GRN Date:	20/11/2023 18:47:57	Bank Gateway:	State Bank of India
BRN:	90690790	BRN Date:	21/11/2023 00:00:00
GRIPS Payment ID:	201120232028880546	Payment Init. Date:	20/11/2023 18:47:57
Payment Status:	Successful	Payment Ref. No:	2002773131/2/2023 ✓ (Town Not/Every Year)

Depositor Details

Depositor's Name:	APURBA KUMAR GHOSH
Address:	10, Old post office street, Room no 80 A Kolkata, West Bengal, 700001
Mobile:	9674621992
E-Mail:	akgadv@yahoo.co.in
Contact No:	9831103007
Depositor Status:	Advocate
Query No:	2002773131
Applicant's Name:	Mr P Ghosh
Identification No:	2002773131/2/2023
Remarks:	Sale, Sale Document
Period From (dd mm/yyyy):	20/11/2023
Period To (dd mm/yyyy):	20/11/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002773131/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	394632
2	2002773131/2/2023	Property Registration- Registration Fees	0030-03-104-003-16	99917
Total				494549

IN WORDS: FOUR LAKH NINETY FOUR THOUSAND FIVE HUNDRED FORTY NINE ONLY.



  
ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
25 NOV 2023










Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - I KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19012002773131/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr MOHANLAL PATEL 67/a/1,belgachia Road, City:- Not Specified, P.O:- Belgachia, P.S:- Ultadanga, District:- North 24-Parganas, West Bengal, India, PIN- 700037	Seller		5320 	Mohanlal Patel 25.11.2023
2	Mr Shishir Kumar Gupta 31,shakespeare Sarani, City:- Not Specified, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, District-Kolkata, West Bengal, India, PIN:- 700017	Represent ative of Buyer [Mayfair Villa Private Limited ]		5369 	 25.11.2023
3	Mrs MINA GUPTA 31,SHAKESPEARE SARANI, City:- Not Specified, P.O.- SHAKESPEARE SARANI, P.S.- Shakespeare Sarani, District-Kolkata, West Bengal, India, PIN:- 700017	Represent ative of Buyer [Mayfair Villa Private Limited ]		5371 	Mina Gupta 25/11/2023



AD. [illegible] [illegible] [illegible]  
25 NOV 2023

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Pranesh Ghosh Son of Late Amiya Ghosh Kat Ghara Lane, City:- Not Specified, P.O:- HOOGHLY, P.S:-Chinsurah, District-Hooghly, West Bengal, India, PIN:- 712103	Mr MOHANLAL PATEL, Mr Shishir Kumar Gupta, Mrs MINA GUPTA		5372 	<i>Pranesh Ghosh</i> 25/11/2023

(Pradipta Kishore Guha)  
ADDITIONAL REGISTRAR  
OF ASSURANCE  
OFFICE OF THE A.R.A. - I  
KOLKATA  
Kolkata, West Bengal



### Major Information of the Deed

Deed No :	I-1901-09900/2023	Date of Registration	02/12/2023
Query No / Year	1901-2002773131/2023	Office where deed is registered	A.R.A. - I KOLKATA, District: Kolkata
Query Date	07/11/2023 12:01:31 PM	Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]
Applicant Name, Address & Other Details	P Ghosh 10, Old Post Office Street, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9674621992, Status : Solicitor firm		
Transaction	[0101] Sale, Sale Document	Market Value	Rs. 99,93,941/-
Set Forth value	Rs. 99,90,290/-	Registration Fee Paid	Rs. 1,00,037/- (Article:A(1), E, M)
Stampduty Paid(SD)	Rs. 3,99,778/- (Article:23)	Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)

#### Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Mouza: Hidco A A - I I I - C, Premises No: 160826, JI No. 36, Pin Code : 700156

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1109		Bastu	Bastu	3230.36 Sq Ft	99,90,290/-	99,93,941/-	Width of Approach Road: 43 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					<b>7.4029Dec</b>	<b>99,90,290 /-</b>	<b>99,93,941 /-</b>	

#### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr MOHANLAL PATEL</b> Son of Late PETHALAL PATEL 67/a/1, belgachia Road, City:- Not Specified, P.O:- Belgachia, P.S:-Ultadanga, District:-North 24-Parganas, West Bengal, India, PIN:- 700037 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: aFxxxxxx4F, Aadhaar No: 77xxxxxxx9346, Status :Individual, Executed by: Self, Date of Execution: 25/11/2023 , Admitted by: Self, Date of Admission: 25/11/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/11/2023 , Admitted by: Self, Date of Admission: 25/11/2023 ,Place : Pvt. Residence



## Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mayfair Villa Private Limited</b> 31,shakespeare Sarani, City:- Not Specified, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:- Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: aaxxxxxx9r,Aadhaar No Not Provided by UIDAI, Status Organization. Executed by: Representative

## Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Shishir Kumar Gupta (Presentant )</b> Son of Late Parmeshwar Gupta 31,shakespeare Sarani, City:- Not Specified, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aaxxxxxx7], Aadhaar No: 73xxxxxxx5588 Status : Representative, Representative of : Mayfair Villa Private Limited (as director)
2	<b>Mrs MINA GUPTA</b> Wife of Mr SHISHIR KUMAR GUPTA 31,SHAKESPEARE SARANI, City:- Not Specified, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxx0Q, Aadhaar No: 53xxxxxxx3527 Status : Representative, Representative of : Mayfair Villa Private Limited (as director)

## Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr Pranesh Ghosh</b> Son of Late Amiya Ghosh Kali Ghara Lane, City:- Not Specified, P.O:- HOOGHLY, P.S:- Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712103			
Identifier Of Mr MOHANLAL PATEL, Mr Shishir Kumar Gupta, Mrs MINA GUPTA			

## Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Mr MOHANLAL PATEL	Mayfair Villa Private Limited-7.40292 Dec



Endorsement For Deed Number : I - 190109900 / 2023

On 24-11-2023

**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 99,93,941/-

Pradipta Kishore Guha  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - I KOLKATA  
Kolkata, West Bengal

On 25-11-2023

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

Presented for registration at 15:10 hrs on 25-11-2023, at the Private residence by Mr Shishir Kumar Gupta ,

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

Execution is admitted on 25/11/2023 by Mr MOHANLAL PATEL, Son of Late PETHALAL PATEL, 67/a/1,belgachia Road, P.O: Belgachia, Thana: Uladanga, , North 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by Profession Business

Identified by Mr Pranesh Ghosh, , Son of Late Amiya Ghosh, Kat Ghara Lane, P.O: HOOGHLY, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712103, by caste Hindu, by profession Service

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

Execution is admitted on 25-11-2023 by Mr Shishir Kumar Gupta, director, Mayfair Villa Private Limited (Private Limited Company), 31,shakespeare Sarani, City:- Not Specified, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017

Identified by Mr Pranesh Ghosh, , Son of Late Amiya Ghosh, Kat Ghara Lane, P.O: HOOGHLY, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712103, by caste Hindu, by profession Service

Execution is admitted on 25-11-2023 by Mrs MINA GUPTA, director, Mayfair Villa Private Limited (Private Limited Company), 31,shakespeare Sarani, City:- Not Specified, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017

Identified by Mr Pranesh Ghosh, , Son of Late Amiya Ghosh, Kat Ghara Lane, P.O: HOOGHLY, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712103, by caste Hindu, by profession Service

Pradipta Kishore Guha  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - I KOLKATA  
Kolkata, West Bengal

On 30-11-2023

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,00,037.00/- ( A(1) = Rs 99,939.00/- ,E = Rs 14.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by by online = Rs 99,917/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/11/2023 12:00AM with Govt. Ref. No: 192023240288805472 on 20-11-2023, Amount Rs: 99,917/-, Bank: State Bank of India ( SBIN0000001), Ref. No. 90090790 on 21-11-2023, Head of Account 0030-03-104-001-16



#### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,99,778/- and Stamp Duty paid by by online = Rs 3,94,632/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/11/2023 12:00AM with Govt. Ref. No: 192023240288805472 on 20-11-2023, Amount Rs: 3,94,632/-, Bank: State Bank of India ( SBIN0000001), Ref. No. 90090790 on 21-11-2023, Head of Account 0030-02-103-003-02

*[Signature]*  
Satyajit Biswas  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - I KOLKATA  
Kolkata, West Bengal

On 02-12-2023

#### 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.

#### Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,00,037.00/- ( A(1) = Rs 99,939.00/- ,E = Rs 14.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 120/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/12/2023 11:41AM with Govt. Ref. No: 192023240302651698 on 01-12-2023, Amount Rs: 120/-, Bank: SBI EPay ( SBIEPay), Ref. No. 9437347832636 on 01-12-2023, Head of Account 0030-03-104-001-16

#### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,99,778/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 146/-

#### Description of Stamp

1. Stamp: Type: Impressed, Serial no 183391, Amount: Rs.5,000.00/-, Date of Purchase: 21/11/2023, Vendor name: S MUKHERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/12/2023 11:41AM with Govt. Ref. No: 192023240302651698 on 01-12-2023, Amount Rs: 146/-, Bank: SBI EPay ( SBIEPay), Ref. No. 9437347832636 on 01-12-2023, Head of Account 0030-02-103-003-02

*[Signature]*  
Pradipta Kishore Guha  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - I KOLKATA  
Kolkata, West Bengal

Certific  
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Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1901-2023, Page from 407067 to 407094  
being No 190109900 for the year 2023.



*K. Guha*

Digitally signed by PRADIPTA KISHORE GUHA  
Date: 2023.12.04 15:42:13 +05:30  
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 04/12/2023  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - I KOLKATA  
West Bengal.