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पश्चिम बंगाल WEST BENGAL

Certified that the document is admitted to registration, the signature sheets and the endorsement sheets attached with this document are part of this document. 9444 130003

[Signature]

District Sub-Registrar
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
11 SEP 2015

DEED OF DECLARATION

THIS DEED OF DECLARATION is made this 11th day of September, Two Thousand and Fifteen (2015) BY MAYFAIR ASHIANA PRIVATE LIMITED, P.A.N. AAECM4890K, a Company incorporated under the Companies

84589

Mayfair Ashiana Pvt. Ltd.

194, Hossenpur

Kolkata-700 107

NAME.....
ADD.....
Rs.....
10 SEP 2015
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

10 SEP 2015

10 SEP 2015



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Pranesh Ghosh.
S/o H. Somiya Kuma Ghosh.
Kat Gana Lane.
P.O + Dist - Hooghly.
P.S. = Chinnurah.
Pin - 712103
Seon.

District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
South 24 Parganas

11 SEP 2015

Act, 1956 having its Registered Office at 194, Hossenpur, Post Office- EKTP, Police Station-Anandapur (Old Tiljala), Kolkata-700107, being represented herein by its Director and authorized signatory **MR. GAURAB GUPTA, P.A.N. ADXPG6251F**, Son of Sri Shishir Kumar Gupta, Vide Board Resolution dated 25.11.2013, by religion- Hindu, by Occupation- Business, working for gain at 194, Hossenpur, Post Office- EKTP , Police Station-Anandapur (Old Tiljala), Kolkata-700107, hereinafter called the **"DECLARANT/PARTY OF THE FIRST PART"** (which expression shall unless excluded by or repugnant to the context be deemed and mean to include its successors-in-interest, legal representatives, administrators, executors and assigns) of the **ONE PART**.

WHEREAS by a Deed of Sale dated 10th day of July, Two Thousand and Fifteen (2015) the abovenamed **MAYFAIR ASHIANA PRIVATE LIMITED** , the Declarant herein above as Purchaser duly purchased **ALL THAT** piece or parcel of Danga land measuring 15 (Fifteen) Cottahs 8 (Eight) Chittacks 9 (Nine) Sq.ft. more or less lying at and situate being Municipal Holding No. 77 and 78, Elachi Chakraborty Para, in the District of South 24 Parganas Pin- 700151, within Police Station and sub Registration Office - Sonarpur Post Office-Dakshin Jagaddal, Ward No. 26 within the limits of the Rajpur-Sonarpur Municipality in Mouza – Elachi, J.L. No. 70 Collectorate Touzi No. 63, 43, R.S. No. 223 Pargana Magura comprised in C.S. and R.S. Dag No. 2115 and 2116 under C.S. and R.S. Khatian No. 394, L.R. Khatian No.2863 and 2862 L.R. Dag No.-2160 containing an area of 0.20 Acre Danga



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District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas

11 SEP 2015

Land and in L.R. Dag No 2161 containing an area of 0.05 Acre Danga Land all sorts of easements rights over and through adjacent road as mentioned in the Schedule of the said Deed of sale morefully demarcated in a map or plan annexed thereto and bordered with "RED" lines from the erstwhile owners 1) DR. ASISH KUMAR GHOSH, Son of Dr. Amarendra Sekhar Ghosh and 2) DR. INDRANIL KOLAY, Son of Mr. Biswa Nath Kolay and the said deed of sale was registered in the Office of the District Sub-Registrar-IV, Alipore South 24 Parganas and recorded in Book No. I, Volume No. 1604-2015, pages from 30839 to 30870, being No. 160405382 for the year 2015 (hereinafter called the **PRINCIPAL DEED**).

AND WHEREAS certain mistakes and inaccuracies have accidentally and inadvertently crept in the map annexed to the Principal Deed which require amendment in the manner hereinafter appearing:

NOW THIS DEED WITNESSETH that the map or plan annexed to the Principal Deed shall be amended and corrected in the following manner:

That due to inadvertence in the site plan and/or map annexed to the Principal Deed the area of Dag No. 2115 was wrongly mentioned therein as 8 Cottahs 3 Chittacks 9 Sq.ft. instead of 12 Cottahs 7 Chittacks 9 Sq.ft. . Hence area of Dag No. 2115 is correctly read as 12 Cottahs 7 Chittacks 9 Sq.ft. in the said Plan.

That due to inadvertence in the site plan and/or map annexed to the Principal Deed the area of Dag No. 2116 was wrongly mentioned therein as 7 Cottahs 5



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District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Aligarh, South 24 Parganas

11 SEP 2015

Chittacks Instead of 3 Cottahs 1 Chittack 0 Sq.ft. Hence area of Dag No. 2116 is correctly read as 3 Cottahs 1 Chittack 0 Sq.ft. in the said Plan.

However the total area of land measuring 15 (Fifteen) Cottahs 8 (Eight) Chittacks 9 (Nine) Sq.ft. Is remain unchanged and unaltered

The modified and/or corrected plan Is annexed herewith.

No material alteration Is done by this Declaration

That as declared and modified as aforesaid the Principal deed shall remain in full force and effect.

This Deed of Declaration and the modified map or plan annexed to this Deed of Declaration shall be treated as Supplemental to the Principal Deed.



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District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
11 SEP 2015

IN WITNESS WHEREOF the Declarant hereto have executed and delivered these presents on the day, month and year First above written.

SIGNED

in the presence of

1. Pranesh Ghosh.
Kargana Lane.
P.O. Dint - 1800ghy.
Piz-712103

For MAYFAIR ASHIANA PVT. LTD.
Samuel Saha
Director

SIGNATURE OF THE FIRST PART

2. Sanjib Pal.
10 Old Post Office Street.
Kolkata - 1

Drafted by me:

Apurba Kumar Ghosh

(APURBA KUMAR GHOSH)
Advocate

High Court Calcutta.

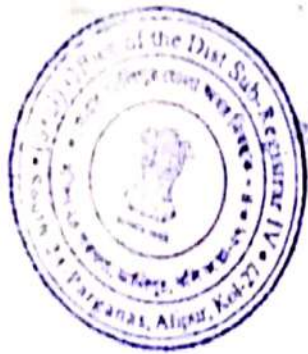
F/351/349/88

Typed by:

Subrata Chakrabarty

(SUBRATA CHAKRABARTY)

10, Old Post Office Street,
Kolkata - 700 001

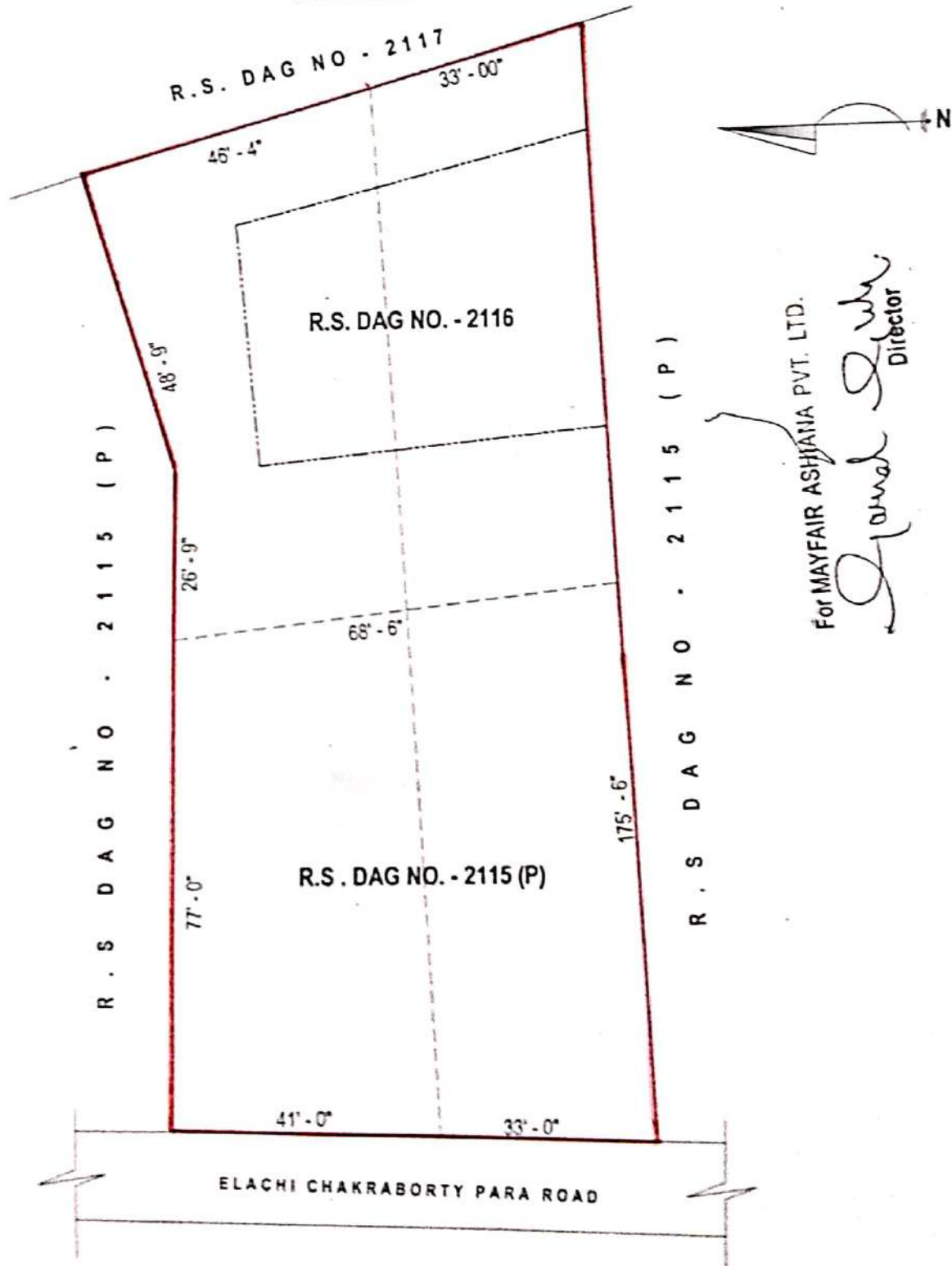


On
District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
11 SEP 2015

ITE PLAN OF R.S. DAG NO - 2115 (P) & 2116 L.R. DAG NO- 2160 , 2161 ; J.L. NO -70:
 MOUZA - ELACHI : AT MUNICIPAL HOLDING NO- 77, 78 ELACHI CHAKRABORTY
 PARA ROAD : WARD NO-26 : UNDER RAJPUR SONARPUR MUNICIPALITY: P.S -
 SONARPUR : DIST- 24 PGS. (SOUTH).

SCALE - 1" INCH = 25' FT.

TOTAL LAND AREA STATEMENT		
R S DAG NO	LAND AREA	TOTAL LAND AREA
2115	12 KH - 7 CH - 9 Sq Ft	15 KH - 8 CH - 9 Sq Ft
2116	3 KH - 1 CH - 0 Sq Ft	





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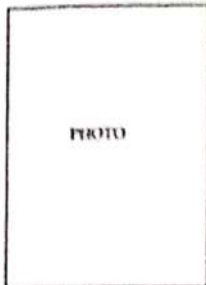
Official Sub-Registrar-Td
Registered 11/3/12 of
Registration Act 1908
Madras, South India
11/4/2015

SPECIMEN FORM FOR TEN FINGER PRINTS

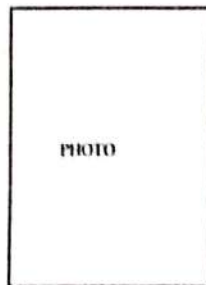


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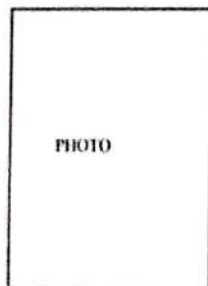
	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



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



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
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RIGHT HAND					



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
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	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



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District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
11 SEP 2015



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	16041000259948/2015	Query Date	10/09/2015 3:42:40 PM
Office where deed will be registered	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas		
Applicant Name	Gaurab Gupta		
Address	194 Hossenpur, Thana : Tiljala, District : South 24-Parganas, WEST BENGAL, PIN - 700107		
Applicant Status	Seller/Executant		
Other Details	Mobile No. : 9674621992		
Transaction	[0901] Declaration, Declaration relating to immovable property		
Additional Transaction Details			
Set Forth value	Rs. 2/-	Total Market Value:	Rs. 1,24,09,988/-
Stampduty Payable	Rs. 10/-	Stampduty Article:-	4
Registration Fee Payable	Rs. 39/-	Registration Fee Article:-	E, M(b), H
Expected date of the Presentation of Deed			
Amount of Stamp Duty to be Paid by Non Judicial Stamp			Rs. 0/-
Mutation Fee Payable	DLRS server does not return any Information		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details						
Slh No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR- SONARPUR, Mouza: Elachi	LR Plot No:- 2160 , LR Khatian No:- 2862	12 Katha 7 Chatak 9 Sq Ft	1/-	99,59,990/-	Proposed Use: Bastu, ROR: Danga, Property is on Road
L2	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR- SONARPUR, Mouza: Elachi	LR Plot No:- 2161 , LR Khatian No:- 2863	3 Katha 1 Chatak	1/-	24,49,998/-	Proposed Use: Bastu, ROR: Danga, Property is on Road
Total			25.59562503 Dec	2/-	1,24,09,988/-	
Declarant Details						
SI No.	Name & Address (Organization)	Status	Execution And Admission Details	Other Details		
1	MAYFAIR ASHIANA PRIVATE LIMITED 194 HOSSENPUR, P.O:- EKTP, P.S:- Tiljala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700107	Organizatio n	Executed by: Representative,			
Representative Details						
SL No.	Representative Name & Address	Other Details	Execution And Admission Details	Representative of		
1	Mr Gaurab Gupta, Designation: Director Son of Shri Shishir Kumar Gupta 194 Hossenpur, P.O:- EKTP, P.S:- Tiljala, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700107	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,		MAYFAIR ASHIANA PRIVATE LIMITED		

Identifier Details		
Identifier Name & Address	Other Details	Identifier of
Mr Pranesh Ghosh Son of Late Amiya Kumar Ghosh Katghara Lane, P.O:- Hooghly, P.S:- Chinsurah, Hooghly-chinsurah, District:- Hooghly, West Bengal, India, PIN - 712103	Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India,	Mr Gaurab Gupta

For Information only



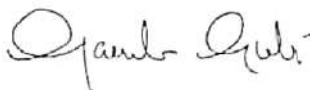
Note:



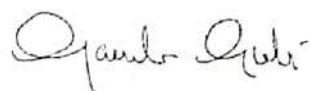
1. If the given informations are found to be given incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment. Assessed market value & Query is valid for 44 days i.e. upto 24/10/2015.
3. Standard User charge of Rs. 175/- (Rupees one hundred seventy five) only includes all taxes per transaction upto 15 (fifteen) pages and Rs 6/- (Rupees six) only for each additional page will be applicable.
4. Online Payment of Stamp Duty and Registration Fees can be made if Stamp Duty Payable is more than Rs. 5000/-.
5. This e-Assessment report is to be signed by all Sellers and Buyers.
6. Web-based e-Assessment report will be provisional one and subject to final verification by Registering Officer.
7. Quoting of PAN no. of Seller and Buyer of a property is a must where the transaction involves a property valued at Rs. 5 lac or more (IT Rules).
If the party concerned do not have a PAN number, he/she will make a declaration in form no. 60 giving therein the particulars of such transaction.
8. Rs 50/- (Rupees fifty only) will be charged from the Applicant for issuing of this e-Assessment Slip (Urban Area).
9. If SD and Fees are not paid through GRIPS then mutation fee should be paid the concerned BLLRO office for Mutation.

(Tridip Misra)
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV
SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal

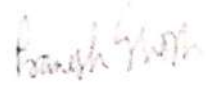
Seller, Buyer and Property Details

A. Declarant & Details

Presentant Details			
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	Mr Gaurab Gupta, Director Director, MAYFAIR ASHIANA PRIVATE LIMITED 194 HOSSENPUR, P.O:- E KTP, P.S:- Tiljala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700107	 11/09/2015 12:06:42 PM	 LTI 11/09/2015 12:06:46 PM
		 11/09/2015 12:06:59 PM	

Declarant Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	MAYFAIR ASHIANA PRIVATE LIMITED 194 HOSSENPUR, P.O:- E KTP, P.S:- Tiljala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700107 Status : Organization Represented by representative as given below:-		
1(1)	Mr Gaurab Gupta, Director Director, MAYFAIR ASHIANA PRIVATE LIMITED 194 HOSSENPUR, P.O:- E KTP, P.S:- Tiljala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700107 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative Date of Execution : 11/09/2015 Date of Admission : 11/09/2015 Place of Admission of Execution : Office	 11/09/2015 12:06:42 PM	 LTI 11/09/2015 12:06:46 PM
		 11/09/2015 12:06:59 PM	

B. Identifier Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Pranesh Ghosh Son of Late Amiya Kumar Ghosh Katghara Lane, P.O:- Hooghly, P.S:- Chinsurah, Hooghly-chinsurah, District:-Hooghly, West Bengal, India, PIN - 712103 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India.	Mr Gaurab Gupta	 9/11/2015 12:07:08 PM

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Elachi	LR Plot No:- 2160 , LR Khatian No:- 2862	12 Katha 7 Chatak 9 Sq Ft	1/-	99,59,990/-	Proposed Use: Bastu, ROR: Danga, Property is on Road
L2	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Elachi	LR Plot No:- 2161 , LR Khatian No:- 2863	3 Katha 1 Chatak	1/-	24,49,998/-	Proposed Use: Bastu, ROR: Danga, Property is on Road

Transfer of Property from Declarant to				
Sch No.	Name of the Declarant	Name of the	Transferred Area	Transferred Area in(%)
L1	MAYFAIR ASHIANA PRIVATE LIMITED		20.5425	100
L2	MAYFAIR ASHIANA PRIVATE LIMITED		5.05312	100

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Gaurab Gupta
Address	194 Hossenpur, Thana : Tiljala, District : South 24-Parganas, WEST BENGAL, PIN - 700107
Applicant's Status	Seller/Executant

Office of the D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas

Endorsement For Deed Number : I - 160406773 / 2015

Query No/Year	16041000259948/2015	Serial no/Year	1604007137 / 2015
Deed No/Year	I - 160406773 / 2015		
Transaction	[0901] Declaration, Declaration relating to immovable property		
Name of Presentant	Mr Gaurab Gupta	Presented At	Office
Date of Execution	11-09-2015	Date of Presentation	11-09-2015

Remarks

On 11/09/2015

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 : 4 of Indian Stamp Act 1899.

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

Presented for registration at 12:01 hrs on : 11/09/2015, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr Gaurab Gupta .

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

Execution is admitted on 11/09/2015 by

Mr Gaurab Gupta ,
Director, MAYFAIR ASHIANA PRIVATE LIMITED 194 HOSSENPUR, P.O:- EKTP, P.S:- Tiljala, Kolkata,
District:-South 24-Parganas, West Bengal, India, PIN - 700107
Indetified by Mr Pranesh Ghosh, Son of Late Amiya Kumar Ghosh, Katghara Lane, P.O: Hooghly, Thana:
Chinsurah, , City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712103, By caste
Hindu, By Profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39/- (E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 39/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10/- and Stamp Duty paid by Stamp Rs 10/-

Description of Stamp

1. Rs 10/- is paid on Impressed type of Stamp, Serial no 84589, Purchased on 10/09/2015, Vendor named Suranjan Mukherjee.

(Tridip Misra)

DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2015, Page from 71949 to 71962

being No 160406773 for the year 2015.



Digitally signed by TRIDIP MISRA
Date: 2015.09.14 11:29:40 -07:00
Reason: Digital Signing of Deed.

Tridip Misra



(Tridip Misra) 14/09/2015 11:29:39

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)