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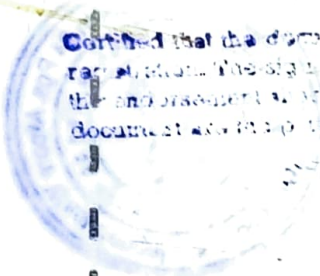
1/12/2010



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

755875

12684/05
11-06
24/5/10



District Sub Registrar, IV
Sd/- Registrar U/S 7 (2)
Registration ACT 1908
South 24 Parganas
8 JAN 2010

THIS DEED OF SALE made this 8th day of January, Two Thousand and Ten BETWEEN BHUPAL MONDAL, Son of Sri Dudhkumar Mondal, by faith Hindu, by occupation- Cultivation, by citizen-Indian, residing at Raghampur, Post Office- Nepalgunj, Police Station- Bishnupur, District- South 24 Parganas, hereinafter called and referred to as the VENDOR

from all encumbrances died intestate leaving behind him his three sons as

157132

MAY FAIR VILLA PVT. LTD.
61, Shakespeare Sarani, 6th Floor
Kolkata - 700 017

Department of Finance
Office of the District Registrar
Signature / LTI Sheet
Name of the Presentant
Bhupal Mondal

NAME.....
ADD/ADV.....
RS.....
- 7 JAN 2010
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kal

5000

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7 JAN 2010

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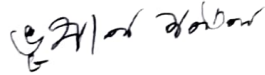
District Sub Registrar - IV
No. Registrar U/S 7 (2) &
Registration ACT 1908
Alipore West Bengal
- 8 JAN 2010

Bhola Sarda
Son of Rotikanto Sarda
vill - Magur Uhat
Purnia

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the D.S.R.-IV SOUTH 24-PARGANAS, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 00115 / 2010, Deed No. (Book - I , 00122/2010)
Signature of the Presentant

Name of the Presentant	Signature with date
Bhupal Mondal	 8/01/10

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

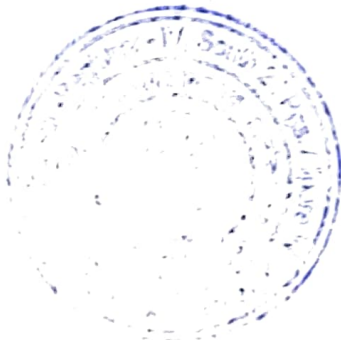
Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Bhupal Mondal Address -Raghabpur	Self	 08/01/2010	 LTI 08/01/2010	

Name of Identifier of above Person(s)

Bhola Sardar
 PS- ,Magurkhali

Signature of Identifier with Date

Bhola Sardar 8/01/2010




(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R.-IV SOUTH 24-PARGANAS



Government Of West Bengal
Office Of the D.S.R.-IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 00122 of 2010
(Serial No. 00115 of 2010)

On 08/01/2010

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 : 23,4 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) = 9504/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 08/01/2010

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.-864648/-

Certified that the required stamp duty of this document is Rs.- 43242 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 38260/- is paid, by the draft number 636729, Draft Date 07/01/2010, Bank Name State Bank Of India, ALIPORE, received on 08/01/2010

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

Presented for registration at 11.06 hrs on :08/01/2010, at the Office of the D.S.R.-IV SOUTH 24-PARGANAS by Bhupal Mondal,Executant.

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


Execution is admitted on 08/01/2010 by

1. Bhupal Mondal, son of Dudhkumar Mondal , Raghampur , Thana Bishnupur, By Caste Hindu, By Profession : Cultivation

Identified By Bhola Sardar, son of Ratikanta Sardar, Magurkhali ,Thana: ., By Caste: Hindu, By Profession: Business.

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV



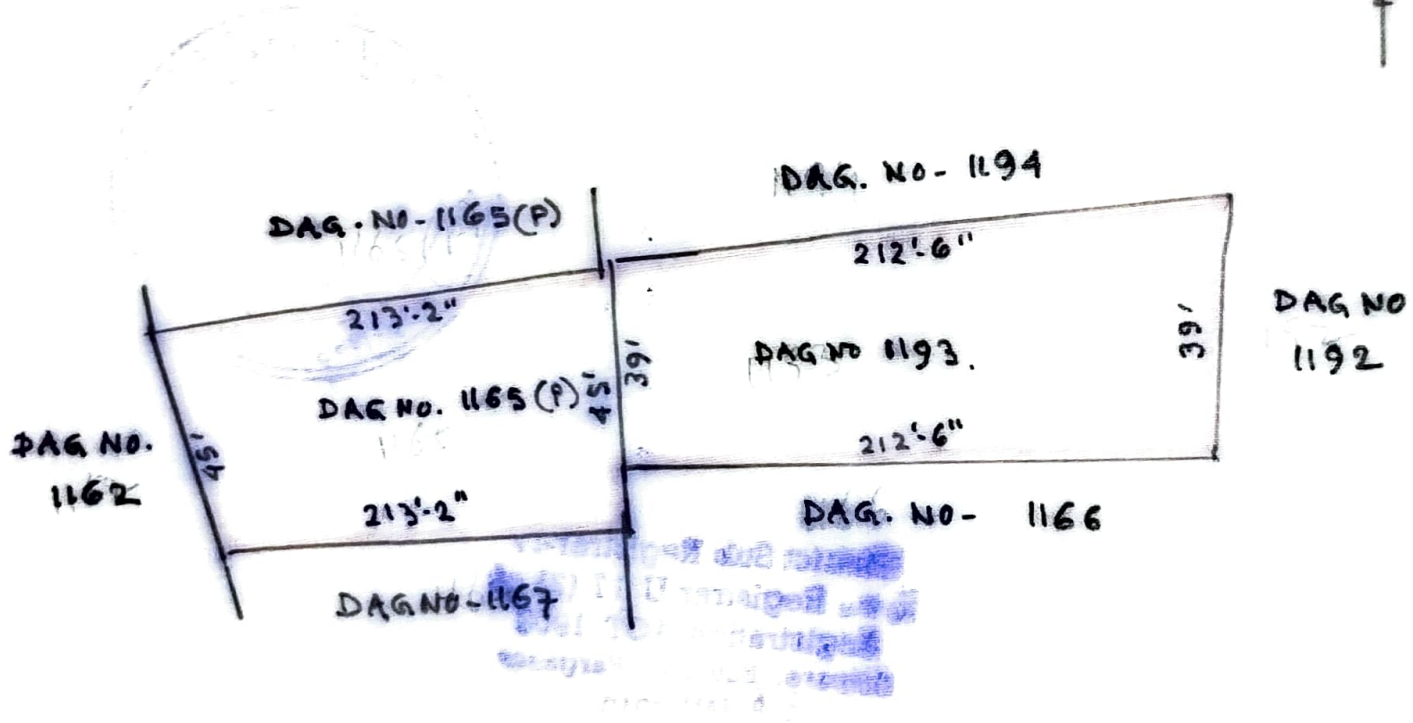

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV
EndorsementPage 1 of 1

08/01/2010 12:13:00

PLAN FOR THE SALI LANDS UNDER DAG NO. 1193, KHATIAN NO. 311, 1170, J.L. NO. - 118 RAGHARPUR, UNDER PANAKUYA GRAM PANCHAYET 24 PGS (SOUTH). P.S. - BISHNUPUR SCALE = N.T.S.

41.0 SATAK = 1B-4K-13^{CH}-19^{SFT} (M/L) LAND SHOWN BY RED BORDER

AREA FOR: DAG. NO. 1165 - 22 SATAK
 1193 - 19 SATAK
41.0 SATAK.



SIGNATURE OF VENDOR/S.

PURCHASER

DRAWN BY :

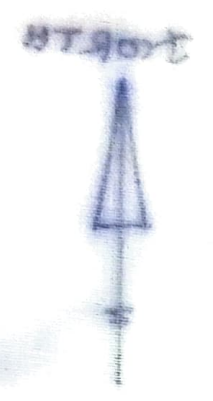
[Red signature]
 BHUPAL MANDAL

For MAYFAIR VILLA PVT. LTD.
[Red signature]
 Zahidul
 Director

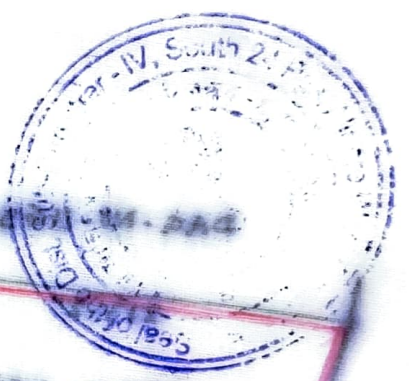
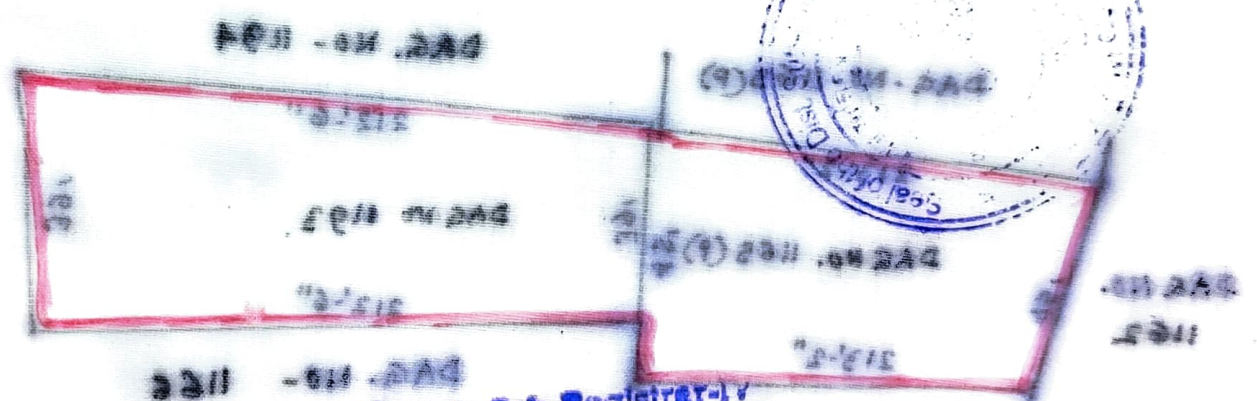
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 P. N. Bhattachayya

PLAN FOR THE SALLI LAND UNDER DAG NO. 1192, KHATHAN NO. 211, 1170, S.L. NO. 118
 KHANPUR, UNDER PANAKUYA GRAM PANCHAYAT
 P.S. (SOUTH), P. 2 - BISHNUPUR
 SCALE: 1:10,000

REGISTRATION ACT 1908
 LAND SHOWN BY RED BORDER



FOR: DAG NO. 1192 - 22 SATAN
 1192 - 19 SATAN
 1192 - 17 SATAN



District Sub Registrar
South 24 Parganas
Registration ACT 1908
8 JAN 2010

<p>DRAWN BY: <i>P. S. Ghosh</i></p>	<p>PURCHASER: <i>[Signature]</i> <i>[Name]</i></p>	<p>SIGNATURE OF VENDOR: <i>[Signature]</i> <i>[Name]</i></p>
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(which expression shall unless excluded by or repugnant to the context shall always mean and include his heirs, executors, legal representatives and assigns) of the ONE PART.

-AND-

MAYFAIR VILLA PRIVATE LIMITED, a registered Company, under the provisions of the Indian Companies Act, 1956, represented herein by its Directors (1) MR. SHISHIR KUMAR GUPTA, Son of Late Parmeshwar Gupta, (2) MR. RAHUL GUPTA, (3) MR. GAURAB GUPTA, both Sons Of Mr. Shishir Kumar Gupta, all by Religion- Hindu, all by Occupation- business, all by citizen-Indian, having its Office at 'JASMINE TOWER' Sixth Floor, 31, Shakespeare Sarani, Unit No. 602 and 603, Police Station- Shakespeare Sarani, Kolkata-700017, hereinafter called and referred to as the PURCHASER (which expression shall unless excluded by or repugnant to the context shall always mean and include its Successors-in-interest, legal representatives and assigns) of the OTHER PART.

WHEREAS one Rajendra Bodhak was the absolute owner of ALL THAT piece and parcel of land situated at Mouza Raghampur, J.L.No.118, Touzi No.3,5,1162, R.S.No.211, Dag No.1165, corresponding to R.S. Khaitan No.311, containing an area of 64 satak, Police Station-Bishnupur, District-24 Parganas (South) who while enjoying and possessing the said property free from all encumbrances died intestate leaving behind him his three sons as

his legal heirs and
Rajend



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District Sub Registrar-I:
S. Registrar U/S 7 (2) &
Registration ACT 1908
Alipore, South 24 Parganas
8 JAN 2010

his legal heirs and successors in respect to the estate left by him. The Wife of Rajendra Bodhak was pre-deceased to him

AND WHEREAS by a Deed of Sale executed in the year 1983 registered with the office at Bishnupur Sub Registrar office and recorded in Book No.1 Deed No.2832 of 1983, the son of said Rajendranath Bodhak namely Ramanath Bodhak sold transferred and conveyed his one third share of property to Abdul Khalek Gazi And Whereas by a Deed of Sale executed in the year 1984 registered with Bishnupur Sub Registrar office vide Book No.1, Deed No.6226 of 1984, the said Abdul khalek Gazi sold transferred and conveyed the said property and Sri Sitanath Bodhak, another son of said Late Rajendranath Bodhak sold transferred and conveyed his inherited One-third share of property measuring $14 \frac{1}{3}$ satak total measuring $28 \frac{2}{3}$ Satak in favour of Smt. Kripabala Siuli, wife of Shri Lakshmikant Siuli And Whereas by a Deed of Sale dated 18.01.89 corresponding to 4th Magh 1995, the said Kripabala Siuli Sold transferred and conveyed the said property comprising with an area of $28 \frac{2}{3}$ satak under Mouza raghabpur, J.L.No.118, R.S.Khatian No.311, corresponding to Dag No.1165 to Sri Bhupal Mondal, Shri Anup Mondal and Shri Atal Mondal, all sons of Dudh Kumar Mondal. The said Deed of Sale was registered in the office of the District Registrar office at Alipore, South 24 parganas and recorded in Book No.1, Deed No.531 for the year 1989.

AND WHEREAS Smt Tulsimoni Bodhak wife of Rajendra Nath Bodhak, purchased land measuring 21 satak comprising with



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Sub Registrar - IV
S. Registrar U/S 7 (2)
Registration Act 1908
South 24 Pgs. Alipore West
Rengal
S. Registrar U/S 7 (2)
Sub Registrar - IV

Mouza Raghampur, J.L.No.118, Touzi No.3,5,1162 ,R.S.No.211, Dag No.1165, corresponding to R.S. Khaitan No.311 from his husband Rajendra Nath Bodhak by virtue of a Deed of Sale dated 09.10.1974 registered with the Bishnupur Sub Registrar office and recorded in Book No.1 volume No.147 pages 264 to 266 being No.13030 for the year 1974.

AND WHEREAS by a Deed of Sale registered with the Bishnupur Sub Registrar office and recorded in Book No.1 volume No.9, pages 272 to 275 being No.210 for the year 1978, the said Smt. Tulsimoni Bodhak sold transferred and conveyed her said property measuring 21 satak to Sri Bimal Chandra Gayen, Son Of Late Dhananjoy Gayen and delivered possession thereof.

AND WHEREAS by a deed of sale in Bengali Vernacular bearing the dated 10.05.89 corresponding to 27th Baisakh 1396, the said Sri Bimal Chandra Gayen sold transferred and conveyed the said property measuring 21 Satak free from all encumbrances to Shri Bhupal Mondal , Anup Mondal and Shri Atal Mondal, all sons of Dudh Kumar Mondal and delivered the possession thereof.

AND WHEREAS one Nepal Chandra Roychowdhury was the owner of the possession of ALL THAT piece and parcel of land situated at Mouza Raghampur, J.L.No.118, Touzi No.3,5,1162 ,R.S.No.211, Dag No.1165, corresponding to R.S. Khaitan No.311, containing an area of 14 1/3 satak and he by a registered Deed of Sale vide Book No.1 volume No.38 pages 194 to 195 being No.4576 of 1954 to Shri Purna Chandra Chakraborty

who by another Deed of sale dated 09.10.1974 registered with Sub registrar office at Bishnupur and recorded in Book No.1, volume No.147, pages 261 to 263 being No.13029 for the year 1974 sold transferred and conveyed the said property to Shri Banamali Bodhak, Son of Late Rajendra Nath Bodhak who has recorded his name in the settlement recorded his rights in respect of the said property.

AND WHEREAS by a Deed of Sale in Bengali Vernacular bearing the date of 12th March, 1991 corresponding to 27th Phalgun, 1397, the said Banamali Bodhak sold transferred and conveyed the said property measuring 14 1/3 Satak to Sri Bhupal Mondal, and Shri Anup Mondal and Shri Atal Mondal, all sons of Dudh Kumar Mondal and delivered possession thereof.

AND WHEREAS the said Sri Bhupal Mondal duly recorded his name in the Settlement Record of rights in respect of 22 Satak of land comprising in Dag No.1165 out of the total area of land area measuring 64 satak belonged to the said Dag and further 19 Satak of land comprising in Dag No.1193 out of the total area of land area measuring 57 satak belonged to the said Dag both under Khatian No.1170 Mouza Raghampur, J.L.No.118, Touzi No.3,5,1162 ,R.S.No.211, Police Station-Bishnupur, District -24 Parganas (South)

WHEREAS the Vendor is absolutely seized and possessed of or otherwise well and sufficiently entitled to the land ad-measuring 22 Satak out of the total land area of 64 satak comprised in R.S. Dag No. 1165, under Khatian No. 311 corresponding to L.R. Khatian No. 1170 under Mouza

Raghabpur, J.L.No.118, within Police Station- Bishnupur, in the District of South 24 – Parganas and further land ad-measuring 19 Satak out of the total land area of 57 satak comprised in R.S. Dag No. 1193, under L.R. Khatian No. 1170 within Mouza Raghabpur, J.L.No.118, within Police Station- Bishnupur, in the District of South 24 – Parganas more fully described in the Schedule below and hereinafter to as the SAID PROPERTY and have been enjoying and Possessing the said Property free from all encumbrances.

AND WHEREAS the Vendor is in urgent need of money and he desire to sell ALL THAT piece and parcel of Land measuring 22 Satak out of the total land area of 64 satak comprised in R.S. Dag No. 1165, Khatian No. 311 corresponding to L.R. Khatian No. 1170 and ALL THAT piece and parcel of Land measuring 19 Satak out of the total land area of 57 satak comprised in R.S. Dag No. 1193, under L.R. Khatian No. 1170 both within Mouza Raghabpur, J.L.No.118, both within Police Station- Bishnupur, in the District of South 24 –Parganas within Panakua Gram Panchayat under Bishnupur No.1 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 Vendor to purchase the said property at a valuable consideration of Rs. 7,69,873.00 (Rupees Seven lac Sixty nine thousand eight hundred and seventy three) only and the Vendor has accepted and agreed the same.

NOW THIS DEED WITNESSETH AS FOLLOWS :

That in pursuance of the said agreement and in consideration of the said sum of Rs. 7,69,873.00 (Rupees Seven lac Sixty nine thousand eight hundred and seventy three) only truly paid by the Purchaser to the Vendor simultaneously with the execution of this deed (the receipt whereof the Vendor doth hereby admit and acknowledge as hereinafter mentioned in the memo of consideration) the said Vendor doth hereby indefeasibly grant, convey , sale, transfer , assign and assure the said property unto and to the use of the said Purchaser free from all encumbrances ALL THAT the said property including all rights ,liberties , privileges with all using rights and all rights of ingress and egress including all easement rights whatsoever belonging to the said property AND ALL rights, title, interest, possession, rents. profits. claim , demand, whatsoever into or upon the said property and every part thereof TO HAVE AND TO HOLD the said property, free from all encumbrances, hereby sold , transferred, conveyed unto the Purchaser of this Deed absolutely and forever. That the Vendor doth hereby covenant with the Purchaser that notwithstanding any acts, deeds, hereto before done, executed or knowingly suffered to the contrary the Vendor has got absolute right to sell and transfer the said property free from all encumbrances. attachments charges, defects whatsoever and the said property is not notified to the acquired under the land acquisition act or not requisitioned by the Government nor by any public Body whatsoever or the said property is not vested or not requisitioned and/ or no notice or proceeding is being issued, done or affected by the Government under the provisions of W.B.L.R. Act or

such other Act or Acts and there is no suit or dispute or case pending in any court in respect of the said property and there is no co-sharer in respect of the said property and the Vendor has full power and absolute authority to sell, transfer the said property in manner stated above. That the Purchaser shall at all times, hereafter peaceably and quietly hold . possess and enjoy the said property with absolute right to sell, transfer, gift , mortgage, lease, convey whatsoever as its absolute owner and possessor with out any lawful eviction, claim, interruption demand whatsoever from the Vendor or any person or persons claiming through or under or in trust for the Vendor, That the Vendor covenants with the Purchaser to save the said property harmless and shall at all times hereafter indemnify and keep indemnified the Purchaser from or against all encumbrances losses , damages , charges, whatsoever. THAT the Vendor further covenants with the Purchaser that the Vendor shall at the request and at the costs of the Purchaser, do or execute or cause to be done or executed all such lawful acts,, deeds , whatsoever for further and more perfectly conveying and assuring the said property and every part thereof in manner aforesaid according to the true intent and meaning of this deed, in favour of the Purchaser, That the Vendor covenants with the Purchaser that simultaneously with completion of purchase the peaceful vacant possession of the said property shall be made over by the Vendor to the Purchaser absolutely and forever THAT the Vendor further covenants with the Purchaser that if any dispute claim demand, litigation , case, arise at any time regarding right , title, interest possession of the Vendor in respect of the said property described in the schedule hereunder written in that event the Vendor

shall be bound to make good or to compensate all losses, damages sustained by the Purchaser, Be it mentioned that in case any dispute or defects (of whatsoever manner or nature) arises in regard to the right, title and interest of the Vendor herein in respect of the schedule mentioned property written hereunder , then all prices costs, expenses, charges , fees duties etc. of whatsoever manner or nature being paid or incurred by the Purchaser herein, the same shall become refundable and/or payable by the Vendor to the Purchaser/Purchasers as and when demanded or asked for by the Purchaser and the Vendor keep the Purchaser/Purchaser herein harmless and indemnified to that effect.

BE IT FUTHER STATED BY THE VENDOR that the Purchaser shall be entitled to enjoy all rights of ingress and egress and all using rights including all easements rights over and through the road adjacent to the said property shown in the map or plan annexed herewith and the Purchaser has got every liberty to arrange for electric connections water pipe connections drainage system over and through the said Road . That the Purchaser shall have all rights to mutata its name as owner and possessor in respect of the said property in the records of the Government of West Bengal and in any other local authorities in that event, the Vendor shall give his consent or approval in writing for the purpose of such mutation and separate assessment. whenever shall be required by the Purchaser, That the Vendor shall be bound to pay all taxes and land revenues and other outgoing charges in respect of the said property upto the date of registration of this Deed.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of Sali Land measuring 22 Satak out of the total land area of 64 satak comprised in R.S. Dag No. 1165, under Khatian No. 311 corresponding to L.R. Khatian No. 1170 and ALL THAT piece and parcel of Sali Land measuring 19 Satak out of the total land area of 57 satak comprised in R.S. Dag No. 1193, under L.R. Khatian No. 1170 both being the total area of land in two Dags measuring 41 Satak equivalent to 1(One) Bigha, 4(Four) Cottahs 13 (thirteen) Chittacks and 19 (Nineteen) Sq.ft. within Mouza Raghampur, J.L.No.118, Touzi No. 3-5, 1162, R.S. No.211, Pargana-Magura both within Police Station- Bishnupur, in the District of South 24 -Parganas within Panakua Gram Panchayat under Bishnupur No.1, including all using rights and rights of ingress and egress with all easements rights over and through adjacent Road and the said property hereby sold and transferred by the Vendor to the Purchaser of these presents absolutely and forever. The said property more particularly shown and delineated with the colour Red in the map or plan annexed herewith, which the part and parcel of these presents, proportionate annual land revenue to the tune of Rs. 2.00 payable to the Collector of South-24-Parganas in favor of the Government of West Bengal, the said property is hereby butted and bounded by :-

On the North : Dag No,1165(P), Dag No.1194

On the South : Dag No.1157, Dag No.1166

On the East : Road & Burunge Dag no. 1192

On the West : Dag No.1162

IN WITNESS
delivered



[Handwritten signature]

**District Sub Registrar-IV,
S.O. Registrar U/S 7 (2) of
Registration ACT 1908
Alipore, South 24 Parganas
- 8 JAN 2010**

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

SIGNED AND DELIVERED

by the VENDOR

above named At KOLKATA

কলকাতা

in the presence of :

1. Bholu Sunder
vill - Majumbari

2. Sudip Nag
10, old post office street
Kot-1

Drafted by me

Aparna Kumar Ghosh
Advocate, Calcutta High court

Typed by

Sudip Nag

MEMO OF CONSIDERATION

Received Rs. 7,69,873.00 (Rupees Seven lac Sixty nine thousand eight hundred and seventy three) only from the with named Purchaser as the entire consideration money as per following Memo

Pay Order No.	Date	Drawn on	Amount(Rs.)
018262	07.01.10	Bank of India, Park Circus Br.	7,69,873.00
TOTAL			7,69,873.00

(Rupees Seven lac Sixty nine thousand eight hundred and seventy three)

ONLY

WITNESSESS

1. Bhola Sander

2. Sudip Nag

Signature of Vendor

SIGNATURE OF THE VENDOR

7,69,873.00

SPECIMEN

LEFT
HAND

Photo



সদর নিবন্ধক - ৪



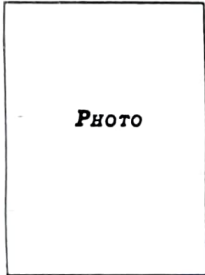
District Sub Registrar-IV
S.O. Registrar U/37 (2) of
Registration ACT 1908
Dist. South 24 Parganas
8 JAN 2010

SPECIMEN FORM FOR TEN FINGER PRINTS



PHOTO

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



PHOTO

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



District Sub Registrar
Sd/- Registrar U/S 7 (2) of
Registration ACT 1908
Baru, South 24 Parganas
- 8 JAN 2010

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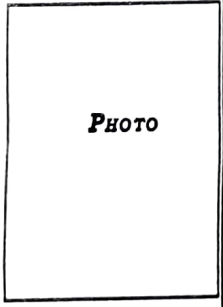
SPECIMEN FORM FOR TEN FINGER PRINTS



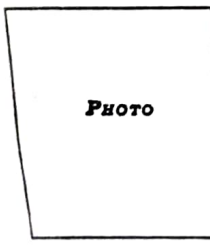
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LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



	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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	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					

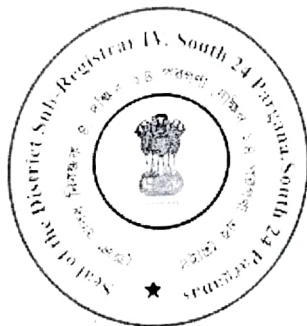



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Deputy Sub Registrar-1
Deputy Registrar U/S 7 (2)
Registration ACT 1908
Supers. South 24 Parganas
8 JAN 2010

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 1
Page from 2271 to 2289
being No 00122 for the year 2010.




(Dulal Chandra Saha) 08-January-2010
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R.-IV SOUTH 24-PARGANAS
West Bengal

(which expression
always