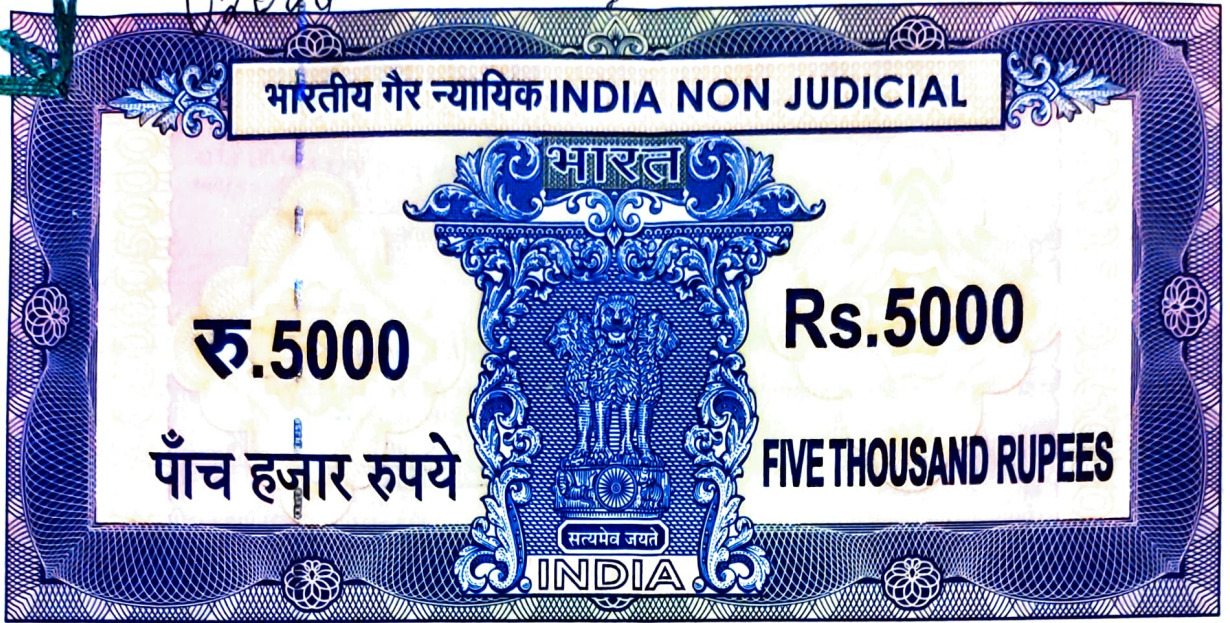


05825

T/6577/2010



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

904149

पश्चिम बंगाल अधिनियम 1957 के अन्तर्गत
 पश्चिम बंगाल अधिनियम 1957 के अन्तर्गत
 पश्चिम बंगाल अधिनियम 1957 के अन्तर्गत

J(1) Rs. 250.00
 J(2) Rs. 100.00
 Rs. 350.00
 received on 16.8.10
 [Signature]

2/2 108
 13727/10
 7-22
 M. Cu 1537/10
 2/2 2016

[Signature]
 Registrar, WEST BENGAL
 Registration Act 1908
 West Bengal

THIS INDENTURE OF SALE made this 16th day of

August, Two Thousand and Nine BETWEEN CHANDRA
 MONDAL, Wife Of Ganesh Chandra Mondal, by Occupation-
 housewife, by faith -hindu, by citizen-Indian, resident of
 Araipota, police Station-Tiljala, District-24 Parganas (South),
 hereinafter called and referred to as the VENDOR (which
 expression shall unless excluded by or repugnant to the context
 shall always mean and include her heirs, executors, legal
 representatives and assigns) of the ONE PART.

20052

MAY FAIR VILLA PVT. LTD.
01, Shakespear Street, 6th Floor
Kolkata - 700 017

NAME.....
 ADD/ADV.....
 RS.....
 - 9 AUG 2010
 SURANJAN MUKHERJEE
 Licensed Stamp Vendor
 C. C. Court
 2 & 3, K. S. Roy Road, Kolkata

बयलियोग



1785

बयलियोग



Bharat Ghosh
S/o of Late of Konailal Ghosh -
Rashak for Post rental bond
24 Parganas P.S. Bisnupur
Bisnash



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

Endorsement For Deed Number : I - 06577 of 2010
(Serial No. 05835 of 2010)

On 16/08/2010

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

Presented for registration at 19.32 hrs on :16/08/2010, at the Private residence by Chandra Mondal ,Executant.

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

Execution is admitted on 16/08/2010 by

1. Chandra Mondal, wife of Ganesh Ch Mondal , Araipota, , Thana:-Tiljala, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : House wife

Identified By Bharat Ghughu, son of Lt. Kanailal Ghughu, Raghampur, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Business.

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV

On 17/08/2010

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) = 23562/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 17/08/2010

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.-2142099/-

Certified that the required stamp duty of this document is Rs.- 107115 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 102120/- is paid, by the draft number 056657, Draft Date 13/08/2010, Bank Name State Bank of India, SHAKESPEAR SARANI, received on 17/08/2010



(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV

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, Son of Mr. Shishir Kumar Gupta, and (3) MR. GAURAB GUPTA, Son of Mr. Shishir Kumar Gupta, all by Religion-Hindu, all 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 the Vendor is absolutely seized and possessed of or otherwise well and sufficiently entitled to the Sali land under Mouza Raghampur, J.L.No.118 comprising with R.S. Dag No. 1194 appertaining to L.R. Khatian No. 245 containing an area of 1-91 satak AND in the same Mouza ALL THAT piece and parcel of Bastu land containing an area of 7 satak belonged to R.S. Dag No. 1194/1295 appertaining to L.R. Khatian No. 245 within Police Station- Bishnupur, District - South 24 -Parganas in the State of West Bengal more fully described in the Schedule below and hereinafter to as the SAID PROPERTY.

AND WHEREAS the aforesaid Property was belonged to Krishnadhan Chakraborty, Son Of Late Nagendra Nath Chakraborty who got the said property by virtue of a Deed of Partition dated 12.03.1968 registered with the Office of the Sadar District Registrar office and recorded her name in respect of the said property in the Settlement record of rights.

AND WHEREAS by a Deed of Sale in Bengali vernacular bearing the date of 9TH December, 1983 corresponding to 22nd Aghrayan, 1390, which was registered in the office of the Sub-Registrar Office, Bishnupur and recorded in Book No.1, Volume No.- 132 , pages 203 to 209, being No. 8617 for the year 1983 , the said Krishnadhan Chakraborty sold, transferred and Conveyed ALL THAT piece and parcel of land measuring 1acre 98 Satak be the same and/or a little more or less out of the landed area of 2 acre 89 Satak under Mouza Raghobpur, J.L.No.118, comprising with R.S. Dag No. 1194 appertaining to L.R. Khatian No. 493 (mutated L.R. Khatian No.245) corresponding to R.S. Khatian No. 209 within Police Station-Bishnupur, in the District of South 24 -Parganas in favour of Smt. Chandra Mondal, Wife Of Ganesh Chandra Mondal, the Vendor herein at or for the consideration as mentioned in the said Deed Of Sale free from all encumbrances, charges liens, lispens attachments, trusts whatsoever or howsoever.

AND WHEREAS the Vendor is in urgent need of money and She desire to sell a portion of his land containing an area of 61 satak out of his total land area measuring 1acre 91 Satak be the same and/or a little more or less belonged to R.S. Dag No. 1194 appertaining to L.R. Khatian No.245

under Mouza Raghampur, J.L.No.118, AND in the same Mouza ALL THAT piece and parcel of Bastu land containing an area of 7 satak belonged to R.S. Dag No. 1194/1295 appertaining to L.R. Khatian No.245 within Police Station- Bishnupur, under Panaqua Gram Panchayat , District - South 24 -Parganas in the State of West Bengal more fully described in the Schedule below and hereinafter to as the SAID PROPERTY 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. 14,40,000/- (Rupees Fourteen Lakhs forty Thousand) 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. 14,40,000/- (Rupees Fourteen Lakhs forty Thousand) only paid by the Purchaser to the Vendor simultaneously with the execution of these presents (the receipt whereof the Vendor hereby admit and acknowledge hereof and of and from the same and every part thereof do hereby acquit, releases and discharges the Purchaser and the said property), the said Vendor as Owners do hereby grant, sell, convey transfer, assign and assure unto and to the use of the Purchaser All That the said Property described in the Schedule hereunder written and delineated with the red Border lines shown in the plan annexed hereto TOGETHER WITH all liberties, privileges,

Register of the Competent Authority and Settlement office in respect of the property under sale.

THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:-

- (i) THAT notwithstanding any act deed matter or thing by the Vendor does committed executed or knowingly permitted or suffered to the contrary the Vendor is now lawfully rightfully and absolutely seized and possessed or and/or otherwise well and sufficiently entitled to the said Property hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be as an absolute and infeasible estate or an estate equivalent or analogous thereto and without any manner of encumbrances charges conditions uses trusts or any other thing whatsoever to alter defeat encumber or make void the same.
- (ii) AND THAT notwithstanding any act deed or thing whatsoever done as aforesaid the Vendor has now in themselves good right full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure all and singular the said Property hereby granted sold conveyed transferred and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid according to the true intent and meaning of these presents.
- (iii) AND THAT the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or

expressed or intended so to be now is free from all claims demands encumbrances mortgages charges liens attachments restrictions whatsoever or howsoever.

(iv) AND THAT the Purchaser shall or may at all times hereinafter peaceably and quietly hold use possess and enjoy the said Property and every part thereof and receive the rents issued and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons having or lawfully rightfully of equitably claiming as aforesaid and free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendor or any person or persons having or lawfully rightfully or equitably claiming as aforesaid and effectually saved defended kept harmless and indemnified or from and against all manner of former and other estate right title interest charges mortgages encumbrances restrictions restrictive covenants prohibitions liens attachments uses claims demands alignment and liabilities whatsoever or howsoever.

(v) AND THAT the Vendor and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the said Property or any part thereof through under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and cost of the Purchaser does and execute or cause to be done and executed all such acts deeds and

things for further better and more perfectly assuring the properties benefits and rights hereby conveyed unto and to the Purchaser in the manner aforesaid as shall or may reasonably be required by the Purchaser.

III. AND THE VENDOR DO HEREBY DECLARE AND ASSURE THE PURCHASER that there is no impediment for the Vendor to grant sell convey transfer assign and assure the said Property in favour of the Purchaser in the manner aforesaid.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Sali Land containing an area of 61 satak equivalent to 1 (One) Bigha 16 (Sixteen) Cottahs 15 (Fifteen) Chittacks and 23 (Twenty Three) Sq.ft. out of her total land area measuring 1acre 91 Satak be the same and/or a little more or less belonged to R.S. Dag No. 1194 (P) appertaining to L.R. Khatian No.245 under Mouza Raghampur, J.L.No.118, AND in the same Mouza ALL THAT piece and parcel of Bastu land containing an area of 7 satak equivalent to 4 (Four) Cottahs 3 (Three) Chittacks and 40 (Forty) Sq.ft. out of the total land area of 7 satak ^{with 100 sq.ft. R.T.S. Standing thereon} belonged to R.S. Dag No. 1194/1295 appertaining to L.R. Khatian No. 245 District Collectorate's Touzi No. 5, 1162 , within Police Station- Bishnupur, under Panaqua Gram Panchayat , District - South 24 -Parganas in the State of West Bengal with all easement rights as attached thereto and right to use and easement rights of Common Passage in relation to the sold out propety delineated with red Border Lines in the Plan or map annexed herewith , butted and bounded as

Reference No 9

ON THE NORTH : Dag No. 1218 and Dag No. 1219

ON THE SOUTH : Dag No. 1194 (P)

ON THE EAST : Dag No. 121 and Dag No. 1227

ON THE WEST : Dag No. 1194 (P)

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 / signed

by the VENDOR

abovenamed At KOLKATA

in the presence of :

1. Bhazet Ghughu,
Bishnu Pur

2. Sanjay Pal
10012 Port-Bellia Street
Fort

Drafted by me

Arjun Kumar Ghosh

Advocate, Calcutta High court

Typed by

Sanjay Pal

MEMO OF CONSIDERATION

Received Rs. 14,40,000/- (Rupees Fourteen Lakhs forty Thousand) only in cash from the with named Purchaser as the entire consideration money for the property sold hereby.

Pay Order No.	Date	Drawn on	Amount (Rs.)
018821	13.08.10	Bank of India, Park Circus Br.	4,80,000.00
018822	13.08.10	Bank of India, Park Circus Br.	4,80,000.00
018823	13.08.10	Bank of India, Park Circus Br.	4,80,000.00

Total Rs. 14,40,000/-

(Rupees Fourteen Lakhs forty Thousand) only

WITNESSESS

1. *Bhavad R. Singh*

2. *Sanjiv Kumar*

बयल रीयन

SIGNATURE OF THE VENDOR

SPECIMEN FORM FOR TEN FINGER PRINTS



	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					



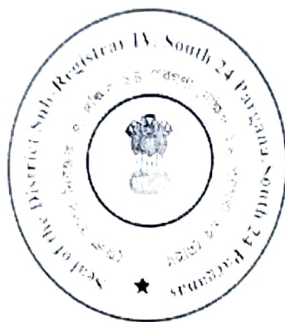
	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 23
Page from 319 to 333
being No 06577 for the year 2010.




(Dulal Chandra Saha) 19-August-2010
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R.-IV SOUTH 24-PARGANAS
West Bengal

DEED PLAN FOR THE SALI LAND UNDER R.S. DAG NO. 1194 (P) AND

LAND UNDER DAG. NO. 1194/1295, KHATIAN NO. 245

NO. 11B, MOUZA - RAGHABPUR, UNDER PANAKUYA GRAM PANCHAYET,
S. - BISHNUPUR, DIST. - 24 PGS (SOUTH) SCALE = 50'0" = 0'-1"

AREA: 68 SATAK = 2^{BIGHA} - 1^{RATHA} - 3^{CHATAK} - 18 SFT

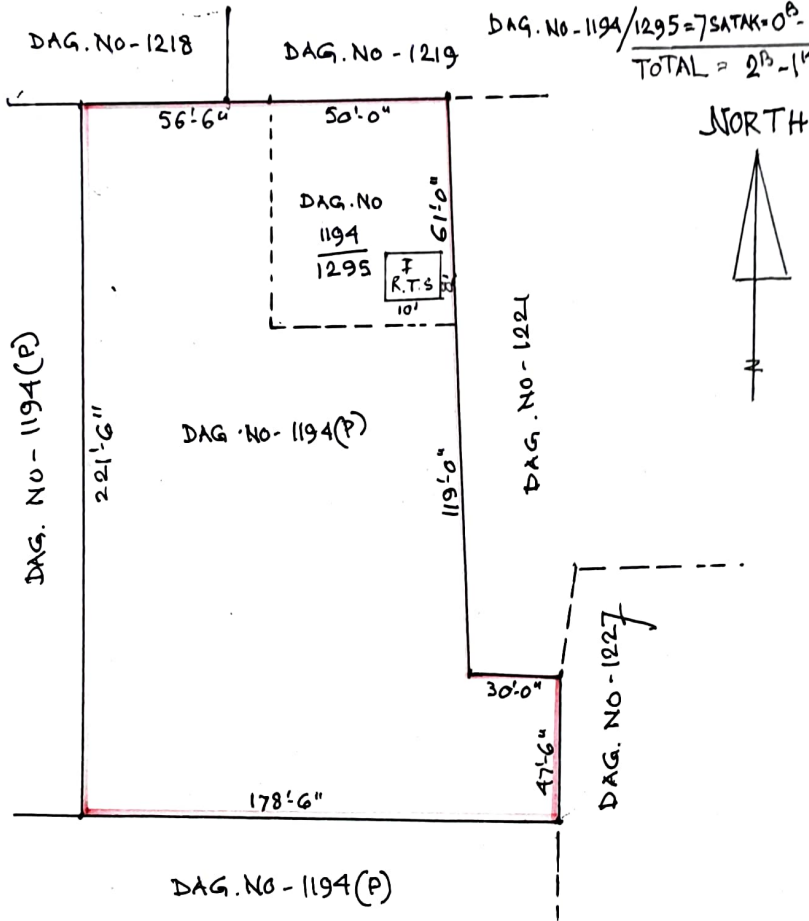
LAND SHOWN BY RED BORDER

MORE OR LESS.

DAG. NO. 1194 (P) = 61 SATAK = 1^B - 16^K - 15^{CH} - 23^{SFT}

DAG. NO. 1194/1295 = 7 SATAK = 0^B - 4^K - 3^{CH} - 40^{SFT}

TOTAL = 2^B - 1^K - 3^{CH} - 18^{SFT}



SIGNATURE OF VENDOR	SIGNATURE OF PURCHASER	DRAWN BY-
<p>by/for</p> <p>CHANDRA MONDAL.</p>	<p>FOR MAY FAIR VILLA PVT. LTD.</p> <p><i>[Signature]</i></p> <p>Director</p> <p>FOR MAY FAIR VILLA PVT. LTD.</p> <p><i>[Signature]</i></p> <p>Director</p> <p>FOR MAY FAIR VILLA PVT. LTD.</p> <p><i>[Signature]</i></p>	<p><i>P.K. Bhattacharyya</i></p>

Director



[Handwritten signature]

Sub-Registrar
No. Registrar U/S 1 (b)
Registration Act 1908
South 27 P.O. Alipore
16 AUG 2010