

173509

Department
Office
Signature / L
Signature of the Pres
Name of the

MAY FAIR VILLA PVT. LTD.
61, Shaker... 5th Floor
Ko.Kata - 700 017

NAME.....
ADD/ADV.....
11 FEB 2010
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
B & B, K. S. Roy Road, Kolkata

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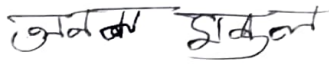
Bhola Sarda
son of Notikanta Sarda
vill - Magur Ulati
Business

District Sub Registrar-
Sd/- Registrar U/S7 (2) of
Registration ACT 1908
Kolkata, South 24 Parganas
19 FEB 2010






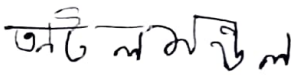
VILLA PNT. LTD.
Floor

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. 00942 / 2010, Deed No. (Book - I , 01030/2010)

Signature of the Presentant

Name of the Presentant	Signature with date
Anal Mondal	 19/2/10

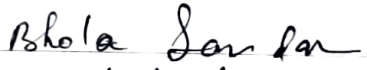
II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Anal Mondal Address -Ishar Para, Nepalganj Hut Raghampur	Self		 LTI	
			19/02/2010	19/02/2010	
2	Atal Mondal Address -Ishar Para, Nepalganj Hut Raghampur	Self		 LTI	
			19/02/2010	19/02/2010	

Name of Identifier of above Person(s)

Bhola Sardar
PS-.,Magurkhali

Signature of Identifier with Date


19/02/10




(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 - 01030 of 2010
(Serial No. 00942 of 2010)

On 19/02/2010

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) = 18249/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 19/02/2010

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.-1659320/-

Certified that the required stamp duty of this document is Rs.- 82976 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 77980/- is paid, by the draft number 020739, Draft Date 17/02/2010, Bank Name State Bank Of India, ALIPORE, received on 19/02/2010

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

Presented for registration at 10.36 hrs on :19/02/2010, at the Office of the D.S.R.-IV SOUTH 24-PARGANAS by Anal Mondal, one of the Executants.

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

Execution is admitted on 19/02/2010 by

1. Anal Mondal, son of Lt. Dudhkumar Mondal , Ishar Para, Nepalganj Hut Raghampur , Thana Bishnupur, By Caste Hindu, By Profession : Cultivation
2. Atal Mondal, son of Lt. Dudhkumar Mondal , Ishar Para, Nepalganj Hut Raghampur , Thana Bishnupur, By Caste Hindu, By Profession : Cultivation

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

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV



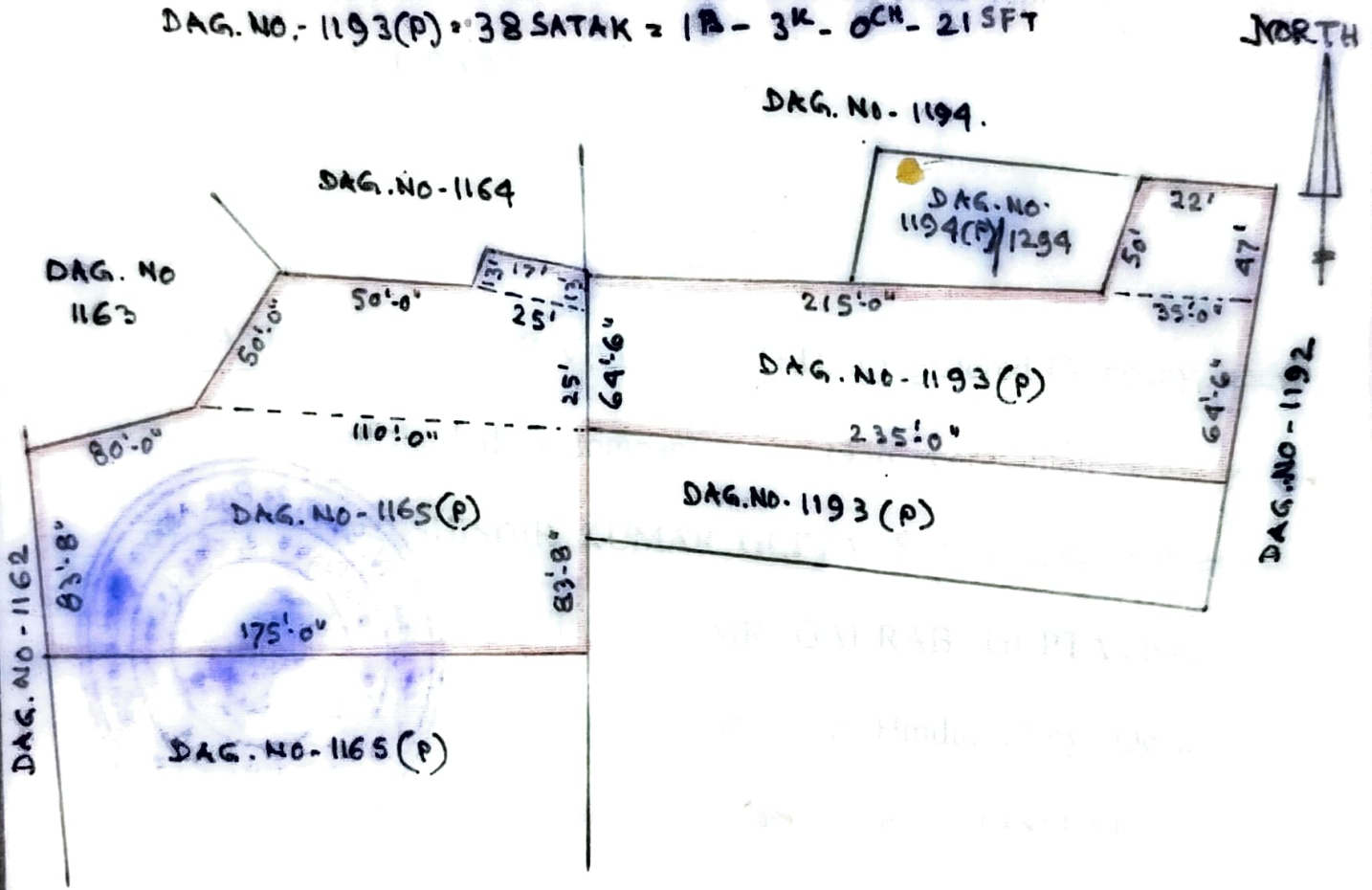
(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV
EndorsementPage 1 of 1

19/02/2010 13:11:00

DEED PLAN FOR THE SALI LAND UNDER DAG. NO. 1165(P), KHATIAN NO. - 1171 & DAG. NO - 1193(P), KHATIAN NO. 1171, J.L. NO. - 118, MOUZA - RAGHARPUR, UNDER PANAKUYA GRAM PANCHAYET, DIST. - 24 PGS (SOUTH), P.S. - BISHNUPUR - SCALE: N.T.S.

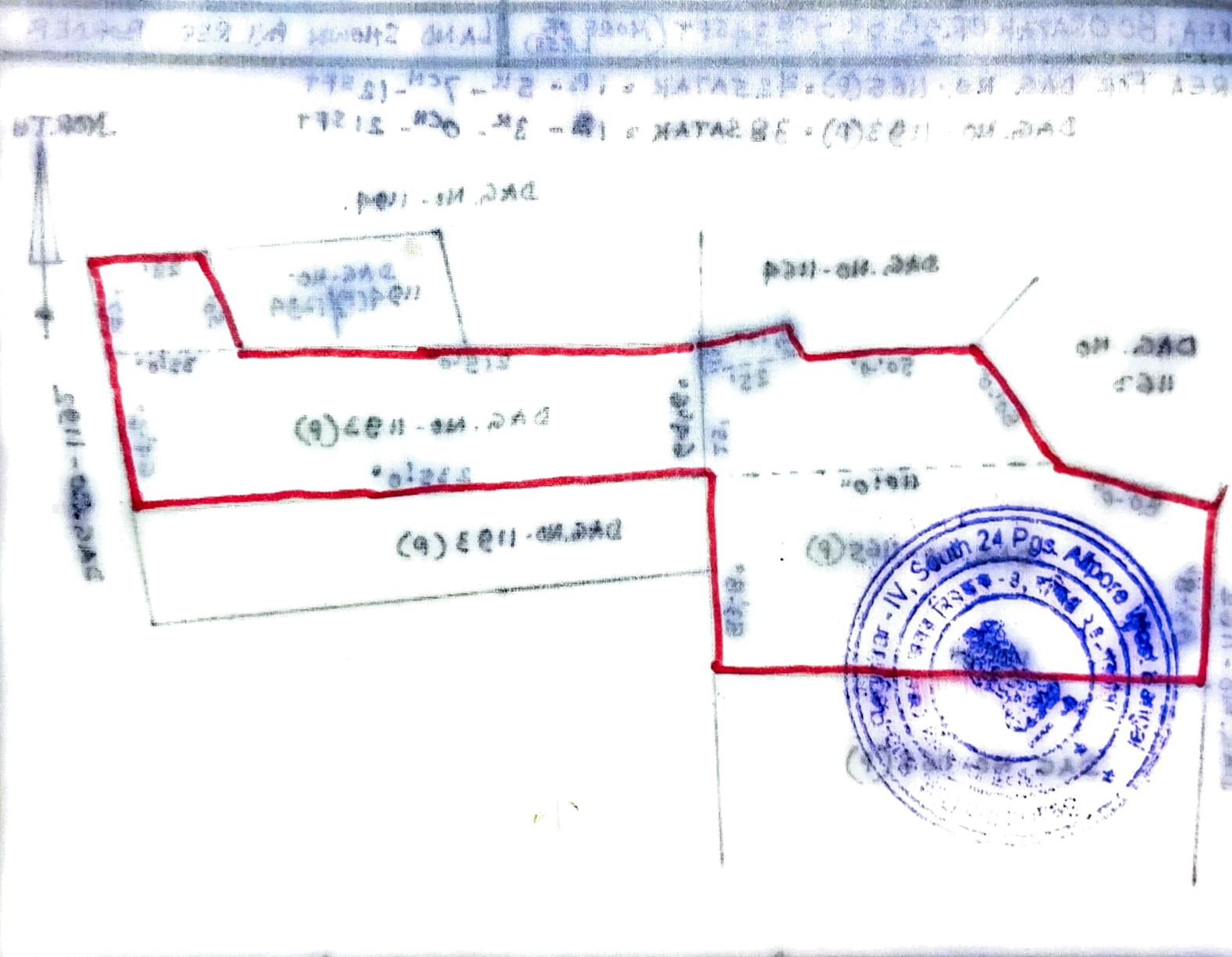
AREA: 80' 0" SATAK OR 2 B - 8 K - 7 CH - 34 SFT (MORE OR LESS) LAND SHOWN BY RED BORDER

AREA FOR DAG NO. - 1165(P) = 42 SATAK = 1 B - 5 K - 7 CH - 12 SFT
 DAG. NO. - 1193(P) = 38 SATAK = 1 B - 3 K - 0 CH - 21 SFT



SIG. OF VENDOR/S.	PURCHASER	DRAWN BY:
<p><i>(Signature)</i></p> <p>ANAL MANDOL ATAL MANDOL</p>	<p>... PVT LTD.</p> <p><i>(Signature)</i></p> <p>... ...</p>	<p>P. x. Shatterchaya</p>

BEED PLAN FOR THE SALLI LAND UNDER DAG NO. 1133 (9), KHATIAN M. Z.L. NO. 118, MOUSA. RAGHABPUR, UNDER PAKHURIA GANCHHAT, DIST. 24 PGS (SOUTH) P. BISHNUPUR. SCALE: 1:1000



PURCHASER: _____ Sd. of VENDOR/S

19 FEB 2010
 JAMAL HANDBOL
 JAMAL HANDBOL

(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 Raghobpur, 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



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District Sub Registrar-IV
Registrar U/S 7 (2) of
Registration ACT 1908
South 24 Parganas
19 FEB 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.



State Board of Engineers
MADRAS
Registration of Engineers
1957

AND WHEREAS Smt Tulsimoni Bodhak wife of Rajendra Nath Bodhak, purchased land measuring 21 satak comprising with 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 Anal Mondal duly recorded his name in the Settlement Record of rights in respect of 21 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.1171 and the said Atal Mondal duly recorded his name in the Settlement Record of rights in respect of 21 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.1172, all in Mouza Raghampur, J.L.No.118, Touzi

No.3,5,1162 ,R.S.No.211, Police Station-Bishnupur, District -24 Parganas
(South)

WHEREAS the Vendors are absolutely seized and possessed of or otherwise well and sufficiently entitled to the land Comprising with that the said Anal Mondal , the Vendor No.1 herein is the Owner in respect of 21 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.1171 and the said Atal Mondal, the Vendor No.2 herein, is the Owner in respect of 21 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.1172, all within Mouza Raghampur, 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 Vendors are in urgent need of money and they desire to sell ALL THAT piece and parcel of Land being Owned by Vendor No.1 containing an area measuring 21 Satak 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.1171 and ALL THAT piece and parcel of Land being Owned by Vendor No.2 containing an area measuring 21 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.1172 all within Mouza Raghampur, J.L.No.118, 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 Vendors, the Purchaser has offered the Vendors to purchase the said property at a valuable consideration of Rs. 15,60,984.00 (Rupees Fifteen lac Sixty thousand nine hundred and eighty, four) only and the Vendors have 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. 15,60,984.00 (Rupees Fifteen lac Sixty thousand nine hundred and eighty four) only truly paid by the Purchaser to the Vendors simultaneously with the execution of this deed (the receipt whereof the

Vendors doth hereby admit and acknowledge as hereinafter mentioned in the memo of consideration) the said Vendors 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 Vendors doth hereby covenant with the Purchaser that notwithstanding any acts, deeds, hereto before done, executed or knowingly suffered to the contrary the Vendors have 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 Vendors have 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 Vendors or any person or persons claiming through or under or in trust for the Vendors, That the Vendors covenant 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 Vendors further covenant with the Purchaser that the Vendors 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 Vendors covenant with the Purchaser that simultaneously with completion of purchase the peaceful vacant possession of the said property shall be made over by the Vendors to the Purchaser absolutely and forever THAT the Vendors further covenant with the Purchaser that if any dispute claim demand, litigation , case, arise at any time regarding right , title, interest possession of the Vendors in respect of the said property described in the schedule hereunder written in that event the Vendors 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 Vendors 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 Vendors to the Purchaser/Purchasers as and when demanded or asked for by the Purchaser and the Vendors keep the Purchaser/Purchaser herein harmless and indemnified to that effect.

BE IT FUTHER STATED BY THE VENDORS 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 mutate 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 Vendors 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 Vendors 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 Land being Owned by Vendor No.1 containing an area measuring 21 Satak 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.1171 and ALL THAT piece and parcel of Land being Owned by Vendor No.2 containing an area measuring 21 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.1172 ; in Dag No. 1165 being the total area of land of both the Vendors measuring 42 Satak equivalent to 1(One) Bigha, 5(Five) Cottahs 7 (Seven) Chittacks and 12 (twelve) Sq.ft. and in Dag No. 1193 being the total area of land of both the Vendors measuring 38 Satak equivalent to 1(One) Bigha, 3(three) Cottahs 0 (zero) Chittacks and 21 (twenty One) 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 Vendors 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



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District Sub Registrar
 S. O. Registrar U/S 7 (2)
 Registration ACT 1908
 Mysore, South 24 Parganas
 19 FEB 2010

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~~ 4' wide Road

On the West : Dag No.1162

1165(P) 1194

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

SIGNED AND DELIVERED

অতীন সান্দার

by the VENDORS

অতীন সান্দার -

above named At KOLKATA

in the presence of :

1. Shale Sandan
৭৭ - মায়ন কলকাতা
2. Sumitra Pal,
10, Old Post Office Street
Kolkata

Drafted by me:

Aparna Kumar Ghosh

Advocate, Calcutta High court

Typed by:

Sumitra Pal



Handwritten signature or mark.

**Deputy Sub Registrar
S.O. Registrar U/S 7 (2) of
Registration Act 1908
South 24 Parganas
19 FEB 2010**

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					



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Sub Registrar-IV
S.O. Registrar U/S 7 (2) of
Registration ACT 1908
Dist. South 24 Parganas
19 FEB 2010

→

→



Registrar - IV
Registrar U/S 7 (2) of
Registration ACT 1908
Alipore, South 24 Parganas
19 FEB 2010

MEMO OF CONSIDERATION

Received Rs. 15,60,984.00 (Rupees Fifteen lac Sixty thousand nine hundred and eighty four) only from the with named Purchaser as the entire consideration money as per following Memo

Pay Order No.	Date	Drawn on	Amount(Rs.)
899300	04.02.2010	S.B.I., S.M.E. New Alipore Br.	2,00,000.00
899301	04.02.2010	S.B.I., S.M.E. New Alipore Br.	2,00,000.00
018371	17.02.2010	Bank of India, Park Circus Br.	5,80,492.00
018370	17.02.2010	Bank of India, Park Circus Br.	<u>5,80,492.00</u>
TOTAL			<u>15,60,984.00</u>

(Rupees Fifteen lac Sixty thousand nine hundred and eighty four)) ONLY

WITNESSESS

1. *Bhola Sandhu*

2. *Saurio Pal*

অবিন শর্মা

সাঁ ম স্ট্র

SIGNATURE OF THE VENDORS



[Handwritten signature]

Special Sub Registrar-IV
S/o. Registrar U/S 7 (2) of
Registration ACT 1908
Magura, South 24 Parganas
9 FEB 2010

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 4
Page from 2920 to 2939
being No 01030 for the year 2010.




(Dulal Chandra Saha) 22-February-2010
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R.-IV SOUTH 24-PARGANAS
West Bengal