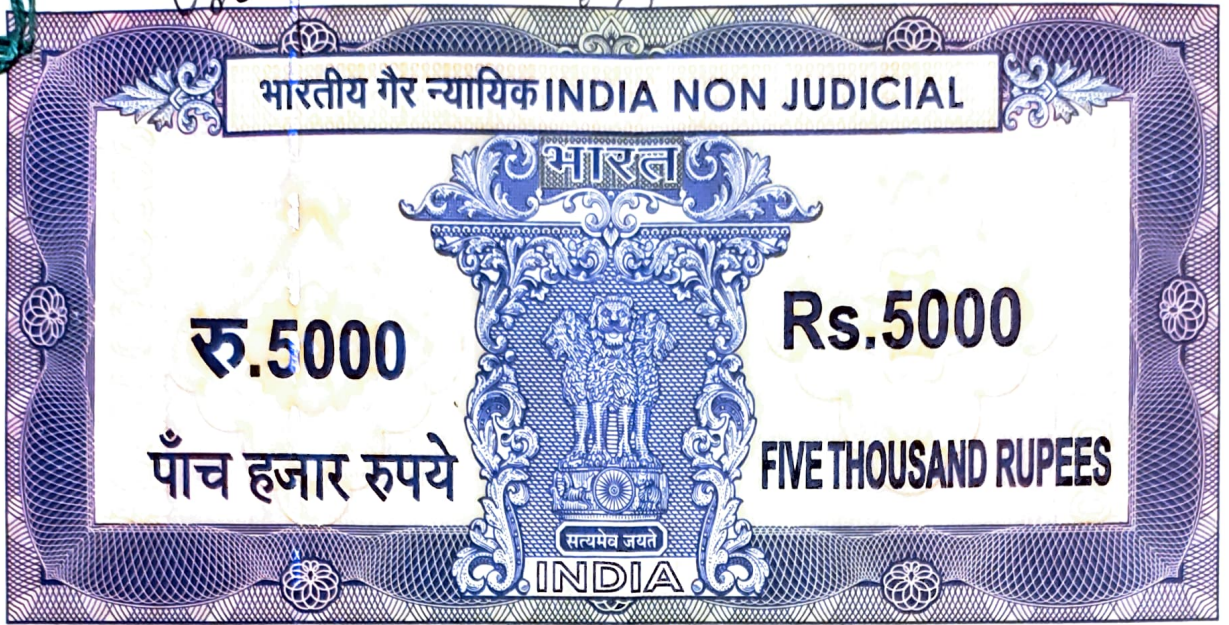


05837

1/6578/2010



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

8  
1/6 1078/10  
R 13900/20  
7-3

J(1) R. 250.00 904147  
 J(2) R. 100.00  
 -----  
 R. 350.00  
 Realized on 16.8.10  
 17/8/10

WARNING: This document is attached to the court's case file. Any alterations or additions to this document are part of the case file.

17/8/10  
 M. C. 1534/10  
 17 AUG 2010

THIS INDENTURE OF SALE made this 16<sup>th</sup> day of August,

Two Thousand and Ten BETWEEN GANESH CHANDRA  
 MONDAL, Son of Late Kali Charan Mondal, by Occupation-  
 Cultivation, 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 his heirs, executors, legal representatives  
 and assigns) of the ONE PART.

M.C. 1534/10  
17 AUG 2010

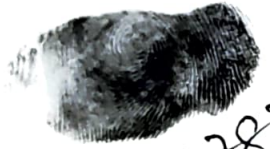
70053

MAY FAIR VILLA PVT. LTD.  
Satani, 6th Floor

NAME M. Shakesp - 700 GTT  
 ADD/ADV .....  
 PS. ....  
 - 9 AUG 2010  
**SURANJAN MUKHERJEE**  
 Licensed Stamp Vendor  
 C. C. Court  
 2 & 3, K. S. Roy Road. K. S. A.

*[Handwritten signature]*

ଅନେଇବିଶ୍ୱାସୀ



1787

ଅନେଇବିଶ୍ୱାସୀ

Bhramat Bhugher  
S/O Late Kanai Lal Bhugher  
Raghav for 24 Pm qassah  
Bishou for  
Bisastan



*[Handwritten signature]*

District Sub-Registrar  
Registrar U/S of  
Registration Act 1908  
South 2A Bhubaneswar  
16 AUG 2010





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

Endorsement For Deed Number : I - 06578 of 2010  
(Serial No. 05837 of 2010)

On 16/08/2010

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

Presented for registration at 19.25 hrs on :16/08/2010, at the Private residence by Ganesh Chandra Mondal ,Executant.

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

Execution is admitted on 16/08/2010 by

1. Ganesh Chandra Mondal, son of Lt. Kalicharan Mondal , Araipota, , , Thana:-Tiljala, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Cultivation

Identified By Bharat Ghughu, son of Lt. Kanai Lal 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) = 6479/- ,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.-589644/-

Certified that the required stamp duty of this document is Rs.- 29492 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 24500/- is paid, by the draft number 056655, 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  
EndorsementPage 1 of 1

17/08/2010 18:41:00

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. 1227 (P) appertaining to L.R. Khatian No. 1496 containing an area of 16 ½ satak within the area of 49 satak 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 said Property along with other property was belonged to Sudhir Rang, Son Of Late Bijoy Rang and others who sold, transferred and conveyed a portion of the said property measuring about 16 ½ satak within the area of land measuring 33 satak out of total area of land measuring 49 Satak in favour of Manik Chandra Dewan by a Deed of Sale

dated 05.03.1966 registered with the Office of the Additional District Sub-Registrar at Bishnupur and recorded in Book No.1, Deed No. 2779 for the year 1966.

AND WHEREAS the said Manik Chandra Dewan sold, transferred and conveyed the said property free from all encumbrances to Uplab alias Gopal Mondal by a Deed of sale registered with the Office of the Additional District Sub-Registrar at Bishnupur and recorded in Book No.1, being No. 5393 for the year 1982.

AND WHEREAS by a Deed of Sale in Bengali vernacular bearing the date of 17<sup>TH</sup> December, 1997 corresponding to 1<sup>ST</sup> Pous, 1404 which was registered in the office of the Additional District Sub-Registrar Office, Bishnupur and recorded in Book No.1, Volume No.- 12 , pages 211 to 214 being No. 1058 for the year 1998 , the said Uplab alias Gopal Mondal sold, transferred and Conveyed ALL THAT piece and parcel of land measuring 16 and 1/2 Satak be the same and/or a little more or less within the landed area of 33 satak out of the total landed area of 49 Satak under Mouza Raghabpur, J.L.No.118, comprising with R.S. Dag No. 1227 (P) appertaining to L.R. Khatian No.122 (mutated L.R. Khatian No.1496) corresponding to R.S. Khatian No. 139 within Police Station- Bishnupur, in the District of South 24 -Parganas in favour of Ganesh Chandra Mondal, Son of Late Kali Charan Mondal, the Vendor herein at or for the consideration as mentioned in the said Deed Of Sale free from all encumbrances, charges liens, lispendens attachments, trusts whatsoever or howsoever.

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AND WHEREAS the said Ganesh Chandra Mondal, the Vendor herein duly mutated his name in the Settlement Record of Rights in respect of his aforesaid properties and the same has been recorded in his respective L.R. Khatian No.1496 and has 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 his land containing an area of 16 and 1/2 Satak be the same and/or a little more or less as has been recorded in his separate L.R. Khatian No. 1496 under Mouza Raghampur, J.L.No.118, comprising with R.S. Dag No. 1227 (P) 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. 4,00,000/- (Rupees Four Lakhs) 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. 4,00,000/- (Rupees Four Lakhs) 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, easements, belonging or in any way appertaining or usually held or occupied therewith, or reputed to belong or be appurtenant thereto AND ALL the estate, right, title, interest, claim and demand whatsoever of the Vendor unto or upon the same and every part thereof in law and equity TO ENTER UPON AND TO HAVE HOLD OWN and possess the same unto and to the use of Purchaser, absolutely and for ever together with title deeds, writings, muniments and other evidences of title, AND THE Vendor do hereby covenant with the Purchaser, that notwithstanding any acts, deeds or things heretofore done, executed or knowingly suffered to contrary the Vendor is now lawfully seized and possessed of the said property free from any encumbrances, attachments or defect in title whatsoever and that the Vendor has full power and absolute authority to sell the said property in the manner aforesaid. And the Purchaser shall hereafter peaceably and quietly hold, possess and enjoy the said property in Khas without any claim or demand whatsoever from the Vendor or any person claiming through or under them. AND further that the Vendor covenant with the Purchaser, to save harmless, indemnify and keep indemnified the Purchaser, from or against all encumbrances, charges and

equities whatsoever. AND the Vendor further covenant that they shall at the request and costs of the Purchaser, its heirs, executors, administrators or assigns does or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof in the manner aforesaid according to the true intent and meaning of this Deed. The Purchaser shall be entitled to mutate its name in the assessment 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 under Mouza Raghobpur, J.L.No.118, comprising with R.S. Dag No. 1227 (P) appertaining to L.R. Khatian No. 1496 measuring  $16 \frac{1}{2}$  Satak be the same and/or a little more or less equivalent to 10 Cottahs more or less within the landed area of 33 satak out of total land area of 49 Satak belonged to the said Dag, District Collectorate's Touzi No. 1162, Pargana Magura, 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

ON THE NORTH : R.S. Dag No. 1221

ON THE SOUTH : Dag No. 1227 (P)

ON THE EAST : Dag No. 1227 (P)

ON THE WEST : Dag No. 1221

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

abovenamed At KOLKATA

in the presence of :

1. *Samin's son*  
10.01.12 8077 Oldia Street  
K01-1
2. *Bharat Chughra*  
*Bisnou Pan*

*১৬/০১/১২*

Drafted by me

*Akshay Kumar Ghosh*

Advocate, Calcutta High court

Typed by

*Samin's son*



MEMO OF CONSIDERATION

Received Rs. 4,00,000/- (Rupees Four Lakhs) only in cash from the with named Purchaser as the entire consideration money for the property sold hereby as per following Memo:

| Pay Order No. | Date     | Drawn on                       | Amount (Rs.) |
|---------------|----------|--------------------------------|--------------|
| 018825        | 13.08.10 | Bank of India, Park Circus Br. | 4,00,000.00  |

Total Rs. 4,00,000.00  
(Rupees Four Lakhs) only

WITNESSESS

1. *Jamir Paul*

2. *Bhanu Singh*

*Handwritten signature*

SIGNATURE OF THE VENDOR

**SPECIMEN FORM FOR TEN FINGER PRINTS**



|                   |               |             |               |             |               |
|-------------------|---------------|-------------|---------------|-------------|---------------|
|                   | LITTLE FINGER | RING FINGER | MIDDLE FINGER | FORE FINGER | THUMB         |
| <b>LEFT HAND</b>  |               |             |               |             |               |
|                   | THUMB         | FORE FINGER | MIDDLE FINGER | RING FINGER | LITTLE FINGER |
| <b>RIGHT HAND</b> |               |             |               |             |               |



|                   |               |             |               |             |               |
|-------------------|---------------|-------------|---------------|-------------|---------------|
|                   | LITTLE FINGER | RING FINGER | MIDDLE FINGER | FORE FINGER | THUMB         |
| <b>LEFT HAND</b>  |               |             |               |             |               |
|                   | THUMB         | FORE FINGER | MIDDLE FINGER | RING FINGER | LITTLE FINGER |
| <b>RIGHT HAND</b> |               |             |               |             |               |



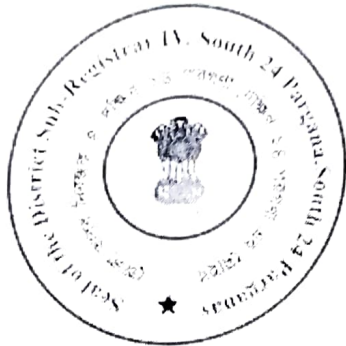
|                   |               |             |               |             |               |
|-------------------|---------------|-------------|---------------|-------------|---------------|
|                   | LITTLE FINGER | RING FINGER | MIDDLE FINGER | FORE FINGER | THUMB         |
| <b>LEFT HAND</b>  |               |             |               |             |               |
|                   | THUMB         | FORE FINGER | MIDDLE FINGER | RING FINGER | LITTLE FINGER |
| <b>RIGHT HAND</b> |               |             |               |             |               |



|                   |               |             |               |             |               |
|-------------------|---------------|-------------|---------------|-------------|---------------|
|                   | LITTLE FINGER | RING FINGER | MIDDLE FINGER | FORE FINGER | THUMB         |
| <b>LEFT HAND</b>  |               |             |               |             |               |
|                   | THUMB         | FORE FINGER | MIDDLE FINGER | RING FINGER | LITTLE FINGER |
| <b>RIGHT HAND</b> |               |             |               |             |               |

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 23  
Page from 334 to 348  
being No 06578 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



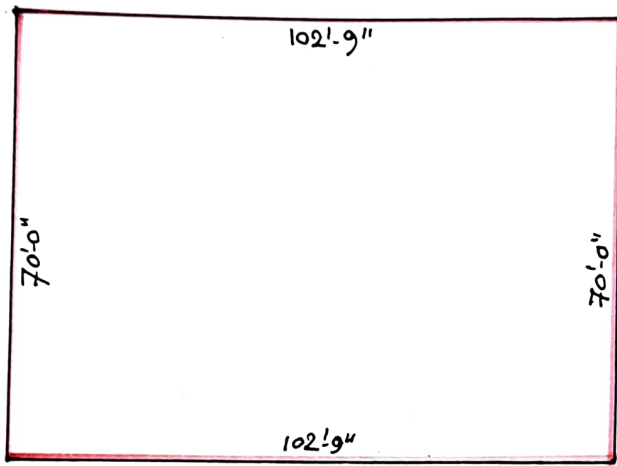
DEED PLAN FOR THE SALI LAND UNDER R.S. DAG NO-1227 (P)  
 MATIAN No. 1496, J.L. NO.-118, MOUZA-RAGHABPUR  
 UNDER PANAKUYA GRM PANCHAYET, P.S.-BISHNUPUR  
 DIST.-24 PGS (SOUTH) SCALE=25'-0"=0'-1"

AREA: 16.5 SATAK = 0 BIGHA 10 KATHA 0 CHATAK - 0 SFT LAND SHOWN BY RED BORDER  
 (MORE OR LESS)

NORTH



R. S. DAG NO - 1221



DAG. NO. - 1221

DAG NO- 1227 (P)

DAG. NO - 1227 (P)

| SIGNATURE OF VENDOR  | SIGNATURE OF PURCHASER  | DRAWN BY-  |
|--|---|--|
| <p>Handwritten signature of Ganesh Mondal</p> <p>GANESH MONDAL</p> | <p>FOR MAY FAIR VILLA PVT. LTD.</p> <p>Handwritten signature of Director</p> <p>Director</p> <p>FOR MAY FAIR VILLA PVT. LTD.</p> <p>Handwritten signature of Director</p> <p>Director</p> <p>FOR MAY FAIR VILLA PVT. LTD.</p> | <p>Handwritten signature of P. K. Shalbacharya</p> |

Handwritten signature of Director

Director



*[Handwritten signature]*

Registrar of Companies  
West Bengal  
16 AUG 2010