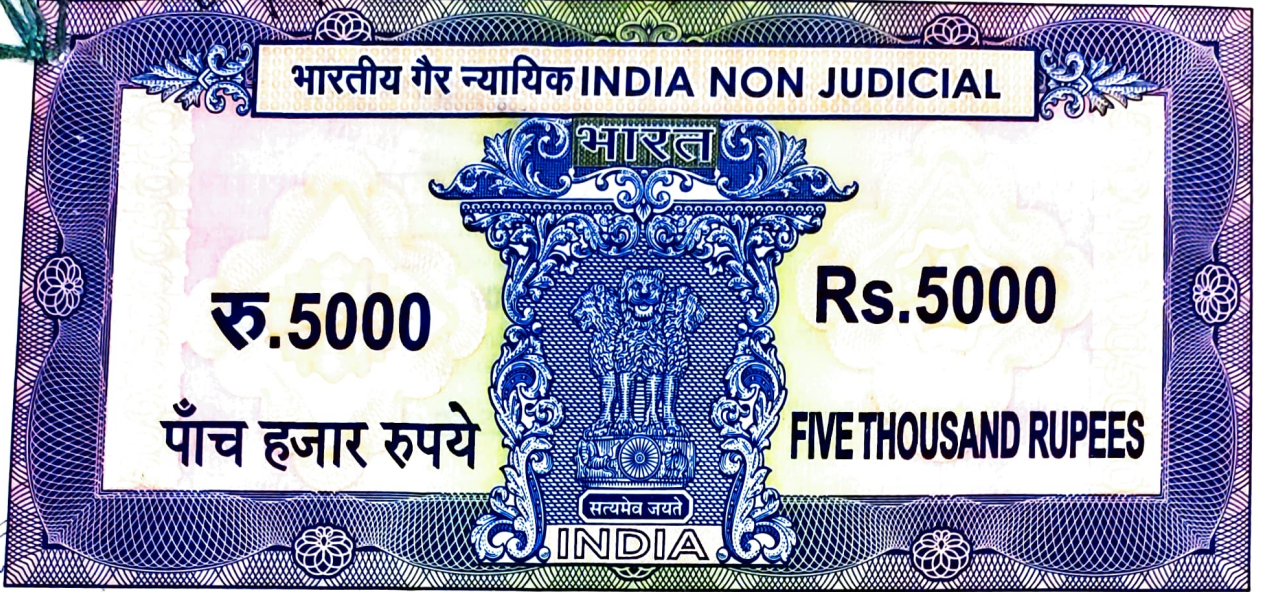


01414

I 1371/2009



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

472038



THIS INDENTURE OF SALE made this 3<sup>rd</sup> day of

April, Two Thousand and Nine 'BETWEEN (1) SRI  
 BIBHUDAN MAKHAL, Son Of Late Shirish Makhal, by faith-  
 Hindu, resident of Raghampur, District-24-Parganas (South) (2)  
 TOOFAN MAKHAL, Son of Late Shirish Makhal, resident of 78,  
 J-Extn.. Laxmi Nagar, Delhi- 110092, (3) PRABHUDAN  
 MAKHAL, Son of Late Shirish Makhal, resident of 78, J-  
 Extn.. Laxmi Nagar, Delhi- 110092,



Certified that the document is admitted to  
 registration. The stamp, fee receipt and  
 the document sheets attached with this  
 document are the part of this document.

*(Signature)*  
 District Sub-Registrar-IV  
 Alipore, South 24-Parganas

836

MAY FAIR VILLA PVT. LTD  
81, Shakespear Sarani, 6th floor  
Kolkata - 700 017

NAME.....  
 ADD/ADV.....  
 RS. 00/00.....

**- 2 APR 2009**

**SURANJAN MUKHERJEE**  
 Licensed Stamp Vendor  
 C. C. Court  
 2 & 3, K. S. Roy Road, Kol - 1

510

- 2 APR 2009



**District Sub-Registrar - IV**  
**Alipore, South 24 Parganas**

Bharat Ghosh  
 CFO Kamal Ghosh  
 Rajshahi Por nepal gang  
 Bismes .



(4) **STEPHEN MAKHAL**, Son of Late Shirish Makhal, resident of 78, J-Extn. Laxmi Nagar, Delhi- 110092, (5) **MS. MOLINA GOMES**, daughter of Late Shirish Makhal, resident of 78, J-Extn.. Laxmi Nagar, Delhi- 110092, (6) **MS. AGNES GOMES** , Daughter of Late Shirish Makhal, resident of 78, J-Extn. Laxmi Nagar, Delhi-110092, (7) **DOROTHI GOMES**, Daughter of Late Shirish Makhal, resident of 78, J-Extn.. Laxmi Nagar, Delhi-110092, Nos.(2) to (7) represented herein by their Constituted Attorney **SRI BIBHUDAN MAKHAL**, the Vendor No.1 herein, Son Of Late Shirish Makhal, by faith-Hindu, resident of Raghampur, District-24Parganas (South) vide General Power of attorney dated 13.03.2009 registered with the office of the Sub-Registrar VIII, New Delhi and recorded in Additional Book No.4, Volume No. 3008, pages 147 to 151, Registration No. 2264 of 2009-2010 (8) **AMIT MAKHAL**, Son Of Late Asutosh Makhal, by occupation-business, resident of Ishar Para, Nepalganj hat, Raghampur, Bishnupur, District-South 24 Parganas and also resident of J-77, J-EXTN, Laxmi Nagar, Delhi-110092 (9) **KANCHAN MAKHAL**, Wife of Late Asutosh Makhal, by Occupation-housewife, resident of Ishar Para, Nepalganj hat, Raghampur, Bishnupur, District-South 24 Parganas (10) **PRASENJIT MAKHAL**, Son of Late Paritosh Makhal, by occupation-business , (11) **ANUBHA MAKHAL**, Wife Of Late Paritosh Makhal , by Occupation-household duties, No.(10) and (11) both resident of Ishar Para, Nepalganjhat, Raghampur, Bishnupur, District-South 24 Parganas also resident of 334-Daspara Road, Post Office-Thakurpukur, Kolkata-700063,



**District Sub-Registrar-IV**  
**Alipore, South 24 Parganas**

No.(8) to (11) all represented herein by their Constituted Attorney **SRI BIBHUDAN MAKHAL**, the Vendor No.1 herein, Son Of Late Shirish Makhal, by faith-Hindu, resident of Raghampur, District-24-Parganas (South) vide General Power of attorney dated 26.03.2009 registered with the office of the District Sub-Registrar –IV, Alipore and recorded in Book No.IV, Volume No. I, pages <sup>498</sup> to 510, being No. 00118 for the year 2009, hereinafter called and referred to as the VENDORS (which expression shall unless excluded by or repugnant to the context shall always mean and include each of their respective 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, Son Of Mr. Shishir Kumar Gupta, both by Religion- Hindu, by Occupation-Business, 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 Vendors are absolutely seized and possessed of or otherwise well and sufficiently entitled to the Sali land measuring 31 decimal equivalent to 19 (Nineteen) Cottahs be the same and/or a little more or less under Mouza Raghampur, J.L.No.118, R.S.Dag No. 1192, under L.R. Khatian 714 within Police Station- Bishnupur, in the District of South 24 – Parganas under Panakuya Gram Panchayat more fully described in the Schedule below and hereinafter to as the SAID PROPERTY.

AND WHEREAS the abovenamed Vendors are inherited the aforesaid land from their predecessor-in-interest, their mother Smt. <sup>Mandha Since deceased</sup> ~~Mandha~~ Makal, Wife of Late Shirish Makhal,, whose name was recorded in the Settlement Record of Rights comprising with Mouza Raghampur, J.L.No.118, R.S.Dag No. 1192, under L.R. Khatian 714 within Police Station- Bishnupur, in the District of South 24 –Parganas under Panakuya Gram Panchayat 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 Sali Land measuring 31 decimal equivalent to 19 (Nineteen) Cottahs be the same and/or a little more or less under Mouza Raghampur, J.L.No.118, R.S.Dag No. 1192, under L.R. Khatian 714 within Police Station- Bishnupur, in the District of South 24 –Parganas within Panakuya 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”.

— 10/11/18 in-11/18  
S.P.S.



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. 3,50,000.00 (Rupees Three lac fifty thousand) 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. 3,50,000.00 (Rupees Three lac fifty thousand) 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 trees ,plants lights ,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 which had been acquired by the Vendors by virtue of the aforesaid order of the Ld. Court 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 mutata her name as owner and possessor in respect of the said property in the records of the Govt. 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 Sali land measuring an area a little more or less 31 decimals equivalent to 19 (Nineteen) Cottahs lying and situate within R.S. Dag no.1192 appertaining to L.R. Khatian No. 714 of Mouza Raghabpur, within Panakua Gram Panchayat under Bishnupur No.1 , J.L. No. 118. District Collectorate's Touzi No. 3-5 ,1162 , Pargana Magura, Police.Station- Bishnupur , Sub-Registry Office Bishnupur, District South-24-Parganas , including all using rights and rights of ingress and egress with all easements rights over and through adjacent Road more particularly shown in the map or plan annexed herewith 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.3.11 p. 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.1194

On the South : R.S. Dag No. 1179

On the East : R.S. Dag No.1191, R.S. Dag No.1189

On the West : R.S. Dag No.1193

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

SIGNED AND DELIVERED

by the VENDORS

abovenamed At KOLKATA

in the presence of :

1. *Dipankar Maiti*  
Raghabpur P.O. - *Naldanga*  
24 Parganas (S)

2. *Bharat Ghosh*  
Raghabpur  
last - *mehat Gany*  
P.O. *Bishnu pur*

Drafted by me & Explained  
*Aparna Kumar Ghosh*  
Advocate

Calcutta High court

Typed by

*Sanjib Paul*

✓  
*বিশ্বনাথ মৈত্রী*  
For Sale and  
AS Constituted Attorney for  
TOOFAN MAKHAL,  
PRABHUDAN MAKHAL,  
STEPHEN MAKHAL,  
MS. MOLINA GOMES,  
MS. AGNES GOMES,  
DOROTHI GOMES,  
AMIT MAKHAL,  
KANCHAN MAKHAL,  
PRASENJIT MAKHAL,  
ANUBHA MAKHAL,



MEMO OF CONSIDERATION

Received Rs. 3,50,000.00 (Rupees Three lac fifty thousand) only from the with named Purchaser as the entire consideration momey as per following Memo

| Pay order No. | Date       | Drawn on            | Amount.(RS.), |
|---------------|------------|---------------------|---------------|
| 408766        | 02/04/2009 | STATE BANK OF INDIA | 3,00,000  -   |
| 993780        | 18/12/08   | DO                  | 50,000  -     |

20/08/08 12:15 PM

Total Rs. 3,50,000.00

(Rupees Three lac fifty thousand) only

WITNESSESS





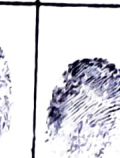












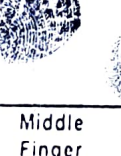


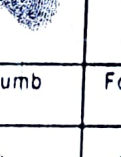
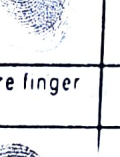





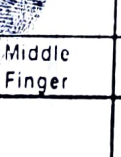
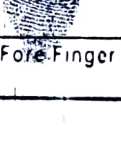
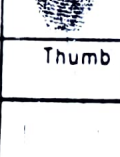
1. Dipankar Makhal

2. Bharat Ghosh

For Self and  
As constituted Attorney for  
TOOFAN MAKHAL, PRABHUDAN MAKHAL,  
STEPHEN MAKHAL, MS. MOLINA GOMES,  
MS. AGNES GOMES, DOROTHI GOMES,  
AMIT MAKHAL, KANCHAN MAKHAL,  
PRASENJIT MAKHAL,  
ANUBHA MAKHAL,

SIGNATURE OF THE VENDORS

# SPECIMEN FORM FOR TEN FINGERPRINTS

|       |            |   |   |   |  |   |
|-------|------------|---|---|---|--|---|
| PHOTO |            | Little Finger   | Ring Finger   | Middle Finger   | Fore Finger  | Thumb   |
|       | LEFT HAND  |    |    |    |    |    |
|       |            | Thumb   | Fore finger   | Middle Finger   | Ring Finger  | Little Finger   |
| PHOTO | RIGHT HAND |    |    |    |    |    |
|       |            | Little Finger   | Ring Finger   | Middle Finger   | Fore Finger  | Thumb   |
|       |            | Thumb   | Fore finger   | Middle Finger   | Ring Finger  | Little Finger   |
| PHOTO | RIGHT HAND |    |    |    |    |    |
|       | LEFT HAND  |  |  |  |  |  |
|       |            | Little Finger   | Ring Finger   | Middle Finger   | Fore Finger  | Thumb   |
| PHOTO |            | Thumb   | Fore finger   | Middle Finger   | Ring Finger  | Little Finger   |
|       | RIGHT HAND |  |  |  |  |  |
|       | LEFT HAND  |  |  |  |  |  |
| PHOTO |            | Little Finger   | Ring Finger   | Middle Finger   | Fore Finger  | Thumb   |
|       | LEFT HAND  |   |   |   |  |   |
|       |            | Thumb   | Fore finger   | Middle Finger   | Ring Finger  | Little Finger   |
|       | RIGHT HAND |   |   |   |  |   |

विष्णु श्री नारायण

*[Handwritten signature]*

*[Handwritten signature]*



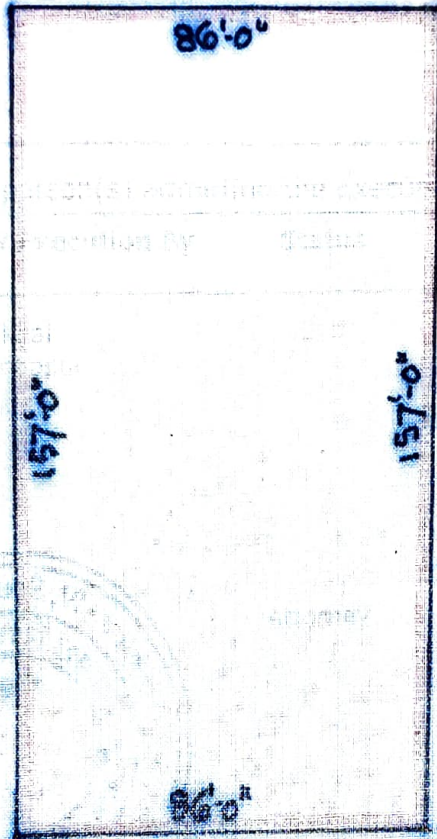
DEED PLAN FOR THE LAND UNDER R. S. DAG. NO.- 1192  
 KHATIAN NO.- 714 MOUZA- RAGHABPUR. J. L. NO.- 118  
 BISHNUPUR UNDER PANAKUYA GRAM PANCHYET.  
 ST.- 24 PGS (SOUTH) (SALI LAND) SCALE: 40'-0" = 0'-1"

AREA: 31 DECIMAL = 19 KATHA (MORE OR LESS) LAND SHOWN BY RED BORDER

NORTH



R. S. DAG NO.- 1194



R. S. DAG NO-1193.

R. S. DAG. NO. : 1191

R. S. DAG. No.  
1189

R. S. DAG. NO.- 1179

SIGNATURE OF VENDOR/S.

PURCHASER

DRAWN BY:

*For Sell*  
 AS Constituted Attorney for  
 TOOFAN MAKHAL, PRAHUDAN  
 MAKHAL, STEPHEN MAKHAL, MS.  
 MOLINA GOMES, MS. AGNES  
 GOMES, DOROTHI GOMES,  
 AMIT MAKHAL, KANCHAN MAKHAL  
 PRASENTIT MAKHAL, ANUBHA  
 MAKHAL,  
**BIGHUDAN MAKAL.**

FOR MAY FAIR VILLA PVT. LTD.

7

Director  
 FOR MAY FAIR VILLA PVT. LTD.

*Signature of Purchaser*

Director

*Signature of Drafter*







**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. 01414 / 2009, Deed No. (Book - I , 01371/2009)**

Signature of the Presentant

| Name of the Presentant | Signature with date      |
|------------------------|--------------------------|
| Bibhudan Makhal        | বিভূদান মাকাল<br>3/04/09 |

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

| Sl No. | Admission of Execution By             | Status   | Photo  | Finger Print   | Signature                |
|--------|---------------------------------------|----------|--|--|--------------------------|
| 1      | Bibhudan Makhal<br>Address -Raghabpur | Self     |   | <br>LTI<br>03/04/2009  | বিভূদান মাকাল<br>3/04/09 |
| 2      | Bibhudan Makhal<br>Address -Raghabpur | Attorney |  | <br>LTI<br>03/04/2009 | বিভূদান মাকাল<br>3/04/09 |

**Name of Identifier of above Person(s)**  
 Bharat Ghughu  
 PS-/,Raghabpur

**Signature of Identifier with Date**  
 Bharat Ghughu  
 3/04/09




**(Sukumar Biswas)**  
**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**  
**ALIPORE**  
Endorsement For deed Number :I-01371 of :2009  
(Serial No. 01414, 2009)

On 03/04/2009

**Certificate of Admissibility(Rule 43)**

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. 10.00/-

**Payment of Fees:**

Fee Paid in rupees under article : A(1) = 5170/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on:03/04/2009

**Certificate of Market Value(WB PUVI rules 1999)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 470968/-

Certified that the required stamp duty of this document is Rs 23558 /- and the Stamp duty paid as: Impressive Rs- 5000

**Deficit stamp duty**

Deficit stamp duty Rs 18560/- is paid, by the draft number 408765, Draft Date 02/04/2009 Bank Name State Bank Of India, ALIPORE, received on :03/04/2009.

**Presentation(Under Section 52 & Rule 22A(3) 46(1))**

Presented for registration at 11.49 hrs on :03/04/2009,at the Office of the D.S.R.-IV SOUTH 24-PARGANAS by Bibhudan Makhal,one of the Executants.

**Admission of Execution(Under Section 58)**

Execution is admitted on 03/04/2009 by

1. Bibhudan Makhal, son of Lt. Shirish Makhal ,Raghabpur ,Thana ., By caste Hindu,by Profession :Others Identified By Bharat Ghughu, son of Kanailal Ghughu Raghabpur Thana: /, by caste Hindu,By Profession :Business.

**Executed by Attorney**

1. Execution By Bibhudan Makhal, son of Lt. Shirish Makhal ,Raghabpur ,Thana: . By caste Hindu,by Profession :Business,as the constituted attorney of 1. Toofan Makhai 2. Anubha Makhai 3. Prabhudan Makhai 4. Stephen Makhai 5. Molina Gomes 6. Agnes Gomes 7. Dorothi Gomes 8. Amit Makhai 9. Kanchan Makhai 10. Prasenjit Makhai is admitted by him.  
Identified By Bharat Ghughu, son of Kanailal Ghughu Raghabpur Thana: /, by caste Hindu,By Profession :Business.



[Sukumar Biswas]

DISTRICT SUB-REGISTRAR-IV

OFFICE OF THE DISTRICT SUB-REGISTRAR-IV OF SOUTH 24-PARGANAS

Govt. of West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 4  
Page from 92 to 107  
being No 01371 for the year 2009.



  
(Sukumar Biswas) 08-April-2009  
DISTRICT SUB-REGISTRAR-IV  
Office of the D.S.R.-IV SOUTH 24-PARGANAS  
West Bengal