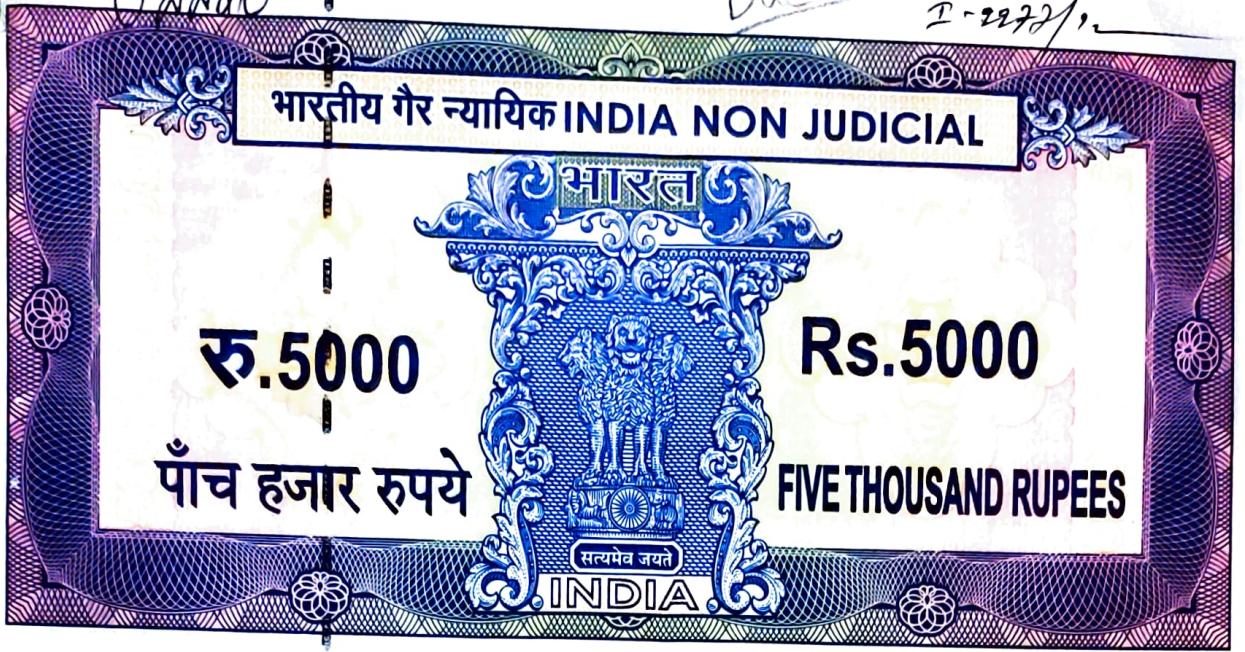


02258

DUE

I-2272/1



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

certified that the document is admitted to registration. the signature sheets and the endorsement sheets attached with this document are part of this document. 1587326

10.80  
D. No. 18977/12  
24/3/12

Sub-Registrar  
24 Parganas, Alipore  
Registrar U/S 1 (2) of  
Registration Act 1908  
21 MAR 2012

# INDENTURE OF SALE

THIS INDENTURE OF SALE made this 21<sup>st</sup> day of March, Two Thousand and Twelve (2012) BETWEEN **KANAI LAL CHAKROBORTY**, Son of Late Panchanan Chakrobarty by Occupation- Cultivation , by faith – Hindu, by Citizen – Indian, residing at Gayan Singh and Brahmanpara, Raghampur, , Police Station - Bishnupur , District of south 24 -Parganas hereinafter called and referred to as the

207027

MAY FAIR VILLA PVT. LTD  
Shakespeare Sarani, 6th Floor  
Kolkata - 700 019

NAME.....  
 ADD.....  
 Rs.....

19 MAR 2012  
 SURANJAN MUKHERJEE  
 Licensed Stamp Vendor  
 C. C. Court  
 2 & 3, K. S. Roy Road, Kolkata

19 MAR 2012





RECORDED & INDEXED AT THE  
 OFFICE OF THE DISTRICT MAGISTRAR  
 SOUTH 24 PARGANAS DISTRICT  
 KOLKATA  
 21 MAR 2012

Handwritten notes in Bengali script, including the name 'সুরঞ্জন মুখার্জী' (Suranjana Mukherjee) and other illegible text.



**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. 02258 / 2012, Deed No. (Book - I , 02277/2012)**

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Kanai Lal Chakraborty Gayan Singh And Brahmanpara Raghampur, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-	 21/03/2012	 LTI 21/03/2012	<i>Kanai Lal Chakraborty</i> 21/3/12

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

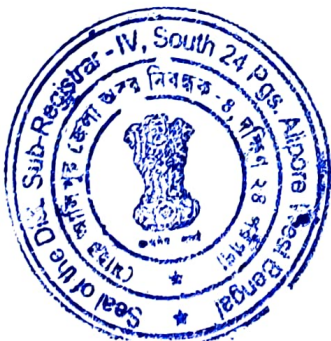
Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Kanai Lal Chakraborty Address -Gayan Singh And Brahmanpara Raghampur, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-	Self	 21/03/2012	 LTI 21/03/2012	<i>Kanai Lal Chakraborty</i>

**Name of Identifier of above Person(s)**

Satyendra Nath Chakraborty  
Raghampur, District:-South 24-Parganas, WEST  
BENGAL, India, P.O. :-

**Signature of Identifier with Date**

*Satyendra Nath Chakraborty*  
21/3/12



*Ashoke Kumar Biswas*

(Ashoke Kumar 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**  
**District:-South 24-Parganas**

**Endorsement For Deed Number : I - 02277 of 2012**  
**(Serial No. 02258 of 2012)**

**On**

**Payment of Fees:**

**On 21/03/2012**

**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:**

Amount By Cash

Rs. 5297.00/-, on 21/03/2012

( Under Article : A(1) = 5258/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 21/03/2012 )

**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.-4,78,422/-

Certified that the required stamp duty of this document is Rs.- 23931 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 18940/- is paid, by the draft number 881678, Draft Date 19/03/2012, Bank Name State Bank of India, SHAKESPEAR SARANI, received on 21/03/2012

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

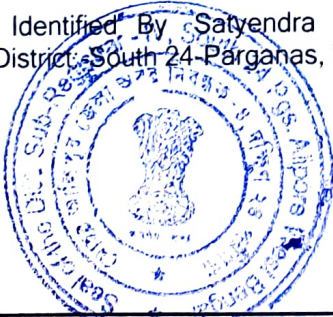
Presented for registration at 10.30 hrs on :21/03/2012, at the Office of the D.S.R.-IV SOUTH 24-PARGANAS by Kanai Lal Chakraborty ,Executant.

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

Execution is admitted on 21/03/2012 by

1. Kanai Lal Chakraborty, son of Lt. Panchanan Chakraborty , Gayan Singh And Brahmanpara Raghampur, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Cultivation

Identified By Satyendra Nath Chakraborty, son of Lt. Panchanan Chakraborty, Raghampur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Others.



**( Ashoke Kumar Biswas )**  
**DISTRICT SUB-REGISTRAR-IV**  
**EndorsementPage 1 of 2**

**21/03/2012 11:28:00**



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

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**Endorsement For Deed Number : I - 02277 of 2012**

**(Serial No. 02258 of 2012)**

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**( Ashoke Kumar Biswas )**  
**DISTRICT SUB-REGISTRAR-IV**



**( Ashoke Kumar Biswas )**  
**DISTRICT SUB-REGISTRAR-IV**

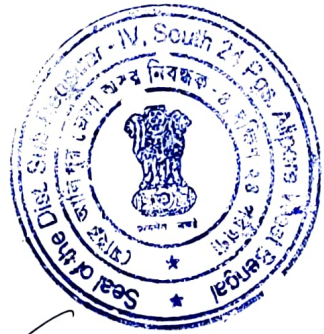


**VENDOR** (which expression shall unless excluded by or repugnant to the context shall always mean and include his heirs, executors, legal representatives and assigns) of the **ONE PART**.

**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, 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 ALL THAT** piece and parcel of land measuring 51 Satak, be the same and/or a little more or less out of the total area of land measuring about 195 Satak under Mouza Raghobpur, J.L. No.118, R.S. No.211, within R.S. Dag No. 1221 (P) under L.R. Khatian No. 447, Police Station- Bishnupur, in the District of South 24 -Parganas was belonged to Panchanan Chakraborty, since deceased, Son of Late Nagendra Nath Chakraborty and the name of Panchanan Chakraborty was recorded in the Settlement record of rights in respect of the '**SAID PROPERTY**'.



RECEIVED BY THE  
OFFICE OF THE  
DISTRICT COLLECTOR  
21 MAR 2012

**AND WHEREAS** the said Panchanan Chakraborty died intestate on 27.08.2010 leaving behind him his two sons namely 1) Kanai Lal Chakraborty and 2) Satyanendra Nath Chakraborty and one daughter namely Ruma Chakraborty as his legal heirs and successors in respect of the property left by him and after the death of Panchanan Chakraborty, his abovenamed legal heirs have become the joint owner of the property each having undivided 1/3<sup>rd</sup> share in respect of the said property.

**AND WHEREAS** the abovenamed Kanai Lal Chakraborty, the vendor herein is in urgent need of money and he desire to sell his 1/3<sup>rd</sup> share of the aforesaid property comprising with an area of 17 Satak equivalent to 10 (Ten) Cottahs 4 (Four) Chittacks and 38 (Thirty eight) Sq.ft. under Mouza Raghabpur, J.L.No.118, R.S. No.- 211, R.S. Dag No. 1221 (P) under L.R. Khatian 447, 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.1,00,000/- (Rupees One Lakh ) only and the Vendor 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. 1,00,000/- (Rupees One Lakh ) 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 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 **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 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 Vendor 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 Vendor or any person or persons claiming through or under or in trust for the Vendor, That the Vendor 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 Vendor further covenant 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 covenant 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 covenant 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 mutate its 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 Vendor shall give their consent or approval in writing for the purpose of such mutation and separate assessment. When ever 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 up to the date of registration of this Deed.



**THE SCHEDULE ABOVE REFERRED TO:**

ALL THAT piece and parcel of Sali land lying and situate under Mouza Raghampur, J.L.No.118, R.S. No.-211, District Collectorate's Touzi No. 3-5 ,1162 , Pargana Magura, R.S. Dag No. 1221 (P) under L.R. Khatian 447 measuring an area of 17 Satak equivalent to 10 (Ten) Cottahs 4 (Four) Chittacks and 38 (Thirty eight) Sq.ft. be the same and/or a little more or less out of the total land area of 195 satak belonged to the said Dag within Panakua Gram Panchayat under Bishnupur No.1, 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 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. 1.36 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.1220 and Dag No. 1214  
**ON THE SOUTH** : Dag No. 1221(P)  
**ON THE EAST** : Dag No. 1221(P)  
**ON THE WEST** : Dag No. 1219

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

**SIGNED AND DELIVERED**

*Subrata Chakrabarty*

by the **VENDOR**

abovenamed At **KOLKATA**

in the presence of :

1. *Asok Kumar Das*  
*vill - Rayhabari, Patalguri -*

2. *Sanku Das*  
*10, Old Post Office Street*  
*Calcutta - 1*

3. *[Signature]*

Drafted by me :

*Apurba Kumar Ghosh*

**(APURBA KUMAR GHOSH)**

Advocate,

**High Court, Calcutta**

Typed by:

*Subrata Chakrabarty*

**(SUBRATA CHAKRABARTY)**

10, Old Post Office Street,  
 Kolkata - 700001.

**MEMO OF CONSIDERATION**

**RECEIVED** Rs.1,00,000/- (Rupees One Lakh) only from the with named Purchaser as the entire consideration money as per following Memo

Pay order No.	Date	Drawn on	Amount (Rs.)
Cash on various	days		Rs. 1,00,000.00

Total (Rupees One lakh) only	Rs	<u>1,00,000.00</u>
---------------------------------	----	--------------------

**WITNESSES**

1. ASH KUMAR ISH

2. Sanjay Patel

3.

*Handwritten signature*

**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					

*Manuel Al. Chiribato*



	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					

*Manuel Al. Chiribato*

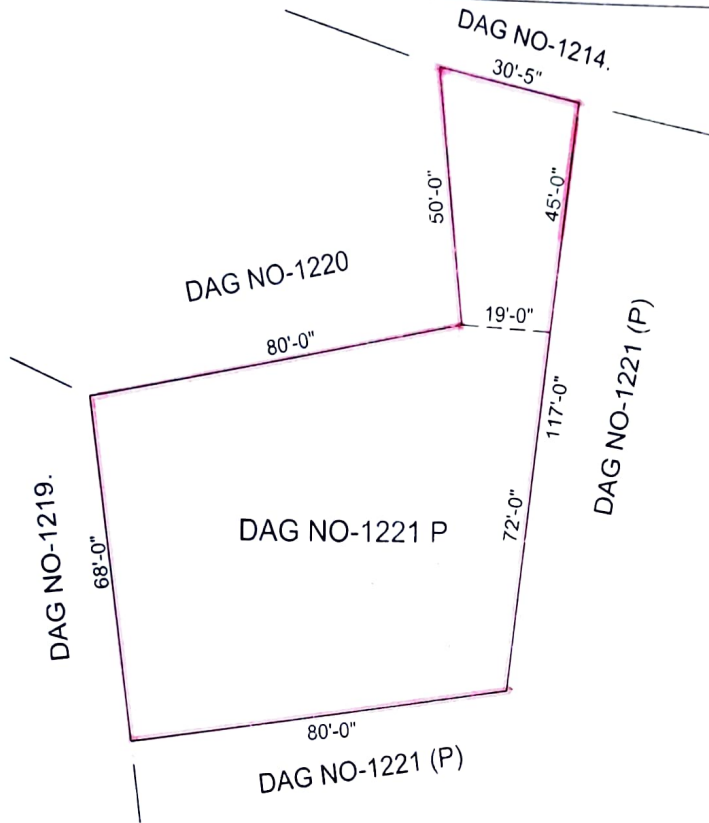


	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

*Manuel Al. Chiribato*

**SALE DEED PLAN FOR THE SALI LAND UNDER DAG NO-1221(P).L.R. KHATIAN NO-447.MOUZA-RAGHABPUR.J.L.NO-118.PANAKUYA GRAM PANCHAYET.P.S-BISHNUPUR.DIST- 24 PGS. (SOUTH) SCALE:-32'-0"=1" INCH. AREA- 17 SATAK = 10 KH-4 CH-38 SFT. (MORE OR LESS)**

LAND SHOWN BY RED LINE.



SIGNATURE OF VENDOR

SIGNATURE OF PURCHASER

*Kanailal Chakraborty*

FOR MAY FAIR VILLA PVT. LTD.

*[Signature]*

Director

FOR MAY FAIR VILLA PVT. LTD.

*[Signature]*

Director

FOR MAY FAIR VILLA PVT. LTD.

*[Signature]*

Director

KANAILAL CHAKRABORTY

DRAWN BY- *Suman Das*

**Certificate of Registration under section 60 and Rule 69.**

Registered in Book - I  
CD Volume number 8  
Page from 2487 to 2502  
being No 02277 for the year 2012.



*(Handwritten signature)*

(Ashoke Kumar Biswas) 23-March-2012  
DISTRICT SUB-REGISTRAR-IV  
Office of the D.S.R.-IV SOUTH 24-PARGANAS  
West Bengal