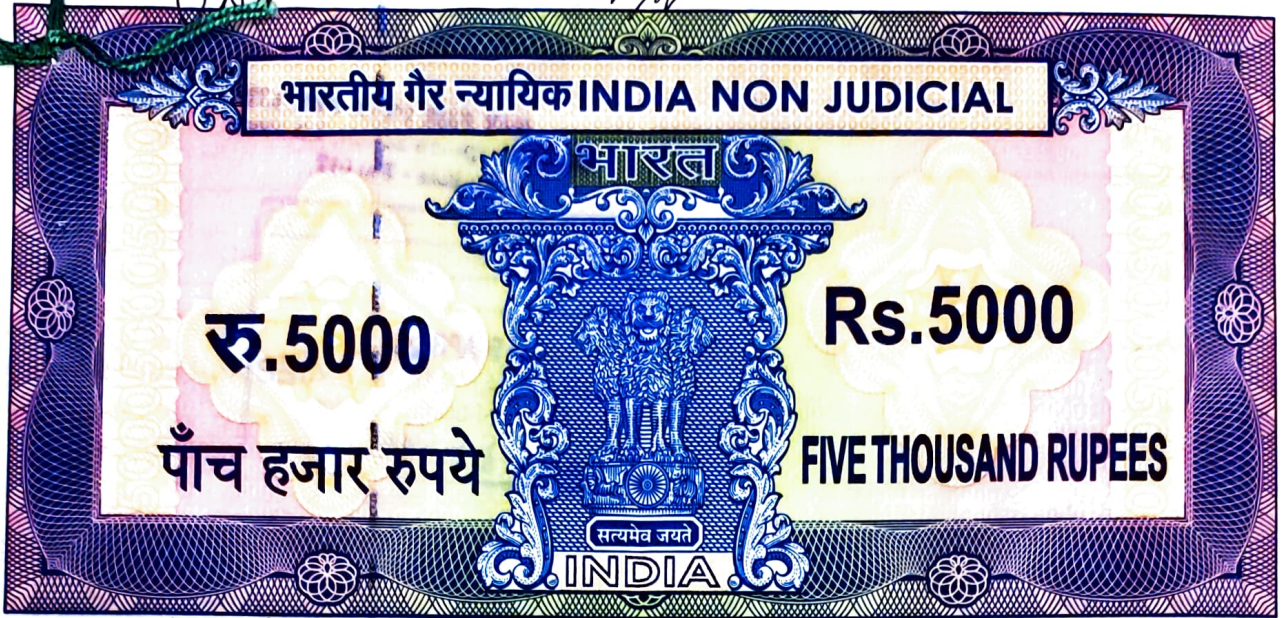


02500

1/2882/2010



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

754867

Certified that the documents is admitted  
to registration in accordance with the  
provisions of the Registration Act and  
the rules thereunder and that this  
document are just and lawful.

v/c - 4770  
6138/10  
10-25-0-4

THIS INDENTURE OF SALE made this 14<sup>th</sup> day of April,

Two Thousand and Ten BETWEEN PANCHANAN  
CHAKROBORTY, Son of Late Nagendra Chakroborty, by  
Occupation-Cultivation, residing at Gayan Singh &  
Brahmanpara, Raghapur, Police Station-Bishnupur, District-  
South 24 Paraganas, hereinafter called and referred to as the

7(1) Rs. 250.00  
7(2) Rs. 1800.00  
Rs. 1250

real in - 184/10

184/10

M. C. S.  
1535/10  
9/2/2010

Deputy Sub Registrar,  
District Registrar U.S.I.C.  
Registration Act 1908  
South 24 Paraganas  
6 APR 2010

4792

MAY FAIR VILLA PVT. LTD.  
61, Shakespeare Sarani, 6th Floor  
Kolkata - 700 017

5000

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

- 9 APR 2010  
SURANJAN MUKHERJEE  
Licensed Stamp Vendor  
C. C. Court  
2 & 3, K. S. Roy Road. Kol.

L.T. of panchanan Chakraborty  
by the per. of Asok Kumar Bose.



679

L.T. of panchanan Chakraborty  
by the per. of  
Asok Kumar Bose.



of

Sub Registrar  
Registrar U/S 7 (2)  
Registration ACT 1956  
Alipore, South 24 Parganas  
14 APR 2010

Asok Kumar Bose  
S/o Late Nitaya Nanda. Bose  
Mid - Raghobpur  
P.O. - Nepalgange  
24 Pgs (S)  
Business-





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

**Endorsement For Deed Number : I - 02882 of 2010**  
**(Serial No. 02500 of 2010)**

**On 14/04/2010**

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

Presented for registration at 10.25 hrs on :14/04/2010, at the Private residence by Panchanan Chakraborty ,Executant.

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

Execution is admitted on 14/04/2010 by

1. Panchanan Chakraborty, son of Lt. Nagendra Chakraborty , Gayan Singh & Brahmanpara Raghobpur, , Village:Raghobpur, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Cultivation

Identified By Asok Kr Isar, son of Lt. Nitya Nanda Isar, Raghobpur, , Village:Raghobpur, Thana:-, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Nepalgunge , By Caste: Hindu, By Profession: Business.

( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV

**On 16/04/2010**

**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) = 20427/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 16/04/2010

**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.-1857229/-

Certified that the required stamp duty of this document is Rs.- 92871 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty Rs- 87890/- is paid, by the draft number 055377, Draft Date 10/04/2010, Bank Name State Bank of India, 2814 AKESPEAR SARANI, received on 16/04/2010



( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV

( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV

16/04/2010 17:12:00

EndorsementPage 1 of 1

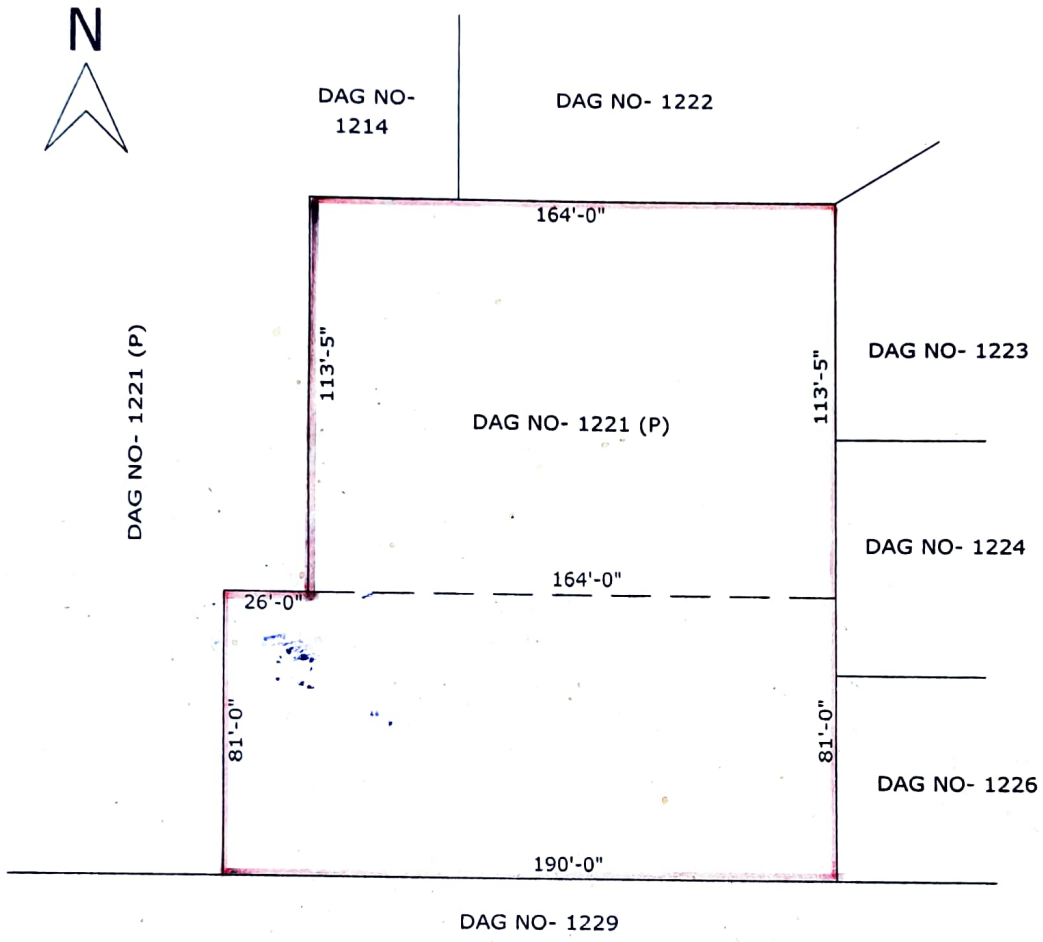
DEED PLAN FOR THE SALI LAND UNDER DAG NO- 1221, (P)  
 TIAN NO- 447.J.L. NO-118.MOUZA- RAGHABPUR.UNDER  
 ANAKUYA GRAM PANCHAYET.P.S- BISHNUPUR  
 DIST-24 PGS. (SOUTH)

SCALE:-:48'-0"=1" INCH.

AREA- 78 SATAK.= 47 KH-04 CH-14 SFT. (MORE OR LESS)

(2 BH- 7 KH- 4 CH- 14 SFT)

LAND SHOWN BY RED LINE.



SIGNATURE OF VENDOR	SIGNATURE OF PURCHASER FOR MAY FAIR VILLA PVT. LTD.	DRAWN BY-
<p>L.T. 1 of Panchanan            by the person of            PANCHANAN CHAKROBORTY.</p>	<p><i>[Signature]</i>            Director            FOR MAY FAIR VILLA PVT. LTD.  <i>[Signature]</i>            Director            FOR MAY FAIR VILLA PVT. LTD.  <i>[Signature]</i>            Director</p>	<p>S. De J.</p>



*[Handwritten signature]*

**Joint Sub Registrar -  
Sd/- Registrar U/S 7 (2)  
Registration ACT 1956  
Alipore, South 24 Parganas  
14 APR 2010**

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, Son Of Mr. Shishir Kumar Gupta, (3) MR. GAURAB GUPTA, Son 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 78 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 under L.R. Khatian 447, Police Station- Bishnupur, in the District of South 24 -Parganas more fully described in the Schedule below and hereinafter to as the SAID PROPERTY is belonged to Panchanan Chakraborty, the Vendor herein, Son Of Late Nagendra Nath Chakraborty



and the name of Panchanan Chakraborty has been recorded in the Settlement record of rights in respect of the 'said Property'

AND WHEREAS the Vendor is in urgent need of money and he desire to sell ALL THAT piece and Parcel of land measuring 78 Satak be the same and/or a little more or less equivalent to 2 (Two ) Bighas, 7 (Seven) Cottahs 4 (Four) Chittacks and 14 ( Fourteen ) Sq.ft. under Mouza Raghampur, J.L.No.118, R.S. No.- 211, R.S. Dag No. 1221 under R.S. 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.7,10,000/- (Rupees Seven lakhs ten thousand) 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. 7,10,000/- (Rupees Seven lakhs ten thousand) 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 mutata 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 REFFERED 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<sup>(P)</sup> under L.R. Khatian 447 measuring an area of 78 Satak be the same and/or a little more or less

equivalent to 2 (Two ) Bighas, 7 (Seven) Cottahs 4 (Four) Chittacks and 14 ( Fourteen ) Sq.ft. out of the total land area of 195 satak belonged to the same 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.1214, 1222

On the South : Dag No.1229

On the East : Dag No.1221(P)

On the West : Dag No.1223,1224 and 1226



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. Nepal Ch. Sser

vill: Rajhobpur

Kanshal Chakrabarty  
 Es/panchaman Chakrabarty

2. ASOK KUMAR Das

vill- Rajhobpur

Drafted by me & explained

Arun Kumar Ghosh

Advocate


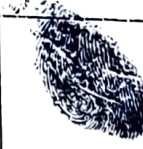








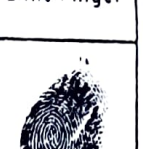
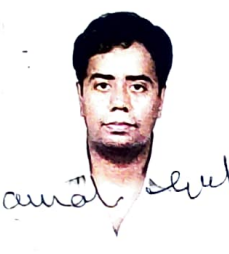
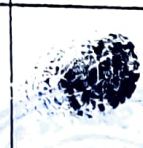
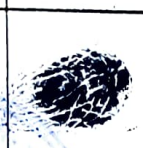








Calcutta High court

Typed by

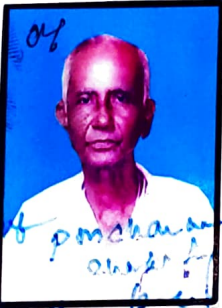





















Sami fm

L.S. 1 of  
 Panchaman Chakrabarty  
 by the per of  
 ASOK KUMAR Das.

# SPECIMEN FORM FOR TEN FINGERPRINTS

		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
 <i>Rajesh</i>	LEFT HAND					
	RIGHT HAND					
 <i>Pranav Shukla</i>	LEFT HAND					
	RIGHT HAND					
PHOTO	LEFT HAND					
	RIGHT HAND					
PHOTO	LEFT HAND					
	RIGHT HAND					

# SPECIMEN FORM FOR TEN FINGERPRINTS

		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Thumb	Fore finger	Middle Finger	Ring Finger	Little Finger
PHOTO	LEFT HAND					
		Thumb	Fore finger	Middle Finger	Ring Finger	Little Finger
	RIGHT HAND					
		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
PHOTO	LEFT HAND					
		Thumb	Fore finger	Middle Finger	Ring Finger	Little Finger
	RIGHT HAND					
		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
 <p style="font-size: small; margin-top: 5px;"> <i>L.P. 04</i>  <i>by the P of ASDR lower 1300</i> </p>	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



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

Registered in Book - I  
CD Volume number 10  
Page from 5220 to 5234  
being No 02882 for the year 2010.



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

**MEMO OF CONSIDERATION**

Received Rs.7,10,000/- (Rupees Seven lakhs ten thousand) only from the  
with named Purchaser as the entire consideration money as per following

Memo

Cheque/ Pay order No.	Date	Drawn on	Amount.(RS.)
899554	03.04.2010	S.B.I., SME, New Alipore Br.	10,000.00
018502	10.04.2010	Bank Of India, Park Circus Br.	<u>7,00,000.00</u>

Total Rs. 7,10,000.00

(Rupees Seven lakhs ten thousand) only

WITNESSESS

1. Nepal Ch. Sanyal

2. Asok Kumar Sanyal



Hemant Chakraborty  
Soy panchanan Chakraborty

LIT. I of  
panchaman Chakraborty  
by the pen of  
Asok Kumar Sanyal

SIGNATURE OF THE VENDOR



**Joint Sub Registrar-  
Joint Registrar U/S 7 (2) of  
Registration ACT 1908  
Barrack, South 24 Parganas  
14 APR 2010**