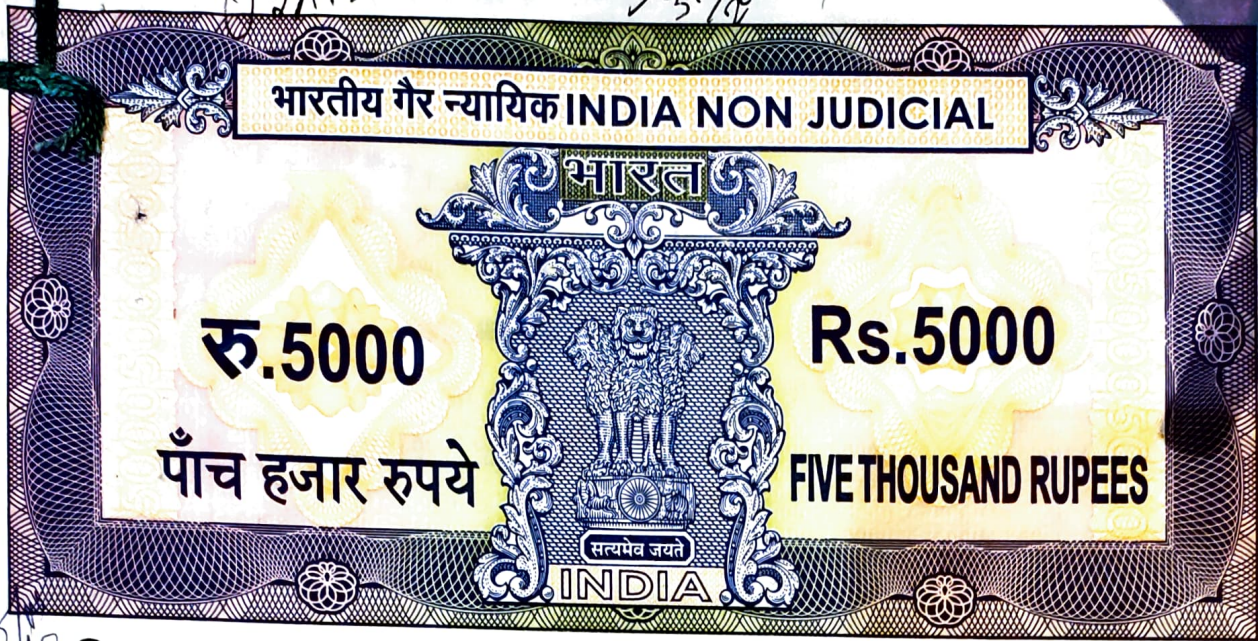


3211

T/3770/09



5730  
10/10/09  
16/10/09

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

475823

REGISTRAR U/S 7 (2) OF  
REGISTRATION ACT 1908  
PARGANAS  
08 JUL 2009

THIS INDENT OF SALE made this 10<sup>th</sup> day of July, Two Thousand and Nine BETWEEN (1) RAJA DEWAN, Son of Late Dhananjoy Dewan, by Occupation-Cultivation, (2) CHAMPA DEWAN, Wife Of Late Dhananjoy Dewan, by Occupation-household duties, (3) MALINA ROY, Wife of Premchand Roy, daughter of Late Dhananjoy Dewan, by Occupation-housewife, (4) KAJAL BAR, Wife of Maitra Bar,

Certified that the document is admitted to registration. The signature sheet/s and the encumbrance sheets attached with this document are the part of this document.

43109

MAY FAIR VILLA PVT. LTD.

NAME.....  
 ADD/ADV.....  
 BS.....

507

9 JUL 2009

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



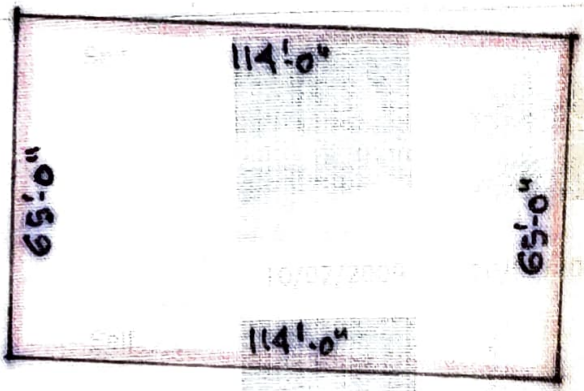
**REGISTRAR U/S 9 (3) OF REGISTRATION ACT 1908**  
**WEST BENGAL SOUTH 24 PARGANAS**  
**10 JUL 2009**

Bharat Ghosh  
 S/o Kanai Lal Ghosh  
 Razhab far post soopal ganga  
 Bishmas



DEED PLAN FOR THE SALI LAND UNDER DAG, NO. 1227(P), KHATIAN NO.- 362, J.L. NO.- 118, MOUZA- GHABPUR. P.S.- BISHNUPUR. DIST- 24 PGS (SOUTH) UNDER ANAKUYA GRAM PANCHAYET SCALE = 4'-0" = 0'-1"

AREA: 17 SATAK OR 10 KATHA (MORE OR LESS) LAND SHOWN BY RED BORDER



DAG NO.- 1194

DAG NO.- 1225

DAG No.- 1191

FOR MAY FAIR VILLA PVT. LTD.

DAG. NO.- 1221

FOR MAY FAIR VILLA PVT. LTD.



*Signature*

*Signature*

Director  
**PURCHASER**

SIGNATURE OF VENDORS.

DRAWN BY:

① RAJA DEWAN — *Signature*

*M. Bhattacharya*

② CHAMPA DEWAN — *Fingerprint* L.T.I of Champa Dewan by the Pen of *Signature*


③ MALINA ROY — *Fingerprint* L.T.I of Malina Roy by the Pen of *Signature*

④ KAJAL BAR — *Signature*



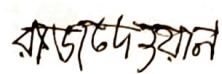






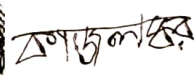


**Government of West Bengal**  
**Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue**  
**Office of the D.S.R.-IV SOUTH 24-PARGANAS, District- South 24-Parganas**  
**Signature / LTI Sheet of Serial No. 03211 / 2009, Deed No. (Book - I , 03770/2009)**

Signature of the Presentant

Name of the Presentant	Signature with date
Raja Dewan	 10.07.09

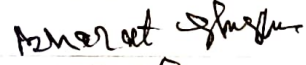
II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Raja Dewan Address -Raghabpur	Self		 LTI	
			10/07/2009	10/07/2009	
2	Champa Dewan Address -Raghabpur	Self		 LTI	L.T. I of Champa Dewan by the Pen of Asharat Sheikh
			10/07/2009	10/07/2009	
3	Malina Roy Address -Raghabpur	Self		 LTI	L.T. I of Malina Roy by the Pen of Asharat Sheikh
			10/07/2009	10/07/2009	
4	Kajal Bar Address -Raghabpur	Self		 LTI	
			10/07/2009	10/07/2009	

Name of Identifier of above Person(s)

Signature of Identifier with Date

Bharat Ghosh - 2, PS, Bishnupur, Raghabpur

  
10.7.09



(Panchali Munshi)  
**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-03770 of :2009  
(Serial No. 03211, 2009)

**On 10/07/2009**

**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) = 8349/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on:10/07/2009

**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- 759390/-  
Certified that the required stamp duty of this document is Rs 37980 /- and the Stamp duty paid as: Impressive Rs- 5000

**Deficit stamp duty**

Deficit stamp duty Rs 32990/- is paid, by the draft number 687719, Draft Date 10/07/2009 Bank Name State Bank Of India, Calcutta, received on :10/07/2009.

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

Presented for registration at 12.54 hrs on :10/07/2009,at the Office of the D.S.R.-IV SOUTH 24-PARGANAS by Raja Dewan,one of the Executants.

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

Execution is admitted on 10/07/2009 by

1. Raja Dewan, son of Lt. Dhananjoy Dewan ,Raghabpur ,Thana Bishnupur, By caste Hindu,by Profession :Cultivation
  2. Champa Dewan, wife of Lt. Dhananjoy Dewan ,Raghabpur ,Thana Bishnupur, By caste Hindu,by Profession :House wife
  3. Malina Roy, wife of Premchand Roy ,Raghabpur ,Thana Bishnupur, By caste Hindu,by Profession :House wife
  4. Kajal Bar, wife of Maitra Bar ,Raghabpur ,Thana Bishnupur, By caste Hindu,by Profession :House wife
- Identified By Bharat Ghughu, son of Kanailal Ghughu Raghabpur Thana: Bishnupur, by caste Hindu,By Profession :Business.



Page 1 of 1

[Panchaji Munshi]  
DISTRICT SUB-REGISTRAR-IV  
OFFICE OF THE DISTRICT SUB-REGISTRAR-IV OF SOUTH 24-  
PARGANAS  
Govt. of West Bengal

Daughter of Late Dhananjoy Dewan, by Occupation-housewife, all by faith - hindu, all by citizen-Indian, all resident of Raghampur, Police Station-Bishnupur, District-24 Parganas (South) hereinafter called and referred to as the VENDORS (which expression shall unless excluded by or repugnant to the context shall always mean and include their 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, 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 Vendors are absolutely seized and possessed of or otherwise well and sufficiently entitled to the land under Mouza Raghampur, J.L.No.118 comprising with R.S. Dag No. 1227 (P) appertaining to L.R. Khatian No. 362 containing an area of 17 Satak within Police Station-Bishnupur, in the District of 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 measuring an area of 49 satak out of total area of land measuring 69 Satak was belonged to Bijoy Kumar Rang who died intestate leaving behind him his five sons namely Sri Sudhir Kumar Rang, Sri Anudhwaj Rang, Sri Umacharan Rang, Sri Monoranjan Rang and Sri Niranjan Rang as his legal heirs and successors who became the joint owner in place of Bijoy Kumar Rang in respect of the said property.

AND WHEREAS by a Deed of Sale in Bengali vernacular bearing the date of 5<sup>TH</sup> March, 1966 corresponding to 21<sup>st</sup> Phalgun, 1372 which was registered in the office of the Additional District Sub-Registrar Office, Bishnupur and recorded in Book No.1, Volume No.- 36, being No. 2779 for the year 1966, the said Sri Sudhir Kumar Rang, Sri Anudhwaj Rang, Sri Umacharan Rang, Sri Monoranjan Rang and Sri Niranjan Rang sold, transferred and Conveyed ALL THAT piece and parcel of land measuring 33 Satak be the same and/or a little more or less out of their landed area of 49 Satak under Mouza Raghobpur, J.L.No.118, comprising with R.S. Dag No. 1227 (P) appertaining to Khatian No. 139 within Police Station- Bishnupur, in the District of South 24 –Parganas in favour of Manik Chandra Dewan and Dhananjoy Dewan, both sons of Sudarshan Chandra Dewan at or for the consideration as mentioned in the said Deed of Sale free from all encumbrances, charges liens, lispens attachments, crusts whatsoever or howsoever.

AND WHEREAS the said Manik Chandra Dewan and Dhananjoy Dewan duly mutated their name in the Settlement Record of Rights in respect of their aforesaid properties and the same has been recorded in their respective L.R. Khatian.

AND WHEREAS the Vendors are in urgent need of money and he desire to sell his land containing an area of 17 Satak be the same and/or a little more or less as has been recorded in his separate L.R. Khatian No. 362 under Mouza Raghampur, J.L.No.118, comprising with R.S.Dag No. 1227 (P) appertaining to L.R. Khatian No. 362 within Police Station- Bishnupur, under Panakua Gram Panchayat in the District of 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 Vendors, the Purchaser has offered the Vendors to purchase the said property at a valuable consideration of Rs. 1,00,000 /- (Rupees One Lac) 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. 1,00,000 /- (Rupees One Lac) only paid by the Purchaser to the Vendors simultaneously with the execution of these presents (the receipt whereof the Vendors 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 Vendors 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 Vendors 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 Vendors do hereby covenant with the Purchaser, that notwithstanding any acts, deeds or things heretofore done, executed or knowingly suffered to contrary the Vendors are now lawfully seized and possessed of the said property free from any encumbrances, attachments or defect in title whatsoever and that the Vendors have 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 Vendors or any person claiming through or under them. AND further that the Vendors covenant with the Purchaser, to save harmless, indemnify and keep indemnified the Purchaser, from or against all encumbrances, charges and equities whatsoever. AND the Vendors 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 VENDORS DO HEREBY COVENANT WITH THE PURCHASER as follows:-

- (i) THAT notwithstanding any act deed matter or thing by the Vendors do committed executed or knowingly permitted or suffered to the contrary the Vendors are 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 Vendors have 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 Vendors or any person or persons having or lawfully rightfully or equitably claiming as aforesaid and free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendors 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 Vendors 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 Vendors 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 VENDORS DO HEREBY DECLARE AND ASSURE THE PURCHASER that there is no impediment for the Vendors 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 Raghampur, J.L.No.118, comprising with R.S. Dag No. 1227 (P) appertaining to L.R. Khatian No. 362, measuring 17 Satak be the same and/or a little more or less equivalent to 10 Cottahs more or less out of total area of 69 Satak belonged to the said Dag , District Collectorate's Touzi No. 3-5 ,1162 , Pargana Magura, within Police Station- Bishnupur, under Panaqua Gram Panchayat in the District of 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 :: Dag No.1191

ON THE SOUTH : Dag No.1221

ON THE EAST : Dag No.1228

N THE WEST : Dag No.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

by the VENDORS

above named At KOLKATA

in the presence of :

1. Sharat Ghosh  
Raghata far
2. Sudip Nag  
10, Old post office street  
Kol-1

Drafted by me:

Arumba Kumar Ghosh  
Advocate

Calcutta High court

Typed by:

Sudip Nag

শরৎ দেব



L.T. I of Champa Dewan  
by the Pen of  
Sharat Ghosh



L.T. I of Malina Roy  
by the Pen of  
Sharat Ghosh

শরৎ দেব



MEMO OF CONSIDERATION

Received Rs. 1,00,000/- (Rupees One Lac) only in cash from the with named Purchaser as the entire consideration money for the property sold hereby.

Cash

1,00,000/-  
शरत शर्मा

Total  
(Rupees One Lac) only

Rs. 1,00,000/-

WITNESSES

- 1. Sharat Sharma
- 2. Sudip Nag

शरत शर्मा



L.T. I of Champa Dewan  
by the Pen of  
Sharat Sharma













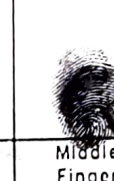


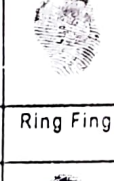
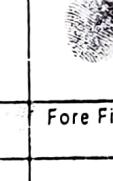
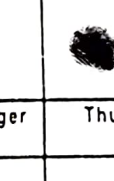








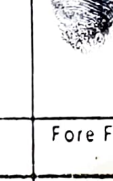









L.T. I of Malina Roy  
by the Pen of

शरत शर्मा

Sharat Sharma

SIGNATURE OF THE VENDORS

# SPECIMEN FORM FOR TEN FINGERPRINTS

		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		 <i>श्रीगणेशाय नमः</i>	LEFT HAND			
	Thumb		Fore finger	Middle Finger	Ring Finger	Little Finger
	RIGHT HAND					
		Thumb	Fore finger	Middle Finger	Ring Finger	Little Finger
 L. T. I of Champa Dewani by the Pen of Shree Gyan	LEFT HAND					
		Thumb	Fore finger	Middle Finger	Ring Finger	Little Finger
	RIGHT HAND					
		Thumb	Fore finger	Middle Finger	Ring Finger	Little Finger
 L. T. I of Malina Roy by the Pen of Shree Gyan	LEFT HAND					
		Thumb	Fore finger	Middle Finger	Ring Finger	Little Finger
	RIGHT HAND					
		Thumb	Fore finger	Middle Finger	Ring Finger	Little Finger
	LEFT HAND					
		Thumb	Fore finger	Middle Finger	Ring Finger	Little Finger
	RIGHT HAND					
		Thumb	Fore finger	Middle Finger	Ring Finger	Little Finger



# SPECIMEN FORM FOR TEN FINGERPRINTS

		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
 <i>[Signature]</i>	LEFT HAND					
	RIGHT HAND					
 <i>[Signature]</i>	LEFT HAND					
	RIGHT HAND					
 <i>[Signature]</i>	LEFT HAND					
	RIGHT HAND					
PHOTO	LEFT HAND					
	RIGHT HAND					



**REGISTRAR U/S 7 (2) OF  
REGISTRATION ACT 1908  
SOUTH 24 PARAGANAS (S)  
10 JUL 2000**

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

Registered in Book - I  
CD Volume number 12  
Page from 1431 to 1448  
being No 03770 for the year 2009.



(Panchali Munshi) 21-July-2009  
DISTRICT SUB-REGISTRAR-IV  
Office of the D.S.R.-IV SOUTH 24-PARGANAS  
West Bengal