

03335

1/3913/2009



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

475866

REGISTRATION DEPARTMENT  
 DISTRICT-24 PARGANAS (SOUTH)  
 18 JUL 2009

THIS INDENTURE OF SALE made this 16<sup>th</sup> day of July, Two Thousand and Nine BETWEEN WILLIAM MAKAL, Son Of Ajit Makal, by religion-Christan, by Occupation-Cultivation, by citizen-Indian, residing at Raghampur, police Station- Bishnupur, District-24 Parganas (South) hereinafter called and referred to as the VENDOR

Handwritten signature in Bengali script, likely of the vendor or a witness.

Certified that the document is admitted to registration, its signature sheet/s and the endorsement sheet/s attached with this document are the part of this document.

44369

MAY FAIR VILLA PVT. LTD.  
81, Shakerp...

NAME..... KKK 700017  
 ADD/ADV.....  
 RS.....  
**13 JUL 2009**  
**SURANJAN MUKHERJEE**  
 Licensed Stamp Vendor  
 C. C. Court  
 2 & 3, K. S. Roy Road, K...

5000

*[Handwritten signature]*

Bharat Ghosh  
Rajshahi Jan Bast Nepal  
Dist: 24 Dangmas P. Bishnupur



*[Handwritten mark]*

POST OFFICE  
ALIPORE WEST BENGAL  
13 JUL 2009



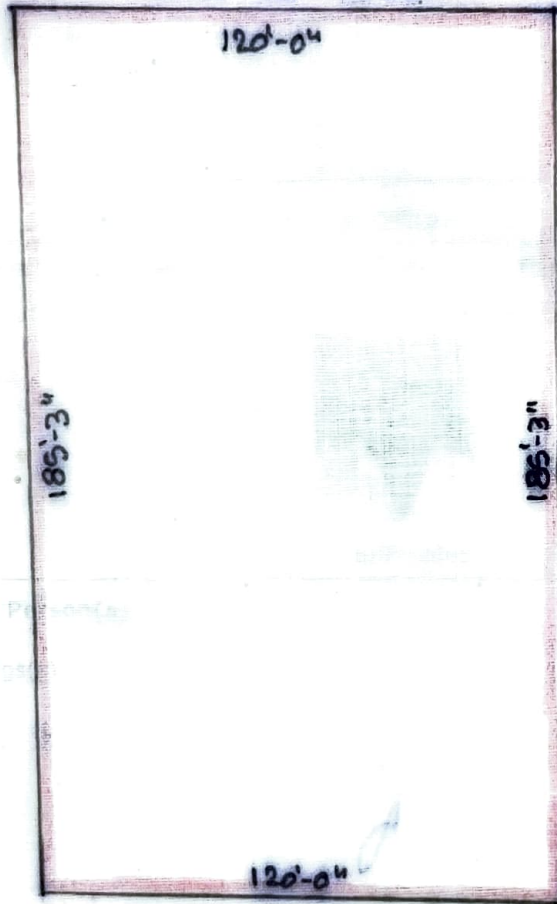
DEED PLAN FOR THE SALI LAND UNDER DAG NO. 1035, KHATIAN NO. III, J.L. NO. 118, NOUZA RAGHABPUR UNDER PANAKOYA GRAM PANCHAYET, DIST. 24 PGS. (SOUTH) S. - BISHNUPUR. SCALE: 40'-0" = 1"

AREA: 518 SATAK = 36<sup>K</sup> 14<sup>CH</sup> 24 SFT (M/L)

LAND SHOWN BY RED BORDER

DAG NO. - 1035.

DAG NO. - 1037



NORTH

DAG NO. - 1164

FOR MAY FAIR VILLA PVT LTD

DAG NO. - 1062

SIGNATURE OF VENDOR/S

PURCHASER

DRAWN BY:

*[Handwritten signature]*

WILLIAM MAKAL

FOR MAY FAIR VILLA PVT LTD

*[Handwritten signature]*

Director

FOR MAY FAIR VILLA PVT LTD

*[Handwritten signature]*

Director

*[Handwritten signature]*

P. K. BHATTACHARYA

Director & Engineer

1/1, ...

...

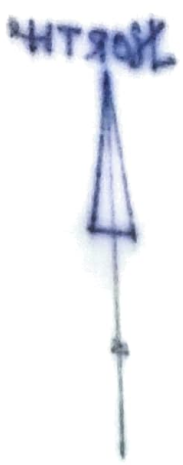


DEED PLAN FOR THE SALLI LAND UNDER DAG NO. 1025, KHATHAN NO. III, S.L. NO. 118, MOUSA PARGANAH, PANAKUYA GRAM PANCHAYAT, DIST. RAJES. (SOUTH)  
 SCALE: 40' = 1"

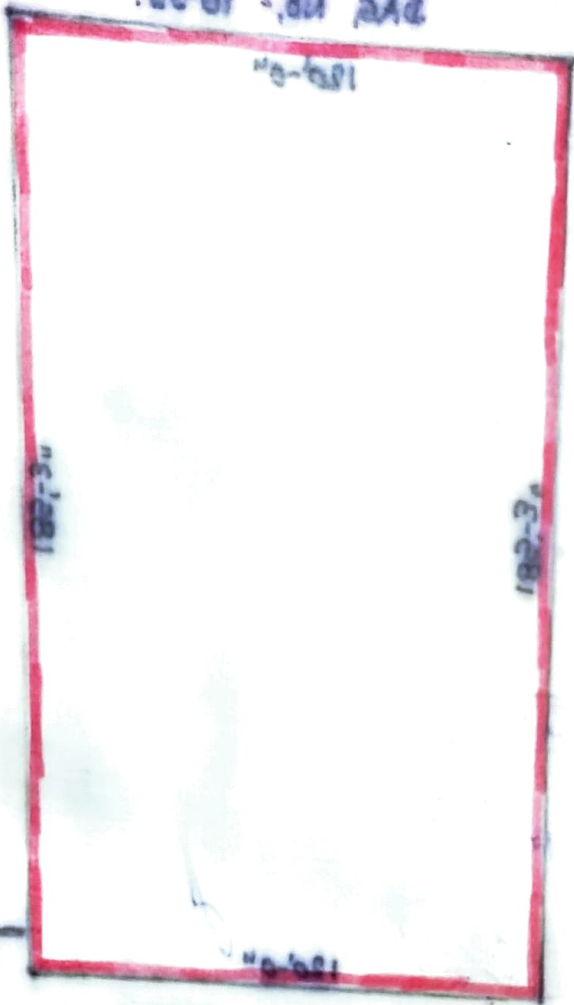
Department  
 Signature

LAND SHOWN AS RED BORDER  
 DISTRICT = 38° N - 54' 30" E (A/L)

DAG NO. - 1025



182-3



182-5



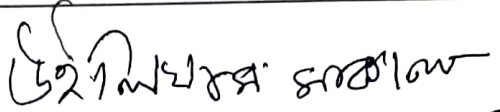
DAG NO. - 1025

FOR MAYA VILLA PATTI



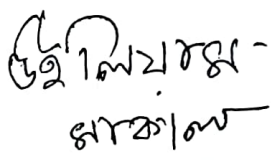
|   |                                       |                                       |
|---|---------------------------------------|---------------------------------------|
| DRAIN BA:   | SIGNATURE OF VENDOR                   |                                       |
| <p>16/07/2008</p> <p>16 JUL 2008</p> <p>16 JUL 2008</p> | <p>16 JUL 2008</p> <p>16 JUL 2008</p> | <p>16 JUL 2008</p> <p>16 JUL 2008</p> |

**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. 03335 / 2009, Deed No. (Book - I , 03913/2009)**

Signature of the Presentant

| Name of the Presentant | Signature with date  |
|------------------------|--|
| Mr William Makal       | <br>১৬.০৭.০৯ |

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

| Sl No. | Admission of Execution By                            | Status | Photo   | Finger Print  | Signature   |
|--------|--|--------|---|---|---|
| 1      | Mr William Makal<br>Address -Raghabpur, 24<br>Pgs(s) | Self   | <br>16/07/2009 | <br>LTI<br>16/07/2009 | <br>১৬.০৭.০৯ |

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

Bharat Ghugu  
 PS-Bishnupur,Raghabpur, 24 Pgs(s)

**Signature of Identifier with Date**

Bharat Ghugu 16.7.09



**Government Of West Bengal**  
**Office of the D.S.R.-IV SOUTH 24-PARGANAS**  
**ALIPORE**  
**Endorsement For deed Number :I-03913 of :2009**  
**(Serial No. 03335, 2009)**

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on 16/07/2009

**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) = 13926/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on:16/07/2009

**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- 1266802/-

Certified that the required stamp duty of this document is Rs 63350 /- and the Stamp duty paid as: Impresive Rs- 5000

**Deficit stamp duty**

Deficit stamp duty Rs 58360/- is paid, by the draft number 014682, Draft Date 14/07/2009 Bank Name State Bank Of India ALIPORE, received on 16/07/2009

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

Presented for registration at 11 38 hrs on 16/07/2009,at the Office of the D.S.R.-IV SOUTH 24-PARGANAS by William Makal.Executant

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

Execution is admitted on 16/07/2009 by

1 Mr William Makal, son of Ajit Makal ,Raghabpur, 24 Pgs(s) ,Thana Bishnupur, By caste Christian,by Profession Cultivation

Identified By Bharat Ghugu, son of . . . Raghabpur, 24 Pgs(s) Thana: Bishnupur, by caste Hindu,By Profession .Others.



[Panchali Munshi]  
DISTRICT SUB-REGISTRAR-IV  
OFFICE OF THE DISTRICT SUB-REGISTRAR-IV OF SOUTH 24-  
PARGANAS

Govt. of West Bengal



(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) 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 the Vendor is 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. 1163 appertaining to L.R. Khatian No. 111 containing an area of 51 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 his name has been recorded in the Settlement L.R. 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 51 Satak be the same and/or a little more or less out of total area of 84 Satak belonged to the said Dag under Mouza Raghampur, J.L.No.118, comprising with R.S. Dag No. 1163 appertaining to L.R. Khatian No. 111 within Police Station- Bishnupur, under Panaqua 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 Vendor, the Purchaser has offered the Vendor to purchase the said property at a valuable consideration of Rs. 6,72,000 /- (Rupees Six Lac Seventy two thousand )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. 6,72,000 /- (Rupees Six Lac Seventy two thousand)

only paid by the Purchaser to the Vendor simultaneously with the execution of these presents (the receipt whereof the Vendor hereby admit and acknowledges 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 Owner does 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 does 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 DOES 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 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 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 DOES 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 Raghampur, J.L.No.118, comprising with R.S. Dag No. 1163 appertaining to L.R. Khatian No. 111 measuring 51 Satak be the same and/or a little more or less equivalent to 30 (Thirty) Cottahs, 14 (Fourteen) Chittacks and 24 (twenty four) sq.ft. out of total area of land measuring 84 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

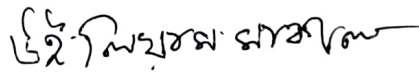
ON THE NORTH :: Dag No.1035  
 ON THE SOUTH : Dag No.1062  
 ON THE EAST : Dag No.1164  
 ON THE WEST : Dag No.1037



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. Bharat Ghosh  
Raghav Das post ne pal gang  
At: Bishu me Pan
2. Sanjib Paul  
10, Old Post Office Street  
KOL-1

Drafted by me

Akshay Kumar Ghosh  
Advocate

Calcutta High court

Typed by

Sanjib Paul

MEMO OF CONSIDERATION

Received Rs. 6,72,000/- (Rupees Six Lac seventy two thousand) only from the with named Purchaser as the entire consideration money as per following Memo

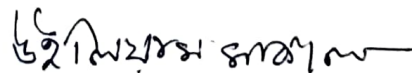
| Pay order No. | Date       | Drawn on                         | Amount (RS.). |
|---------------|------------|----------------------------------|---------------|
| 014680        | 14.07.2009 | S.B.I<br>Service Branch, Kolkata | 6,72,000/-    |

Total Rs. 6,72,000/-

(Rupees Six Lac seventy two thousand) only

## WITNESSESS

1. Bharat Ghosh
2. Sanico Paul



SIGNATURE OF THE VENDOR

6,72,000/-  
 6,72,000/-  
 6,72,000/-





REGISTRAR U/S 7 (2) OF  
REGISTRATION ACT 1908  
SOUTH 24 PARGANAS  
16 JUL 2009

SPECIMEN FORM FOR TEN FINGER PRINTS



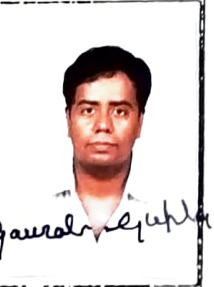
|            |               |             |               |             |               |
|------------|---------------|-------------|---------------|-------------|---------------|
|            | LITTLE FINGER | RING FINGER | MIDDLE FINGER | FORE FINGER | THUMB         |
| LEFT HAND  |             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



|            |               |             |               |             |               |
|------------|---------------|-------------|---------------|-------------|---------------|
|            | 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 |               |             |               |             |               |



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

2/2/08

REGISTRAR GENERAL  
REGISTRATION ACT 1968  
18 JUL 2008





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

Registered in Book - I  
CD Volume number 12  
Page from 4163 to 4178  
being No 03913 for the year 2009.



(Panchali Munshi) 27-July-2009  
DISTRICT SUB-REGISTRAR-IV  
Office of the D.S.R. IV SOUTH 24-PARGANAS  
West Bengal