

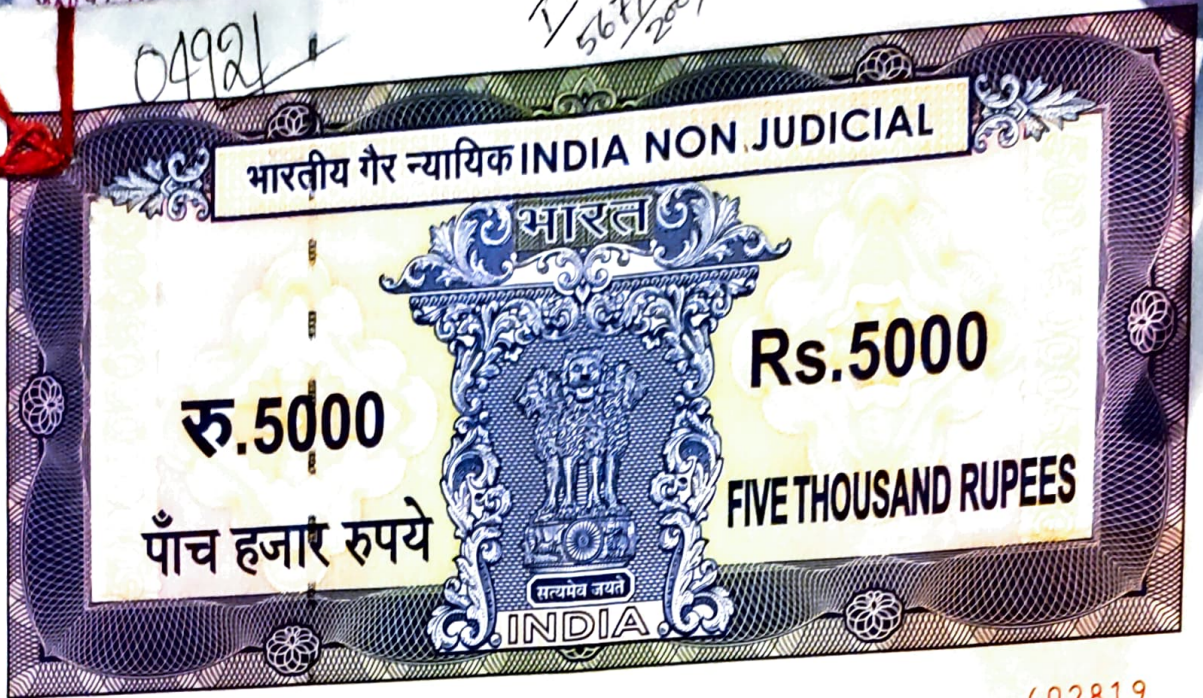
Sadip

Rudranil (Advocate)

0804290011

04921

1/5679/2009



602819

8/10/09
21/10/09
पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

V.C. No. 687
DT: 21/10/09

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

THIS INDENTURE OF SALE made this 21st day of
 October, Two Thousand and Nine BETWEEN (1) SRI SHANKAR
MONDAL, Son of Late Balai Chand Mondal, by faith- Hindu, by
 Occupation- Cultivation, resident of Village- Cheary, Post Office-
 Nepalganj, Police Station- Bishnupur, District- 24 Parganas (S) and
 (2) SRI SUKUMAR CHOWDHURY, Son of Sri Monmohan
 Chowdhury, by faith- Hindu, by Occupation- Service, resident of
 79/1, Ram Dulal Sarkar Street, Police Station- Burtola, Kolkata-

Certified that the document is admitted to
 be genuine. The signature sheet/s and
 the stamp sheet/s attached with this
 document are the part of this document.

103068
MAY FAIR VILLA PVT. LTD
81, Shakespeare Sarani, 6th floor
Kolkata - 700 017

5000
ATD

15 OCT 2009
ANJAN MUKHERJEE
Stamp Vendor
C. Q. Cross
11, New Road

15 OCT 2009

Shauka Mandal



1488

Shauka Mandal

AND

শ্রী শঙ্কর চন্দ্র মন্ডল
কর্তৃত্ব প্রাপ্ত

Shauka Mandal
As constituted Attorney for
SUKUMAR CHOWDHURY



1488

Kishore Mandal.
As constituted Attorney for
SUKUMAR CHOWDHURY



1488

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

Subhakar Mandal
As constituted Attorney for
SUKUMAR CHOWDHURY

Vendor No.2 represented herein by his constituted Attorney (1) SRI BHANKAR MONDAL, (2) SRI KISHORI MONDAL, (3) SRI SUBHANKAR MONDAL, and (4) SRI DIPANKAR MONDAL, all Sons of Late Balaj Chand Mondal, all by faith- Hindu, all by Occupation- Cultivation, all resident of Village- Cheary, Post Office- Nepalganj, Police Station- Bishnupur, District- 24 Parganas (S), vide Power of Attorney dated 30th July, 2009 registered in the Office of the Additional District Sub-Registrar, Alipore and recorded in Book No. IV, C.D. Volume No. 3, Pages 3056 to 3067, being No. 01180 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, (3) MR. GAURAB GUPTA , No.2 and No.3 , both Sons Of Mr. Shishir Kumar Gupta, all by Religion- Hindu, all by 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 the "PURCHASER" (Which expression shall unless excluded by or repugnant to



1488

Dina Lal
(DIPANKAR NARAYAN)

A.S. Constituted Attorney for
SUKUMAR CHOWDHURY

Bhola Sardar
Son of. Rotikanto Sardar
vill- Magurkhali
P.S. - Berhampur
Dist. - 24 Parg (S)



District Sub-Registrar-IV
Alipore, 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 - 05679 of 2009
(Serial No. 04921 of 2009)

On 22/10/2009

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) = 30833/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 22/10/2009

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.-2803009/-

Certified that the required stamp duty of this document is Rs.- 168190 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 163190/- is paid, by the draft number 636525, Draft Date 20/10/2009, Bank Name State Bank Of India, ALIPORE, received on 22/10/2009

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

Presented for registration at 19.00 hrs on :22/10/2009, at the Private residence by Shankar Mondal, one of the Executants.

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

Execution is admitted on 22/10/2009 by

1. Sri Shankar Mondal, son of Lt B.c Mondal , Cheary, Po-nepalgunj, 24 Pgs(s) , Thana Bishnupur, By Caste Hindu, By Profession : Cultivation

Identified By Bhola Sardar, son of R Sardar, Bishnupur, 24 Pgs(s) ,Thana: Bishnupur, By Caste: Hindu, By Profession: Others.

Executed by Attorney

Execution by

1. Sri Shankar Mondal, son of Lt B.c Mondal , Cheary, Po-nepalgunj, 24 Pgs(s) , Thana : Bishnupur, By Caste Hindu, By Profession : Cultivation,as the constituted attorney of Sukumar Chowdhury is admitted by him.

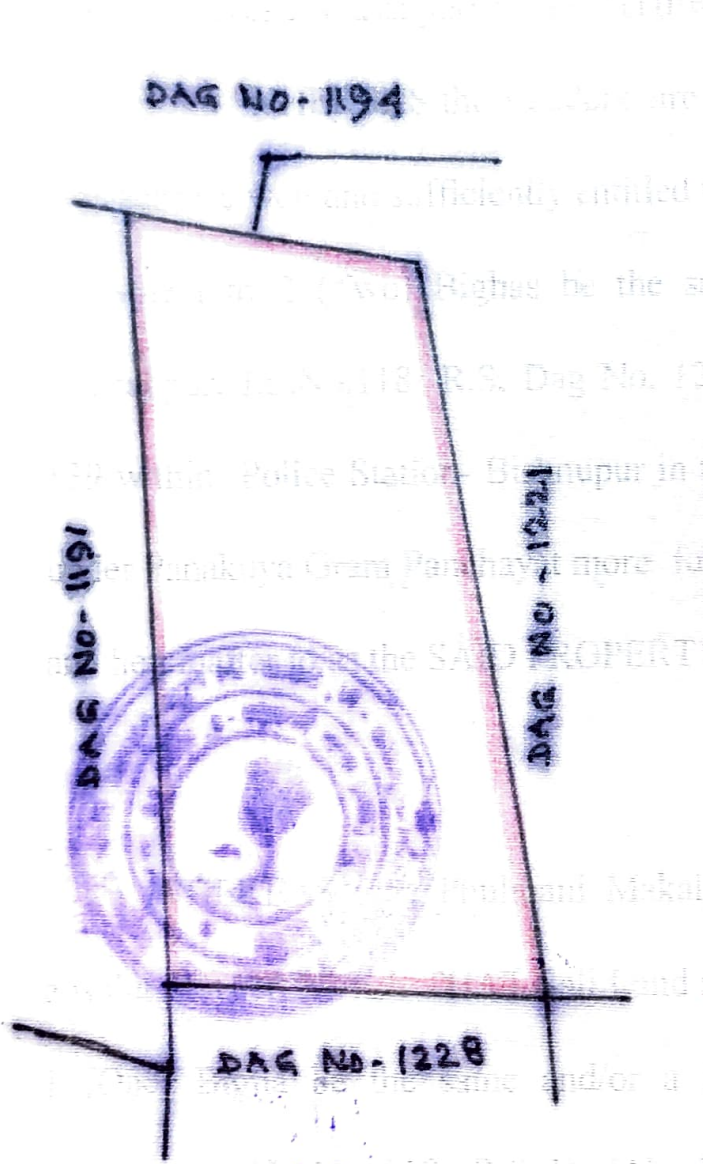
(Panchali Munshi)

DISTRICT SUB-REGISTRAR-IV

EndorsementPage 1 of 2

DEED PLAN FOR THE SALI LAND UNDER DAG NO. 1227, KHATIAN NO.-86,139 J.L.NO. 118, MOUZA- RAGHABPUR ER PANAKUYA GRAM PANCHAYET, DIST.- 24 PGS (SOUTH) S. BISHNUPUR.

AREA: 660 SATAK = 40 KATHA = 2 BIGHA (MORE OR LESS) LAND SHOWN BY RED BORDER



NORTH

→

Shankar Mondal
 Kishori Mondal
 Subhakar Mondal
 Dipankar Mondal
 (Attorneys for
 Sakumar Choudhary)

SL. NO.	VENDOR/S. SIGNATURE
1	SHANKAR MONDAL <i>Shankar Mondal</i>
2	KISHORI MONDAL
3	SUBHAKAR MONDAL
4	DIPANKAR MONDAL

PURCHASER

FAIR VILLA PVT. LTD.
[Signature]
[Signature]

DRAWN BY:

P. N. Bhattacharya

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 66 Satak equivalent to 2 (Two) Bighas be the same, more or less under Mouza Raghampur, J.L.No.118 R.S. Dag No. 1227 (P) under Khatian No. 86 and 139 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.

WHEREAS One Phulmani Makal, Wife of Nikolas Makal was the absolute owner of ALL THAT Sali Land measuring 33 decimal equivalent to 1 (One) Bigha be the same and/or a little more or less under Mouza-Raghampur, J.L. No. 118, R.S. Dag No. 1227, under Khatian No. 139 within Police Station- Bishnupur, in the District of South 24 Parganas under Panakuya Gram Panchayat who purchased the said property by a Deed of Sale dated 21.02.73 registered with the Sub-Registrar Office, Bishnupur vide Book No.1, Deed No.1553 for the year 2009 from the erst-while Owner Sudhir Chandra Rang and others who got the same by virtue of inheritance from his predecessor-in-interest, his father Bisoy Rang whose name was recorded in the record of rights in respect of the said property along with other property free from all encumbrances.

AND WHEREAS One Uma Charan Rang, Son of Late Bijoy Krishna Rang was the absolute owner of ALL THAT Sali Land measuring 16 ½ decimal

equivalent to 10 (Ten) Cottahs be the same and/or a little more or less under Mouza- Raghampur , J.L. No. 118 , R.S. Dag No. 1227, under Khatian No. 139 within Police Station- Bishnupur, in the District of South 24 Parganas under Panakuya Gram Panchayat who got the same by virtue of inheritance from his predecessor-in-interest , his father Bijoy Krishna Rang whose name was recorded in the record of rights in respect of the said property along with other property free from all encumbrances.

AND WHEREAS One Ganesh Chandra Rang, Son of Late Sudhir Chandra Rang, Smt. Saraswati Rang, Wife of Late Sudhir Chandra Rang, Sri Umacharan Rang , Son of Late Bijoy Chandra Rang and Smt. Kamini Bala Mondal, Wife of Late Kanai Mondal, were the absolute Owners of ALL THAT Sali Land measuring $16 \frac{1}{2}$ decimal equivalent to 10 (Ten) Cottahs be the same and/or a little more or less under Mouza- Raghampur , J.L. No. 118 , R.S. Dag No. 1227, under Khatian No. 86 and 139 within Police Station- Bishnupur, in the District of South 24 Parganas under Panakuya Gram Panchayat who got the same by virtue of inheritance and had been enjoying the said property free from all encumbrances.

AND WHEREAS by a Deed of Sale in Bengali Vernacular bearing the date of 5th February, 1977 corresponding to 12th Magh, 1383 which was registered in the Office of the Bishnupur Sub-Registrar Office and recorded in Book No. 1 , volume No. 13, Pages 174 to 176, being No. 756 for the year 1977 , the said Phulmani Makal sold, transferred and Conveyed the said land measuring 33 decimal equivalent to 1 (Two) Bigha be the same and/or a little

more or less under Mouza- Raghampur , J.L. No. 118 , R.S. Dag No. 1227, under Khatian No. 139 within Police Station- Bishnupur, in the District of South 24 Parganas under Panakuya Gram Panchayat to Sri Sukumar Chowdhury, Son of Monmohan Chowdhury, the Vendor No. 1 herein free from all encumbrances at and for the valuation as mentioned in the said Deed of Sale and delivered possession thereof.

AND WHEREAS by a Deed of Sale in Bengali Vernacular bearing the date of 7th December, 1977 corresponding to 21st Aghrayan, 1384 which was registered in the Office of the Bishnupur Sub-Registrar Office and recorded in Book No. 1 , Volume No. 66, Pages 159 to 161, being No. 5559 for the year 1977 , the said Uma Charan Rang sold, transferred and Conveyed the said land measuring 16 ½ decimal equivalent to 10 (Ten) Cottahs be the same and/or a little more or less under Mouza- Raghampur , J.L. No. 118 , R.S. Dag No. 1227, under Khatian No. 139 within Police Station- Bishnupur, in the District of South 24 Parganas under Panakuya Gram Panchayat to SRI SHANKAR MONDAL, Son of Late Balai Chand Mondal, the Vendor No. 2 herein free from all encumbrances at and for the valuation as mentioned in the said Deed of Sale and delivered possession thereof.

AND WHEREAS by a Deed of Sale in Bengali Vernacular bearing the date of 10th December, 1979 corresponding to 23rd Aghrayan, 1386 which was registered in the Office of the Bishnupur Sub-Registrar Office and recorded in Book No. 1 , volume No. 69, Pages 290 to 293, being No. 6966 for the year 1979 , the said Ganesh Chandra Rang, Smt. Saraswati Rang, Sri Umacharan

Rang and Smt. Kamini Bala Mondal, Wife of Late Kanai Mondal sold, transferred and Conveyed the said land measuring 16 ½ decimal equivalent to 10 (Ten) Cottahs be the same and/or a little more or less under Mouza-Raghabpur , J.L. No. 118 , R.S. Dag No. 1227, under Khatian No. 86 and 139 within Police Station- Bishnupur, in the District of South 24 Parganas under Panakuya Gram Panchayat to SRI SHANKAR MONDAL, Son of Late Balai Chand Mondal, the Vendor No. 2 herein free from all encumbrances at and for the valuation as mentioned in the said Deed of Sale and delivered possession thereof.

AND WHEREAS the Sukumar Chowdhury by a Power of Attorney vide dated 31st July, 2009 registered in the Office of the Additional District Sub-Registrar, Alipore and recorded in Book No. IV, C.D. Volume No. 3, Pages 3056 to 3067, being No. 01180 for the year 2009, the said Sukumar Chowdhury appoint, constitute his true and lawful attorney (1) SRI SHANKAR MONDAL, (2) SRI KISHORI MONDAL, (3) SRI SUBHANKAR MONDAL, (4) SRI DIPANKAR MONDAL, all Sons of Late Balai Chand Mondal, all by faith- Hindu, all by Occupation- Cultivation, resident of Village-Cheary, Post Office- Nepalganj, Police Station- Bishnupur, District- 24 Parganas (S).

AND WHEREAS the Vendors are in urgent need of money and they desire to sell ALL THAT piece and Parcel of Sali land measuring 66 Satak equivalent to 2 (Two) Bighas be the same and/or a little more or less under Mouza Raghabpur, J.L. No. 118 , R.S. Dag No. 1227, under Khatian No. 86

and 139 within Police Station- Bishnupur, in the District of South 24 Parganas under Panakuya Gram Panchayat 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 Vendors, the Purchaser has offered the Vendor to purchase the said property at a valuable consideration of Rs. 16,00,000/- (Rupees Sixteen 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. 16,00,000/- (Rupees Sixteen Lac) 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 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 mutate its name as owner and possessor in respect of the said property in the records of the Government of West Bengal and in any other local authorities in that event, the Vendors shall give their 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 Shali land under Mouza Raghampur, , J.L. No. 118 , R.S. Dag No. 1227 (P) , under Khatian No. 86 and 139 measuring an area of 66 Satak equivalent to 2 (Two) Bighas be the same and/or a little more or less out of the total land of 99 satak belonged to the said Dag, District Collectorate's Touzi No. 3-5, 1162, Pargana Magura, Police Station- Bishnupur , Sub-Registry Office Bishnupur, under Panakuya Gram Panchayat within Bishnupur No.1, 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. 1221

On the South : Dag No.1191

On the East : Dag No.1228

On 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.

Shauqar Mondal

SIGNED AND DELIVERED

by the VENDORS

above named At KOLKATA

in the presence of :

1. *Dharam Singh*
Rajmata Pur
2. *Bhola Sarda*
v.4. *Manjunath*

Shauqar Mondal
Kishori Mondal
Subhaya Mondal
Mondal
(DIPANKAR MONDAL)
as Constituted Attorney for
Sukumar Chowdhury

Drafted by me

Arun Kumar Ghosh
Advocate, Calcutta High court

Typed by

Sanjit Paul

MEMO OF CONSIDERATION

Received Rs. 16,00,000.00 (Rupees Sixteen Lac) only from the with named Purchaser as the entire consideration money as per following Memo:

Pay Order No.	Date	Drawn on	Amount (Rs.)
018087	20.10.09	Bank of India Park Circus Br.	4,00,000.00
018088	20.10.09	Do	4,00,000.00
018085	20.10.09	Do	3,50,000.00
Ch No. 343701	15.05.09	S.B.I, New Alipore	50,000.00
018084	20.10.09	Do	<u>4,00,000.00</u>
Total		Rs.	<u>16,00,000.00</u>

(Rupees Sixteen Lac) only

WITNESSES:

1. *Bharat Ghosh*
2. *Bloke San San*

Shankar Mondal

*Shankar Mondal
Kishori Mondal.
Subhakar Mondal
Mondal
(DIPANKAR MONDAL)
as Constituted Attorney for
Sukumar Chowdhury*

SIGNATURE OF THE VENDORS

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 18
Page from 4665 to 4684
being No 05679 for the year 2009.



(Panchali Munshi) 29 October-2009
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R.-IV SOUTH 24-PARGANAS
West Bengal

Thumb 1st finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name
Signature

Thumb 1st finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name
Signature

Thumb 1st finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name
Signature

Thumb 1st finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name **DIPANKAR MONDAL**
Signature



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name
Signature



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

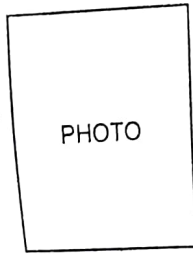
Name
Signature



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name
Signature



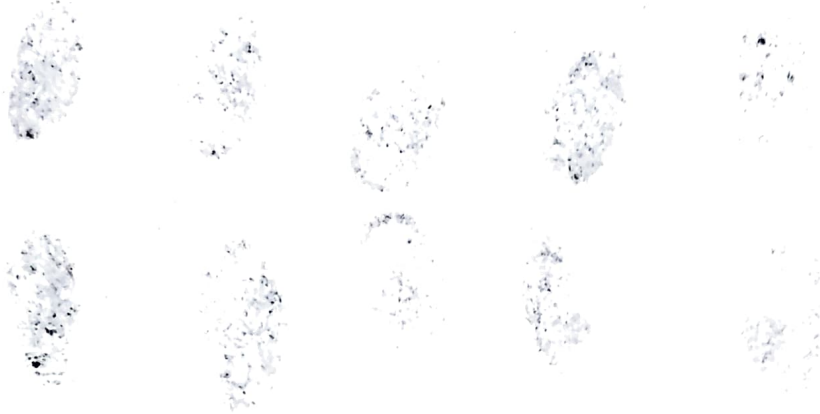
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left hand					
right hand					

Name
Signature

Handwritten mark

Handwritten mark



Handwritten mark



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