

05836

I 6579/2010



पश्चिम बंगाल WEST BENGAL

7  
 N/C 1000/0  
 1377/0  
 4-24

*... and the documents mentioned  
 to be deposited. The signature sheets and  
 the non-judicial stamp attached to the  
 documents are part of this document.*

J(1) A. 250.00 904148  
 J(2) A. 100.00  
 A. 350.00

*[Signature]*  
 West Bengal Registrar-  
 Registration WS7 (2) of  
 Registration Act 1908  
 17 AUG 2010

realised on 16.8.10  
*[Signature]*

M. Ce 1507/10  
 9/08 2814

THIS INDENTURE OF SALE made this 16<sup>th</sup> day of August, Two Thousand and Nine BETWEEN CHANDRA MONDAL, Wife Of Ganesh Chandra Mondal, by Occupation-housewife, by faith -hindu, by citizen-Indian, resident of Araipota, police Station-Tiljala, District-24 Parganas (South), hereinafter called and referred to as the VENDOR (which expression shall unless excluded by or repugnant to the context shall always mean and include her heirs, executors, legal representatives and assigns) of the ONE PART.

70053

MAY FAIR VILLA PVT. LTD.  
 Satani, 6th Floor  
 No. Shakespore  
 Kolkata - 700 017

NAME.....  
 ADD/ADV.....  
 Ref. No. / .....

- 9 AUG 2010

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

60/12/09



1785

60/12/09



Bharat Ghosh -  
 S/O Late Kajari Lal Ghosh,  
 Raghob Pur 24 Parganas  
 Bisnu pur  
 Bisnashu

Registrar U/S 7 (a),  
 Registration Act 1956  
 South 24 Parganas  
 16 AUG 2010





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

Endorsement For Deed Number : I - 06579 of 2010  
(Serial No. 05836 of 2010)

On 16/08/2010

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

Presented for registration at 19.24 hrs on :16/08/2010, at the Private residence by Chandra Mondal  
,Executant.

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

Execution is admitted on 16/08/2010 by

1. Chandra Mondal, wife of Ganesh Ch Mondal , Araipota, , , Thana:-Tiljala, District:-South 24-Parganas,  
WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : House wife

Identified By Bharat Ghughu, son of Lt. Kanai Lal Ghughu, Raghobpur, Thana:-Bishnupur,  
District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession:  
Business.

( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV

On 17/08/2010

**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) = 20845/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 17/08/2010

**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.-1895984/-

Certified that the required stamp duty of this document is Rs.- 94809 /- and the Stamp duty paid as:  
Impressive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 89810/- is paid, by the draft number 056658, Draft Date 13/08/2010, Bank Name  
State Bank of India, SHAKESPEAR SARANI, received on 17/08/2010



( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV

( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV

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 Vendor is absolutely seized and possessed of or otherwise well and sufficiently entitled to the Sali land under Mouza Raghampur, J.L.No.118 comprising with R.S. Dag No. 1194 appertaining to L.R. Khatian No. 245 containing an area of 1 Acre 91 Satak AND in the same Mouza ALL THAT piece and parcel of Bastu land containing an area of 7 satak belonged to R.S. Dag No. 1194/1295 appertaining to L.R. Khatian No. 245 within Police Station- Bishnupur, District - South 24 -Parganas in the State of West Bengal more fully described in the Schedule below and hereinafter to as the SAID PROPERTY.



*[Handwritten signature]*  
Registrar of Companies  
Registration ACT 1956  
South 24 Parganas  
16 AUG 2010

AND WHEREAS the aforesaid Property was belonged to Krishnadhan Chakraborty, Son Of Late Nagendra Nath Chakraborty who got the said property by virtue of a Deed of Partition dated 12.03.1968 registered with the Office of the Sadar District Registrar office and recorded her name in respect of the said property in the Settlement record of rights.

AND WHEREAS by a Deed of Sale in Bengali vernacular bearing the date of 9<sup>TH</sup> December, 1983 corresponding to 22<sup>nd</sup> Aghrayan, 1390, which was registered in the office of the Sub-Registrar Office, Bishnupur and recorded in Book No.1, Volume No.- 132, pages 203 to 209, being No. 8617 for the year 1983, the said Krishnadhan Chakraborty sold, transferred and Conveyed ALL THAT piece and parcel of land measuring 1acre 98 Satak be the same and/or a little more or less out of the landed area of 2 acre 89 Satak under Mouza Raghampur, J.L.No.118, comprising with R.S. Dag No. 1194 appertaining to L.R. Khatian No. 493 (mutated Khatian No.245) corresponding to R.S. Khatian No. 209 within Police Station- Bishnupur, in the District of South 24 –Parganas in favour of Smt. Chandra Mondal, Wife Of Ganesh Chandra Mondal, the Vendor herein at or for the consideration as mentioned in the said Deed Of Sale free from all encumbrances, charges liens, lispens attachments, trusts whatsoever or howsoever.

AND WHEREAS the said Chandra Mondal duly mutated her name in the Settlement Record of Rights under L.R. Khatian No.245 in respect of her abovementioned purchased land



AND WHEREAS the Vendor is in urgent need of money and She desire to sell a portion of his land containing an area of 65 satak out of his total land area measuring 1acre 91 Satak be the same and/or a little more or less belonged to R.S. Dag No. 1194 appertaining to L.R. Khatian No.245 under Mouza Raghampur, J.L.No.118, within Police Station- Bishnupur, under Panaqua Gram Panchayat , District - 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. 9,60,000/- (Rupees Nine Lakhs Sixty 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. 9,60,000/- (Rupees Nine Lakhs Sixty Thousand) only paid by the Purchaser to the Vendor simultaneously with the execution of these presents (the receipt whereof the Vendor 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 Vendor 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 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 do 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 DO 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 has 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 DO 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 containing an area of 65 satak equivalent to 1 (One) Bigha 19 (Nineteen) Cottahs 6 (Six) Chittacks and 14 (Fourteen) Sq.ft. out of her total land area measuring 1 acre 91 Satak be the same and/or a little more or less belonged to R.S. Dag No.1194 (P) appertaining to L.R. Khatian No.245 under Mouza Raghobpur, J.L.No.118, District Collectorate's Touzi No. 5, 1162, within Police Station-Bishnupur, under Panaqua Gram Panchayat, District - 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. 1283 and Dag No. 1217

ON THE SOUTH : Dag No. 1164 and Dag No. 1194 (P)

ON THE EAST : Dag No. 1194 (P)

ON THE WEST : Dag No. 1035

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

बग्यु/रिजुम

abovenamed At KOLKATA

in the presence of :

1. Samir's Pad  
10, Old Post Office Street  
KOL-1
2. Bharat Ghosh, .  
Rajshree Park

Drafted by me:

— Aparna Kumar Ghosh

Advocate, Calcutta High court

Typed by

Samir's Pad

MEMO OF CONSIDERATION

Received Rs. 9,60,000/- (Rupees Nine Lakhs Sixty Thousand) only in cash from the with named Purchaser as the entire consideration money for the property sold hereby.

Pay Order No.	Date	Drawn on	Amount (Rs.)
018817	13.08.10	Bank of India, Park Circus Br.	4,80,000.00
018818	13.08.10	Bank of India, Park Circus Br.	4,80,000.00

Total Rs. 9,60,000.00

(Rupees Nine Lakhs Sixty Thousand) only

WITNESSESS

1. *Sarino Pal*

*by / 20/08/10*

2. *Bhanat Ghosh*

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					



	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					



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 23  
Page from 349 to 363  
being No 06579 for the year 2010.



  
(Dulal Chandra Saha) 19-August-2010  
DISTRICT SUB-REGISTRAR-IV  
Office of the D.S.R.-IV SOUTH 24-PARGANAS  
West Bengal

DEED PLAN FOR THE SALI LAND UNDER R.S. DAG NO. 1194(P)

SECTION NO. 245

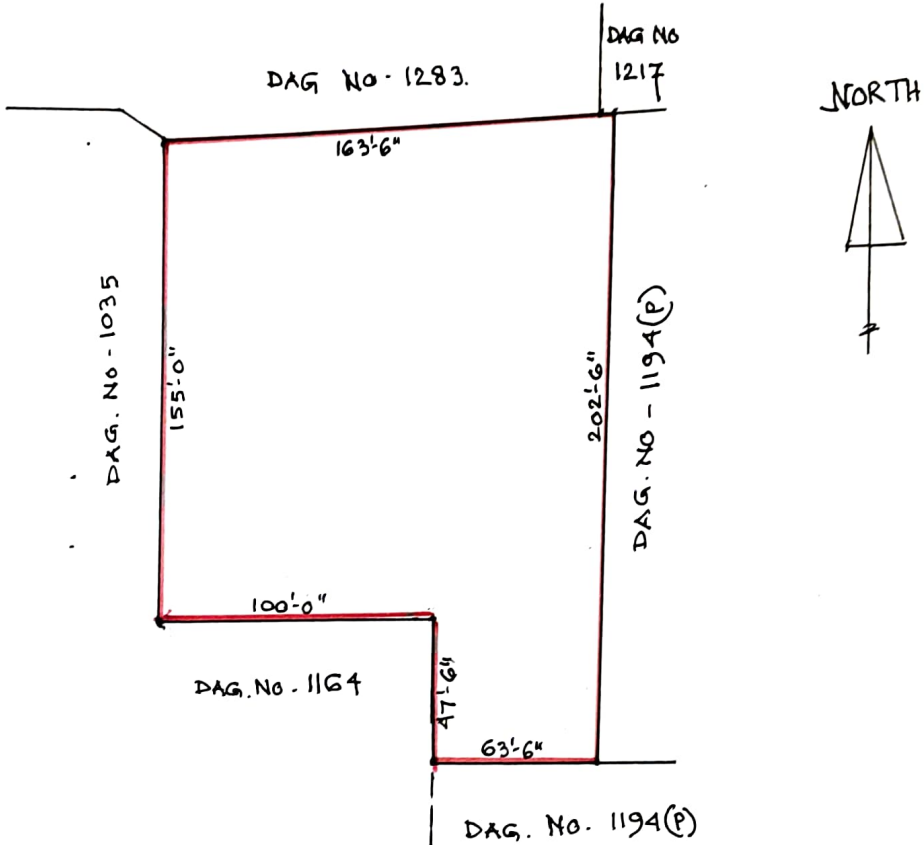
JL. NO-118, MOUZA- RAGHABPUR

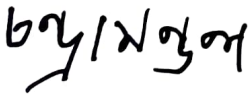

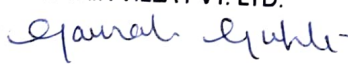

UNDER PANAKUYA GRAM PANCHAYET, P.S.- BISHNUPUR

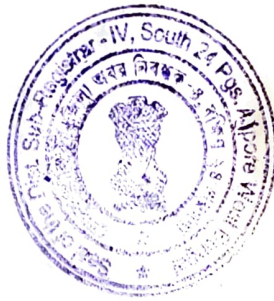
DIST. - 24 PGS (SOUTH)

SCALE = 50'0" = 0'1"

AREA: 65 SATAK = 1 <sup>BIGHA</sup> - 19 <sup>KATHA</sup> - 6 <sup>CHATAK</sup> - 4 SFT LAND SHOWN BY RED BORDER



SIGNATURE OF VENDOR	SIGNATURE OF PURCHASER	DRAWN BY-
	<p>FOR MAY FAIR VILLA PVT. LTD.</p>  <p>FOR MAY FAIR VILLA PVT. LTD.</p> <p>Robert</p> <p>Director</p> <p>FOR MAY FAIR VILLA PVT. LTD.</p>  <p>Director</p>	
CHANDRA MONDAL		



*[Handwritten signature]*

Registrar of Companies  
West Bengal  
South 24 Parganas  
16 AUG 2019