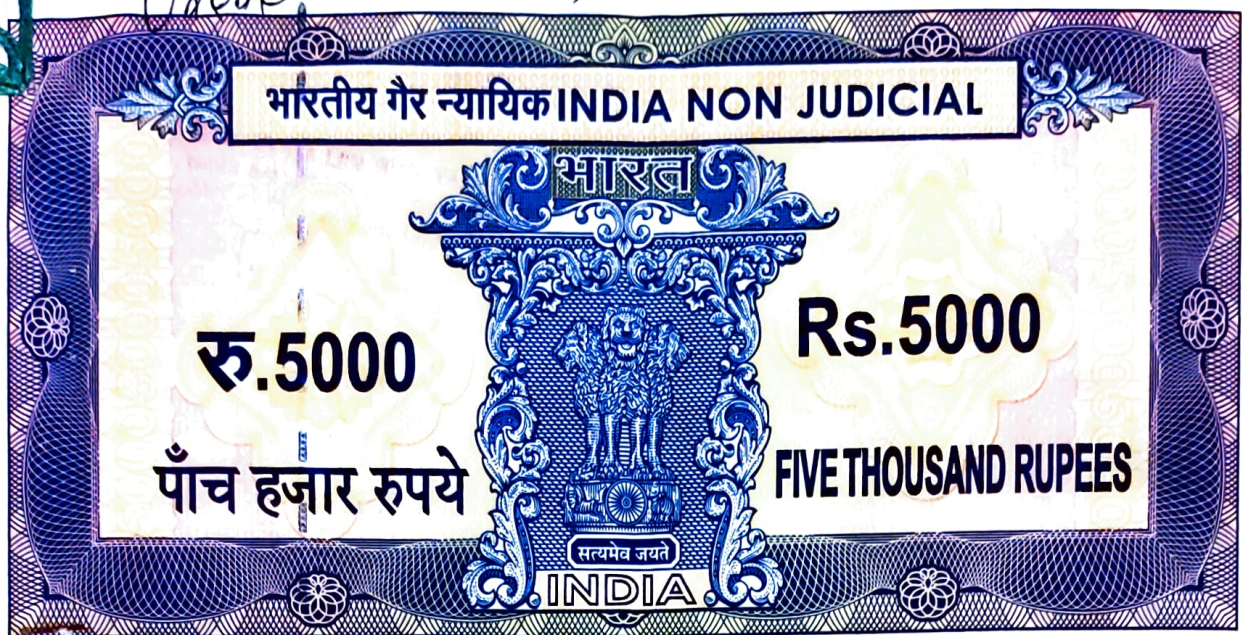


05838

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9 पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

V/C  
1079/10  
1377/10  
26

Warning that the instrument is subject to registration. The signature above and the stamp below must be attached to the instrument as part of the registration.

R(1) Rs. 250.00  
R(2) Rs. 100.00  
Rs. 350.00  
904150

27/10/10  
Joint Sub Registrar  
S. Registrar U/S 7 (2) of  
Registration Act 1908  
District-24 Parganas

THIS INSTRUMENT OF SALE made this 16<sup>th</sup> day of August, 2010 Two Thousand and Ten BETWEEN: (1) KUMARI PALLABI MONDAL, daughter of Sri Ganesh Chandra Mondal, by Occupation-household duties, (2) SRI DIPANKAR MONDAL, Son of Sri Ganesh Chandra Mondal, by Occupation-Cultivation and (3) SRI PROSENJIT MONDAL, Son of Sri Ganesh Chandra Mondal, by Occupation-Cultivation, all by faith-hindu, all resident of Arupota, police Station-Tiljala, District-24 Parganas (South)

V/C Case no. 1395/10

R(1) 50.00  
R(2) 600.00  
Total ₹ 650.00

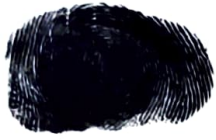
received on  
28/10/10  
27/10/10

9 SA 2064

90050

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

দীপকুমার



1788

NAME \_\_\_\_\_  
 ADD/ADY \_\_\_\_\_  
 PS \_\_\_\_\_  
 - 9 AUG 2010  
 SURANJAN MUKHERJEE  
 Licensed Stamp Vendor  
 C. C. Court  
 2 & 3, K. S. Roy Road, Kolkata

*[Handwritten signature]*

দীপকুমার



1789

*[Handwritten signature]*

Paosenjit Mondal



~~দীপকুমার~~  
~~সং: কুমার~~

*[Handwritten signature]*  
 Sub-Registrar - I  
 Engineer W/S (S) of  
 Registration Act 1908  
 South 2nd Division  
 16 AUG 2010

কুমার  
 দীপকুমার  
 আড়া মোতা মোহা-বীণা  
 কোলকাতা - ২০৩  
 ৩১২ বর্গ





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

**Endorsement For Deed Number : I - 08101 of 2010**  
**(Serial No. 05838 of 2010)**

**On 16/08/2010**

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

Presented for registration at 19.26 hrs on :16/08/2010, at the Private residence by Dipankar Mondal , one of the Executants.

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

Execution is admitted on 16/08/2010 by

1. Dipankar Mondal, son of Ganesh Ch Mondal , Arupota, , , Thana:-Tiljala, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Cultivation
2. Prosenjit Mondal, daughter of Ganesh Ch Mondal , Arupota, , , Thana:-Tiljala, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Cultivation

Identified By Krishna Mondal, wife of Dipankar Mondal, Arupota, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Dhapa Pin :-700105 , By Caste: Hindu, By Profession: House wife.

**On 17/08/2010**

**Payment of Fees:**

Fee Paid in rupees under article : A(1) = 14091/- ,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.-1281340/-

Certified that the required stamp duty of this document is Rs.- 64077 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 59100/- is paid, by the draft number 056656, Draft Date 13/08/2010, Bank Name: State Bank of India, SHAKESPEAR SARANI, received on 17/08/2010

**On 26/10/2010**

**Endorsement by Commissioner after execution of commission**

1. [Case No. 01395 - 2010 ]

Having visited the residence of : 1. Pallabi Mondal Daughter of Ganesh Ch Mondal of Arupota, , , Thana:-Tiljala, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- By Caste Hindu By Profession: ----, I have this day examined the said 1. Pallabi Mondal Who has been identified to my satisfaction by Apusba K. Ghosh, son of . . ., Calcutta High Court, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- By Caste: Hindu, By Profession: Advocate. And the said 1. Pallabi Mondal has Admitted the execution of this document.



( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV

( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV  
EndorsementPage 1 of 2

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, 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 66 Satak be the same and/or a little more or less out of the total area of land measuring about 195 Satak under Mouza Raghampur, J.L.No.118, R.S. No.211, within R.S. Dag No. 1221 under R.S. Khatian 276 within Police Station-Bishnupur, in the District of South 24 -Parganas more fully described in the Schedule below and hereinafter to as the SAID PROPERTY belonged to one Nagendra Nath Chakraborty who owned and possessed the aforesaid landed

2366

L.T. I. of Pallabi Mandal  
by the Per of  
Aparna Kumar Ghosh  
28/10/10 ✓

Identified by me  
Aparna Kumar Ghosh  
Advocate  
Calcutta High Court





property along with other landed properties as the absolute owner and possessor.

AND WHEREAS on the death of the said Nagendra Nath Chakraborty, his son Sri Panchanan Chakraborty became the absolute owner in respect of the said Property and had been enjoying the said property free from all encumbrances and recorded his name in the settlement Record of rights in respect of the said properties measuring 195 satak in Khatian no.447 corresponding to Dag no.1221.

AND WHEREAS by a Deed of Sale in Bengali vernacular bearing the date of 23<sup>rd</sup> day Of April, 2004 corresponding to 10<sup>th</sup> Baisakh, 1411, which was registered in the office of the Additional District Sub-Registrar at Bishnupur and recorded in Book No.1, Volume No.-8, pages 323 to 330, being No. 470 for the year 2006 , the said Panchanan Chakraborty sold, transferred and Conveyed ALL THAT piece and parcel of land measuring 22 Satak be the same and/or a little more or less within the land area of 66 satak out of the total land area of 195 satak under Mouza Raghampur, J.L.No.118, R.S. No.211, R.S.Dag No. 1221 under R.S. Khatian 276 within Police Station- Bishnupur, in the District of South 24 -Parganas in favour of Kumari Pallabi Mondal, daughter of Sri Ganesh Chandra Mondal, the Vendor No.1 herein at or for the consideration as mentioned in the said Deed Of Sale free from all encumbrances, charges liens, lispense attachments, crusts whatsoever or howsoever.

*Handwritten signature*



*[Handwritten signature]*

**District Sub Registrar  
Registrar U/S 7 (2)  
Registration Act 1908  
South 24 P.O.s  
16 AUG 2010**

AND WHEREAS by another Deed of Sale in Bengali vernacular bearing the date of 23<sup>rd</sup> day Of April, 2004 corresponding to 10<sup>th</sup> Baisakh, 1411, which was registered in the office of the Additional District Sub-Registrar at Bishnupur and recorded in Book No.1, Volume No.-8, pages 331 to 338, being No. 471 for the year 2006 , the said Panchanan Chakraborty sold, transferred and Conveyed ALL THAT piece and parcel of land measuring 22 Satak be the same and/or a little more or less within the landed area of 66 satak out of the total land area of 195 satak under Mouza Raghampur, J.L.No.118, R.S. No.211, R.S.Dag No. 1221 under R.S. Khatian 276 within Police Station- Bishnupur, in the District of South 24 –Parganas in favour of Sri Dipankar Mondal, Son of Sri Ganesh Chandra Mondal, the Vendor No.2 herein 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 by another Deed of Sale in Bengali vernacular bearing the date of 23<sup>rd</sup> day Of April, 2004 corresponding to 10<sup>th</sup> Baisakh, 1411, which was registered in the office of the Additional District Sub-Registrar at Bishnupur and recorded in Book No.1, Volume No.-8, pages 339 to 344, being No. 472 for the year 2006 , the said Panchanan Chakraborty sold, transferred and Conveyed ALL THAT piece and parcel of land measuring 22 Satak be the same and/or a little more or less within the landed area of 66 satak out of the total land area of 195 satak under Mouza Raghampur, J.L.No.118, R.S. No.211, R.S.Dag No. 1221 under R.S. Khatian 276 within Police Station- Bishnupur, in the District of South 24 –Parganas



in favour of Sri Prosenjit Mondal, Son of Sri Ganesh Chandra Mondal, the Vendor No.3 herein 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 Pallabi Mondal, the Vendor No.1 herein duly mutated her name in the Settlement Record of Rights under L.R. Khatian No. 1552 in respect of her abovementioned purchased land measuring 22 satak and the said Dipankar Mondal, the Vendor No.2 herein duly mutated his name in the Settlement Record of Rights under L.R. Khatian No. 1551 in respect of his abovementioned purchased land measuring 22 satak and the said Prosenjit Mondal, the Vendor No.3 herein duly mutated his name in the Settlement Record of Rights under L.R. Khatian No. 1553 in respect of his abovementioned purchased land measuring 22 satak out of the total land area of 1 acre 95 satak in Dag No.1221 at Mouza-Raghabpur.

AND WHEREAS the Vendors No. 1,2 and 3 are in urgent need of money and they desire to sell jointly of their respective land comprising with ALL THAT piece and parcel of Land total measuring 66 Satak be the same and/or a little more or less equivalent to 2 (Two) Bighas under Mouza Raghabpur, J.L.No.118, R.S. No.-211, R.S.Dag No. 1221 under L.R. Khatian 1552, 1551 and 1553 respectively within Police Station- Bishnupur, in the District of South 24 –Parganas under Bishnupur 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 Vendors, the Purchaser has offered the Vendors to purchase the said property at a valuable consideration of Rs. 10,67,000/- (Rupees Ten Lakhs Sixty seven Thousand) 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. 10,67,000/- (Rupees Ten Lakhs Sixty seven Thousand) 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 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 Govt. 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 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(P) under under L.R. Khatian 1552,1551 and 1553 respectively measuring an area of 66 Satak be the same and/or a little more or less equivalent to 2 (Two) Bighas (Vendor No.1 Pallabi Mondal sold 22 satak Land under L.R. Khatian No. 1552, Vendor No. 2 Dipankar Mondal sold 22 satak Land under L.R. Khatian No. 1551 and Vendor No.3 Prosenjit Mondal sold 22 satak Land under L.R. Khatian No. 1553) 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 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.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.1221 (P) and Dag No.1219

ON THE SOUTH : Dag No.1227

ON THE EAST : Dag No.1221 (P)

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.

SIGNED AND DELIVERED

by the VENDORS

abovenamed At KOLKATA

in the presence of :

1. Samir Pal  
10, Old post office street  
KOL-1

2. কুমারী স্বপ্না  
আইসিএমটি এ/সি-১৭  
কলকাতা ২০৬

Drafted by me

Aparna Kumar Ghosh

Advocate, Calcutta High court

Typed by

Samir Pal

শ্রীমান. মন্ডল,

Bisendra Mondal

শ্রীমান স্বপ্না  
ক: কুমারী স্বপ্না



MEMO OF CONSIDERATION

Received Rs.10,67,000/- (Rupees Ten Lakhs Sixty seven Thousand) only from the with named Purchaser as the entire consideration money as per following Memo

Pay order No.	Date	Drawn on	Amount.(Rs.)
018824	13.08.10	Bank of India, Park Circus Br.	5,33,500.00
018826	13.08.10	Bank of India, Park Circus Br.	5,33,500.00

Total Rs. 10,67,000.00

(Rupees Ten Lakhs Sixty seven Thousand) only


WITNESSESS

1. *Samin P W*

2. *शुशुभा सुकुल*

*दीनकान्त*

*Prasenjit Mondal*

 *शुशुभा सुकुल*  
*शुशुभा सुकुल*

SIGNATURE OF THE VENDORS

**SPECIMEN FORM FOR TEN FINGER PRINTS**



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>RIGHT HAND</b>					

ಶಿವಾಚಾರ್ಯ  
 ಸಿ: ಸುಖಾ ಸುಧಾ



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>RIGHT HAND</b>					



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>RIGHT HAND</b>					

Devesh Lil Mondal



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>RIGHT HAND</b>					

**SPECIMEN FORM FOR TEN FINGER PRINTS**



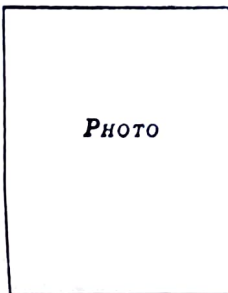
	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



	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 28  
Page from 1122 to 1140  
being No 08101 for the year 2010.



(Dulal Chandra Saha) 27-October-2010  
DISTRICT SUB-REGISTRAR-IV  
Office of the D.S.R.-IV SOUTH 24-PARGANAS  
West Bengal

DEED PLAN FOR THE SALI LAND UNDER DAG NO - 1221(P)

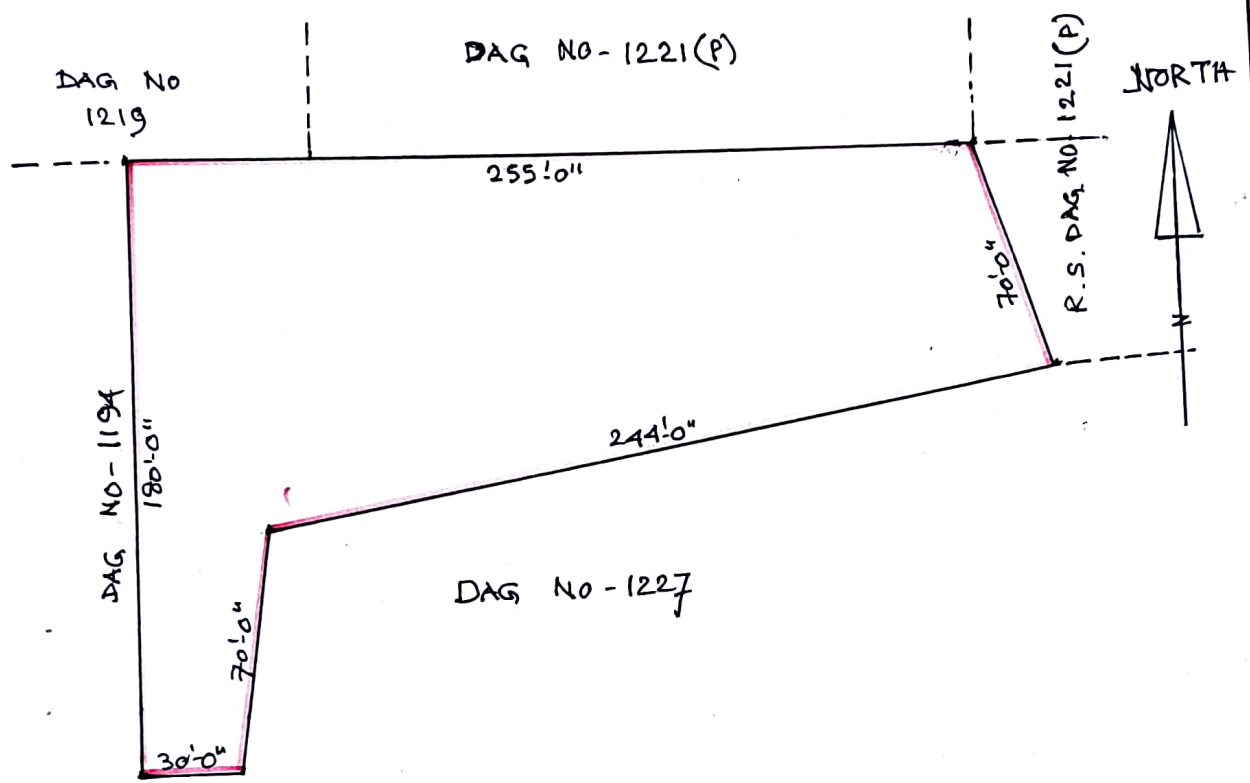
SIKRIAN NO. 1552, 1551 and 1553 J.L. NO. - 118, MOUZA - RAGHABPUR




UNDER PANAKUYA GRAM PANCHAYET, P.S. - BISHNUPUR

DIST. - 24 PGS (SOUTH).


SCALE = 50'-0" = 0'-1"

AREA: 66 SATAK = 2<sup>BIGHA</sup> - 0<sup>MATHA</sup> - 0<sup>CHATAK</sup> - 0 SFT. LAND SHOWN BY RED BORDER



SIGNATURE OF VENDOR	SIGNATURE OF PURCHASER	DRAWN BY-
<p>                     ନିକେତନ ମଣ୍ଡଲ                      Prosenjit Mondal                      ଡିପାଙ୍କର ମଣ୍ଡଲ                      ପ: ପଲ୍ଲବୀ ମଣ୍ଡଲ                      DIPANKAR MONDAL.                      PROSENJIT MONDAL                      PALLABI MONDAL                 </p>	<p>                     FOR MAY FAIR VILLA PVT. LTD.                        Director                      FOR MAY FAIR VILLA PVT. LTD.                        Director                      FOR MAY FAIR VILLA PVT. LTD.                        Director                 </p>	<p>                     P. S. Chattacharya                 </p>



  
District Sub-Registrar  
Registrar W/S 7 (2),  
Registration ACT 1956  
Bangalore, South 2A P.O. 10  
16 AUG 2010