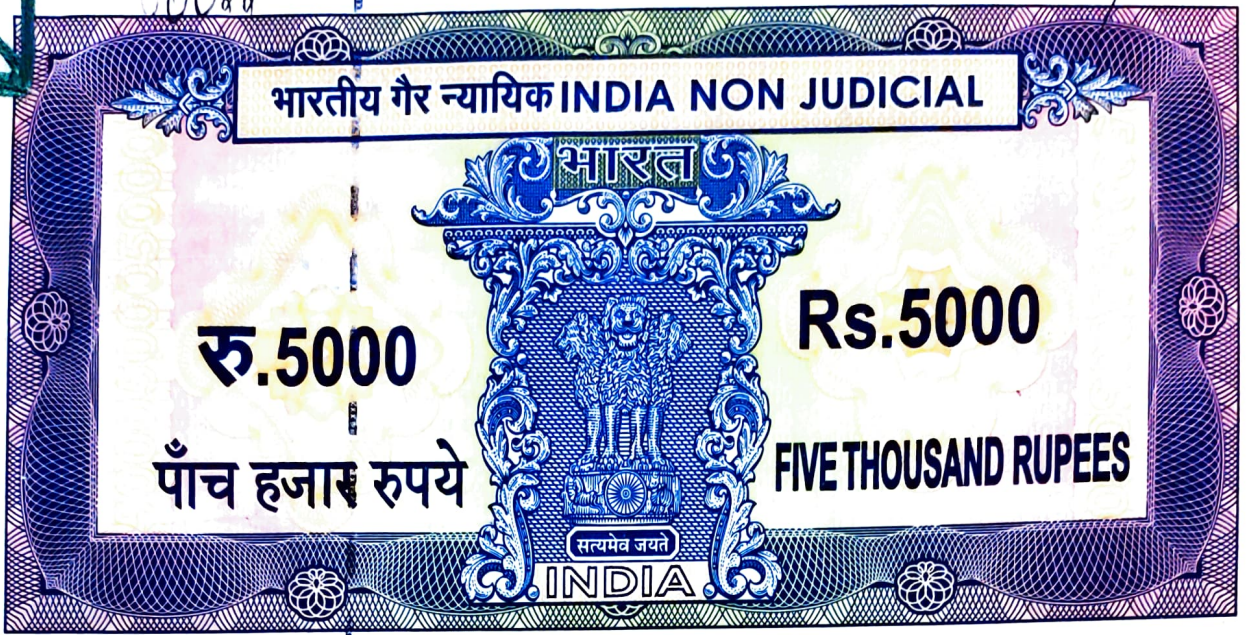


I-7148711

08022



11.12
S.N. 2093911
22/12/11

A 229327

पश्चिम बंगाल WEST BENGAL

certified that the document is admissible to registration. the signature sheets and the endorsement sheets attached with this document are part of this document.

Sub-Registrar,
Alipore
22 DEC 2011

INDENTURE OF SALE

THIS INDENTURE OF SALE made this 22nd day of December, Two Thousand and Eleven (2011) BETWEEN SATYENDRA NATH CHAKRABORTY, son of Panchanan Chakrobarty by Occupation- Cultivation , by faith - Hindu, by Citizen - Indian, residing at Goyan Singh & Brahmampara, Raghobpura, P.S. Bishnupura Dist - 24 Pgs (S), hereinafter called and referred to as the

Satyendranath Chakrobarty

140801

Certificat

MAY PARK VILLA PVT. LTD
Baker Street, 6th Floor
700 017

NAME.....
ADD.....
Rs. 500
21 DEC 2011
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

21 DEC 2011



✓

Asakumar Isa.
 S/o - Late Nitya Nanda Isa.
 Vill - Raghobpur, P.O. - Netaji
 24 pgs (S)

Sub-Registrar
 24 Parganas, Alipore,
 Registrar U/B 1 (a) of
 Registration Act 1908
 22 DEC 2011

Business -

Certificate of Registration under section 60 and Rule 69.

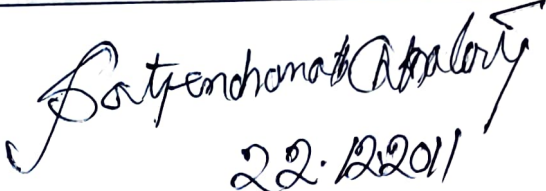
Registered in Book - I
CD Volume number 30
Page from 4052 to 4067
being No 09148 for the year 2011.



(Ashoke Kumar Biswas) 23-December-2011
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R.-IV SOUTH 24-PARGANAS
West Bengal

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. 08833 / 2011, Deed No. (Book - I , 09148/2011)

Signature of the Presentant

Name of the Presentant	Signature with date
Satyendra Nath Chakraborty	 22.12.2011


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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Satyendra Nath Chakraborty Address -Gayan Singh & Brahmanpara Raghobpur, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-	Self		 LTI	
			22/12/2011	22/12/2011	

Name of Identifier of above Person(s)

Asak Kumar Isar
Raghobpur, District:-South 24-Parganas, WEST
BENGAL, India, P.O. :-

Signature of Identifier with Date


22/12/11





(Ashoke Kumar Biswas)

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
District:-South 24-Parganas

Endorsement For Deed Number : I - 09148 of 2011
(Serial No. 08833 of 2011)

On

Payment of Fees:

On 22/12/2011

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:

Amount By Cash

Rs. 5297/-, on 22/12/2011

(Under Article : A(1) = 5258/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 22/12/2011)

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.-478422/-

Certified that the required stamp duty of this document is Rs.- 23931 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 18950/- is paid, by the draft number 107680, Draft Date 21/12/2011, Bank Name State Bank of India, SHAKESPEAR SARANI, received on 22/12/2011

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

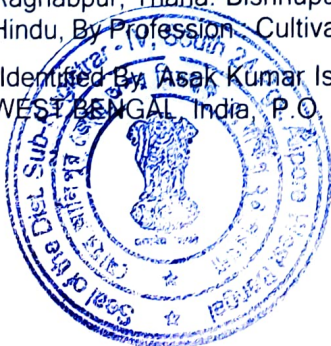
Presented for registration at 11.00 hrs on :22/12/2011, at the Office of the D.S.R.-IV SOUTH 24-PARGANAS by Satyendra Nath Chakraborty ,Executant.

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

Execution is admitted on 22/12/2011 by

1. Satyendra Nath Chakraborty, son of Panchanan Chakraborty , Gayan Singh & Brahmanpara Raghampur, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession Cultivation

Identified By Asak Kumar Isar, son of Lt. Nitya Nanda Isar, Raghampur, District:-South 24-Parganas, WEST BENGAL India, P.O. :- , By Caste: Hindu, By Profession: Business.



(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV
EndorsementPage 1 of 2

22/12/2011 12:18:00



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

Endorsement For Deed Number : I - 09148 of 2011

(Serial No. 08833 of 2011)

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV



(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

VENDOR (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**, (3) **MR. GAURAB GUPTA**, both Sons 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 51 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 (P) under L.R. Khatian No. 447, Police Station- Bishnupur, in the District of South 24 -Parganas was belonged to Panchanan Chakraborty, since deceased, Son of Late Nagendra Nath Chakraborty and the name of Panchanan Chakraborty was recorded in the Settlement record of rights in respect of the '**SAID PROPERTY**'.

AND WHEREAS the said Panchanan Chakraborty died intestate on 27.08.2010 leaving behind him his two sons namely 1) Kanai Lal Chakraborty and 2) Satyanendra Nath Chakraborty and one daughter namely Ruma Chakraborty as his legal heirs and successors in respect of the property left by him and after the death of Panchanan Chakraborty, his abovenamed legal heirs have become the joint owner of the property each having undivided 1/3rd share in respect of the said property.

AND WHEREAS the abovenamed Satyendra Nath Chakraborty, the vendor herein is in urgent need of money and he desire to sell his 1/3rd share of the aforesaid property comprising with an area of 17 Satak equivalent to 10 (Ten) Cottahs 4 (Four) Chittacks and 38 (Thirty eight) Sq.ft. under Mouza Raghampur, J.L.No.118, R.S. No.- 211, R.S. Dag No. 1221 (P) under L.R. Khatian 447, Police Station- Bishnupur, in the District of South 24 –Parganas 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 Vendor, the Purchaser has offered the Vendor to purchase the said property at a valuable consideration of Rs.1,00,000/- (Rupees One lakh) only and the Vendor 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 lakh) only truly paid by the Purchaser to the Vendor simultaneously with the execution of this deed (the receipt whereof the Vendor doth hereby admit and acknowledge as hereinafter mentioned in the memo of consideration) the said Vendor 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 Vendor doth hereby covenant with the Purchaser that notwithstanding any acts, deeds, hereto before done, executed or knowingly suffered to the contrary the Vendor 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 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 Vendor 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 Vendor or any person or persons claiming through or under or in trust for the Vendor, That the Vendor 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 Vendor further covenant with the Purchaser that the Vendor 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 Vendor covenant with the Purchaser that simultaneously with completion of purchase the peaceful vacant possession of the said property shall be made over by the Vendor to the Purchaser absolutely and forever **THAT** the Vendor further covenant with the Purchaser that if any dispute claim demand, litigation , case, arise at any time regarding right , title, interest possession of the Vendor in respect of the said property described in the schedule hereunder written in that event the Vendor 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 Vendor 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 Vendor to the Purchaser/Purchasers as and when demanded or asked for by the Purchaser and the Vendor keep the Purchaser/Purchaser herein harmless and indemnified to that effect.

BE IT FUTHER STATED BY THE VENDOR 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 Vendor shall give their consent or approval in writing for the purpose of such mutation and separate assessment. When ever shall be required by the Purchaser, That the Vendor shall be bound to pay all taxes and land revenues and other outgoing charges in respect of the said property up to 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 L.R. Khatian 447 measuring an area of 17 Satak equivalent to 10 (Ten) Cottahs 4 (Four) Chittacks and 38 (Thirty eight) Sq.ft. be the same and/or a little more or less out of the total land area of 195 satak belonged to the said 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 Vendor 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. 1214
ON THE SOUTH : Dag No. 1221 (P)
ON THE EAST : Dag No. 1221 (P)
ON THE WEST : Dag No. 1221

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**

Batjendronath Chakrabarty

abovenamed At **KOLKATA**

in the presence of :

1. *Asok Kumar Guin*
vill - Raghob pur. p.o - Nepalgaon -
p.s - Bishnupur. 24 Pgs (S)
2. *Sudip Nag*
10, Old post office street
Kol-1

Drafted by me :

Apurba Kumar Ghosh

(APURBA KUMAR GHOSH)

Advocate,

High Court, Calcutta

Typed by:

Subrata Chakrabarty

(SUBRATA CHAKRABARTY)

10, Old Post Office Street,

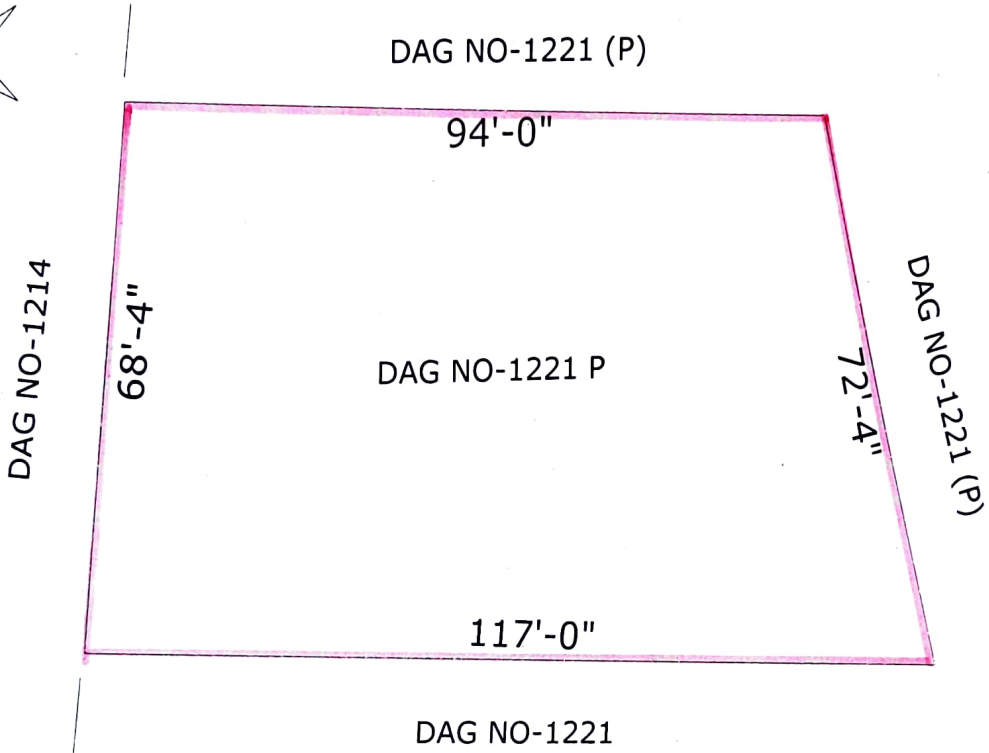
Kolkata - 700001.





DEED PLAN FOR THE SALI LAND UNDER DAG NO-1221(P).L.R.
IAN NO-447 .MOUZA-RAGHABPUR.J.L.NO-118.PANAKUYA GRAM
YCHAYET.P.S-BISHNUPUR.DIST-24 PGS. (SOUTH)

SCALE-:20'-0"=1" INCH.

AREA- 17 SATAK = 10 KH-4 CH-38 SFT. (MORE OR LESS)

LAND SHOWN BY RED LINE.



SIGNATURE OF VENDOR	SIGNATURE OF PURCHASER	DRAWN BY-
 SATYENDRA NATH CHAKROBORTY.	<p>For MAYFAIR VILLA PVT. LTD.</p>  Director <p>For MAYFAIR VILLA PVT. LTD.</p>  Director <p>For MAYFAIR VILLA PVT. LTD.</p>  Director	Soy

SPECIMEN FORM FOR TEN FINGER PRINTS



Satyendra Chavry

	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					



Ram Yash

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



Govind Chavry

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

MEMO OF CONSIDERATION

RECEIVED Rs.1,00,000/- (Rupees One lakh) only from the with
named Purchaser as the entire consideration money as per following Memo

Pay order No.	Date	Drawn on	Amount (Rs.)
020142	21.12.11	Bank of India Park Circus Br.	1,00,000.00

Total Rs. 1,00,000.00

(Rupees One lakh) only

WITNESSES

1. *Asok Kumar Das*
2. *Sudip Nag*

Batjenchomals Chakraborty

SIGNATURE OF THE VENDOR



Sub-Registrar - IV
South 24 Parganas, Alipore.
Execution S/O T (B) of
Registration Act 1908
22 DEC 2011