

555/11

5-6129/11



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

A 206988

Certified that this document is admitted to registration, the signature sheets and the endorsement sheets attached with this document are part of this document

J(1) 2500.00
 J(2) 3100.00

₹ 5500.00
 Total paid on 5/8/11
 [Signature]

Sub-Registrar-IV
 West of Patna, Allpore.
 Registrar-IV (3) of
 West Bengal Act 1908
 10 AUG 2011

DEED OF SALE

THIS DEED OF SALE made this 5th day of August, Two Thousand and Eleven (2011) BETWEEN 1) M/S. ASHA ENGINEERS, a Proprietorship Concern represented by it's sole Proprietor MR. T.V.S. RAU, Son of Late T.V. Venkata Rau, by faith-Hindu, by citizen- Indian, by Occupation- business, resident of NAYANTARA APARTMENT, 39A/1, Prince Golam Mohammad. Shah Road, Police Station- Jadavpur, Kolkata- 700 045.

V/C 1075/11
 13599/11
 4-20

62691

MAY FAIR PROPERTIES
11, Shakespeare Sarani, 6th Floor
Kolkata - 700 017

NAME _____
 ADD/ADV _____
 RS. _____
 - 4 AUG 2011
SURANJAN MUKHERJEE
 Licensed Stamp Vendor
 C. C. Court
 204, N. N. Roy Road, Kolkata

[Handwritten signature]
 2114
ASHA ENGINEERS
 Proprietor

4 AUG 2011

[Fingerprint] 2115

ASHA ENTERPRISES
 Asha Ran.
 Proprietor



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 Special Sub-Registrar,
 204, N. N. Roy Road, Kolkata,
 Registrar Unit (B) of
 Registration Act 1908
 4 AUG 2011

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 Praesh Kumar Swasth
 S/o Late Ananya kr. Swasth
 10, 1st Barabazar, Calcutta - 700 017

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 20
Page from 4823 to 4841
being No 06179 for the year 2011.



(Dulal Chandra Saha) 11-August-2011
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R.-IV SOUTH 24-PARGANAS
West Bengal



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

Endorsement For Deed Number : I - 06179 of 2011
(Serial No. 05851 of 2011)

On

Payment of Fees:

On 05/08/2011

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

Presented for registration at 19.20 hrs on :05/08/2011, at the Private residence by Mr T. V. S. Rau
, one of the Executants.

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

Execution is admitted on 05/08/2011 by

1. Mr T. V. S. Rau
Proprietor, M/s Asha Engineers, Nayantara Apart., 39 A/1, Pr Gulam Md. Shah Road, Kolkata,
Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700045 .
, By Profession : Business
2. Mrs Asha Rau
Proprietors, Asha Enterprises, Nayantara Apart, 39 A/1, Pr Gulam Md. Shah Road, Kolkata,
Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700045 .
, By Profession : Business
Identified By Pranesh Kr Ghosh, son of Late Amiya Kr Ghosh, 10, Old Post Office Street, Kolkata,
Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 , By Caste: Hindu,
By Profession: Others.

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV

On 09/08/2011

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.-1700952/-

Certified that the required stamp duty of this document is Rs.- 102067 /- and the Stamp duty paid as:
Impresive Rs.- 5000/-

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV

On 10/08/2011

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:



(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV

10/08/2011 17:28:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 06179 of 2011
(Serial No. 05851 of 2011)

Amount By Cash

Rs. 18739/-, on 10/08/2011

(Under Article : A(1) = 18700/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 10/08/2011)

Deficit stamp duty

Deficit stamp duty

1. Rs. 88120/- is paid, by the draft number 068169, Draft Date 04/08/2011, Bank Name State Bank of India, NEW ALIPORE, received on 10/08/2011
2. Rs. 8960/- is paid, by the draft number 106306, Draft Date 04/08/2011, Bank Name State Bank of India, SHAKESPEAR SARANI, received on 10/08/2011

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV



(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV

10/08/2011 17:28:00

EndorsementPage 2 of 2

2) **M/S. ASHA ENTERPRISES**, a Proprietorship Concern, represented by its sole Proprietress **MRS. ASHA RAU**, wife of Sri Radheshyam Rau, by faith-Hindu, by citizen- Indian, by Occupation- business, resident of **NAYANTARA APARTMENT**, 39A/1, Prince Golam Mohammad. Shah Road, Police Station- Jadavpur, Kolkata- 700 045, hereinafter called and referred to as the "**VENDORS**" (which expression shall unless excluded by or repugnant to the context shall always mean and include their respective heirs, executors, legal representatives and assigns) of the **ONE PART**.

AND

MAYFAIR PROPERTIES, a Partnership firm, under the Indian Partnership Act, 1932, represented herein by its Partners (1) **MR. SHISHIR KUMAR GUPTA**, Son of Late Parmeshwar Gupta, (2) **MR. RAHUL GUPTA**, Son of Mr. Shishir Kumar Gupta, both by Religion- Hindu, both by Occupation-business, both 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 land measuring 10 Cottahs and 5 Chittacks be the same or a little more or less comprised in Dag No. 262 (portion) under Khatian No. 181 of Mouza- Elachi, J.L. No. 70, Touzi No. 51 and 52 , R.S.



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Registrar - IV, South 24 P.S. Alipore
Registrar U/S I (2) of
Registration Act 1908
05 AUG 2011

No. 223, Pargana Magura, now within Rajpur- Sonarpur Municipality, formerly Rajpur Municipality, **Premises No.8** , Nalini Maitra Road, Ward No. 24. Police Station- Sonarpur, District- 24 Parganas (south) was jointly purchased by (a) Sri Dharamdas Sugnichand Jotwani, son of Late Sugnichand Dayaram Jotwani, and (b) Sri Jamnadas Nawalmal Gurnani, son of Late Nawalmal Kudan Mal Gurnani from (1) Smt. Kaikeybala Dassi, wife of Late Abhoy Charan Pal, (2) Smt. Kamala Bala Dassi, wife of Sri Kanailal Pal and (3) Smt. Barada Moni Dassi, wife of Late Bhutnath Pal by virtue of the Deed of sale dated 06.03.1956 and the said Deed of Sale was registered in the of District Registrar Office at Alipore and recorded in Book No. I, Vol No. 21, Pages 247 to 250 being No. 937 for the year 1956

AND WHEREAS while seized and possessed of the aforesaid property said Sri (a) Sri Dharamdas Sugnichand Jotwani, (b) Sri Jamnadas Nawalmal Gurnani jointly sold the aforesaid land measuring 10 Cottahs and 5 Chittacks be the same or a little more or less to Smt. Ishita Gupta, Wife Of Anil Gupta by virtue of the Deed of Sale dated 16.10 1968 and the said Deed of Sale was registered in Book No. I, Vol No. 166, pages 111 to 116, being No. 5921 for the year 1968 of D.R. Office at Alipore.

AND WHEREAS After such purchase said Smt. Ishita Gupta has mutated her name in respect of the aforesaid property in the records of the Rajpur- Sonarpur Municipality and it has been assessed as holding No. 8, Nalini Maitra Road, Ward No. 24.




District Sub-Registrar-IV
South 24 Parganas, Alipore,
Registrar U/S Y (B) of
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AND WHEREAS After such purchase said Smt. Ishita Gupta has also mutated her name in respect of the aforesaid property in the Settlement Record of rights under mutated Khatian No.115 corresponding to mutated Dag No.330 in Mouza-Elachi containing an area of 17 satak.

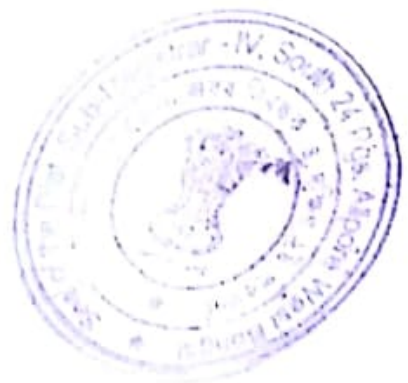
AND WHEREAS by an Indenture of Conveyance made on 18th day of **October**, 2006, the said Smt. Ishita Gupta sold transferred and conveyed free from all encumbrances **ALL THAT** demarcated portion of land containing an area of 5 (Five) Cottahs and 2 (two) Chittacks and 22^{1/2} Sq.ft. with temporary structure standing thereon out of the aforesaid land area of 10 cottahs and 5 chittacks appertaining to Khatian Nos.181 comprised in Dag Nos.262 (Portion) of Mouza – Mouza- Elachi, J.L. No. 70, Touzi No. 51 and 52 , R.S. No. 223, Pargana Magura, now within Rajpur- Sonarpur Municipality, formerly Rajpur Municipality, **being portion of Municipal Holding No. 8**, Nalini Maitra Road, Ward No. 24. Police Station- Sonarpur, District- 24 Parganas (south), Sub-Registry Office, Additional District Sub-Registrar Office-Sonarpur, District Sub-Registrar office at Alipore, in the District of South 24 Parganas as delineated in the **RED** Border Line of the Map or Plan annexed hereto to **M/S. ASHA ELECTRONICALS**, a proprietorship concern, represented by its Sole proprietress **MRS. RINA RAU**, wife of Sri T. V. S. Rau, at and for the consideration as mentioned in the said Deed of Sale. The said Deed of Sale was registered in the office of the District Sub-Registrar –IV at Alipore, South 24 Parganas and recorded in Book No.I, C.D. Volume No. 5, Pages from 2928 to 2939, being No.00616 for the year 2008.



Sub-Registrar -
Sub 24 Parganas, Alipora,
Registrar U/S T (R) of
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AND WHEREAS by another Indenture of Conveyance made on 18th day of October, 2006, the said Smt. Ishita Gupta sold transferred and conveyed free from all encumbrances **ALL THAT** remaining demarcated portion of land containing an area of 5 (Five) Cottahs and 2 (two) Chittacks and 22¹/₂ Sq.ft. with temporary structure standing thereon appertaining to Khatian Nos.181 comprised in Dag Nos.262 (Portion) of Mouza – Mouza-Elachi, J.L. No. 70, Touzi No. 51 and 52 , R.S. No. 223, Pargana Magura, now within Rajpur- Sonarpur Municipality, formerly Rajpur Municipality, 8, Nalini Maitra Road, Ward No. 24. Police Station- Sonarpur, District- 24 Parganas (south), Sub-Registry Office, Additional District Sub-Registrar Office-Sonarpur, District Sub-Registrar office at Alipore, in the District of South 24 Parganas, as delineated in the **GREEN** Border Line of the Map or Plan annexed hereto to **M/S. ASHA ENTERPRISES**, a proprietorship concern, represented by its Sole proprietress **MRS. ASHA RAU**, wife of Sri Radheshyam Rau, at and for the consideration as mentioned in the said Deed of Sale. The said Deed of Sale was registered in the office of the District Sub-Registrar –IV at Alipore, South 24 Parganas and recorded in Book No. I, C.D. Volume No. 7, Pages from 2395 to 2406, being No.01112 for the year 2008.

AND WHEREAS by a Deed of Conveyance made on 10th day of November, 2010, the said **M/S. ASHA ELECTRONICALS**, a proprietorship concern, represented by its Sole proprietress **MRS. RINA RAU**, wife of Sri T.V.S. Rau sold transferred and conveyed free from all encumbrances **ALL THAT** piece and parcel of land containing an area of 5 (Five) Cottahs and 2 (two) Chittacks and 22¹/₂ Sq.ft. with temporary



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Registrar - IV
South 24 Parganas, Alipora
Registrar U/S T (B) of
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structure standing thereon appertaining to Khatian Nos.181 comprised in Dag Nos.262 (Portion) of Mouza – Mouza- Elachi, J.L. No. 70, Touzi No. 51 and 52 , R.S. No. 223, Pargana Magura, now within Rajpur- Sonarpur Municipality, formerly Rajpur Municipality, 8, Nalini Maitra Road, Ward No. 24. Police Station- Sonarpur, District- 24 Parganas (south), Sub-Registry Office, Additional District Sub-Registrar Office-Sonarpur, District Sub-Registrar office at Alipore, in the District of South 24 Parganas, as delineated in the **RED** Border Line of the Map or Plan annexed hereto to **M/S. ASHA ENGINEERS**, a proprietorship concern, represented by its Sole proprietor **MR. T.V.S. RAU**, Son of Late T.V. Venkata Rau at and for the consideration as mentioned in the said Deed of Sale. The said Deed of Sale was registered in the office of the District Sub-Registrar –IV at Alipore, South 24 Parganas and recorded in Book No. I, C.D. Volume No. 29, Pages from 584 to 595, being No.08366 for the year 2010.

AND WHEREAS the Vendors are in urgent need of money and they jointly desire to sell their respective aforesaid land comprising with **ALL THAT** piece and parcel of Land total measuring 10 (ten) Cottahs and 5 (five) Chittacks be the same or a little more or less with temporary structure comprised in Sabek Dag No. 262 (portion) corresponding to Hal Dag No. 330 under Sabek Khatian No. 181 Corresponding to Hal Khatian No.115 of Mouza- Elachi, J.L. No. 70, Touzi No. 51 and 52 , R.S. No. 223, Pargana Magura, now within Rajpur- Sonarpur Municipality, formerly Rajpur Municipality, Municipal Holding No. 8, Nalini Maitra Road, Ward No. 24. Police Station- Sonarpur, District- 24 Parganas (south) more fully described



[Signature]
Registrar of Companies
South Zone, Alipore.
Registrar U/S I (A) of
Registration Act 1956
5 AUG 2011

in the Schedule below and delineated with red and Green 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.15,51,700/- (Rupees Fifteen lakh fifty one thousand seven hundred) only out of which Rs.7,75,850/- (Rupees Seven lakh seventy five thousand eight hundred fifty) only shall be payable to Vendor No.1 Asha Engineers and Rs.7,75,850/- (Rupees Seven lakh seventy five thousand eight hundred fifty) only shall be payable to Vendor No.2 Asha Enterprises and the Vendors have accepted and agreed the same.

AND WHEREAS after coming to know the said desire of the Vendors, the Purchaser has offered the Vendors to purchase the said property containing an area of 10 (Ten) Cottahs 5 (Five) Chittacks more or less out of which from Vendor No.1 the land area measuring 5 (Five) Cottahs 2 (Two) Chittacks and 22¹/₂ Sq.ft. as described in the **RED** Border Line in the Map or Plan annexed hereto and from Vendor No.2 the land area measuring 5 (Five) Cottahs 2 (Two) Chittacks and 22¹/₂ Sq.ft. as described in the **GREEN** Border Line in the Map or Plan annexed hereto at a valuable consideration of Rs.15,51,700/- (Rupees Fifteen lakh fifty one thousand seven hundred) only out of which Rs.7,75,850/- (Rupees Seven lakh seventy five thousand eight hundred fifty) only shall be payable to Vendor No.1 Asha Engineers and Rs.7,75,850/- (Rupees Seven lakh seventy five thousand eight hundred fifty)



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Sub-Registrar-1
Sub-Division, Alipore
Registrar U/S I (B) of
Registration Act 1908
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only shall be payable to Vendor No.2 Asha Enterprises and the Vendors have accepted and agreed the same.

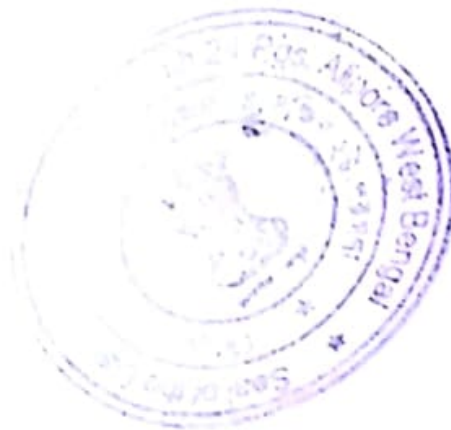
HOW THIS DEED WITNESSETH AS FOLLOWS:

That in pursuance of the said agreement and in consideration of the said sum of Rs.15,51,700/- (Rupees Fifteen lakh fifty one thousand seven hundred) only out of which Rs.7,75,850/- (Rupees Seven lakh seventy five thousand eight hundred fifty) only truly paid by the Purchaser to Vendor No.1 Asha Engineers and Rs.7,75,850/- (Rupees Seven lakh seventy five thousand eight hundred fifty) only truly paid by the Purchaser to Vendor No.2 Asha Enterprises only 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 which had been acquired by the Vendors by virtue of 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



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Registrar of Companies
West Bengal, Alipore
Registrar U/S T (B) of
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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



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Registrar of Companies,
Alipore West, Bengal
Registrar U/S F (R) of
Registration Act 1909
= 5 AUG 2011

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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 FURTHER 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 Assessment Register of the Rajpur- Sonarpur



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Registrar Sub-Registrar
South 24 Parganas, Alipore
Minister U/S I (B) of
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5 AUG 2011

Municipality and 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 Land total measuring 10 (ten) Cottahs and 5 (five) Chittacks be the same or a little more or less with 200 Sq.ft.R.T.S. standing thereon out of which purchased from Vendor No.1 the land area measuring 5(Five) Cottahs 2 (Two) Chittacks and 22¹/₂ Sq.ft. with 100 Sq.ft. R.T.S standing thereon as described in the **RED** Border Line in the Map or Plan annexed hereto and purchased from Vendor No.2 the land area measuring 5(Five) Cottahs 2 (Two) Chittacks and 22¹/₂ Sq.ft. with 100 Sq.ft. R.T.S. standing thereon as described in the **GREEN** Border Line in the Map or Plan annexed hereto comprised in Plot No.27, Sabek Dag No. 262 (portion) corresponding to Hal (Mutated) Dag No. 330 under Sabek Khatian No. 181 Corresponding to Hal (mutated) Khatian No.115 of Mouza- Elachi, J.L. No. 70, Touzi No. 51 and 52 , R.S. No. 223, Pargana Magura, now within Rajpur- Sonarpur Municipality, formerly Rajpur Municipality, Municipal Holding No. 8, Nalini Maitra Road, Ward No. 24. Police Station- Sonarpur, District- 24 Parganas (south), with all easement rights of Common Passage and all easement and quasi-easement right attached thereto, butted and bounded as follows:-

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Ashe Rani



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Sub-Registrar-IV
South 24 Parganas, Alipore
Registrar U/S T (S) of
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ON THE NORTH : 20 ft. wide common road.
 ON THE SOUTH : C.S. Dag No.265.
 ON THE EAST : 25 ft. wide UB Road.
 ON THE WEST : Plot No.26

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

above named At **KOLKATA**

in the presence of :

1. Rudranarayan Roychowdhuri
 10, Old Post Office Street,
 Kolkata - 1

2. Forcible K. S. Ghosh

ASHA ENTERPRISES
 Proprietor

(T.V.S. RAU)

ASHA ENTERPRISES
 Asha Rau
 Proprietor

Drafted by me :

Apurba Kumar Ghosh

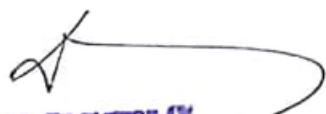
(APURBA KUMAR GHOSH)
 Advocate,
 High Court, Calcutta

Typed by:

Subrata Chakrabarty

(SUBRATA CHAKRABARTY)
 10, Old Post Office Street,
 Kolkata - 700001.




District Sub-Registrar-IV
South 24 Parganas, Alipore,
Minister U/S I (B) of
Registration Act 1908
= 5 AUG 2011

MEMO OF CONSIDERATION

RECEIVED Rs.15,51,700/- (Rupees Fifteen lakh fifty one thousand seven hundred) only out of which Rs.7,75,850/- (Rupees Seven lakh seventy five thousand eight hundred fifty) only truly paid by the Purchaser to Vendor No.1 Asha Engineers and Rs.7,75,850/- (Rupees Seven lakh seventy five thousand eight hundred fifty) only truly paid by the Purchaser to Vendor No.2 Asha Enterprises as the entire consideration money for the property sold hereby as per following Memo :-

Pay order No.	Date	Drawn on	Amount (Rs.)	In favour of
019858	04.08.2011	Bank of India Park Circus Branch	7,75,850.00	Asha Engineers
019859	04.08.2011	-Do-	<u>7,75,850.00</u>	Asha Enterprises
Total			Rs. <u>15,51,700.00</u>	

(Rupees Fifteen lakh fifty one thousand seven hundred) only.

WITNESSES

1. *Kudranbajayachoudhury*

2. *Praveen Kumar*

ASHA ENGINEERS
[Signature]
Proprietor

ASHA ENTERPRISES
Asha Kan.
Proprietor

SIGNATURE OF THE VENDORS



✓
Special Sub-Registrar
District Registrar, Alipore
Registration No. 1 (N) of
Registration Act 1908
5 AUG 2011

SPECIMEN FORM FOR TEN FINGER PRINTS

ASHA
ASHA



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

45



Asha Ran

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



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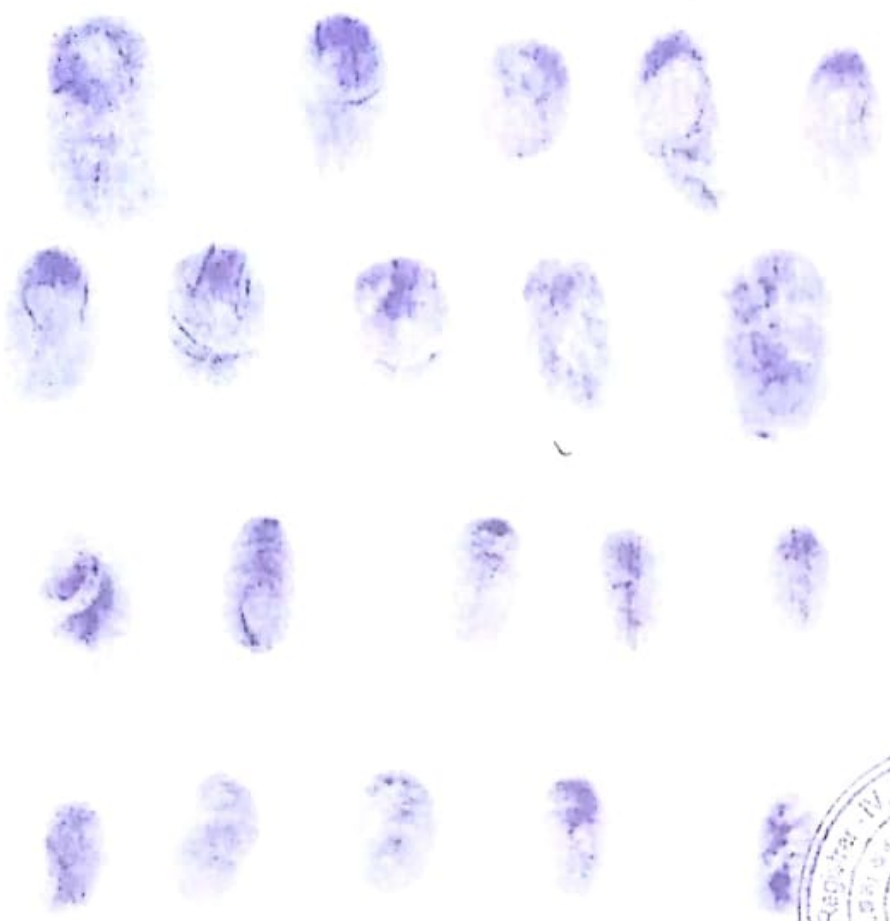
	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



[Handwritten signature]

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

NO. 15
PARGA
UNDER



[Signature]
Registrar-IV
South 24 Parganas, Alipore
Registrar U/S T (B) of
Registration Act-1908
= 5 AUG 2011

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SALE DEED PLAN OF PLOT NO. 27, AT MUNICIPAL HOLDING NO. 8, NALINI MAITRA ROAD, WARD NO. - 24, COMPRISED IN C. S. ^(SABEK) DAG NO. 262(P), KHATIAN NO. 181, J. L. NO. - 70, MOUZA - ELACHI, TOUZI NO. 51 AND 52, R. S. NO. 223, PARGANA - MAGURA, P. S. - SONARPUR, DIST. - 24-PARGANAS(SOUTH), UNDER RAJPUR SONARPUR MUNICIPALITY. HAL(MUTATED) DAG No. 330, HAL(MUTATED) KHATIAN

SCALE :- 32'-0" FT. = 1" INCH.

-115

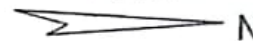
- VENDORS :- 1) M/S. ASHA ENGINEERS.
 PROPRIETOR MR. T. V. S. RAU.
- LAND AREA :- 5 K. - 2 CH. - 22½ SFT. AS SHOWN IN RED BORDER.
- R.T.S. AREA :- 100 SFT.
- 2) M/S. ASHA ENTERPRISES.
 PROPRIETOR MRS. ASHA RAU.
- LAND AREA :- 5 K. - 2 CH. - 22½ SFT. AS SHOWN IN GREEN BORDER.
- R.T.S. AREA :- 100 SFT.
- PURCHASER :- MAYFAIR PROPERTIES.
 REPRESENTED BY ITS PARTNERS :- 1) SHISHIR KUMAR GUPTA
 2) RAHUL GUPTA

FOR MAY FAIR PROPERTIES

[Signature]
 Partner

FOR MAY FAIR PROPERTIES

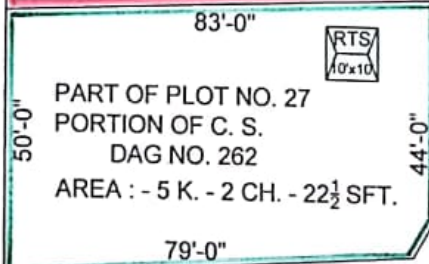
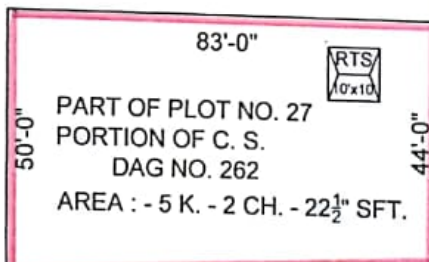
[Signature]
 Partner



[Signature]
 Proprietor
 ASHA ENGINEERS

C. S. DAG NO. 265

PLOT NO. 26



20'-0" WIDE SCHEME ROAD

ASHA ENTERPRISES
Asha Rau.
 Proprietor

25'-0" WIDE U. B. ROAD

Smondal.

DRAWN BY - S. MONDAL, BALLY.



Registrar of Companies - IV
West Bengal, Kolkata
Registration No. 123456789
5 AUG 2011