



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

Endorsement For Deed Number : I - 02189 of 2010
(Serial No. 01932 of 2010)

On 19/03/2010

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

Presented for registration at 20.48 hrs on :19/03/2010, at the Private residence by Ashok Bose , one of the Executants.

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

Execution is admitted on 19/03/2010 by

1. Ashok Bose
 Managing Director, Desire Agro Resorts Development Pvt Ltd, P-85,lake Rd, , , Thana:-Lake,
 District:-South 24-Parganas, WEST BENGAL, India, Pin :-700029 .
 By Profession: ----
 2. Arun Kedhia
 Director, M/s,ashiana Vinimay Pvt Ltd, 234/3a,acharya Jagadish Ch Bose Rd, , , Thana:-.,
 District:-Kolkata, WEST BENGAL, India, Pin :-700020 .
 By Profession: ----
 3. Sushil Kumar Saraf
 Director, Trimline Distrubutors And Management Pvt Ltd, 1/1a,vansitart Row, , , Thana:-Hare Street,
 District:-Kolkata, WEST BENGAL, India, Pin :-700001 .
 By Profession: ----
- Identified By Biswarup Chakraborty, son of Debabrata Chakraborty, Thakurpukur Ranjannagar Joka,
 , , Thana:-., District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700104 , By Caste:
 Hindu, By Profession: ----.

(Dulal Chandra Saha)
 DISTRICT SUB-REGISTRAR-IV

On 22/03/2010

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) = 70081/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 22/03/2010

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.6371599/-



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

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Government Of West Bengal
Office Of the D.S.R.-IV SOUTH 24-PARGANAS
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Certified that the required stamp duty of this document is Rs.- 382306 /- and the Stamp duty paid as:
Impresive Rs.- 500/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 48520/- is paid, by the draft number 308066, Draft Date 22/01/2010, Bank Name State Bank Of India, Chetla, received on 22/03/2010
2. Rs. 48520/- is paid, by the draft number 308065, Draft Date 22/01/2010, Bank Name State Bank Of India, Chetla, received on 22/03/2010
3. Rs. 48520/- is paid, by the draft number 308064, Draft Date 22/01/2010, Bank Name State Bank Of India, Chetla, received on 22/03/2010
4. Rs. 48520/- is paid, by the draft number 308063, Draft Date 22/01/2010, Bank Name State Bank Of India, Chetla, received on 22/03/2010
5. Rs. 47140/- is paid, by the draft number 004278, Draft Date 22/01/2010, Bank Name State Bank Of India, Alipur, received on 22/03/2010
6. Rs. 47140/- is paid, by the draft number 004277, Draft Date 22/01/2010, Bank Name State Bank Of India, Alipur, received on 22/03/2010
7. Rs. 47140/- is paid, by the draft number 004279, Draft Date 22/01/2010, Bank Name State Bank Of India, Alipur, received on 22/03/2010
8. Rs. 47140/- is paid, by the draft number 004276, Draft Date 22/01/2010, Bank Name State Bank Of India, Alipur, received on 22/03/2010

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV



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

22/03/2010 16:57:00

Joyotu Land Development Pvt. Ltd.
 Managing Director

A N D

TRIMLINE DISTRIBUTORS AND MANAGMENT PVT. LTD., a Private Ltd. Company incorporated under the Companies Act 1956, having its registered office of which is lying and situate at 1/1A, Vansitart Row, P.S. Hare Street, Kolkata - 700 001 hereinafter called and referred to as the **PURCHASER** represented by its Director **Mr. Sushil Kumar Saraf** son of Late Sitaram Saraf residing at 117, Southern Avenue, Kolkata - 700 029 (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office, executors, administrators, representatives and assigns) of the **SECOND PART**

A N D

M/s. ASHIANA VINIMAY PRIVATE LTD. a Private Ltd. Company incorporated under the Companies Act 1956, having its registered office at 234/3A, Acharya Jagadish Chandra Bose Road, FMC Fortuna Building, 1st floor, Kolkata - 700020 represented by its Director Mr. Arun Kedia son of late B.P. Kedia, residing at 10, Lord Sinha Road, Kolkata - 700 071 hereinafter called and referred to as the **CONFIRMING PARTY COMPANY** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office, executors, administrators, representatives and assigns) of the **THIRD PART**

WHEREAS one Joyotu Land Development Private Ltd., registered office of which situated at 21/D, Monohar Pukur Road, P.S. Lake, Kolkata - 700 029 represented by its Director Sri Alok Barman son of Late Kalipada Barman formerly residing at 11/1, Barickpara Road, P.S. Behala, Kolkata- 700034 and now residing at 23, Kedar Chatterjee Lane, P.S. Behala, Kolkata- 700034 was the absolute Owner, seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of agricultural land measuring about **98.16 satak** equivalent to **2 bighas 19 cottahs 7 chittacks 03 sq.ft.** pertaining to R.S. Dag No.302 & 303 under R.S. Khatian No.320/1 an area of land measuring about 20 satak, pertaining to R.S. Dag No.224,276,207/82 under R.S. Khatian No.190, 242 & 256 an area of land measuring about 28.66 satak and pertaining to R.S. Dag No.218 & 219 under R.S. Khatian No.277 an area of land measuring about 30.25 satak and pertaining to R.S. Dag No.295 under R.S. Khatian No. 84 an area of land measuring about 19 satak under Mouza - Vasa, J.L. No.20, R.S. No.92, P.S. & R.O. Bishnupur, in the District of 24 Parganas (South) by virtue of a Deed of Conveyance registered in the office of the A.D.S.R. at Alipore and recorded in Book No. - I , Being No. 02832 for the year 2005 from one **M/s. Sarada Construction Pvt. Ltd.** P.S. Behala, Kolkata - 700 034.

AND WHEREAS while seized and possessed of the said land measuring about 98.16 satak, the said Joyotu Land Development Private Ltd., Kolkata had sold and transferred the same to the Vendor Company herein by virtue of a Deed of Conveyance registered in the office of the A.D.S.R. at Alipore and recorded in the Book No.I, Being No. 2414 for the year 2006.

AND WHEREAS the Vendor Company thus became the absolute Owner, seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of agricultural land measuring about 98.16 satak equivalent to 2 bighas 19 cottahs 7 chittacks 03 sq.ft. pertaining to R.S. Dag No.302 & 303 under R.S. Khatian No.320/1 an area of land measuring about 20 satak, pertaining to R.S. Dag No.224,276,207/82 under R.S. Khatian No.190, 242 & 256 an area of land measuring about 28.66 satak and pertaining to R.S. Dag No.218 & 219 under R.S. Khatian No.277 an area of land measuring about 30.25 satak and pertaining to R.S. Dag No.295 under R.S. Khatian No. 84 an area of land measuring about 19 satak under Mouza - Vasa, J.L. No.20, R.S. No.92, P.S. & R.O. Bishnupur, in the District of 24 Parganas (South) more fully and particularly described in the schedule written hereunder and hereafter called and referred to as the "*said Property*".

AND WHEREAS while seized and possessed of the "said property" the Vendor Company entered into a written Memo of Understanding with the Confirming Party Company herein on 30th day of November, 2009 and in terms thereof the Vendor Company desired and expressed and agreed to sell and transfer an area of land measuring about **98.16** Satak more fully and particularly described in the schedule written hereunder to the Purchaser Company at the mutually agreed amount of consideration of Rs.29,75,000/= (Rupees twenty nine lacs seventy five thousand) only and the Purchaser Company is agreed to purchase the said property. It is also agreed upon by both the parties herein to abide by all terms and conditions of the said Memo of Understanding dated 30.11.2009, specially Clause No. 3 contained therein and it would form a part of this instrument.

NOW THIS INDENTURE WITNESSETH as under :

That in pursuance of the said Memo of Understanding and in consideration of the said sum of Rs.29,75,000/= (Rupees twenty nine lacs seventy five thousand) only to be true and lawful money of the Union of India in hand to the Vendor Company herein paid by the Purchaser Company at or before the execution of these presents, the receipt whereof the Vendor Company does hereby by the receipt hereunder written admitted, acknowledged of the same and hereby acquit, release and forever discharge the Purchaser Company as well as ALL THAT piece and parcel of agricultural land measuring about 98.16 satak equivalent to 2 bighas 19 cottahs 7 chittacks 03 sq.ft. pertaining to R.S. Dag No.302 & 303 under R.S. Khatian No.320/1 an area of land measuring about 20 satak, pertaining to R.S. Dag No.224,276,207/82 under R.S. Khatian No.190, 242 & 256 an area of land measuring about 28.66 satak and pertaining to R.S. Dag No.218 & 219 under R.S. Khatian No.277 an area of land measuring about 30.25 satak and pertaining to R.S. Dag No.295 under R.S. Khatian No. 84 an area of land measuring about 19 satak under Mouza - Vasa, J.L. No.20, R.S. No.92, P.S. & R.O. Bishnupur, in the District of 24 Parganas (South) more fully and particularly described in the schedule written

hereunder and hereafter called and referred to as the "said Property" the Vendor Company does hereby grant, transfer, convey, sell, assign and assure to and unto and in favour of the Purchaser Company free from all encumbrances all that the schedule land drains, water, water courses, water supply, electricity and telephone line, sewer line and other pipe lines etc. and other rights, liberties, easements, quasi-easements, appendages, appurtenances and estate right, title, interest, property claim whatsoever of Vendor Company's in the said property free from all encumbrances to hold the same absolutely and forever, comprising in R.S. Dag No.302 & 303 under R.S. Khatian No.320/1 an area of land measuring about 20 satak, pertaining to R.S. Dag No.224,276,207/82 under R.S. Khatian No.190, 242 & 256 an area of land measuring about 28.66 satak and pertaining to R.S. Dag No.218 & 219 under R.S. Khatian No.277 an area of land measuring about 30.25 satak and pertaining to R.S. Dag No.295 under R.S. Khatian No. 84 an area of land measuring about 19 satak under Mouza - Vasa, J.L. No.20, R.S. No.92, P.S. & R.O. Bishnupur, in the District of 24 Parganas (South) more fully and particularly mentioned and described in the schedule written hereunder and delineated in the plan or map annexed hereto bordered in 'Yellow' colour, hereinafter referred to as the said property or HOWSOEVER OTHERWISE the said property now is or are at any time heretofore was or were situated, butted, bounded, called, known, numbered, described or distinguished together with all and singular erections, fixtures and fittings, sewers, drains, paths, passages, lights, rights, benefits of ancient or other rights, liberties, easements, privileges, profits, advantages and appurtenances whatsoever thereto belonging to or in anywise appertaining to or with the same or any part thereof now are or at any time heretofore were held, used, occupied or enjoyed therewith or reputed to belong or taken or known as part and parcel of number thereof or appurtenant thereto with their and every of their appurtenances and the reversion and reversions, remainder and remainders and the rents, issues, profits of and from the said property in entirety hereby granted, sold, transferred, conveyed, assigned and assured or intended so to be and every part thereof AND all the estate, right, title, interest, inheritance, use, trust, possession, property claim and demand whatsoever both at law and in equity of the Vendor Company or in and upon the said property to be used by the Purchaser Company for any law full purposes only hereby granted, sold, transferred, conveyed, assigned or and/or intended so to be and also to the production and/or inspection for all lawful purposes upon payment of all costs and expenses thereof upon reasonable notice of all deeds, pattahs, muniments, writings and evidences of title whatsoever relating to or concerning the said property or any part thereof concerning the said property at any time heretofore were or was or hereafter shall or may be in the custody, possession or power of the Vendor Company TO HAVE AND TO HOLD the said property hereby granted, sold, transferred, conveyed, assigned and assured, or expressed or intended so to be unto and to the use of the purchaser Company absolutely and forever for a perfect and indefeasible estate or inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever and the Vendor Company does hereby covenant with the purchaser Company that notwithstanding any act, deed, matter, assurance or thing whatsoever by the Vendor Company made, done, executed, occasioned or suffered to the contrary the Vendor Company are now lawfully, rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to all that the said property hereby granted, sold, transferred, conveyed, assigned and assured or expressed or intended so to be unto and to the use of the

purchaser Company for a perfect and indefeasible estate or inheritance in fee simple in possession without any manner or hindrance, lawful eviction, interruption, claim or demand whatsoever from or by the Vendor Company or any person(s) lawfully or equitably claiming or to claim from under or in trust for the owners the right and privileges and that free and clear and freely and clearly and absolutely acquitted, exonerated or discharged or otherwise by the Vendor Company well and sufficiently saved and kept harmless and indemnified of from and against all and manner of former or other estates encumbrances, claims, demands, charges, liens, lispendensis, debts and attachments, whatsoever and made done executed occasioned or suffered by the Vendor Company or any person or to claim from under or in trust for the Vendor Company and that free and clear and freely and clearly and absolutely acquitted, executed, discharged, or otherwise by the Vendor Company well and sufficiently saved and kept harmless and indemnified or otherwise estates, right, title, lease, mortgage, charges, trusts, wakf, debuttar, attachments, executions, lispendensis, claim, demand and encumbrances, whatsoever made done occasioned or suffered by the Vendor Company or any person or persons lawfully or equitably claiming or to claim by from through under or trust for the Vendor Company further that the Vendor Company and all persons having or lawfully claiming any estate, right, title, interest whatsoever in the said property hereby granted, sold, transferred, conveyed, assigned and assured or any part thereof from under or in trust for the Vendor Company shall and will from time to time and at all times hereafter at the request and cost of the Purchaser Company do and execute all such deeds, acts, matters, assurances and things whatsoever for further better or more perfectly and effectually granting, transferring, conveying, assigning and assuring the said property hereby granted, sold, transferred, conveyed, assigned, assured and confirmed and every part thereof unto and to the use of the Purchaser Company in the manner aforesaid shall or may be reasonably required AND that the Purchaser Company hereby covenants that the purchasers will and shall maintain the said property and shall keep the same in good condition so that it may not cause and danger and/or prejudicially affect the other adjoining landowners or the persons claiming or to claim from through the Vendor Company or in trust for the Vendor Company into and upon the adjoining area of land belonging to the Vendor Company other than the said property hereby granted, sold, transferred, conveyed, assigned and assured or expressed or intended so to be unto and to the use of the Purchaser Company for a perfect and indefeasible estate or inheritance without any manner or condition use trust or other thing whatsoever as aforesaid the Vendor Company has now in itself good rightful power and absolute authority to grant, sale, transfer, convey, assign and assure by these presents the said property hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the use of the purchaser Company in the manner aforesaid and that the purchaser Company shall and may from time to time and at all times hereafter peaceably and quietly hold, use, possess and enjoy the said property hereby granted, sold, transferred, conveyed, assigned and assured or expressed or intended so to be unto and to the use of the purchaser Company in the manner aforesaid and to receive the rents, issuance and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendor Company or of the said property and that the purchaser company upon mutation in respect thereof will pay the rates and taxes relating to the said property.

Resorts Development Pvt. Ltd.
Managing Director

SCHEDULE ABOVE REFERRED TO
(Land to be sold)

D:

ALL THAT piece and parcel of agricultural land measuring about 98.16 satak equivalent to 2 bighas 19 cottahs 7 chittacks 03 sq.ft. pertaining to R.S. Dag No.302 & 303 under R.S. Khatian No.320/1 an area of land measuring about 20 satak, pertaining to R.S. Dag No.224,276,207/82 under R.S. Khatian No.190, 242 & 256 an area of land measuring about 28.66 satak and pertaining to R.S. Dag No.218 & 219 under R.S. Khatian No.277 an area of land measuring about 30.25 satak and pertaining to R.S. Dag No.295 under R.S. Khatian No. 84 an area of land measuring about 19 satak under Mouza - Vasa, J.L. No.20, R.S. No.92, P.S. & R.O. Bishnupur, in the District of 24 Parganas (South) together with the common right of user of the road as per the said Memo of Understanding dated 30.11.2009 and butted and bounded as

under: Dag NO - 207/00082 - 7.17 Dec, Dag NO - 218 - 15.13 Dec, Dag NO - 219 - 15.13 Dec, Dag NO - 224 - 7.17 Dec, Dag NO - 276 - 7.17 Dec, Dag NO - 295 - 19 Dec, Dag NO - 302 - 10 Dec, Dag NO - 303 - 10 Dec.

ON THE NORTH : land under Dag No.301
ON THE EAST : land under Dag No.305 & 306
ON THE SOUTH : land under Dag No. 335 & 336
ON THE WEST : land under Dag No. 360, 361 & 362

Resorts Development Pvt. Ltd.
Managing Director

Resorts Development Pvt. Ltd.
Managing Director

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hand and signature on the day, month and year first above written.

SIGNED, SEALED & DELIVERED
in presence of :

1. Rajit Adhikary
38A/4 Tyotish Roy Road.
Kolkata - 700053.

Resorts Development Pvt. Ltd.
Managing Director

SIGNATURE OF THE VENDOR

2. Francis Mendel
38A/4 Tyotish Roy Road.
Kolkata - 700053

SIGNATURE OF THE PURCHASER

ASHIANA VINIMAY PVT. L.D.
Director

SIGNATURE OF THE CONFIRMING PARTY COMPANY

Drafted by

Advocate, High Court, Kol.

MEMO OF CONSIDERATION :

RECEIVED by the within named Vendor Company from the within-named PURCHASER Company the total consideration for Rs. 29,75,000..../- (Rupees ~~Twenty Nine Lacs Seventy five thousand~~) only on account of Sale of the said in the manner noted below : By Cheque vide NO- 572157 of A.B.N. AMRO Bank, 18A Bozabourne Road, Dist- 700001 of Rs 25,35,000/- (Twenty Five Lacs Thirty Five Thousand) only and Cash of Rs 4,40,000/- (Rupees Four Lacs Forty thousand) only . dated- 19.03 2010.


SIGNED AND DELIVERED
IN PRESENCE OF :

1. Rajit Adhikary
38/A/4, Jyotish Roy Road,
Kolkata - 700053,


 Agro Resorts Development Pvt. Ltd.
 Managing Director

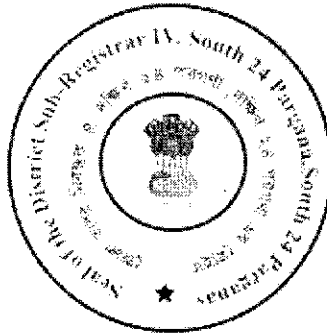
SEAL & SIGNATURE OF THE VENDOR


2. Prunab Mandal
38/A/4, Jyotish Roy Road,
Kolkata - 700053,


 Agro Resorts Development Pvt. Ltd.
 18A Bozabourne Road,
 Dist- 700001, Kolkata - 700001

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 8
Page from 2847 to 2859
being No 02189 for the year 2010.















(Dulal Chandra Saha) 31-March-2010
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R.-IV SOUTH 24-PARGANAS
West Bengal

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					












Name

Signature

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					












Name : ASHOK BOSE

Signature 

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name SUSHIL KUMAR SARAF

Signature 

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name ARUN KUMAR KEDIA

Signature 