

P/03312

I-02/02

1000Rs.



NOT ONLY STAMPED AS PER
MARKET VALUE FEES REALISED
AS PER VALUATION FORTH & KEPT
L. D. R. & Collector up
to of L. R. Sec of Stamp

28 MAY 2003

G. O. No.-2321-F. T. & 2336-F. T. of 23/12/06 & 28/12/06

M. V. Rs. 1,02,330/-
60% of D. Stamp Duty Rs. 2487/- + 10/-
60% of D. A. Fee Rs. 347/- + 2497/-
It is been Realised on 02/11/06
us per Banker's Cheque/Bank Draft
No. 962439963 Dated 20/12/05 02/11/06
of

DEED OF SALE

Valued at Rs. 40,000.00

(Rupees Forty thousand) Only

COLLECTOR

3 MAR 2006

THIS INDENTURE made this 22nd day of May, 2003 (Two Thousand Three of the Christian Era).

BETWEEN

JIBANANANDA PAUL, Son of Late Krishna Lal Paul, by faith - Hindu, by occupation - Business, residing at Kotrang G.T. Road, P.S. Uttarpara, District - Hooghly, being represented by his Lawful and Legal Attorney (1) **SRI ASHOKE KUMAR PAUL** and (2) **SRI ARUP KUMAR PAUL**, both sons of late Nityananda Paul, both residing at Siti, P.O. Kazipara, P.S. Barasat, District - North 24 Parganas, both by faith - Hindu, both by

occupation - Business.
Admissible under Rule 27 of the W.B.L.R. Act under section 5 - 1908 (XVI of 1908) duly stamped under the Indian stamped 1899 Schedule I A. No. 20

Additional District Sub-Registrar
North 24 Parganas

- 3 MAR 2006

Fees Paid.....
D. fee R.s.....

3/1
1.50
2100/-
28/5/03
344
70

1000Rs.



(2)

By a Registered *General Power of Attorney* duly registered in Book No. IV, Power Deed No. 00069, dated 13.2.2003, duly registered at D.R.-II Barasat, District - North 24 Parganas, hereinafter called and referred to as the **VENDOR** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns of the **FIRST PART**).

AND

RABINDRANATH SAHA, son of Late Narendra Nath Saha, by faith - Hindu, by occupation - Business, residing at C/o Barun Chandra Dutta, Village - Ramkrishnapur, P.O. & P.S. Barasat, District - North 24 Parganas, Kolkata-700124, hereinafter called and referred to as the **PURCHASER** (which terms of expression shall unless excluded by or repugnant to the context be deemed

1000Rs.



(3)

to mean and include his heirs, executors, administrators, legal representatives and assigns of the **SECOND PART.**

AND

M/S DESIRE AGRO RESORTS DEVELOPMENT PVT. LTD.

having its registered office at P/594 Purña Das Road, P.S. Lake, Kolkata-700 029, City Office : P/85, Lake Road, Kolkata-700 029, hereinafter called and referred to as the **CONFIRMING PARTY** its Managing Director **SHRI SANJAY KUMAR SHAW**, Son of Mewalal Shaw, residing at P-23, Dobson Lane, Howrah-711101, (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its authorised representatives, successors, successor-in-office and assigns) of the **THIRD PART.**

WHEREAS the Vendor Jibanananda Paul, Son of Krishnalal Paul,

100Rs.



(4)

residing at Kotrang G.T. Road, P.S. Uttarpara, District - Hooghly, purchase the land by a registered Deed of Sale, dated 30.10.58 registered at the office of the S.R. Barasat, recorded as Book No. I, Volume No. 93, pages 85 to 87, Being No. 9273, Land of C.S. & R.S. Dag No. 633, L.R. Dag No. 539 (Danga) of C.S. Khatian No. 198, R.S. Khatian No. 199, L.R. Khatian No. 600 of Mouza - Siti, J.L. No. 101, Pargana - Anowarpur, P.S., A.D.S.R.O. and Municipality Barasat, District - North 24 Parganas from Amena Khatun Bibi, wife of Amir Ali Mondal of Siti, P.S. Barasat, District - North 24 Parganas. AND WHEREAS by virtue of the aforesaid Deed the said Amena Khatun Bibi herein become the absolute owner of Sixteen annas owner of the said land fully described in the

100Rs.



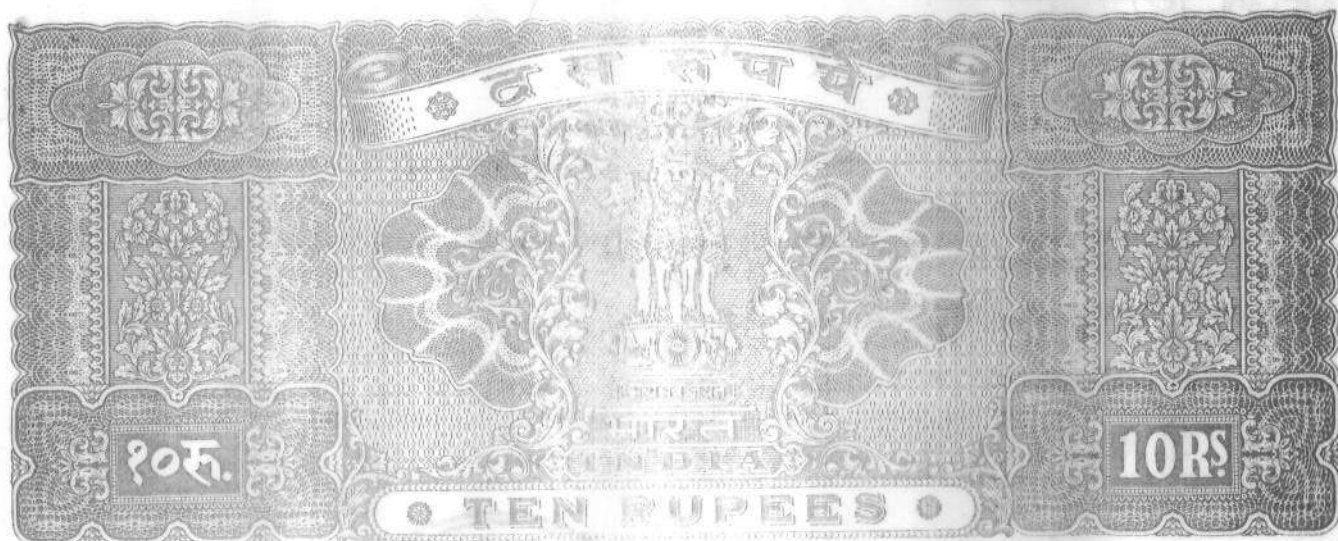
(5)

schedule hereunder written and the said Vendor was in continuous possession of the said land having unfettered right title and interest morefully described in the Schedule hereunder written and intended to be here by sold.

AND WHEREAS the Vendor entered into an agreement with the Confirming Party and appointed the Confirming Party for sale and development of the said land. The Vendor and the Confirming Party come to an understanding for disposal of the said land, an agreement was executed by and between the above parties.

AND WHEREAS the Vendor herein lawfully and absolutely seized and possessed of and otherwise well and sufficiently entitled to and have/has been using and enjoying the said

10Rs.



(6)

property after paying rents, issues, taxes, rates and revenues.
AND WHEREAS the Purchaser herein has response of the offer agreed purchase and the Vendor agreed to sell the said Plot No. 50 comprised in area of land 2 cottahs = more or less 3.30 Decimals with the facilities available in Mouza - Siti, Land of C.S. & R.S. Dag No. 633, L.R. Dag No. 539 (Danga) of C.S. Khatian No. 198, R.S. Khatian No. 199, L.R. Khatian No. 600 of Mouza - Siti, J.L. No. 101, Pargana - Anowarpur, P.S., A.D.S.R.O. and Municipality Barasat, District - North 24 Parganas, morefully described in the Schedule hereunder written and branches at a total amount of Rs. 40,000.00 (Rupees Forty thousand) only the full consideration money.

(7)

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement and in consideration thereof sum of Rs. 40,000.00 (Rupees Forty thousand) only has been given by the Purchaser to the Vendor this day in the manner aforesaid described in the memo of consideration given towards the price of the said land and/or from the same and every part thereof the Vendor doth hereby acquit, release, sell, transfer, grant, convey, assure the said land unto the said purchaser all that piece and parcel of land measuring 2 cottahs of Mouza Siti, J.L. No. 101, Touzi no. 146, Pargana Anowarpur, Ward no. 11, Holding No. 49 comprising in Land of C.S. & R.S. Dag No. 633, L.R. Dag No. 539 (Danga) of C.S. Khatian No. 198, R.S. Khatian No. 199, L.R. Khatian No. 600 of Mouza - Siti, P.S., A.D.S.R.O. and Municipality Barasat, District - North 24 Parganas morefully and particularly described in the Schedule hereunder written and in accordance with the site plan enclosed hereto or howsoever otherwise as well as the said land and hereditaments now is or are heretofore was or were situated, butted, bouned, called knwon numbered described or distinguished togetherwith all paths muniments described or distinguished right to user in common passages ways, sewers, drains, ditches hedges shrubs water courses and all other former and ancient rights lights liberties privileges benefits easements and appurtenances whatsoever to the said land belonging to or in anywise appertaining thereto and reversion or reversions remainder or remainders and the taxes, issues and profits thereof and all the deeds, muniments writings evidences of title whatsoever relating thereto or concerning the said land and every part thereof which are or may hereafter be in the custody power control or possessing of the vendor may procure the said without any lawful eviction or action or suit to have and to hold the said land and

(8)

hereditaments so far as to be unto and said purchaser absolutely to be unto the said Purchaser absolutely free from all encumbrances on the terms and conditons appended below and the vendor doth hereby covenant with the purchaser that notwithstanding any act, deeds, things whatsoever made done and executed or knowingly suffered to the contrary the vendor now has good right full power and absolute authority and the vendor indefeasible title to grant, convey, transfer or sell the said land hereby sold transferred and conveyed or expressed or intended to be unto and to the use of the Purchaser or the said land to the purchaser and the purchaser shall may at all times hereafter peaceably and quietly hold possess and enjoy the said land or every part thereof and pay the tax to the Colletor 24 Parganas (North) for the State of West Bengal upon getting up receive the taxes issues and profits thereof without any lawful eviction interruption claim and demand whatsoever or any person or persons lawfully or equitably claiming from under or in trust for the vendor or any of the predecessors in title and that free and clear and freely and clearly and absolutely acquitted, exonerated and discharged saved harmless and keep the said purchaser indemnified from or against all charges water courses encumbrances created by the Vendor or any their predecessors in title and free that free from all encumbrances whatsoever made or suffered by the Vendor or any person or persons lawfully or equitably claiming any estate or interest upon the said land or part there from under or for the Vendor and shall and will from to time hereafter the request and costs of the Purchaser do and execute or cause to be done and executed all such lawful acts, deeds and things whatsoever matter or for further and more perfectly assuring and conveying the said land to be and unto the said purchaser as shall or

may be reasonably required.

The Vendor further declares that the land hereby sold has not been is no charge lease, lien, lispens in respect of the said land. No case or proceedings is pending before any Court of Law against the said property hereby sold. The Vendor sold the said land morefully and particularly described in the Schedule hereunder written while having good and marketable title and free from all encumbrances, the purchaser shall be entitled to proper maintenance of the common areas and facilities like roads, water, water courses, sewerages park is land and lights posts telephone connections boxes letter box etc. The Vendor also undertake to execute and register any supplementary Deed or Deeds of Rectification favour of the purchaser at the costs of the purchaser if any error or omission is transpired in this Deed in future.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Danga Land measuring 2 two Cottahs = more or less 3.30 Decimals being Plot No. 50, being Land of C.S. & R.S. Dag No. 633(P)-L.R. Dag No. 539(P)(Danga) of C.S. Khatian No. 198, R.S. Khatian No. 199, L.R. Khatian No. 600 of Mouza - Siti, J.L. No. 101, Pargana - Anowarpur, P.S., A.D.S.R.O. and Municipality Barasat, District - North 24 Parganas, and the said property morefully shown and delineated with the colour RED map or plan annexed herewith and the said property is butted and bounded below :

- On the North : Plot No. 51.
- On the South : Plot No. 49.
- On the East : 22 ft. wide Road.
- On the West : Land of others.

(10)

IN WITNESS WHEREOF the Vendor has set and subscribed her hand and seal on the day, month and year first above written.

In the presence of :

1. Shyamal Krishna Kirtana
24, Poince Park,
Kolkata - 700099

2. Raja Datta.
T-137, Lake Terrace
Kolkata - 700029

Jibamada Paul being Represented
by his lawful and legal attorney

① Sri Asoke Kumar Paul ✓
② Arup Kumar Paul
Vendor

Desire Agro Res & Development Pvt. Ltd.

Sanjay M. Shaw
Director

Confirming Party

MEMO OF CONSIDERATION

RECEIVED of and from the within named purchaser within mentioned sum of Rs. 40,000.00 (Rupees Forty thousand) only being the full amount of the consideration money as per memo below :

By Cash/Cheque

Rs. 40,000.00

(Rupees Forty thousand)

Jibamada Paul being
Represented by his lawful and legal
Attorney.

WITNESSES :

1. Shyamal Krishna Kirtana
24, Poince Park,
Kolkata - 700099.

2. Raja Datta.
T-137, Lake Terrace
Kolkata - 700029

① Asoke Kumar Paul
② Arup Kumar Paul
Vendor

Desire Agro Res & Development Pvt. Ltd.

Sanjay M. Shaw
Director

Confirming Party

Drafted by
Shri Sankar Nath Ghosh.

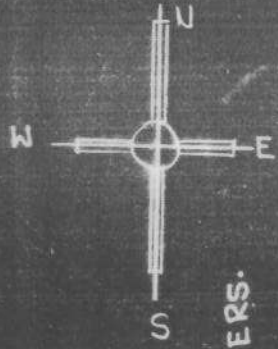
Sankar Nath Ghosh,
23/1 K.K. Mitra Road,
Barasat, 24 Parganas (N),
Licence No. II-38,
A.D.S.R.O. Barasat

Laser Setter :

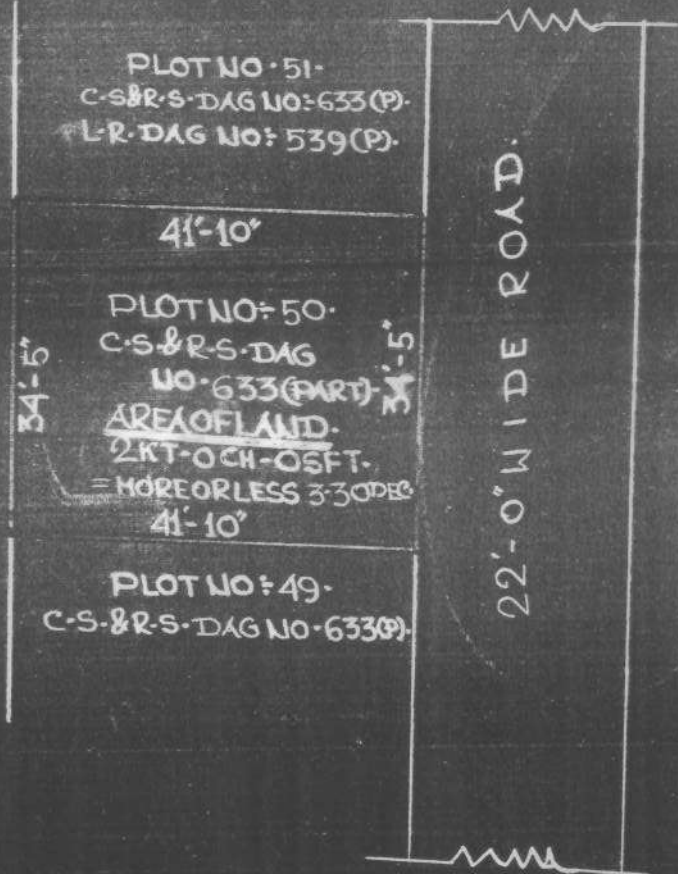
Amitava Bose

REFERENCE: (UTTARAYAN) LANDLAYOUT SITE PLAN OF:
 C-S & R-S DAG NO: 633 (PART) · L-R DAG NO: 539 (PART) · C-S.
 KHATI ANNO: 198 · R-S KHATI ANNO: 199 · L-R KHATI ANNO: 600 ·
 ATMOUZA: SITI · J-L NO: 101 · R-S NO: 50 · P-S & MUNICIPALITY:
 BARASAT · DIST: (N) · 24 PARGANAS · WARD NO: 11 · HOLDING
 NO: 49 · PLOT NO: 50 · AREA OF LAND: 2 KT-0 CH-0 SFT = MORE OR
 LESS: 3.30 DECIMALS · SOLD AREA AS SHOWN IN RED BORDER.

SCALE: 20' FT = 1" INCH.



LAND OF OTHERS.



SIGNATURE OF VENDOR.

SIGNATURE OF CONFIRMING PARTY.

SCHEDULE OF LAND (SHOWN IN RED BORDER).

PLOT NO.	C-S & R-S DAG NO.	L-R DAG NO.	C-S KH. NO.	R-S KH. NO.	L-R KH. NO.	KT.	CH.	SFT.	MORE OR LESS DECIMALS	NAME OF PURCHASER.
50	633 (P)	539 (P)	198	199	600	2	0	0	3.30	Sri Rakeindra Nath Saha.

DRAWN BY:
 S. U. GHOSH
 San Kar Nath Ghosh.
 OF: Barasat.
 Reg No. 66381.
 Date: 22.5.2003.