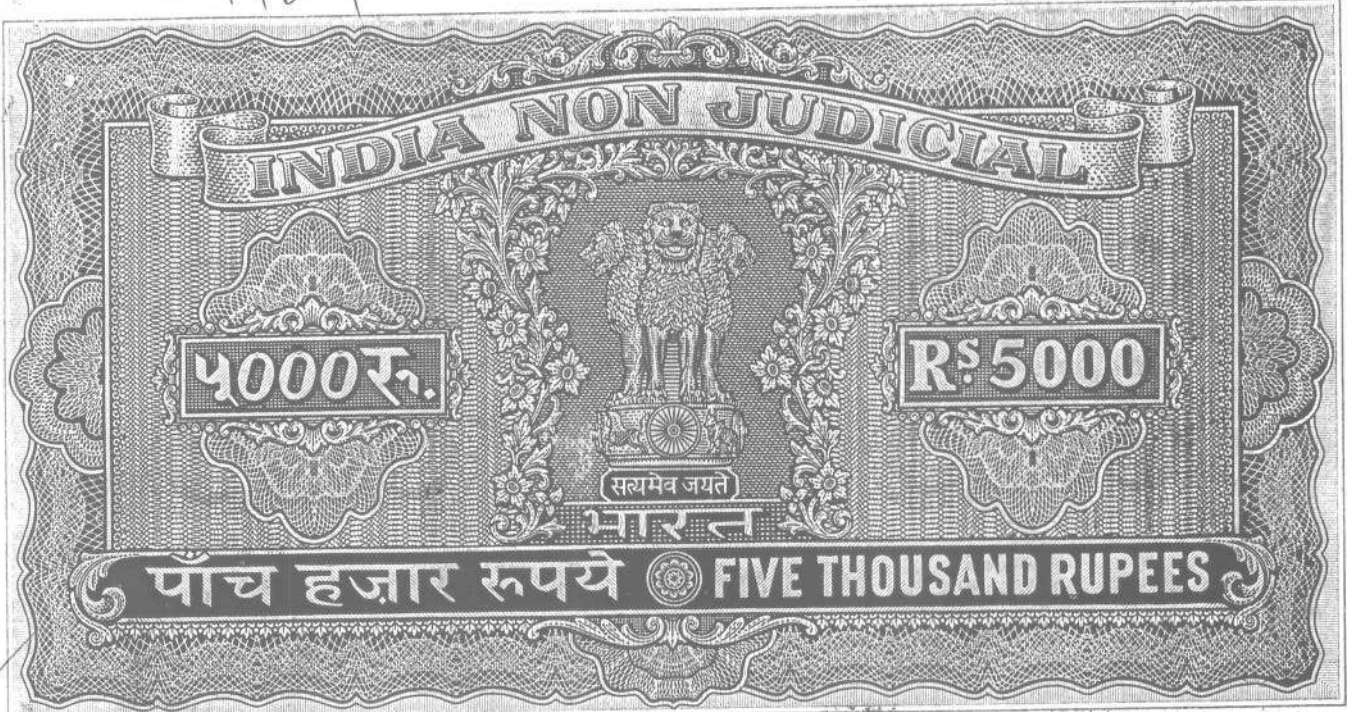


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04454

202333 5000Rs.



Certified that the document is admitted to registration. The signature sheet sheet's and the endorsement sheet sheet's attached with this document's are the part of this document.

(Signature)

Additional District Sub-Registrar
Barasat, North 24 Parganas

13 APR 2010

DEED OF SALE

Valued at Rs. 83,000.00

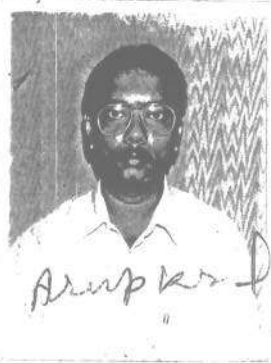
(Rupees Eighty three thousand) Only

M.V - 156000/-
P.D - 1,270
M.A - 900
M.R - 175
Paid 970

THIS INDENTURE made this 26th day of July, 2007 (Two Thousand Seven).

BETWEEN

- (1) **SMT APARNA PAUL**, Wife of Late Nityananda Paul,
 - (2) **SRI ALOKE KUMAR PAUL**, Son of Late Nityananda Paul,
- both represented by their legal and Lawful Attornies (by seperate registered General Power of Attorney, duly registered



(2)

at Book No. IV, Power of Attornies Nos. 00070 and 00071, both dated 13.2.2003, both registered at D.R.-II Barasat, North 24 Parganas), and selves **(3) SRI ASHOKE KUMAR PAUL**, and **(4) SRI ARUP KUMAR PAUL**, both sons of late Nityananda Paul, all are residing at Siti, P.O. Kazipara, P.S. Barasat, District - North 24 Parganas, all are by faith - Hindu, by occupation - No. 1 Housewife, No. 2 Service, 3 and 4 Business, hereinafter called and referred to as the **VENDORS** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns of the **FIRST PART**).

AND

1) SRI KAUSHIK BASU, Son of Ashim Kumar Basu,
2) SMT. RAMA BASU, Wife of Ashim Kumar Basu, both by faith - Hindu, by occupation - Business and House-wife respectively, by Nationality - Indian, both residing at IA-50, Sector-III, Salt Lake City, Kolkata-700097, hereinafter called and referred to as the **PURCHASERS** (which terms of expression shall unless excluded by or repugnant to the context be deemed to mean and include their 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 Purna Das Road, P.S.



(3)

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 Nityananda Paul, son of Late Krishna Lal Paul, residing at Siti, P.O. Kazipara, P.S. Barasat, District - North 24 Parganas purchased land in C.S. & R.S. Dag No. 631, C.S. Khatian No. 342, R.S. Khatian No. 344, L.R. Dag No. 539 (Part), L.R. Khatian No. 692 of Mouza - Siti from Enchan Ali Mondal, Son of late Pardeshi Mondal of Bara, P.S. Barasat, District - North 24 Parganas by a registered Sale Deed vide no. 6379, dated 07.08.1972 duly registered in Book No. I, Volume No. 66, pages from 239 to 240, registered at S.R.O. Barasat took khas possession from therein and became the absolute owner in khas possession of said land in said Dag.

AND WHEREAS by virtue of the aforesaid Deed the said Nityananda Paul herein become the absolute owner of Sixteen annas owner of the said land fully described in the schedule hereunder written.

AND WHEREAS while said Nityananda Paul was in khas possession of the hereunder schedule below property died on 15.05.2000 leaving behind his only wife and three sons namely (1) Smt. Aparna Paul (wife), (2) Sri Ashoke Kumar Paul (son), (3) Sri Alope Kumar Paul (son) and (4) Sri Arup Kumar Paul (son) as his only legal heirs.

AND WHEREAS the Vendors of this sale deed become the absolute owners in khas possession of hereunder property by dint of inheritance from their husband and father Nityananda Paul (since deceased) and become the absolute owners in khas possession of the hereunder property and the Vendors have good marketable right, title and interest of the schedule hereunder property to sell the purchase of this sale deed.

AND WHEREAS the Vendors entered into an agreement with the Confirming Party and appointed the Confirming Party for sale and development of the said land. The Vendors 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 Vendors herein lawfully and absolutely seized and possessed of and otherwise well and sufficiently entitled to and have/has been using and enjoying the said property after paying rents, issues, taxes, rates and revenues.

AND WHEREAS the Purchaser herein has response of the

(5)

offer agreed purchase and the Vendors agreed to sell the said **Plot No. 72** comprised in area of land 3 cottahs more or less or 4.96 decimal with the facilities available in Mouza - Siti, C.S. & R.S. Dag No. 631, C.S. Khatian No. 342, R.S. Khatian No. 344, L.R. Dag No. 539 (Part), L.R. Khatian No. 692 of Mouza - Siti, A.D.S.R.O. Barasat, District - North 24 Parganas, morefully described in the Schedule hereunder written and branches at a total amount of Rs. 83,000.00 (Rupees Eighty three thousand) only the full consideration money.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement and in consideration thereof sum of Rs. 83,000.00 (Rupees Eighty three thousand) only has been given by the Purchasers to the Vendors 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 Vendors doth hereby acquit, release, sell, transfer, grant, convey, assure the said land unto the said purchaser all that piece and parcel of land measuring 3 cottahs of C.S. & R.S. Dag No. 631, C.S. Khatian No. 342, R.S. Khatian No. 344, L.R. Dag No. 539 (Part), L.R. Khatian No. 692 of Mouza - Siti, P.S. and A.D.S.R.O. 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

(6)

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 Vendors may procure the said without any lawful eviction or action or suit to have and to hold the said land and hereditaments so far as to be unto and said purchaser absolutely to be unto the said Purchasers absolutely free from all encumbrances on the terms and conditons appended below and the Vendors doth hereby covenant with the purchaser that notwithstanding any act, deeds, things whatsoever made done and executed or knowingly suffered to the contrary the Vendors now has good right full power and absolute authority and the Vendors indefeasible title to grant, convey, transfer or sell the said land hereby sold transferred and conveyed or expressed or

(7)

intended to be unto and to the use of the Purchasers or the said land to the purchasers 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 Vendors 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 Vendors or any their predecessors in title and free that free from all encumbrances whatsoever made or suffered by the Vendors 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 Vendors and shall and will from to time hereafter the request and costs of the Purchasers 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 purchasers as shall or may be reasonably required.

The Vendors 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 Vendors 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 purchasers 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 Vendors also undertake to execute and register any supplementary Deed or Deeds of Rectification favour of the purchasers 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 named as UTTARAYAN, measuring 3 Three Cottahs more or less 4.96 Decimals being **Plot No. 72**, C.S. & R.S. Dag No. 631, C.S. Khatian No. 342, R.S. Khatian No. 344, L.R. Dag No. 539 (Part), L.R. Khatian No. 692 of Mouza - Siti, J.L. No. 101, Touzi No. 146, Pargana - Anowarpur, P.S., A.D.S.R.O. and Municipality Barasat, Ward No. 11, Holding No. 49, District - North 24 Parganas, and the said property morefully

(9)

shown and delineated with the colour RED map or plan annexed herewith and the said property is butted and bounded below:

On the North : 22 feet wide road.

On the South : 22 feet wide road and Plot No. 77 and 79.

On the East : Plot No. 71.

On the West : Plot No. 73.

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

In the presence of :

1. Devobrata Choudhary
of Adarsh

2. Md. Rafiq
v- Mandalgathi

Ashok Kumar Paul
Arup Kumar Paul

Self and as the constituted Attorney
for Apatinapaul & Alok Kumar Paul.

Vendors

X
Sanjay Kumar Shrivastava
Confirming Party

MEMO OF CONSIDERATION

RECEIVED of and from the within named purchasers within mentioned sum of Rs. 83,000.00 (Rupees Eighty three thousand) only being the full amount of the consideration money as per memo below :

By Cash/Cheque Rs. 83,000.00
(Rupees Eighty three thousand)

WITNESSES :

1. *Devendra Choudhary*
of Barasat

Asoke Kumar Paul
Arup Kumar Paul
Self and as the constituted Attorney
for Aparna Paul & Alok Kumar Paul

2. *Mr. Rajiv*
v- Mandalgalli

Vendors

Singh
Confirming Party

Drafted by :
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
Amitava Bose
Sankar1D/AB



Government Of West Bengal
Office Of the A. D. S. R. BARASAT
District:-North 24-Parganas

Endorsement For Deed Number : I - 02733 of 2010
(Serial No. 04454 of 2007)

On 02/08/2007

Payment of Fees:

Fee Paid in rupees under article : A(1) = 902/- ,E = 7/- on 02/08/2007

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.-156000/-

Certified that the required stamp duty of this document is Rs.- 9360 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

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

Presented for registration at 13.04 hrs on :02/08/2007, at the Office of the A. D. S. R. BARASAT by Asoke Kr. Paul, one of the Executants.

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

Execution is admitted on 02/08/2007 by

1. Sanjay Kr. Shaw, Director, M/s- Desire Agro Resorts Development Pvt. Ltd, P/594 Purna Das Rpad, 700029, By Profession : Business
2. Ashoke Kr Paul, son of Lt Nityananda Paul , Siti Kazipara N 24pgs , Thana Barasat, By Caste Hindu, By Profession : Business
3. Arup Kr Paul, son of Lt Nityananda Paul , Siti Kazipara N 24pgs , Thana Barasat, By Caste Hindu, By Profession : Business

Identified By Sankar Nath Ghosh, son of Lt Ajit Kr Ghosh, 23/1 K. K. Mitra Road ,Thana: Barsat, By Caste: Hindu, By Profession: Deed Writer.

Executed by Attorney

Execution by

1. Asoke Kr. Paul, son of Lt. Nityananda Paul , Siti Kazipara N 24 Pgs, Thana : Barasat, By Caste Hindu, By Profession : Business,as the constituted attorney of 1. Aparna Paul 2. Alope Kumar Paul is admitted by him.
2. Arup Kr. Paul, son of Lt. Nityananda Paul , Siti Kazipara N 24 Pgs, Thana : Barasat, By Caste Hindu, By Profession : Business,as the constituted attorney of 1. Aparna Paul 2. Alope Kumar Paul is admitted by him.

Identified By Sankar Nath Ghosh, son of Lt Ajit Kr Ghosh, 23/1 K. K. Mitra Road ,Thana: Barsat, By Caste: Hindu, By Profession: Deed Writer.

(Supriya Chattopadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

(Supriya Chattopadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

13/04/2010 16:37:00

EndorsementPage 1 of 2



Government Of West Bengal
Office Of the A. D. S. R. BARASAT
District:-North 24-Parganas

Endorsement For Deed Number : I - 02733 of 2010
(Serial No. 04454 of 2007)

On 13/04/2010

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 of Indian Stamp Act 1899.

Deficit stamp duty

Deficit stamp duty Rs. 4370/- is paid, by the draft number 667632, Draft Date 13/04/2010, Bank Name
STATE BANK OF INDIA, Colony More, received on 13/04/2010

Deficit Fees paid

Deficit amount of Registration fees is realized under Article in rupees :

A(1) = 803/- on 13/04/2010.

(Supriya Chattopadhyay)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

(Supriya Chattopadhyay)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

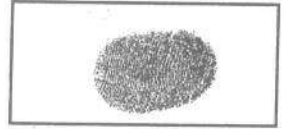
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EndorsementPage 2 of 2

PASS PORT
PHOTO
WITH
SIGNATURE



Right hand
Little finger



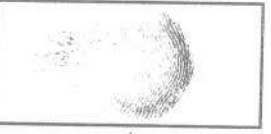
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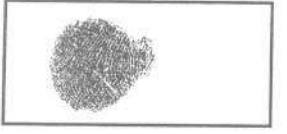
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Ring finger



Right hand
Ring finger



Right hand
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Right hand
Middle finger



Right hand
Fore finger



Right hand
Fore finger



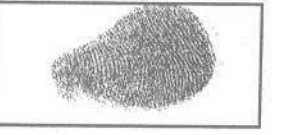
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Right hand
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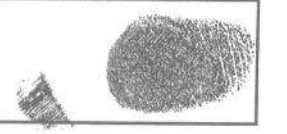
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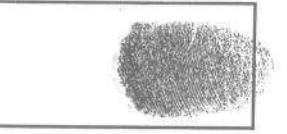
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Left hand
Middle finger



Left hand
Middle finger



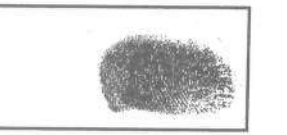
Left hand
Ring finger



Left hand
Ring finger



Left hand
Little finger



Left hand
Little finger

ATTESTED THE FINGER PRINTS

Asou K. Paul

SIGNATURE

ATTESTED THE FINGER PRINTS

Rama Basu

SIGNATURE

PASS PORT
PHOTO
WITH
SIGNATURE



Right hand
Little finger



Right hand
Ring finger



Right hand
Middle finger



Right hand
Fore finger



Right hand
Thumb



Left hand
Thumb



Left hand
Fore finger



Left hand
Middle finger



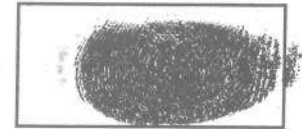
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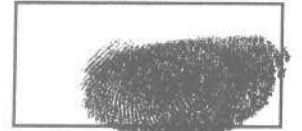
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Little finger



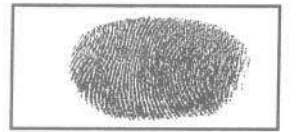
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Little finger



Right hand
Ring finger



Right hand
Middle finger



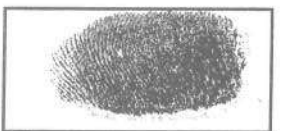
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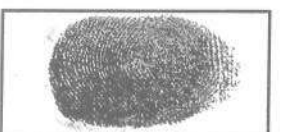
Right hand
Thumb



Left hand
Thumb



Left hand
Fore finger



Left hand
Middle finger



Left hand
Ring finger



Left hand
Little finger

ATTESTED THE FINGER PRINTS

Arup Kumar Pal

SIGNATURE

ATTESTED THE FINGER PRINTS

Kaushik Basu

SIGNATURE






DISTRICT NORTH 24 PARGANAS

OFFICE OF THE

Photo of the presentant should be pasted
in the front page of the document

(1)
Name : Soujoy Kr Shaw Status - Presentant

LEFT HAND FINGER PRINTS (বাম হাতের আঙ্গুলের ছাপ)

LITTLE	RING	MIDDLE	FORE	THUMB
				

RIGHT HAND FINGER PRINTS (ডান হাতের আঙ্গুলের ছাপ)

THUMB	FORE	MIDDLE	RING	LITTLE
				

All the above fingerprint are of the abovenamed person, and attested by the said parson.

Soujoy Kr Shaw
SIGNATURE of the Presentant

(2)
Name :

Status : Presentant / Executant / Claimant / Attorney / Principal / Guardian / Testator (✓)

LEFT HAND FINGER PRINTS (বাম হাতের আঙ্গুলের ছাপ)

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS (ডান হাতের আঙ্গুলের ছাপ)

THUMB	FORE	MIDDLE	RING	LITTLE

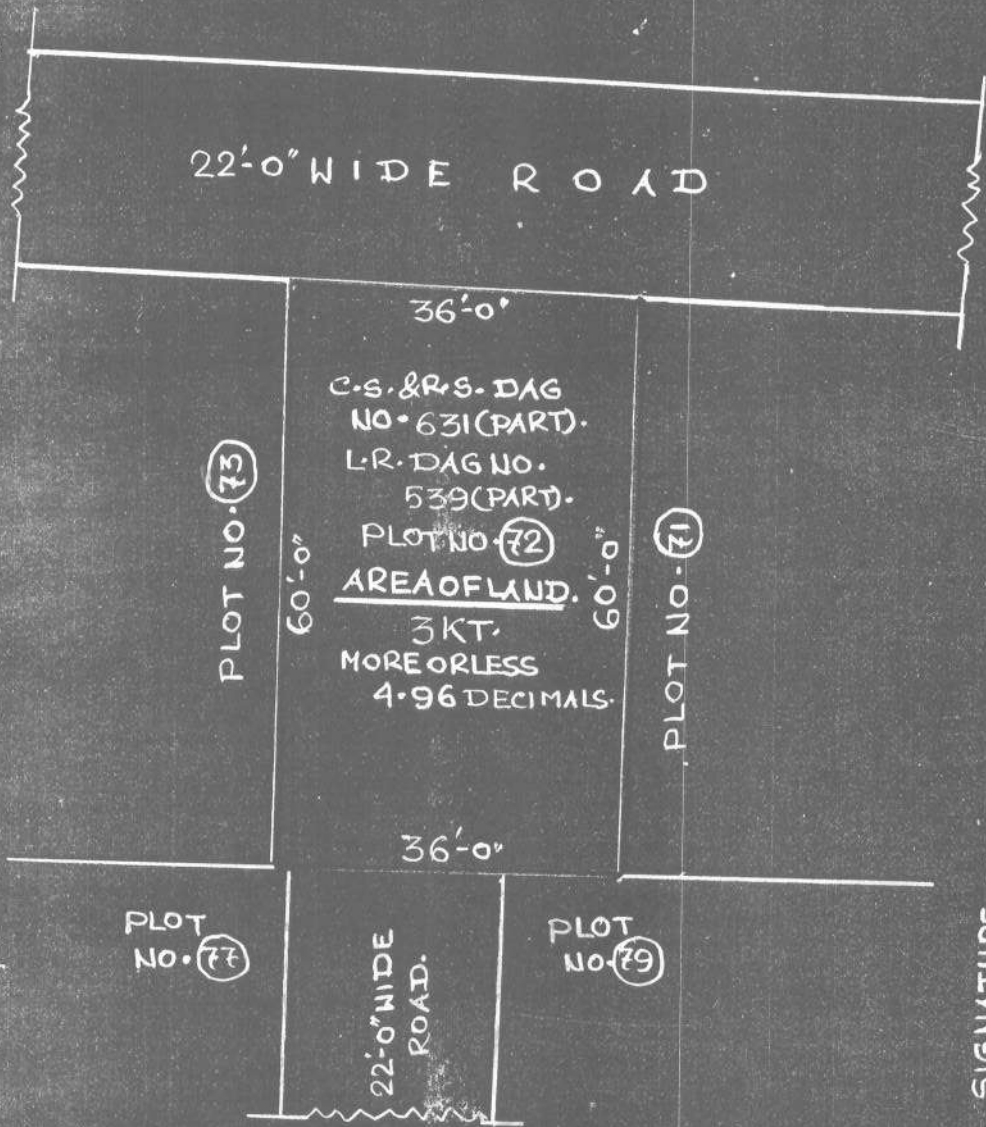
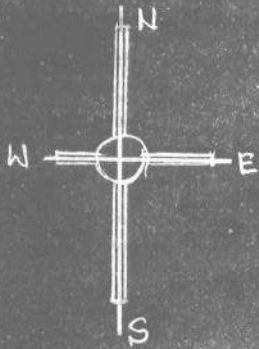
All the above fingerprints are of the abovenamed person, and attested by the said parson.

.....
SIGNATURE of the Presentant/Executant/
Claimant/Attorney/Principal/Guardian/Testator
(Tick the appropriate status)

REFERENCE: (UTTARAYAN) LANDLAYOUT SITE PLAN OF C.S. & R.S. DAG NO. 631
(PART) L.R. DAG NO. 539 (PART) C.S. KH. NO. 342 R.S. KHATIAN NO. 344 L.R. KHATIAN
NO. 892 PLOT NO. 72 AREA OF LAND: 3KT. = MORE OR LESS 4.96 DECIMALS. ATMOUZ
SITI - J.L. NO. 101 R.S. NO. 50 WARD NO. 11 HOLDING NO. 49 P.S. & MUNICIPALITY:-

BARASAT. DIST: (N). 24 PARGANAS.

SCALE: 20' FT = 1" INCH.



SIGNATURE OF CONFIRMING PARTY

SIGNATURE OF VENDORS

SCHEDULE OF LAND (SHOWN IN RED BORDER).

Plot No.	C.S. & R.S. DAG No.	L.R. DAG No.	KT.	CH.	SFT.	MORE OR LESS DEC.	NAME OF PURCHASER.
72	631 (P.)	539 (P.)	3	0	0	4.96	1. Sri Kaushik Basu. S/O Ashim Kumar Basu 2. Smt. Rama Basu. W/O Sri Ashim Kumar Basu. OF: 1A (50). Sector 111. Saltlake City. Kolkata - 700097.

DRAWN BY:
Sanjay Nath Ghosh
23/1, K.K. Mitra Road
Barasat.
Reg No. 66381.
Ph No. 2562-5797 date 26.7.0

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 9
Page from 4204 to 4221
being No 02733 for the year 2010.



(Signature)

(Supriya Chattopadhyay) 19-April-2010
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT
Office of the A. D. S. R. BARASAT
West Bengal