



সাহু বিক্রয় কোলা

P04445

203003



✓
 S.N.R
 83000/-
 S.W. 5000/-
 A. 902/-
 E. 7/-
 909/-
 74000/-
 Paid 176/-

पश्चिम बंगाल WEST-BENGAL
 D Stamp Duty Rs 99000/-
 D. A Fee Rs 950/-
 Has Been Realised on 176/-
 as per banker's Cheque/Bank Draft
 No... 786017 Dated 06/8/07
 14-8-07

A 756043

Admissible under Rule 21 and also
 under section 5(1) of W.B.L.R. Act.
 -1908 (XVI of 1908) duty stamped
 under the Indian stamped 1999

Schedule 1 A. No. 23
 Fees Paid A = 902/-
 P. fee Rs. 10/- E = 7/-
 909/-

Additional District Sub-Register
 Barasat, North 24 Parganas

14 AUG 2007

Additional District Sub-Register
 Barasat, North 24 Parganas

DEED OF SALE

Valued at Rs. 83,000.00

14 AUG 2007

(Rupees Eighty three thousand) Only

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

BETWEEN

SRI ASHOKE KUMAR PAUL, Son of late Nityananda Paul,
 by faith - Hindu, by occupation - Business, residing at Siti,
 P.O. Kazipara, P.S. Barasat, District - North 24 Parganas,
 hereinafter called and referred to as the **VENDOR** (which
 term or expression shall unless excluded by or repugnant to



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 756044



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the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns of the **FIRST PART**.

AND

SRI SUSHIL SAHA, Son of Late Harendra Kumar Saha, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at Sukantapally, P.O. Ghola, P.S. Ghola, District - North 24 Parganas, Kolkata-70011 , hereinafter called and referred to as the **PURCHASER** (which terms of expression shall unless excluded by or repugnant to the context be



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A 756045



(3)

deemed 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 Purna Das Road, P.S. Lake, Kolkata-700 029, City Office : P/85, Lake Road, Kolkata-700029, 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



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A 756046

(4)

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 Ashoke Kumar Paul, Son of Late Nityananda Paul, residing at Siti, P.O. Kazipara, P.S. Barasat, District - North 24 Parganas purchased land by a registered Deed of Sale, dated 04.04.1977, registered at S.R.O. Barasat, being No. 2078 from Maola Box Mondal, Son of Late Samsuddin Mondal of Siti purchased area of land 37 Decimals



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 756995

(5)

out of 74 Decimals in C.S. & R.S. Dag No. 671 (Part), R.S. Khatian No. 364, L.R. Khatian No. 12, L.R Dag No. 539 (Part) of Mouza - Siti nature of land Danga purchased deed and 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 Ashoke Paul herein become the absolute owner of the said land fully described in the Schedule hereunder written and

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the said Vendors were in continuous possession of the said land having undettered 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 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. 102** comprised in area of land 2 cottahs more or less or 3.30 decimals with the facilities available in C.S. & R.S. Dag No. 671 (Part), R.S. Khatian No. 364, L.R. Khatian No. 12, L.R Dag No. 539 (Part) 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 have

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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 as **Plot No. 102** measuring 2 cottahs more or less or 3.30 decimals with the facilities available in C.S. & R.S. Dag No. 671 (Part), R.S. Khatian No. 364, L.R. Khatian No. 12, L.R. Dag No. 539 (Part) of Mouza - Siti, 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 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 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 named as UTTARAYAN as **Plot No. 102** measuring 2 cottahs more or less or 3.30 decimals with the facilities available in C.S. &

—→

R.S. Dag No. 671 (Part), R.S. Khatian No. 364, L.R. Khatian No. 12, L.R Dag No. 539 (Part) of Mouza - Siti, A.D.S.R.O. Barasat, District - North 24 Parganas, within the local limits of Barasat Municipality under Ward No. 11, Holding No. 49 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. 103.

On the South : Plot No. 101.

On the East : 22 ft. wide road.

On the West : Plot No. 107.

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. *Devobrata Choudhury*
of *Badara*

2. *Md. Rafiq*

V- *Mandallgathi*

Asan B. Seal

Vendor

Singay M. Seal
Confirming Party

MEMO OF CONSIDERATION

RECEIVED of and from the within named purchaser 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

Rs. 83,000.00

(Rupees Eighty three thousand)

WITNESSES

1. *Devo Prata Chowdhury*
of Badara
2. *Mr. Ratanis*
V- Mandalgalli

Aswini K. Paul
Vendor

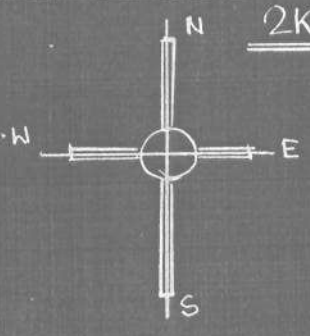
Sanjay K. Sen
Confirming Party

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
Sankar1G/AB

REFERENCE: (UTTARAYAN) LAND LAYOUT SITE PLAN OF C.S. & R.S. DAG NO. 671 (P). L.R. DAG NO. 539 (P). R.S. KHATA NO. 364. L.R. KHATA NO. 12. AT MOUZA: SITI. T.L. NO. 101. R.S. NO. 50. P.S. & MUNICIPALITY: BARASAT. DIST. (N). 24 PARGANAS. WARD NO. 11. HOLDING NO. 49. PLOT NO. 102. AREA OF LAND:

2KT. = MORE OR LESS 3.30 DECIMALS.
SCALE: 20' FT = 1" INCH.



SIGNATURE OF VENDOR.

PLOT NO. 101

30'-0"

PLOT NO. 103

48'-0"

C.S. & R.S. DAG NO. 671 (P)
L.R. DAG NO. 539 (P)
PLOT NO. 102
AREA OF LAND.
2KT. = MORE OR LESS 3.30 DEC.

30'-0"

22'-0" WIDE ROAD.

48'-0"

SIGNATURE OF CONFIRMING PARTY

PLOT NO. 101

SCHEDULE OF LAND. (SHOW 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 |
|----------|---------------------|--------------|-----|-----|------|-------------------|---|
| 102 | 671 (PART) | 539 (PART) | 2 | 0 | 0 | 3.30 | Shri Sushil Saha. S/o. Late Harendra Kumar Saha. of: Sukantapally P.O. & P.S. Ghola. Dist. (N) 24 parganas Kolkata - 700. |

DRAWN BY: Sankar Nath Ghosh.
23/1, K.K. Mitra Road.
Reg. No. 66381. Barasat.
Ph. No. 2562-5797. DATE: 27.7.07

PASS PORT
PHOTO
WITH
SIGNATURE



Right hand
Little finger



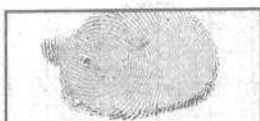
Right hand
Ring finger



Right hand
Middle finger



Right hand
Fore finger



Right hand
Thumb



Left hand
Thumb



Left hand
Fore finger



Left hand
Middle finger



Left hand
Ring finger



Left hand
Little finger

ATTESTED THE FINGER PRINTS

Abou Kr Paul

SIGNATURE



Sushil Saha



Right hand
Little finger



Right hand
Ring finger



Right hand
Middle finger



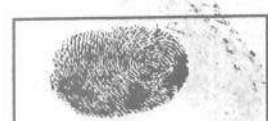
Right hand
Fore finger



Right hand
Thumb



Left hand
Thumb



Left hand
Fore finger



Left hand
Middle finger



Left hand
Ring finger



Left hand
Little finger

ATTESTED THE FINGER PRINTS

Sushil Saha

SIGNATURE

DISTRICT NORTH 24 PARGANAS

OFFICE OF THE

(Photo of the presentant should be pasted in the front page of the document.)





(1)

Name






Somjoy kr Shaw

Status - Presentent

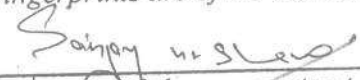
LEFT HAND FINGER PRINTS

| LITTLE | RING | MIDDLE | FORE | THUMB |
|---|---|---|--|---|
|  |  |  |  |  |

RIGHT HAND FINGER PRINTS

| THUMB | FORE | MIDDLE | RING | LITTLE |
|--|--|--|---|--|
|  |  |  |  |  |

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


Signature of the presentant

(2)

Name

Status - Presentent/Executant/Claimant/Attorney/Principal/Gurdian/Testator (✓)

LEFT HAND FINGER PRINTS

| LITTLE | RING | MIDDLE | FORE | THUMB |
|--------|------|--------|------|-------|
| | | | | |

RIGHT HAND FINGER PRINTS

| THUMB | FORE | MIDDLE | RING | LITTLE |
|-------|------|--------|------|--------|
| | | | | |

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

Signature of the Presentant/Executant/
 Claimant/Attorney/Principal/Gurdian/Testator. (Tick the appropriate status),

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 2
Page from 8401 to 8420
being No 03003 for the year 2007.





0 29-August-2007

Office of the A. D. S. R. BARASAT
West Bengal



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