

P 01207

A - 03407

DEED OF SALE

1883  
1892  
1907

P 01207 21

T - 03407

1000Rs.



160  
129  
62700

32102

11/5/05

40000

A 429

E 436



Arup Kumar Paul

**DEED OF SALE**

Valued at Rs. 40,000.00

(Rupees Forty thousand) Only

Stamp Duty 23

A = 429/-

E = 436/-

THIS INDENTURE made this 19th day of February, 2004 (Two Thousand Four of the Christian Era).

**Additional District Sub-Registrar  
Barasat, North 24 Parganas**

**BETWEEN**

**4 AUG 2005**

**SRIPANANDA PAUL**, Son of Late Krishna Lal Paul, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at Siti, P.O. Kazipara, P.S. Barasat, District - North 24 Parganas, 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.

Defect Stamp duty of Rs. 1816/-  
has been realised on 4-8-05  
as per Banker's Cheque/Bank Draft  
No. 150233 dated 3-8-05  
of 0/0/05

Defect Registration Fees of Rs. 253/-  
has been realised on 04/8/05  
as per Misc. Receipt No. 01/8/05  
dated 04/8/05

ADSR & Collector U/S  
2(9) of L.S. Act. of Barasat

4 AUG 2005

ADSR & Collector U/S  
2(9) of L.S. Act. of Barasat

4 AUG 2005

27 FEB 2004

2.2.04  
27 FEB 2004

1000Rs.



Sauvery Dhar

( 2 )

Kazipara, P.S. Barasat, District - North 24 Parganas, both by faith - Hindu, by Nationality - Indian, both by occupation - Business.

By a Registered *General Power of Attorney* duly registered in Book No. IV, Power Deed No. 0068, 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**

**SMT. SWAPNA DHAR,** Wife of Sri Ashis Dhar, by faith -



( 3 )

Hindu, by Nationality - Indian, by occupation - Business, residing at 70/140, Indraprosta, Ward No. 5, P.O. Hridaypur, P.S. Barasat, District - North 24 Parganas, Kolkata-700127, hereinafter called and referred to as the **PURCHASER** (which terms of 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 **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-700 029, hereinafter called and referred to as the **CONFIRMING PARTY** its Managing Director **SHRI SANJAY KUMAR SHAW**,



( 4 )

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 Kripananda Paul, Son of Krishnalal Paul, residing at Siti, P.S. Barasat, District - North 24 Parganas purchased the land by a registered Deed of Sale, dated 4.4.60 registered at the office of the A.D.S.R.O. Barasat, recorded as Book No. I, Volume No. 43, pages 162 to 163, Being No. 3603, Land of C.S. & R.S. Dag No. 625, L.R. Dag No. 539 (Danga) of Khatian No. 225, L.R..



( 5 )

Khatian No. 391 of Mouza - Siti, J.L. No. 101, Pargana - Anowarpur, P.S. & A.D.S.R.O. Barasat, District - North 24 Parganas from Noor Ali Kayal, Son of Late Ibrahim Kayal, residing at Siti, P.S. Barasat, District - North 24 Parganas. AND WHEREAS by virtue of the aforesaid Deed the said Kripananda Paul herein become the absolute owner of Sixteen annas owner of the said land fully described in the 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



( 6 )

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. 38 comprised in area of land 2 cottahs = more

or less 3.30 Decimals with the facilities available in Mouza - Siti, C.S. & R.S. Dag No. 625, L.R. Dag No. 539 (Part), nature of land Danga, Khatian No. 225, 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. 40,000.00 (Rupees Forty thousand) only the full consideration money.

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 C.S. & R.S. Dag No. 625, L.R. Dag No. 539 (Danga), Khatian No. 225, L.R. Khatian No. 391, P.S. & 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 measuring 2 two Cottahs = more or less 3.30 Decimals being Plot No. 38, being Land C.S. & R.S. Dag No. 625 (Part), L.R. Dag No. 539 (Part), nature of land Danga, Khatian No. 225, L.R. Khatian No. 391 of Mouza - Siti, J.L. No. 101, Pargana - Anowarpur, P.S. & A.D.S.R.O. 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. 39.

On the South : Plot No. 37.

On the East : 22 ft. wide Road and Plot No. 41.

On the West : 22 ft. wide Road.

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 Ghosh  
of Badarait

2. Shyamal Kr. Mustajer  
24. Pinner Park.  
Kolkata-99

Kripananda Paul.  
represented by his lawful and  
legal Attorney 1. ASOKA KR PAUL  
2. Arup Kr Paul  
Vendor

Sanjay M Shaw  
Confirming Party

# DISTRICT NORTH 24 PARGANAS

OFFICE OF THE



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

(1) Ashoke Kr. Paul.






Name ..... Ashoke Kr. Paul .....

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.

Ashoke Kr Paul



Signature of the presentant

(2)






Name ..... ধর্ম প্রসন্ন .....

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.

ধর্ম প্রসন্ন

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

CE=UTTARAYAN. LAND LAYOUT SITE PLAN OF C.S. & R.S.

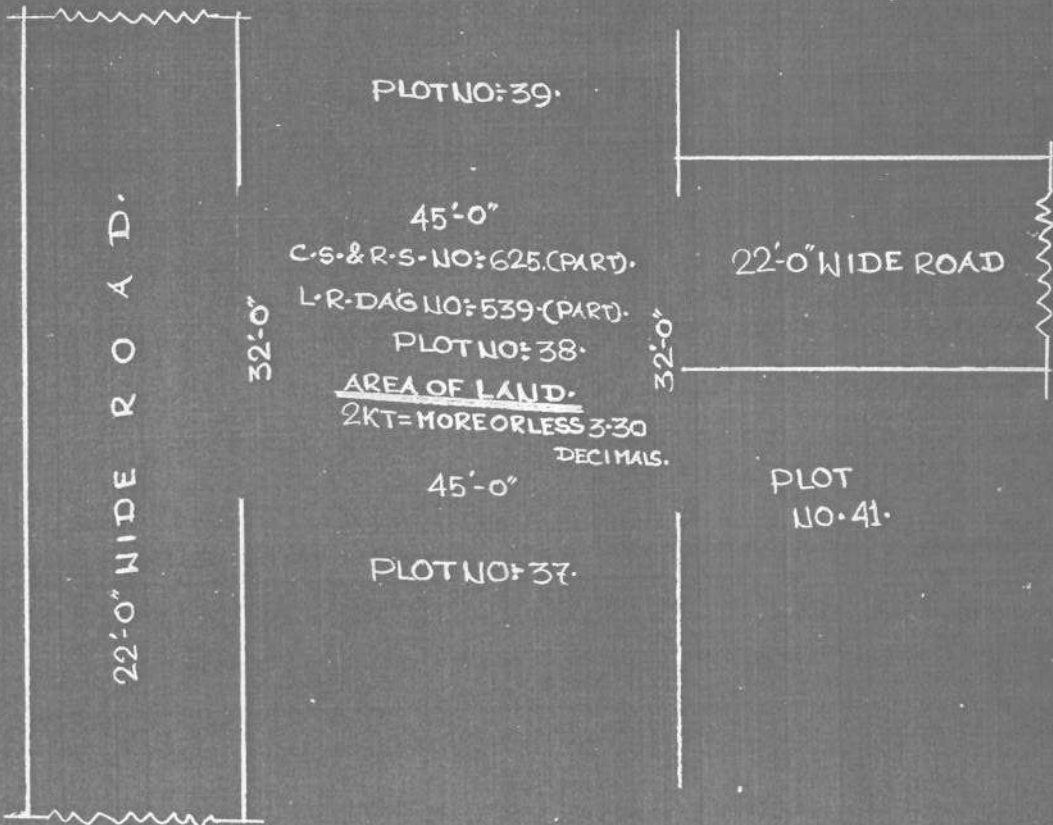
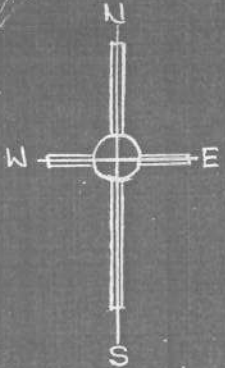
D=625 (PART). L.R. DAG NO. 539 (PART). KHATI NO. 225. L.R. KHATI NO.

391. PLOT NO. 38. AREA OF LAND= 2KT. = MORE OR LESS= 3.30 DECIMALS.

MOUZA= SITI. J.L. NO. 101. R.S. NO. 50. P.S. & MUNICIPALITY= BARASAT.

DIST= (N). 24 PARGANAS. WARD NO. 11. HOLDING NO. 49.

SCALE= 20' FT = 1" INCH.



Kripamanda Paul.  
represented by his law firm and legal attorney

- 1.
- 2.

SIGNATURE OF VENDOR.

SIGNATURE OF CONFIRMING PARTY

SCHEDULE OF LAND. (SHOWN IN RED BORDER).

PLOT NO.	KH. NO.	L.R. KH. NO.	C.S. & R.S. DAG NO.	L.R. DAG NO.	KT.	CH.	SFT.	MORE OR LESS DEC.	NAME OF PURCHASER.
38.	225	391	625 (P).	539 (P).	2	0	0	3.30	Smt. Shapana Ghose W/O. Sri Ishis Ghose. OF: 70/140, Indraprosta. Ward No. 5.

DRAWN BY:  
Sankar Nath Ghosh.  
OF: Barasat.  
Reg No. 66381.  
Date 19.2.2004.

**DISTRICT NORTH 24 PARGANAS**






OFFICE OF THE D.S.R. - I / D.S.R. - II / A.D.S.R. BARASAT






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

1.

Name - Arup kr. paul

Status - Presentent

LEFT HAND FINGER PRINTS				
LITTEL	RING	MIDDLE	FORE	THUMB
				

RIGHT HAND FINGER PRINTS				
THUMB	FORE	MIDDLE	RING	LITTEL
				

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

Arup kr Paul





Signature of the presentant

2.

Name - Sanjoy kr Shaw

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

LEFT HAND FINGER PRINTS				
LITTEL	RING	MIDDLE	FORE	THUMB
				

RIGHT HAND FINGER PRINTS				
THUMB	FORE	MIDDLE	RING	LITTEL
				

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

Sanjay kr Shaw

Signature of the Presentent/Executant/

Claimant/Attorney/Principal/Gurdian/Testator. (Tick the appropriate status).

**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)

**WITNESSES**

1. Devabrata Ghosh  
of Barasat

2. Shyamal K. Kundan  
29 Pome Road  
Kolkata - 99

Kripamanda Paul.  
represented by his lawful and legal Attorney  
1. Asoke K Paul  
2. Arup K Paul **Vendor**

Sanjay K Ghosh  

---

**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 :

A. Bose.  
Amitava Bose