

7

⑥

07109

1.03859



DEED

OF

SALE



07109

1-03858 1000Rs.



63000
1840

1-21

22/10/23
Stamp
Stamp Act 1899
Mandated Subtitle L.A. No. 1000



DEED OF SALE

Valued at Rs. 40,000.00

(Rupees Forty thousand)

Market Value assued Rs. 1840
 Deficit Stamp Duty of Rs. 2,805
 has been realised on..... 9498.59
 as per Banker's Cheque.....
 Draft No.....
 Date 27.7.05 of 8,9,9 Baresat

Registrar u/s 7 (2)
 North 24 - Parganas
 (D. S. R. - I)

THIS INDENTURE made this 17th, day of October, 2003 (Two Thousand Three of the Christian Era).

D.S.R. - II
 Barasat, North 24 Parganas
 Registrar u/s 7 (2)
 North 24 - Parganas
 (D. S. R. - II)

BETWEEN

SRI ASHOKE KUMAR PAUL, Son of late Nityananda Paul, by faith - Hindu, by occupation - Business, residing at Sitapada, 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 the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns of the

FIRST PART.

A = 4291 -
 H = 281 -
 W = 41 -
 B = 71 -
 4681 -

Stamp
 1000 Rupee
 1840

17 OCT 2003
 17 OCT 2003
 District Sub-Registrar
 North 24 Parganas

A 428
 H 28
 W 4

Rs 63000/-
 A 2531 -
 M

4681



(2)

AND

SRI UJJWAL GANGOPADHYAY, Son of Nirmal Chandra Ganguly, by faith - Hindu, by occupation - Service, residing at 72, Railway Park, Sodepur, P.O. Sodepur, P.S. Khatdah, District - North 24 Parganas, Kolkata-700110, 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**,



(3)

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 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 02.11.1981, registered at the office of the A.D.S.R.O. Barasat, being No. 9148, purchase area of land 17 Decimals out of 42 Decimals in C.S. & R.S. Dag No. 672 (Part), Khatian No. 599, R.S. Khatian No. 603, L.R. Dag No. 539 (Part), L.R. Khatian No. 12 of Mouza - Siti from Didar Baks Mondal, Son of late Manu Mondal of Siti and others



(4)

purchase deed and took khas possession from therein and became the absolute owner in khas possession of said land in said Dags.

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

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.



(5)

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. 98 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. 672 (Part), Khatian No. 599, R.S. Khatian No. 603, L.R. Dag No. 539 (Part), L.R. Khatian No. 12 of Mouza - Siti, A.D.S.R.O. Barasat, District - North 24 Parganas, morefully described in the Schedule hereunder written and



(6)

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

- 13

(7)

Anowarpur, Ward no. 11, Holding No. 49 comprising in C.S. & R.S. Dag No. 672 (Part), Khatian No. 599, R.S. Khatian No. 603, L.R. Dag No. 539 (Part), L.R. Khatian No. 12 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.

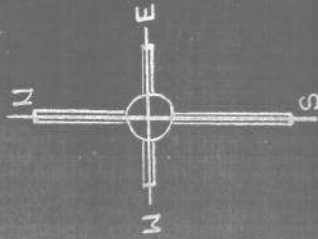
THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Danga Land measuring 2 Two Cottahs more or less 3.30 Decimals being Plot No. 98, C.S. & R.S. Dag No. 672 (Part), Khatian No. 599, R.S. Khatian No. 603, L.R. Dag No. 539 (Part) Danga, L.R. Khatian No. 12 of Mouza - Siti, J.L. No. 101, Touzi No. 146, 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. 97.
On the South : Land of Others.
On the East : Land of Others.
On the West : 22 feet wide road.

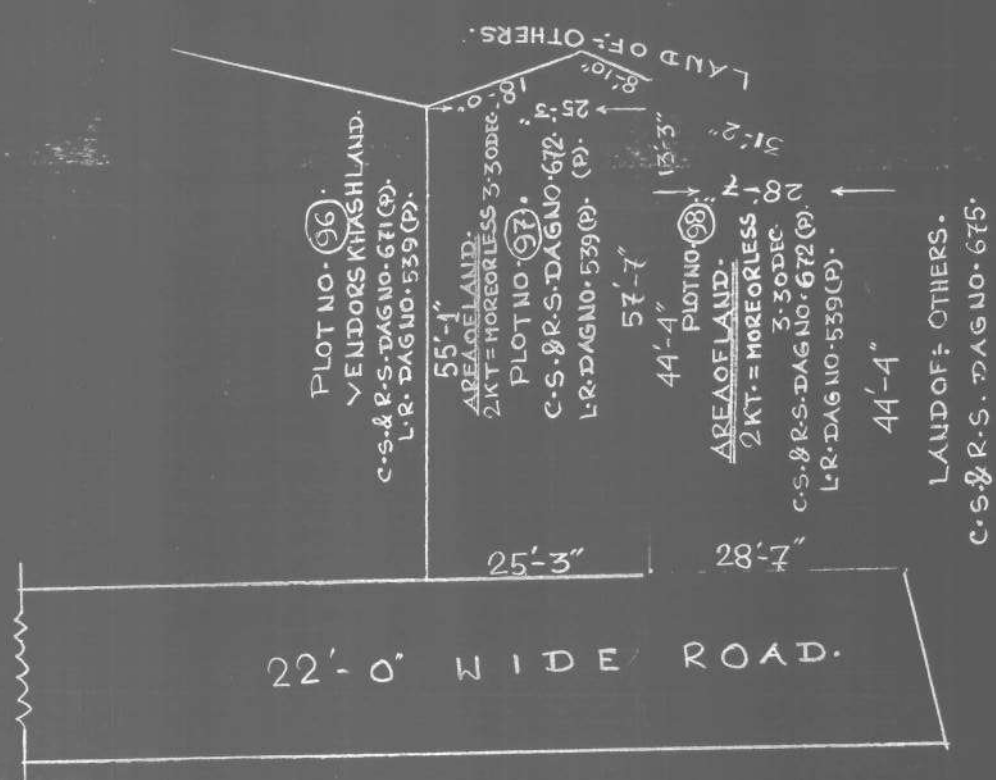
PLACE: (UTTARAKHAND) LAND ACQUISITION SITE PLOT OF C.S. & R.S. DAG NO. 672 (P)
 NO: 599 R.S. KH. NO: 603 L.R. DAG NO: 539 (P) L.R. KH. NO: 12 AT MOUZA: SITI J.L. NO: 101
 NO: 50 WARD NO: 11 HOLDING NO: 49 P.S. & MUNICIPALITY: BARASAT. DIST:
 24 PARGANAS. PLOT NO: 97 AREA OF LAND: 2 KT. = MORE OR LESS 3.30 DECIMALS.
 PLOT NO: 98 AREA OF LAND: 2 KT. = MORE OR LESS 3.30 DEC (SOLD AREA SHOWN IN RED BORDER)

SCALE: 20' FT = 1" INCH.



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.	KT.	CH.	SFT.	MORE OR LESS DEC.	NAME OF PURCHASER
97	672 (P)	539 (P)	2	0	0	3.30	Smt. Namdita Gangotri
98	672 (P)	539 (P)	2	0	0	3.30	Sri. Ujjwal Gangotri

DRAWN BY: *Sankar Nath Ghosh*
 DATE:

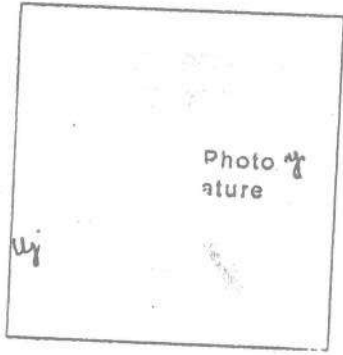


Photo of
ature



Passport Photo
with Signature



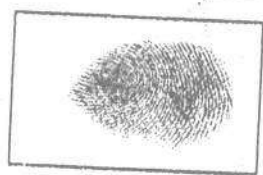
Little finger
of Left hand



Ring finger
of Left hand



Middle finger
of Left hand



Fore finger
of Left hand



Thumb of
Left hand



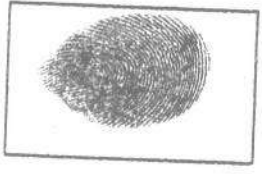
Thumb of
Right hand



Fore finger
of Right hand



Middle finger
of Right hand



Ring finger
of Right hand



Little finger
of Right hand



Little finger
of Right hand



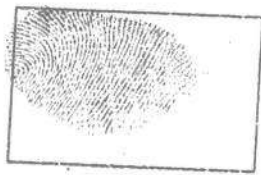
Ring finger
of Right hand



Middle finger
of Right hand



Fore finger
of Right hand



Thumb of
Right hand



Thumb of
Left hand



Fore finger
of Left hand



Middle finger
of Left hand



Ring finger
of Left hand



Little finger
of Left hand

Attested the finger prints
Ujjwal Gangopadhyay
Signature

Attested the finger prints
Asoka kr Ban
Signature





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 -

Status : Presentent

LEFT HAND FINGER PRINTS				
LITTEL	RING	MIDDLE	FORE	THUMB
				


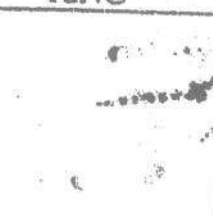
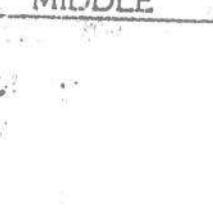
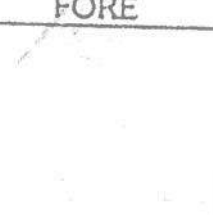

RIGHT HAND FINGER PRINTS				
THUMB	FORE	MIDDLE	RING	LITTEL
				

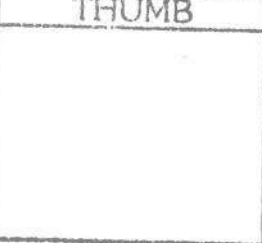


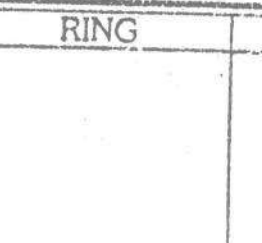
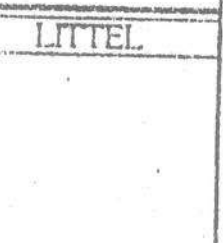
All the above fingerprints are of the abovenamed person and attested by the said person.

Sanjay hr S Lga
Signature of the presentant

2. Name -

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.

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

(10)

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. Devolnta Phocpiter
of Badarait
2. Debasis Ghosh
of Sankar gachhi

Asoke K Paul
Vendors

Sanjay K Shaw
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 Fourty thousand only)

WITNESSES :

1. Devolnta Phocpiter
of Badarait
2. Debasis Ghosh
of Sankar gachhi

Asoke K Paul
Vendors

Sanjay K Shaw
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