

07110

I 03860



DEED

OF

SALE



P 07110

9 03860 1000Rs.



62000  
1840  
1-35

Stamp under Rule 21 & 22 of W. B. I. R. Act 1956  
Stamp under the Stamp Act 1859  
Subsequent to the amended Schedule LA, W. B. I. R. Act 1956  
Paid



21/15  
A = 4291-  
B = 71-  
H = 281-  
W = 41-  
4681-



### DEED OF SALE

Valued at Rs. 40,000.00

(Rupees Forty thousand) Only

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

22 AUG 2005

Registrar u/s 7 (2)  
North 24 - Parganas  
(D. S. R. - II)  
17 OCT 2003

THIS INDENTURE made this 17th day of October, 2003 (Two Thousand Three 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 the context be deemed to mean and include his heirs, executors,

40.000  
A 2129  
20  
4  
1  
4681  
R 63000/-

Market Value assessed Rs. 40,000/-  
Deficit Stamp Duty of Rs. 18,400/-  
has been realised on **FIRST PART** of the property  
as per Banker's Cheque No. 949860  
Bank Draft No. ....  
Date 27.7.05 of S. B. Barasat

D. S. R. - II  
Barasat, North 24-Parganas. 21/8/05

Stamp: 2531  
21810  
4019

District Sub-Registrar  
North 24 Parganas  
2/8/05



( 2 )

AND

**SMT. NANDITA GANGOPADHYAY (ROY)**, Wife of Deba Prasad Roy, by faith - Hindu, by occupation - House-wife, residing at A-44, Amarabati, P.S. Khardaha, P.O. Sodepur, 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 her 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. 97 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

10Rs.



( 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

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( 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

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**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 kr Sena  
Signature of the presentant

2.

Name - .....

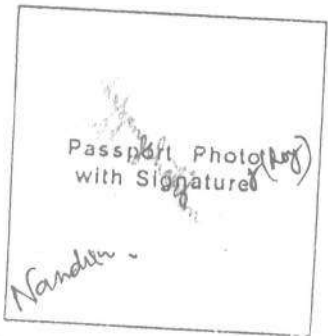
Status - Presentent/Executant/Claimant/Attorney/Principal/Gurdian/Testator (✓)

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.

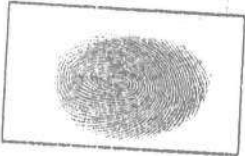
\_\_\_\_\_  
Signature of the Presentent/Executant/  
Claimant/Attorney/Principal/Gurdian/Testator. (Tick the appropriate status).



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



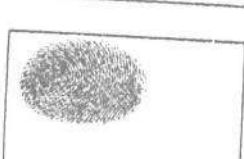
Fore finger of Right hand



Middle finger of Right hand



Ring finger of Right hand

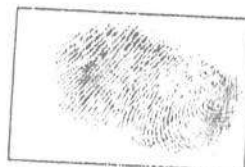


Little finger of Right hand

Attested the finger prints

Nandita Gangopadhyay (Raj)  
Signature

17



Little finger of Right hand



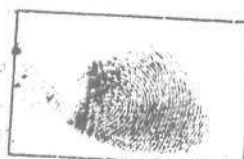
Ring finger of Right hand



Middle finger of Right hand



Fore finger of Right hand



Thumb of Left hand



Thumb of Right hand



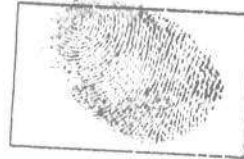
Fore finger of Left hand



Middle finger of Left hand



Ring finger of Left hand



Little finger of Left hand

Attested the finger prints

Ashoke Gangopadhyay  
Signature

Ashoke Gangopadhyay (M.A)

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. 97, 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. 96.

On the South : Plot No. 98.

On the East : Others land.

On the West : 22 feet wide road.



( 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. Devolbata Ghosh  
of Barasat  
2. Debasis Ghosh  
of Sankar Gachhi

Asoke Kr Paul  
Vendors

Sanjay Kr 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 Forty thousand only)

WITNESSES :

1. Devolbata Ghosh  
of Barasat  
2. Debasis Ghosh  
of Sankar Gachhi

Asoke Kr Paul  
Vendors

Sanjay Kr 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

Site Plan of the Project Site containing a total area of about 11.34 Acres more or less in Mouza Siti, J. L .No. 101, Police Station, A.D.S.R.O. & Municipality - Barasat, District North 24 Parganas



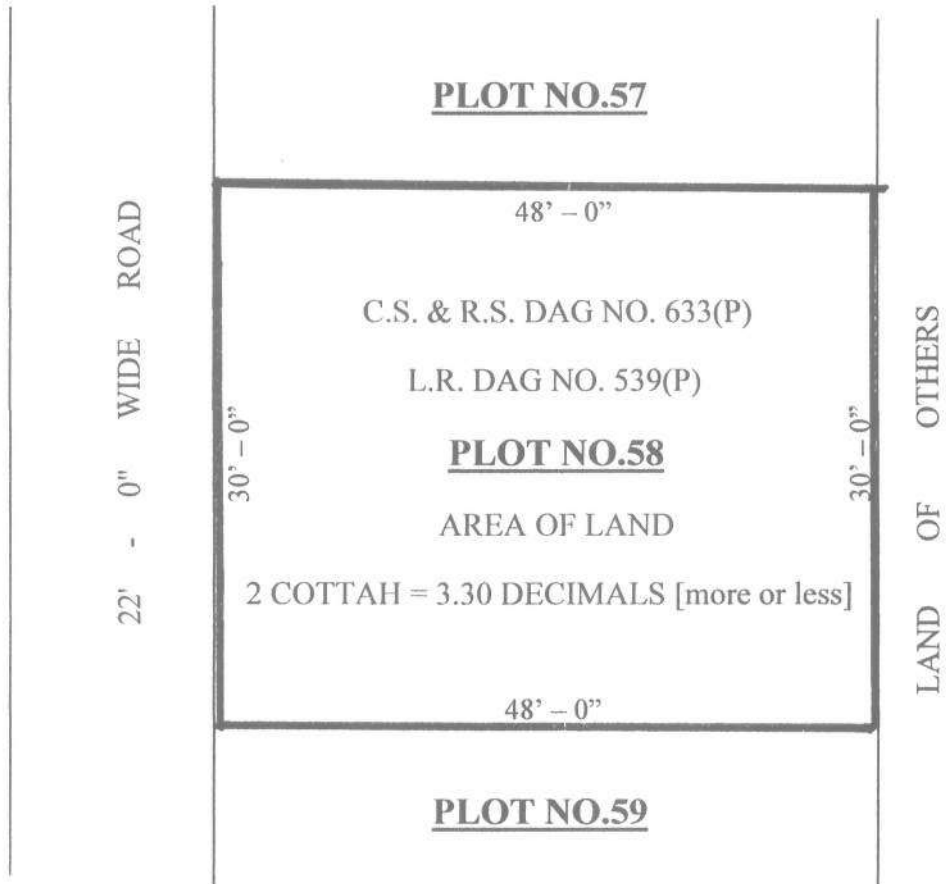
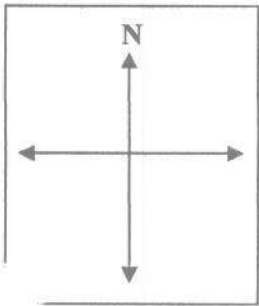
UP

Dhruv Mohan Ganguly  
Rita Ganguly



A

LAYOUT SITE PLAN OF THE SAID PROPERTY being "Danga/Ithkhola" Land admeasuring 2 Cottahs or 3.30 Decimal being Plot No. 58 under Ward No. 01 [previously Ward No. 11] of the Barasat Municipality being divided and demarcated portion of L.R. Dag No. 539(Part), R.S. Dag No. 633, recorded in L.R. Khatian No. 600 (formerly recorded in R.S. Khatian No. 199) of Mouza - Siti, J.L.No. 101, Touzi No. 146, Pargana - Anowarpur, P.S. & A.D.S.R.O. Barasat, District - 24 Parganas (North)



Dr. Raj Mohan Ganguly  
Pita Ganguly

*(Signature)*

up