

6/24/24

04970

II - 04085



DEED OF SALE



04970

23

I-04085 1000Rs.



300
333
10,000

Arup ke Paul

NOT DULY STAMPED AS PER MARKET VALUE FEES REALISED AS PER VALUE SET FORTH & KEPT PENDING. FEES Rs. A=429/- E=97/- 436/-

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

25 AUG 2005

[Signature]

DEED OF SALE

Valued at Rs. 40,000.00

(Rupees Fourty thousand) Only

G. O. No.-2021-P. T. & of 23/12/05 & 28/12/05

M. V. Rs. 27300/-

50% of D. Stamp Duty Rs. 9321/-

80% of D. A. Fee Rs. 12815/-

Has been Realised as per Banker's Cheque/Bank Draft No. 2005-170716 Dated 28/12/05

of

Collector

THIS INDENTURE made this 18th day of August (Thousand Five) of the Christian Era.

BETWEEN

SRI ARUP 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, administrators, legal representatives and assigns of the **FIRST PART**.

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 1899 Schedule I A. No. 14

Fees Paid.....

P. fee R.s.....

Additional District Sub Registrar Barasat, North 24 Parganas

130 MAR 2006

gauri

1201/-

Paul

30 MAR 2006

500Rs.



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

00AA 031000

(2)

AND

SMT. BITHIKA BISWAS, W/o. Nitish Biswas, by faith - Hindu, by occupation - Service, residing at Plot No. 224, Block DL, Flat D, Sector - II, Salt Lake City, Kolkata - 700091, P.S. Salt Lake (East) 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**, Son of Mewalal

500Rs.



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

00AA 031001

(3)

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 Arup 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 4.10.93 registered at the office of the D.R. Barasat, being No. 6003, purchase area of land 6 Decimals out of 27 Decimals C.S. & R.S. Dag No. 550, L.R. Dag No. 553, R.S. Khatian No. 347, L.R. Khatian No. 193, 334 from Ayub Ali Kayal, Amar Ali Kayal Son of Late Samser Ali Koyal residing at siti, P.S. Barasat, District - North 24 Parganas and also purchased another land

500Rs.



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

00AA 031002

(4)

by a registered Deed of Sale dated 10.02.2003 registered at the office of the A.D.S.R. Barasat Being No. 00308, purchase area of land 3 Decimals out of 27 decimals, C.S. & R.S. Dag No. 550, L.R. Dag No. 553, R.S. Khatian No. 347, L.R. Khatian No. 930, of Mouza - Siti, J.L. No. 101, Pargana - Anowarpur P.S. & A.D.S.R.O. and Municipality - Barasat, District - North 24 Parganas from Manjur Ali Kayal, son of Late Samser Ali Koyal of Siti.

AND WHEREAS by virtue of the aforesaid Deed the said Samser Ali Kayal and Esrail Kayal herein become the absolute owner of the said land fully described in the schedule hereunder written and the said Vendors were in continuous AND WHEREAS the Vendor entered into an agreement with the

500Rs.



पश्चिमबङ्ग, पश्चिम बंगाल WEST BENGAL

00AA 031003

(5)

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. 10A comprised in area of land 3 cottahs more or less

100Rs.



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

00AA 423558

(6)

or 4.96 decimals with the facilities available in C.S. & R.S. Dag No. 550, L.R. Dag No. 553, R.S. Khatian No. 347, L.R. Khatian No. 194, 334, 930 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. 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

100Rs.



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

00AA 423559

(7)

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 3 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. 550, L.R. Dag No. 553, R.S. Khatian No. 347, L.R. Khatian No. 194, 334, 930 of Mouza - Siti, A.D.S.R.O. Barasat, District - North 24 Parganas 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

10 Rs.



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

01AA 727890

(8)

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

(9)

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 Pargahas. (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

(10)

as shall or may be reasonably required.

The Vendor further declares that the land hereby sold has not been is no charge lease, lien, lispensens 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 3 cottahs more or less or 4.96 decimals more or less being Plot No. 10A, C.S. & R.S. Dag No. 550, L.R. Dag No. 553, R.S. Khatian No. 347, L.R. Khatian No. 194, 334, 930 of Mouza - Siti, J.L. No. 101, Touzi No. 146, Pargana - Anowarpur, P.S., A.D.S.R.O. and Munjipality Barasat, within Ward No. 11, Holding No. 49, District - North 24 Parganas which is called and known as "UTTARAYAN" 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. 10.
On the South : Land of others.
On the East : 22 ft Wide Road.
On the West : Land of others.

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. Devorata Choudhary
of Barasat
 2. Arindam Ghosh.
23/1 K.K. Mitra Road,
Barasat.

Arupke Paul
Vendors

Sanjay Kumar
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. Devorata Choudhary
of Barasat
2. Arindam Ghosh.
23/1 K.K. Mitra Road,
Barasat.

Arupke Paul
Vendors

Sanjay Kumar
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 :

A. Bose
Amitava Bose

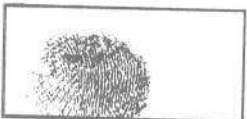
Vendon

PASS PORT PHOTO WITH SIGNATURE



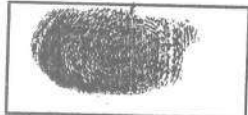
Right hand Little finger

Right hand Little finger



Right hand Ring finger

Right hand Ring finger



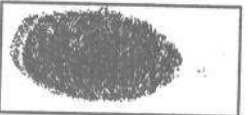
Right hand Middle finger

Right hand Middle finger



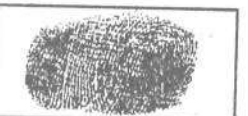
Right hand Fore finger

Right hand Fore finger



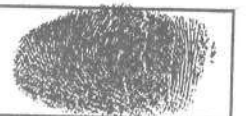
Right hand Thumb

Right hand Thumb



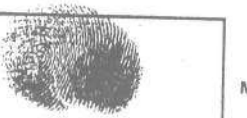
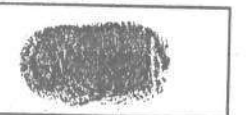
Left hand Thumb

Left hand Thumb



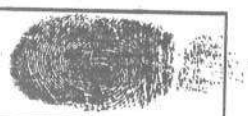
Left hand Fore finger

Left hand Fore finger



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

Sanjay m Shaw
SIGNATURE

ATTESTED THE FINGER PRINTS

Abiswas
SIGNATURE

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

Rs. 10000

DISTRICT NORTH 24 PARGANAS
OFFICE OF THE

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

(1)

Name Arup Kr. Sanyal

Status - Presentant

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.

Arup Kr. Sanyal

Signature of the presentant

(2)

Name

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

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

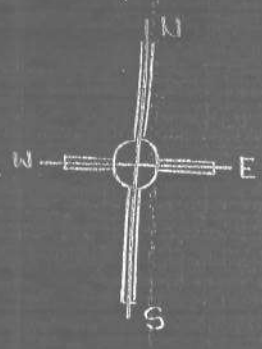
RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

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

REFERENCE: (UTTARAYAN) LAND LAYOUT SITE PLAN OF C.S. & R.S. DAG
 NO: 550 (PART) L.R. DAG NO. 553 (PART) PLOT NO: (10A) R.S. KHATTAN
 NO. 347 L.R. KHATTAN NO: 194 & 334, 930 SOLD AREA OF LAND:
 3KT = MORE OR LESS 4.96 DECIMALS. ATMOUZA: SITI-T.L. NO 101
 R.S. NO. 50 P.S. & MUNICIPALITY: BARASAT WARD NO. 11 HOLDING

NO: 49 DIST: (M) 24 PARAGANAS.
 SCALE: 20' FT = 1" INCH.



LAND OF OTHERS.
 33'-3"

PLOT NO. (10)
 65'-0"
 C.S. & R.S. DAG NO. 550 (P)
 L.R. DAG NO. 553 (P)
 PLOT NO. (10A)
 AREA OF LAND -
 3KT = MORE OR LESS 4.96 DEC.
 65'-0"
 LAND OF OTHERS.

33'-3"

22' WIDE ROAD

SIGNATURE OF CONFIRMING PARTY.

SIGNATURE OF VENDOR.

SCHEDULE OF LAND (SHOWING RED BORDER).

PLOT NO.	C.S. & R.S. DAG NO.	L.R. DAG NO.	KT.	CH.	SFT.	MORE OR LESS DEC.	NAME OF PURCHASER.
(10A)	550 (P)	553 (P)	3	0	0	4.96	Smt. Bithika Biswas 110, Old Indian Street.

DRAWN BY:
 Sankar Nath Ghosh
 115, 231, K.K. Mitra
 Road, Barasat
 P.O. - 743001
 Date - 18-8-2013