

04969

I - 04086

DEED OF SALE

P04969

B 23

T-04086

1000Rs.



323
1335
8/8



NOT DULY STAMPED AS
PER MAT. ET VALUE. FEES
REALISED AS PER VALUE
SET FORTH & KEPT PENDING.
FEES Rs. A-429

ADSR & Collector US
2(9) of L.S. Act. of West Bengal
125 AUG 2005



DEED OF SALE

Valued at Rs. 40,000.00

(Rupees Fourty thousand) Only

G. O. No.-2321-F. T. & 2336-F. T.
of 23/12/05 & 28/12/05

M. V. Rs. 2,75,000/-
50% of D. Stamp Duty Rs. 94,10/-
50% of D. A. Fee Rs. 12,93.15/-
Has been Returned on ... 28/08/06
as per Banker's Cheque/Bank Draft
No. 970290, Dated ... 28/08/06
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
Schedule I A. No. 20
Fees Paid. 10/-
p. fee R.S.

Additional District Sub Registrar
Kazipara, North 24 Parganas
130 MAR 2006

30 MAR 2006

2/15/06
21/2/06
10/01/06
12/09/06
4/06/06
10/10/06
12/09/06
Pond

500Rs.



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

00AA 030988

(2)

AND

SRI DIPAK MAJUMDER, S/o. Late Jitendra Mohan Majumder, by faith - Hindu, by occupation - Retired, residing at 13/C, Dharendra Nath Ghosh Road, Nilkuthi, Kolkata - 700025, P.S. Bhabanipur 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 030989

(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 14.12.1988, registered, at the office of the A.D.S.R.O. Barasat, being No. 10175, purchase area of land 13 Decimals C.S. & R.S. Dag No. 545, L.R. Dag No. 554, C.S. & R.S. Khatian No. 187, L.R. Khatian No. 10/1, from Samer Ali Kayal, Son of Late Karimbox Kayal, residing at siti, P.S. Barasat, District - North 24 Parganas and also purchased another land by a registered

500Rs.



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

00AA 030990

(4)

Deed of Sale dated 14.11.88 registered at the office of the A.D.S.R. Barasat Being No. 8590, purchase area of land 24 Decimals out of 72 decimals, C.S. & R.S. Dag No. 545, L.R. Dag No. 554, C.S. & R.S. Khatian No. 187, L.R. Khatian No. 10/1, of Mouza - Siti, J.L. No. 101, Pargana - Anowarpur, P.S. & A.D.S.R.O. and Municipality - Barasat, District - North 24 Parganas from Esrail Kayal, son of Late Karimbox 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



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00AA 030991

(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. 8 comprised in area of land 5 cottahs 15 Chittack more



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00AA 423552

(6)

or less or 9.81 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 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



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00AA 423553

(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 5 cottahs 15 Sq.ft. 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. 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

10Rs.



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

01AA 727887

(8)

or are heretofore was or were situated, butted, bounded, called known numbered described or distinguished together with all paths monuments 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, monuments 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

(9)

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, 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 5 cottahs. 15 Chittack more or less or 9.81 decimals more or less being Plot No. 8, 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, 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 : 30 ft. Wide Road.
- On the South : Land of others.
- On the East : Non marking Plot.
- On the West : C.S. & R.S. Dag No. 545 (P), L.R. Dag No. 545 (P), Plot No. 3.

PASS PORT
PHOTO
WITH
SIGNATURE

Depak Majumder



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



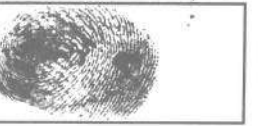
Right hand
Thumb

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

ATTESTED THE FINGER PRINTS

Sanjay m Saha
SIGNATURE

Depak Majumder
SIGNATURE

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. Devendra Bhowmik
of Barasat

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

Arup 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. Devendra Bhowmik
of Barasat

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

Arup K. Paul
Vendors

Sanjay K. Shaw
Confirming Party

Drafted by :

Sankar Nath Ghosh.

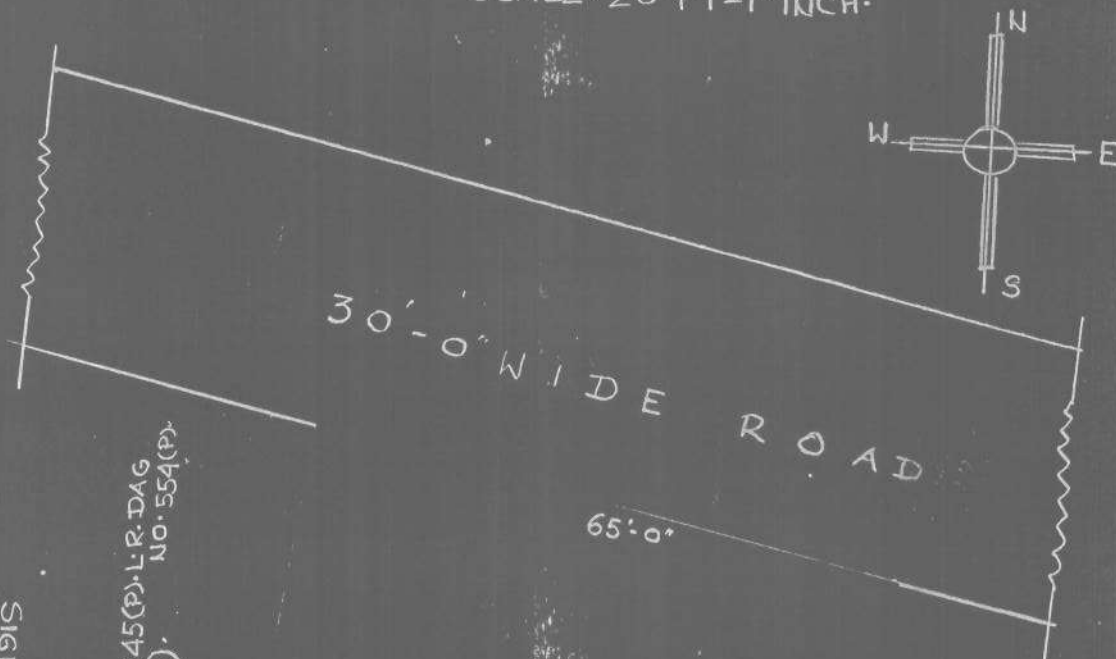
Sankar Nath Ghosh,
23/1 K.K. Mitra Road,
Barasat, 24 Parganas (N),
Licence No. II-38,
A.D.S.R.O. Barasat

Laser Setter :

A. Bose
Amitava Bose

REFERENCE: (UTTARAYAN) LAND LAYOUT SITE PLAN OF C.S. & R.S.
 DAG NO: 545 (PART) · L.R. DAG NO. 554 (P) · PLOT NO ⑧ · R.S. KHATIAN NO.
 187 · L.R. KHATIAN NO. 10/1 · SOLD AREA OF LAND: 5KT-15CH-0SFT = MORE
 OR LESS 9.81 DECIMALS · AT MOUZA: SITI · J.L. NO. 101 · R.S. NO. 50 · P.S.
 & MUNICIPALITY: BARASAT · WARD NO. 11 · HOLDING NO: 49 · DIST: (W) · 24 PGS

SCALE: 20' FT = 1" INCH.



SIGNATURE OF CONFIRMING PARTY.

C.S. & R.S. DAG NO. 545 (P) · L.R. DAG
 NO. 554 (P) ·
 PLOT NO ⑧.

68'-9"

C.S. & R.S. DAG NO. 545 (P)
 L.R. DAG NO. 554 (P)
 PLOT NO ⑧
 AREA OF LAND:
 5KT-15CH-0SFT
 = MORE OR LESS 9.81 DEC.

54'-3"

U. M. PLOT.
 SIGNATURE OF VENDOR.

76'-0"

LAND OF: OTHERS.

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.
⑧	545 (P)	554 (P)	5	15	0	9.81	Sree Dipak Majumder.

DRAWN BY:
 Som Kar Nath Ghosh
 OF: 23/1, K.K. Mitra
 Road Barasat.
 Reg No. 66381.
 Date 18.8.2005

DISTRICT NORTH 24 PARGANAS

OFFICE OF THE

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

(1)




Name Arup K. 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.

Arup K. Paul

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.