

04973

I-04089

DEED OF SALE

04973

23

I-04089 1000Rs.



NOT DULY STAMPED AS  
PER MARKET VALUE FEES  
REALISED AS PER VALUE  
SET FORTH & BEST PENDING  
FEES Rs. ....

ADSR & Collector U/S  
2(D) of L.S. Act. of Barsat

25 AUG 2005

**DEED OF SALE**

Valued at Rs. 40,000.00

(Rupees Forty thousand) Only

THIS INDENTURE made this 9th day of August  
Thousand Five of the Christian Era).

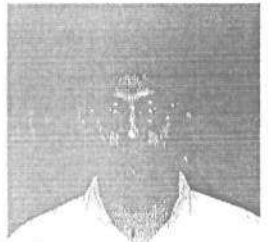
**BETWEEN**

**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, 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. ....

Fees Paid.....

P. fee R. ....



Jay in slow

G. O. No.-2321-F. T. & 2005-P. 7  
of 23/12/05 & 28/12/05

M. V. Rs. ....  
50% of D. Stamp Duty Rs. ....  
50% of D. A. Fee Rs. ....  
Has been Realised on .....  
as per Banker's Cheque/Bank Draft  
No. .... Dated.....  
of .....

COLLECTOR

30 MAR 2006

Additional District Sub Registrar  
Barasat, North 24 Parganas

13 MAR 2006

10,088

10,088

392

1925

A - 11200

E - 517

4150

31 2740

F 3721

Pond

500Rs.



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

00AA 030984

( 2 )

AND

- 1) SMT. RUNA DAS, Wife of Ranajit Kumar Das,
- 2) SRI RANAJIT KUMAR DAS, Son of Ratan Kumar Das, both by faith-Hindu, by occupation - Business and Service respectively, both residing at C/o Ratan Kumar Das, S.N. Majumder Road, Katcharipara, (Near Rabindra Bhavan), P.S. & P.O. Basirhat, District - North 24 Parganas, hereinafter called and referred to as the **PURCHASERS** (which terms of expression shall unless excluded by or repugnant to the context be deemed to mean and include their 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,**

500Rs.



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

00AA 030985

( 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 4.4.1977, registered at S.R.O. Barasat, being No. 2078 from Maola Box Mondal, Son of Late Samsuddin Mondal of Siti purchased area of land 37 decimals out of 74 Decimals in C.S. & R.S. Dag no. 671 (Part), R.S. Khatian No. 364, L.R. Khatian No. 12, L.R. Dag No. 539 (Part) of Mouza - Siti, nature of land Danga purchase deed and took khas possession from therein and became the absolute owner in khas possession of said land in said Dag.



500Rs.



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

00AA 030986

( 4 )

AND WHEREAS by virtue of the aforesaid Deed the said Ashoke Paul herein become the absolute owner of the said land fully described in the schedule hereunder written and the said Vendors were in continuous possession of the said land having undetted 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 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

500Rs.



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

00AA 030987

( 5 )

entitled to and have/has been using and enjoying the said property after paying rents, issues, taxes, rates and revenues. AND WHEREAS the Purchasers herein have response of the offer agreed purchase and the Vendor agreed to sell the said Plot No. 101 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. 671 (Part), R.S. Khatian No. 364, L.R. Khatian No. 12, L.R. Dag No. 539 (Part) 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.

100Rs.



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

00AA 423550

( 6 )

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 purchasers 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. 671 (Part), R.S. Khatian No. 364, L.R. Khatian No. 12, L.R. Dag No. 539 (Part) of Mouza - Siti, A.D.S.R.O. Barasat, District North 24 Parganas morefully and particularly described



100Rs.



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

00AA 423551

( 7 )

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



10Rs.



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

01AA 727886

( 8 )

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 Purchasers 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

( 9 )

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 purchasers and the purchasers 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 Purchasers 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

( 10 )

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 purchasers 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. 101, C.S. & R.S. Dag no. 671 (Part), R.S. Khatian No. 364, L:R. Khatian No. 12, L.R. Dag No. 539 (Part) of Mouza - Siti, J.L. No. 101, Touzi No. 146, Pargana - Anowarpur, P.S., A.D.S.R.O. and Municipality Barasat, 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. 102.

On the South : Plot No. 100.

On the East : 22 ft. wide road.

On the West : Plot No. 108.

PASS PORT  
PHOTO  
WITH  
SIGNATURE



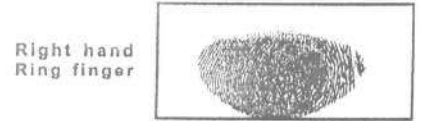
Right hand  
Little finger



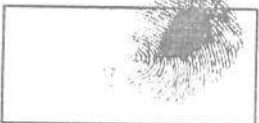
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Little finger



Right hand  
Ring finger



Right hand  
Ring finger



Right hand  
Middle finger



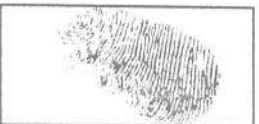
Right hand  
Middle finger



Right hand  
Fore finger



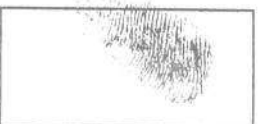
Right hand  
Fore finger



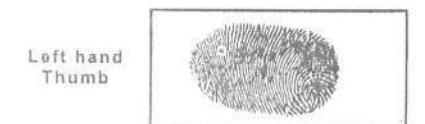
Right hand  
Thumb



Right hand  
Thumb



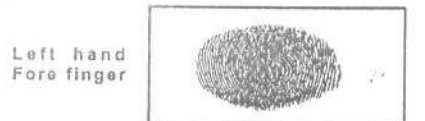
Left hand  
Thumb



Left hand  
Thumb



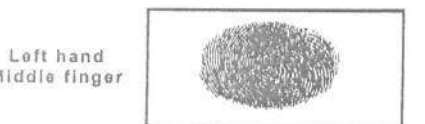
Left hand  
Fore finger



Left hand  
Fore finger



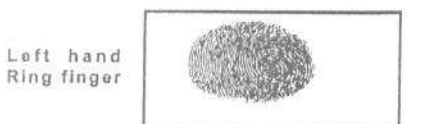
Left hand  
Middle finger



Left hand  
Middle finger



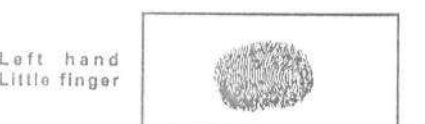
Left hand  
Ring finger



Left hand  
Ring finger



Left hand  
Little finger



Left hand  
Little finger

ATTESTED THE FINGER PRINTS

Ashutosh Das

SIGNATURE

23/1 K.K. Mitra Road,  
Barasat, 24 Parganas (N),  
Licence No. 11-38,  
A.D.S.R.O. Barasat

Laser Setter :

Amitava Bose  
Amitava Bose

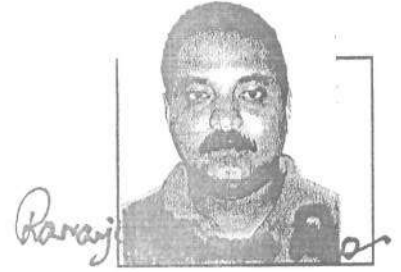
ATTESTED THE FINGER PRINTS

Runa Das

SIGNATURE



SS 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 K. Sharma*

SIGNATURE

ATTESTED THE FINGER PRINTS

*Parajitkumar Das*

SIGNATURE

( 11 )

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. Arindam Ghosh.  
of 23/1 K.K. Mitra Road, Barasat
2. Devolota Shopriek  
of Badarif

Asoka Nath  
Vendors

Sanjay Nath  
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. Arindam Ghosh.  
23/1 K.K. Mitra Road, Barasat.
2. Devolota Shopriek  
of Badarif

Asoka Nath  
Vendors

Sanjay Nath  
Confirming Party

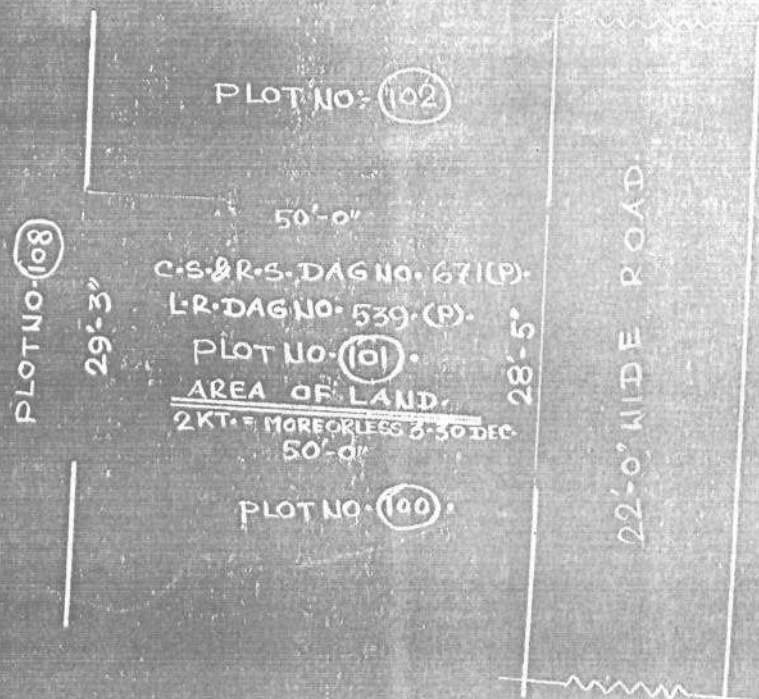
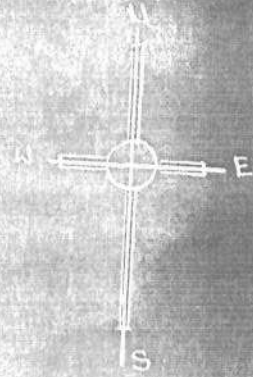
Drafted by :  
Sankar Nath Ghosh.  
Sankar Nath Ghosh,  
23/1 K.K. Mitra Road,  
Barasat, 24 Parganas (N),  
Licence No. II-38,  
A.D.S.R.O. Barasat

Laser Setter :  
Amitava Bose  
Amitava Bose

1000Rs.

REFERENCE:-(UTTARAYAN) LAND LAY OUT SITE PLAN OF C.S&R  
 DAG NO:-671(P). L.R.DAG NO. 539(P). R.S.KHATIAN NO:-364.  
 R.KHATIAN NO.12. PLOT NO:-101. SOLD AREA OF LAND:-2KT.  
 = MORE OR LESS:-3.30 DEC. AT MOUZA:-SITI. J.L. No. 101. R.S. NO. 50.  
 P.S& MUNICIPALITY:-BARASAT. WARD No. 11. HOLDING No:-49.

DIST:-(N)-24 PARGANAS  
 SCALE:-20' FT = 1" INCH



SIGNATURE OF CONFIRMING PARTY.

SIGNATURE OF VENDOR.

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.
(101)	671(P)	539(P)	2	0	0	3.30	1. Sant Runa Das. 2. Smta Ranajit Kumari Das

DRAWN BY:  
 Sanjit Nath Ghosh  
 OF-231 K. K Mitra Road  
 Barasat.  
 Reg No. 66381.  
 Date. 8.8.2005