

0711

04638



DEED

OF

SALE

1

80711

? 84638 1000Rs.



243000
14640
1-276

4000
810
810/-
25.10.03
Bank Draft No. M.B. 71628454
Date 26.10.03



A - 649
E - 7
H - 28
M - 4

Market Value assued Rs. 243000/-
Deficit Stamp Duty of Rs. 14640
has been realised on 30.8.05
Bank Draft No. 156441
Date 26.8.05 of S.B. K. G. G. G.

D. S. R. - H
Barasat, North 24-Parganas

DEED OF SALE

Valued at Rs. 60,000.00

(Rupees Sixty thousand) Only

THIS INDENTURE made this 26th day of September, 2003
(Two Thousand Three of the Christian Era).

BETWEEN

ARUP KUMAR PAL, Son of Late Nityananda Pal, 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.

D. S. R. - H
Barasat, North 24-Parganas
30.8.05
Registrar
North 24-Parganas
(D. S. R. - H)

17 OCT 2003

A 649
R 7
A 28
and 4
688
Rs 243000/-
A 2013/-

Admissible under Rule 21 & also
of the A. & R. Act 1888
under this Indian
Subsequently

2013
30/10/03
16/07
Registrar



(2)

AND

SMT. GOURI GUHA, Wife of Kajal Guha, by faith - Hindu, by occupation - House-wife, residing at Chandrapur, 1 No. Rail Gate, P.O. Duttapukur, P.S. Barasat, District - North 24 Parganas, 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**



(3)

PARTY its Managing Director **SHRI SANJAY KUMAR SHAW**, 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 Arup Kumar Paul, Son of Late Nityananda Paul, residing at Siti, P.S. Barasat, District - North 24 Parganas, purchased the land by a registered Deed of Sale, dated 14.12.88 registered at the office of the A.D.S.R. Barasat, Being No. 10175, purchase area of land 13 Decimal, 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 Samser Ali Kayal, son of late Karimbox Kayal, residing at Siti, P.S. Barasat, District - North



(4)

24 Parganas and also purchased another land by a registered 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 Decimal out of 72 Decimal, 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 Kayal of Siti.

AND WHEREAS by virtue of the aforesaid Deed the said Samser Ali Kayal and Esrail Kayal herein become the absolute owners of the said land fully described in the schedule hereunder written and the said Vendors were in continuous

possession of the said land having unfettered 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 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. 6 comprised in area of land more or less 3 cottahs or 4.96 Decimals with the facilities available in Mouza - Siti, C.S. & R.S. Dag No. 545 (Part), L.R. Dag No. 554 (Part), C.S. & R.S. Khatian No. 187, L.R. Khatian No. 10/1, 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. 60,000.00 (Rupees Sixty thousand) only the full consideration money.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement and in consideration thereof sum of Rs. 60,000.00 (Rupees Sixty 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 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. 545 (Part), L.R. Dag No. 554 (Part), Danga, C.S. & R.S. Khatian No. 187, L.R. Khatian No. 10/1, P.S. and 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 3 Three Cottahs = more or less 4.96 Decimals being Plot No. 6, being C.S. & R.S. Dag No. 545 (Part), L.R. Dag No. 554 (Part), C.S. & R.S. Khatian No. 187, L.R. Khatian No. 10/1 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 : C.S. & R.S. Dag No. 545 (Part) and
L.R. Dag No. 554 (Part).

On the South : 30 feet wide road.

On the East : Plot No. 7, C.S. & R.S. Dag No. 545 (Part)
and L.R. Dag No. 554 (Part).

On the West : Plot No. 5, C.S. & R.S. Dag No. 545 (Part)
and L.R. Dag No. 554 (Part)

W






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 Shaw
Signature of the presentant

2. Name -

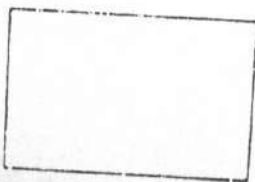
Status - Presentent/Executant/Claimant/Attorney/Principal/Gurdian/Testator (✓)

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

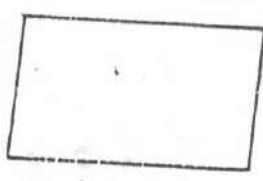
Passport Photo
with Signature



Ring finger
of Right hand



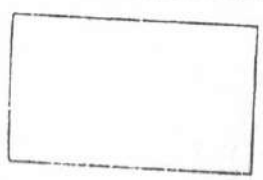
Middle finger
of Right hand



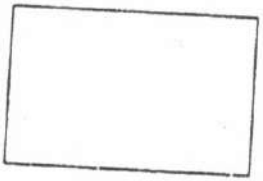
Fore finger
of Right hand



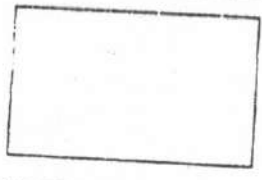
Thumb of
Right hand



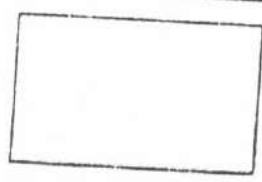
Thumb of
Left hand



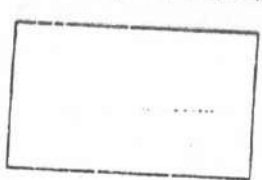
Fore finger
of Left hand



Middle finger
of Left hand



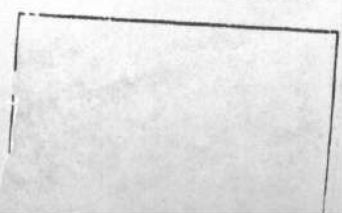
Ring finger
of Left hand



Little finger
of Left hand

Attested the finger prints

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

Attested the finger prints

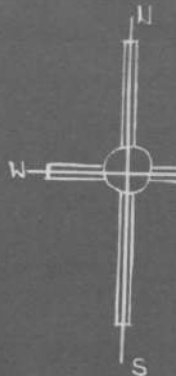
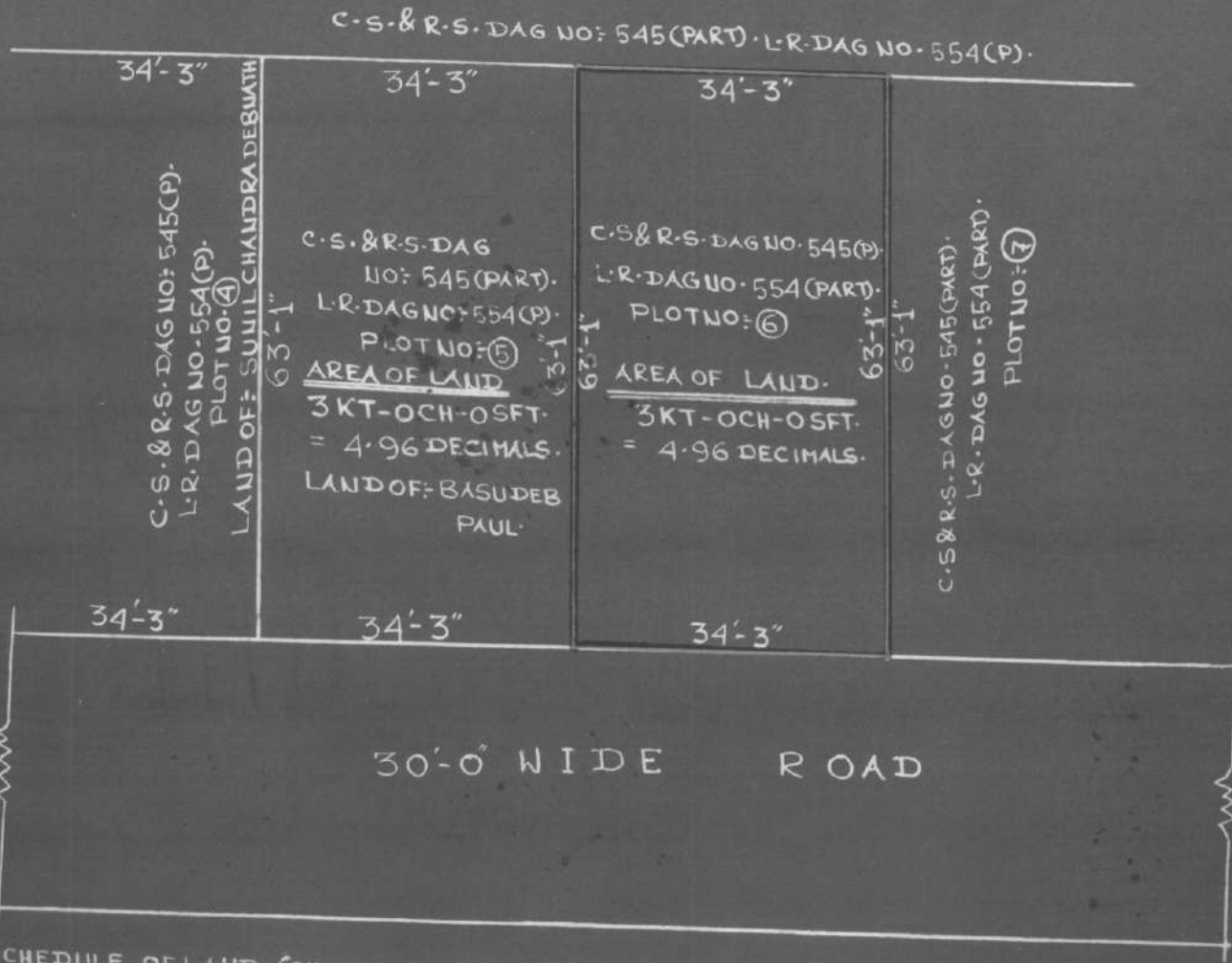
Signature

Gazi Gulha

5

REFERENCE: (UTTARAYAN) LAND LAYOUT SITE PLAN OF C.S & R.S.
 DAG NO: 545 (PART) · L.R. DAG NO: 554 (PART) · C.S. & R.S. KHATI ANNO: 187
 L.R. KHATI ANNO: 10/1 · AT MOUZA: SITI · J.L. NO: 101 · R.S. NO: 50 · P.S &
 MUNICIPALITY: BARASAT · DIST: (W) · 24 PARGANAS · WARD NO: 11.
 HOLDING NO: 49 · PLOT NO: ⑥ · AREA OF LAND: 3 KT · 0 CH · 0 SFT. = MORE
 OR LESS 4.96 DECIMALS · SOLD AREA AS SHOWN IN RED BORDER.

SCALE: 20' FT = 1" INCH.



SIGNATURE OF VEN DOR.
[Signature]

SIGNATURE OF CONFIRMING PARTY.
[Signature]

SCHEDULE OF LAND. (SHOWN IN RED BORDER).

PLOT NO.	C.S. & R.S. DAG NO.	L.R. DAG NO.	C.S. & R.S. KH. NO.	L.R. KH. NO.	KT.	CH.	SFT.	MORE OR LESS DEC.	NAME OF PURCHASER.
⑥	545	554	187	10/1	3	0	0	4.96	Smt Gouri Guha.

DRAWN BY:
S. U. GHOSH.
SanKar Nath Ghosh.
OF: Barasat.
Reg. NO. 66381 Date: 26-9-

4
(9)

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. Devopata Choudhary
of Barasat

Arup Paul
Vendor

2. Debasis Ghosh
of Sankar Ghosh

Sanjay & Shau
Confirming Party

MEMO OF CONSIDERATION

RECEIVED of and from the within named purchaser within mentioned sum of Rs. 60,000.00 (Rupees Sixty thousand) only being the full amount of the consideration money as per memo below :

By Cash/Cheque Rs. 60,000.00
(Rupees Sixty thousand Only)

WITNESSES :

1. Devopata Choudhary
of Barasat

2. Debasis Ghosh
of Sankar Ghosh

Arup K. Paul
Vendor

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

Sanjay & Shau
Confirming Party

Laser Setter :



Book No. _____
 Volume No. _____
 Page
 Being No. 024638
 of the year 2005

Registrar w/s 7 (B)
 North 24 - Parganas
 (D. S. R.)
 17 OCT 2005



Registrar w/s 7 (B)
 North 24 - Parganas
 (D. S. R. - II)
 22/09/2005