

07113

1 05069

1000Rs.



P  
94000  
2710

1-27

BD  
4080  
810  
4810

Stamp Act 1899  
Stamp Act 1902  
Stamp Act 1953  
Stamp Act 1959  
Stamp Act 1963  
Stamp Act 1968  
Stamp Act 1978  
Stamp Act 1980  
Stamp Act 1988  
Stamp Act 1991  
Stamp Act 1993  
Stamp Act 1996  
Stamp Act 1999  
Stamp Act 2001  
Stamp Act 2003  
Stamp Act 2005  
Stamp Act 2007  
Stamp Act 2009  
Stamp Act 2011  
Stamp Act 2013  
Stamp Act 2015  
Stamp Act 2017  
Stamp Act 2019  
Stamp Act 2021  
Stamp Act 2023

North 24 Parganas  
D. S. R. - II

15 SEP 2005  
A 6491-  
H 281-  
W 41-  
B 71-  
6881-

Rs 94000/-

15/9/05

15/9/05

15/9/05

15/9/05

15/9/05



0715



Market Value assued Rs. 94000/-  
Deficit Stamp Duty of Rs. 2710 + 10/-  
has been realised on 15.9.05  
and Banker's Cheque  
Bank Draft No. 9520 of Rs. 60,000.00  
Valued at Rs. 60,000.00  
Date 15.9.05 of S. B. D. B.  
(Rupees Sixty thousand) Only



THIS INDENTURE made this 17th day of September, 2003 (Two Thousand Three of the Christian Era).

**BETWEEN**

- (1) SMT APARNA PAUL, Wife of Late Nityananda Paul,
- (2) SRI ALOKE KUMAR PAUL, Son of Late Nityananda Paul, both represented by their legal and Lawful Attornies (by seperate registered General Power of Attorney, duly registered at Book No. IV, Power of Attornies Nos. 00070 and 00071, both dated 13.2.2003, both registered at D.R.-II Barasat, North 24 Parganas), and selves (3) SRI ASHOKE KUMAR PAUL,

Sub-Registrar  
North 24 Parganas, Barasat  
15/9/05

Registrar u/s 1 (3)  
North 24-Parganas  
D. S. R. - II

117 OCT 2003



Stamp duty of Rs 810/-

has been realised on 17-10-03

as per Banker's Cheque

Bank Draft No 1402/71 "628348"

Date 15-10-03

of S. B. S. Barasat

( 2 )

D. S. R. - H

Barasat, North 24-Parganas

and (4) **SRI ARUP KUMAR PAUL**, both sons of late 15-10-03 Nityananda Paul, all are residing at Siti, P.O. Kazipara, P.S. Barasat, District - North 24 Parganas, all are by faith - Hindu, by occupation - No. 1 Housewife, No. 2 Service, 3 and 4 Business, hereinafter called and referred to as the **VENDORS** (which term or 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 **FIRST PART**.)

AND

**SRI PRADIP KUMAR PAL**, Son of Late Shashi Kumar Pal, by faith - Hindu, by occupation - Business, residing at C/o Ratnadeep Paul, Thakur Das Sarani, Barasat, P.S. Barasat, District - North 24 Parganas, Kolkata-700124, hereinafter called and referred to as the **PURCHASER** (which terms of expression shall



( 3 )

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 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 Nityananda Paul, son of Late Krishna Lal Paul,



( 4 )

residing at Siti, P.O. Kazipara, P.S. Barasat, District - North 24 Parganas purchased land in C.S. & R.S. Dag No. 621 (Part) and 624 (Part) of Khatian No. 66 and 167, L.R. Dag No. 539 (Part), L.R. Khatian No. 692 of Mouza - Siti from Abdul Bari Mondal, Son of late Ismail Mondal and others, P.S. Barasat, District - North 24 Parganas by a registered Sale Deed vide no. 2277, dated 22.03.1972 duly registered in Book No. I, Volume No. 33, pages from 140 to 142, registered at S.R.O. Barasat and also purchased land from Achar - Ali Mondal, S/o Abdul Mondal and others in C.S. Dag No. 624, Khatian No. 167, Mouza - Siti, by a registered Sale Deed Vide No. 2200, dated 26.3.66, duly registered in Book No. I, Volume No. 36, pages from 130 to 132, registered at S.R.O. Barasat took khas possession from therein and became

( 5 )

the absolute owner in khas possession of said land in said two Dags.

AND WHEREAS by virtue of the aforesaid Deed the said Nityananda Paul herein become the absolute owner of Sixteen annas owner of the said land fully described in the schedule hereunder written.

AND WHEREAS while said Nityananda Paul was in khas possession of the hereunder schedule below property died on 15.05.2000 leaving behind his only wife and three sons namely (1) Smt. Aparna Paul (wife), (2) Sri Ashoke Kumar Paul (son), (3) Sri Alope Kumar Paul (son) and (4) Sri Arup Kumar Paul (son) as his only legal heirs.

AND WHEREAS the Vendorss of this sale deed become the absolute owners in khas possession of hereunder property by dint of inheritance from their husband and father Nityananda Paul (since deceased) and become the absolute owners in khas possession of the hereunder property and the Vendorss have good marketable right, title and interest of the schedule hereunder property to sell the purchase of this sale deed.

AND WHEREAS the Vendors entered into an agreement with the Confirming Party and appointed the Confirming Party for sale and development of the said land. The Vendors 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 Vendors herein lawfully and absolutely seized and possessed of and otherwise well and sufficiently entitled to and have/has been using and enjoying the said

6

( 6 )

property after paying rents, issues, taxes, rates and revenues. AND WHEREAS the Purchaser herein has response of the offer agreed purchase and the Vendors agreed to sell the said Plot No. 31 comprised in area of land 3 cottahs more or less or 4.95 decimal with the facilities available in Mouza - Siti, C.S. & R.S. Dag No. 621 (P) and 624 (Part), Khatian No. 66 & 167, L.R. Dag No. 539 (Part), L.R. Khatian No. 692, 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 Vendors 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 Vendors 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. 621, 624 (P), L.R. Dag No. 539 (Part) Danga, L.R. Khatian No. 692, 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

( 7 )

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 Vendors 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 Vendors doth hereby covenant with the purchaser that notwithstanding any act, deeds, things whatsoever made done and executed or knowingly suffered to the contrary the Vendors now has good right full power and absolute authority and the Vendors 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 Vendors 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 Vendors or any their predecessors in title and free that free from all encumbrances whatsoever made or suffered by the Vendors 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 Vendors 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 Vendors 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 Vendors 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 Vendors also undertake to execute and register any



17X

**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 shro  
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.

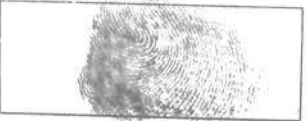
VENDOR



Left little finger



Left ring finger



Left middle finger



Left first finger



Left thumb finger



Right thumb finger



Right first finger



Right middle finger



Right ring finger



Right little finger

NAME:

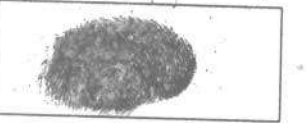
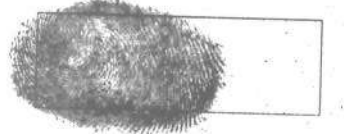
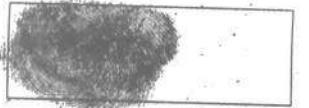
*Roma Kr Paul*

SIGNATURE:

PURCHASER



*Pat*



NAME:

*Pradip Kumar Pal*

SIGNATURE






V



**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
				

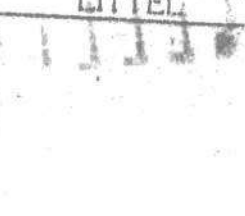
All the above fingerprints are of the abovenamed person and attested by the said person.

*Arup Kr. Paul*

Signature of the presentant

2. Name - .....

Status - Presentent/Executant/Clalmant/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.

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 4.95 Decimals being Plot No. 31, C.S. & R.S. Dag No. 621 & 624 (P), L.R. Dag No. 539 (Part), L.R. Khatian No. 692 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. 30.  
On the South : Plot No. 32.  
On the East : 22 feet wide road.  
On the West : Vendors' khas land.

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. Devkota Sharada  
of Barasat

2. Debaris Ghosh  
of Sankar Gachhi

Aparna Paul, Asoke Kumar Paul  
both represented by their legal power of  
Attorney and selves

Asoke kr Paul

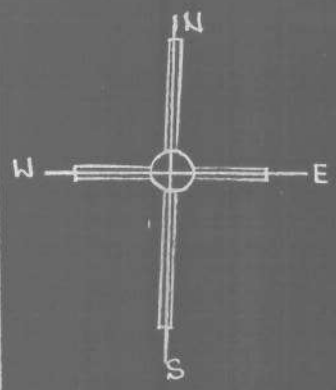
Arup kr Paul

\_\_\_\_\_  
Vendors

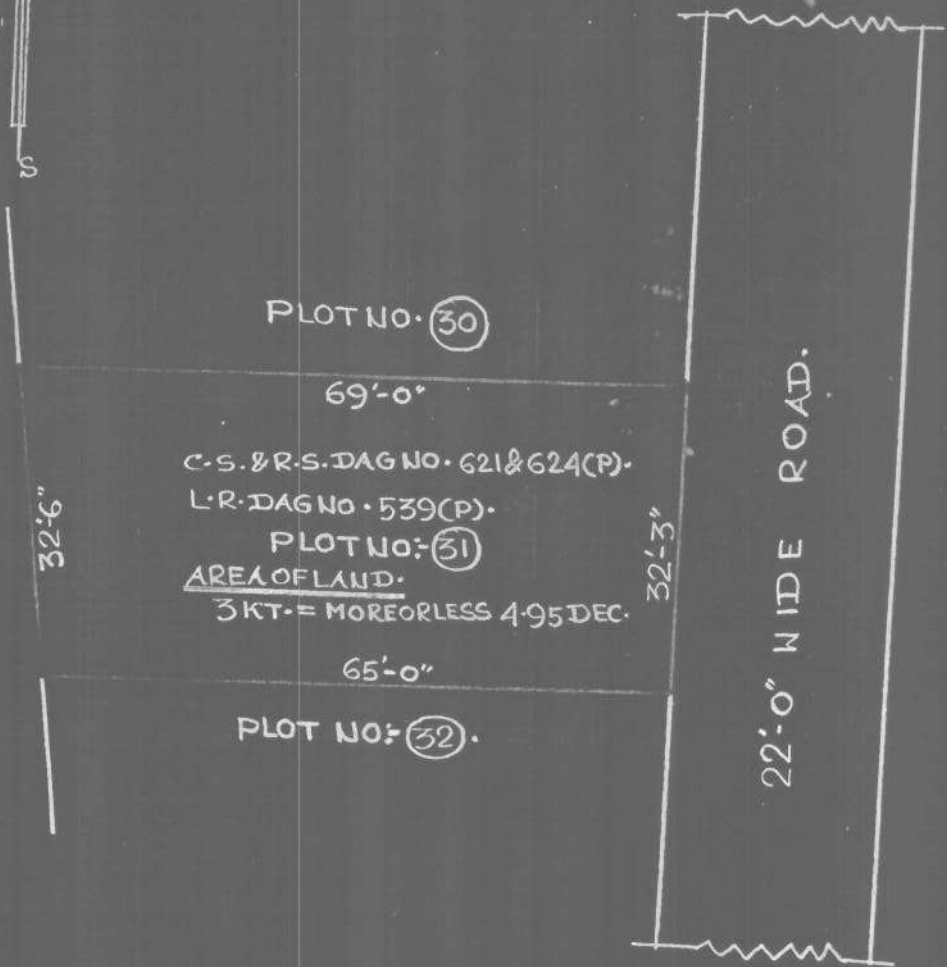
Sanjay Kumar  
\_\_\_\_\_  
Confirming Party

REFERENCE: (UTTARYAN) LANDLAYOUT SITE PLAN OF C.S. & R.S. DAG NO. 621 & 624 (P). KHATI ANNO: 66 & 167. L.R. DAG NO. 539 (P). L.R. KHATI ANNO: 692. ATMOUZA: SITI. P.L. NO: 101. R.S. NO: 50. P.S. & MUNICIPALITY: BARAST. WARD NO: 11. HOLDING NO: 49. DIST: (N). 24 PARGANAS. PLOT NO: (31). AREA OF LAND: 3 KT. = MORE OR LESS 04.95 DECIMALS. SOLD AREA

SHOWN IN RED BORDER.  
SCALE: 20 FT = 1" INCH.



VENDORS KHASHI LAND.



SIGNATURE OF VENDORS.

SIGNATURE OF CONFIRMING PARTY.

SCHEDULE OF LAND. (SHOWN IN RED BORDER).

PLOT NO.	C.S. & R.S. DAG NO.	L.R. DAG NO.	KT.	CH.	S' FT	MORE OR LESS DEC.	NAME OF PURCHASER.

DRAWN BY:  
SanKor Nath Ghosh.  
Barasat.  
Reg no. 66381.  
Date. 17. 10. 2003.

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. Devobrata Ghosh  
of Barasat

2. Debasia Ghosh  
of Sankar Gaethi

Aparna Paul, Alok Kumar Paul  
both represented by their legal power of Attorney  
and selves

Asok K. Paul

Arup K. Paul

Vendors

Sanjay K. Paul  
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