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04446/07

I-06792



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

mpw - 164800/A 757004

Sale
 83000/-
 50000/-
 7 9000/-
 E 47/-
 9000/-
 40000/-

Certified that the document is admitted in
 registration. The signature sheet, sheet's and
 the endorsement sheet, sheet's attached
 with this document are the part of this document.

30 - 4850/-
 891/-
 175/-
 1066/-

Additional District Sub-Registrar
Barasat, North 24 Parganas.

DEED OF SALE

Valued at Rs. 83,000.00

(Rupees Eighty three thousand) Only

THIS INDENTURE made this 26th day of July, 2007 (Two Thousand Seven 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



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 757005



(2)

the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns of the **FIRST PART.**

AND

- 1) **SMT. MADHUMITA SARKAR**, Wife of Sri Surajit Sarkar, by faith - Hindu, by occupation - House-wife, by Nationality - Indian, residing at Village - Basirhat, Senpara , Jadunath Bose Road, P.O. & P.S. Basirhat, District North 24 Parganas, Pin. - 743411.
- 2) **SMT. RUNU PAL**, Wife of Sri Pradip Kumar Paul, by faith - Hindu, by occupation - House-wife, by Nationality -



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

A 757006



(3)

Indian, residing at Village - Beltala, P.O. & P.S. 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-700029, hereinafter called and referred to as the **CONFIRMING**



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 757007

(4)

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 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



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 757008

(5)

Deed of Sale, dated 04.04.1977, 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 purchased deed and took khas possession from therein and became the absolute owner in khas possession of said land in said Dag.

(6)

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 undettered 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 Purchasers herein have response of the offer agreed purchase and the Vendor agreed to sell the said **Plot No. 94** comprised in area of land 3 cottahs more or less or 4.96 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. 83,000.00 (Rupees Eighty three thousand)** only the full consideration money.

(7)

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement and in consideration thereof sum of **Rs. 83,000.00 (Rupees Eighty three thousand)** only have been given by the Purchasers 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 as **Plot No. 94** measuring 3 cottahs more or less or 4.96 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 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, 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 named as UTTARAYAN as **Plot No. 94** measuring 3 cottahs more or less or 4.96 decimals with the facilities available in C.S. & R.S. Dag No. 671 (Part), R.S. Khatian No. 364, L.R. Khatian

(10)

No. 12, L.R Dag No. 539 (Part) of Mouza - Siti, A.D.S.R.O. Barasat, District - North 24 Parganas, within the local limits of Barasat Municipality under Ward No. 11, Holding No. 49 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 : 22 ft. wide road.

On the South : Scheme Plot No. 95.

On the East : Plot No. 93.

On the West : 22 ft. wide road.

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. Devoprata Choudhury
of Badarai

2. Md. Rafiq
v- Momedgathi

Aswara Paul

Vendor

Srinjay N. Sen
Confirming Party

(11)

MEMO OF CONSIDERATION

RECEIVED of and from the within named purchaser within mentioned sum of **Rs. 83,000.00 (Rupees Eighty three thousand)** only being the full amount of the consideration money as per memo below :

By Cash

Rs. 83,000.00

(Rupees Eighty three thousand)

WITNESSES :

1. *Devopratna Choudhury*
of Badarai

2/ *Md. Rafiq*
v - Mandalgatti

Asoke Kr Bose

Vendors

Sanjay K Saha
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
Sankar1F/AB



Government Of West Bengal
Office Of the A. D. S. R. BARASAT
District:-North 24-Parganas

Endorsement For Deed Number : I - 06792 of 2011
(Serial No. 04446 of 2007)

On 02/08/2007

Payment of Fees:

Amount By Cash

Rs. 909/-, on 02/08/2007

(Under Article : A(1) = 902/- ,E = 7/- on 02/08/2007)

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-164000/-

Certified that the required stamp duty of this document is Rs.- 9840 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 13.12 hrs on :02/08/2007, at the Office of the A. D. S. R. BARASAT by Asoke Kumar Paul , one of the Executants.

Admission of Execution(Under Section 58,W.B.Registration Rules,1962)

Execution is admitted on 02/08/2007 by

1. Asoke Kumar Paul, son of Late Nityananda Paul , Siti, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Kajipara , Thana Barasat, By Caste Hindu, By Profession : Business
2. Sanjay Kumar Shaw
Managing Director, M/s Desire Agro Resorts Development Pvt. Ltd., P/594 Purna Das Road, Thana:-Lake, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700029 .
, By Profession : Business
Identified By Sankar Nath Ghosh, son of Late Ajit Kumar Ghosh, 23/1 K. K. Mitra Road, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Deed Writer.

(Supriya Chattopadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

On 19/12/2011

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 891/-, on 19/12/2011

(Gautam Ghosh)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

19/12/2011 16:33:00

EndorsementPage 1 of 2



Government Of West Bengal
Office Of the A. D. S. R. BARASAT
District:-North 24-Parganas

Endorsement For Deed Number : I - 06792 of 2011
(Serial No. 04446 of 2007)

Deficit stamp duty

Deficit stamp duty Rs. 4850/- is paid, by the draft number 901462, Draft Date 17/12/2011, Bank Name State Bank of India, KOLKATA AIR PORT, received on 19/12/2011

Payment of Fees:

(Under Article : A(1) = 891/- on 19/12/2011)

(Gautam Ghosh)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

(Gautam Ghosh)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

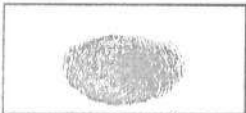
19/12/2011 16:33:00

EndorsementPage 2 of 2

PASS PORT
PHOTO
WITH
SIGNATURE



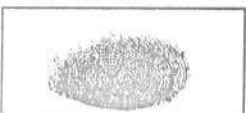
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Little finger



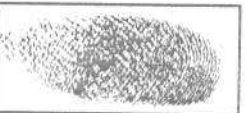
Right hand
Little finger



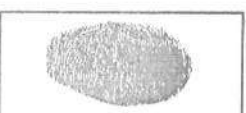
Right hand
Ring finger



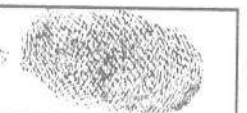
Right hand
Ring finger



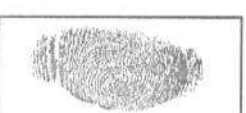
Right hand
Middle finger



Right hand
Middle finger



Right hand
Fore finger



Right hand
Fore finger



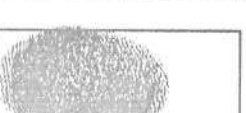
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Thumb



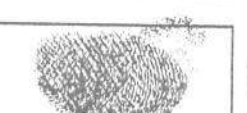
Right hand
Thumb



Left hand
Thumb



Left hand
Thumb



Left hand
Fore finger



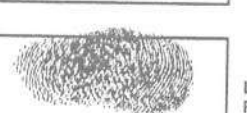
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Fore finger



Left hand
Middle finger



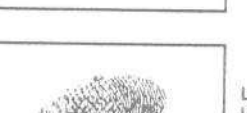
Left hand
Middle finger



Left hand
Ring finger



Left hand
Ring finger



Left hand
Little finger



Left hand
Little finger

ATTESTED THE FINGER PRINTS

Sujay K. S.
SIGNATURE

ATTESTED THE FINGER PRINTS

Madhukita Sarkar
SIGNATURE

PASS PORT
PHOTO
WITH
SIGNATURE



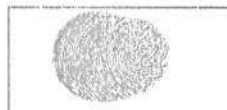
Right hand
Little finger



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



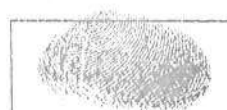
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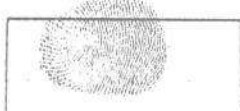
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Left hand
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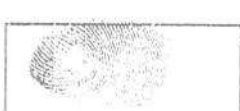
Left hand
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Left hand
Fore finger



Left hand
Fore finger



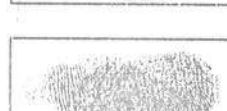
Left hand
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Left hand
Middle finger



Left hand
Ring finger



Left hand
Ring finger



Left hand
Little finger



Left hand
Little finger

ATTESTED THE FINGER PRINTS

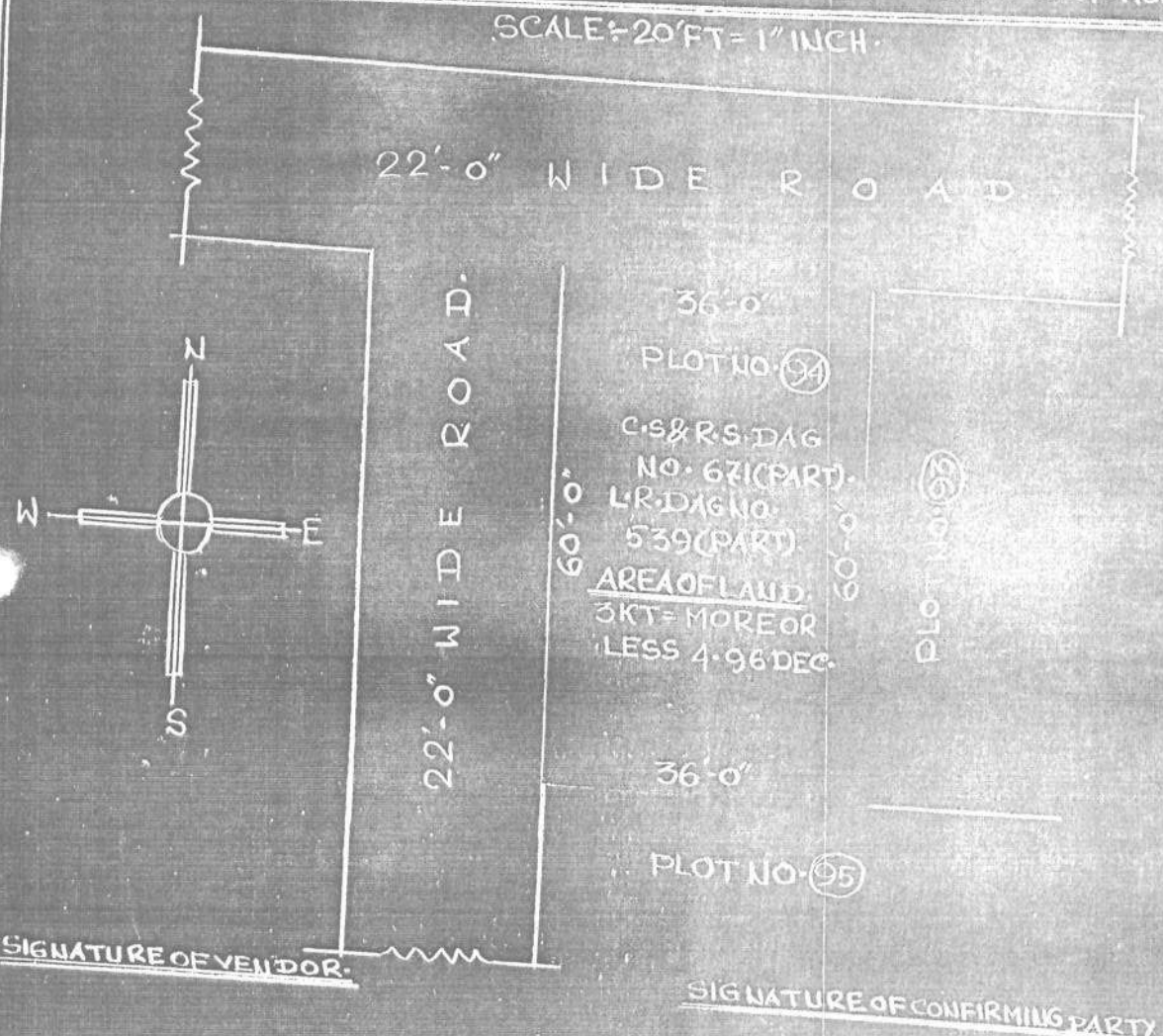
ATTESTED THE FINGER PRINTS

Asou K. Pal
SIGNATURE

Runu Pal.
SIGNATURE

REFERENCE:-(UTTARAYAN)-LANDLAYOUT SITE PLAN OF C.S & R.S. DAG NO. 671 (PART)
 L.R. DAG NO. 539 (P). R.S. KHATIAN NO. 364. L.R. KHATIAN NO. 12. ATMOUZA: SITI. J. I.
 NO. 104. R.S. NO. 50. P.S & MUNICIPALITY: BARASAT DIST: (W). 24 PARGANAS.
 WARD NO. 11. HOLDING NO. 49. PLOT NO. 94. AREA OF LAND: 3KT-MORE OR LESS 4.96 DEC.

SCALE: 20' FT = 1" INCH.



SIGNATURE OF VENDOR.

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.	SFT.	MORE OR LESS DEC.	NAME OF PURCHASER.
94	671 (P)	539 (P)	3	0	0	4.96	1. Smt Madhu Nita Sarkar. W/O. Sri Suresh Sarkar. Vill: Baidhat sempara Jadu Nath Bose Road. 2. Smt. Ruppal. W/O. Supradip Kumar pal. Vill - Beltala. P.S. Baidhat. Dist (W) 24 Parganas

DRAWN BY:
 Sankar Nath Ghosh.
 23/1, K. K. Mitra Road Barasa
 Reg No. 66581 Date 26.7.07
 ph No. 25625797.

(11)

MEMO OF CONSIDERATION

RECEIVED of and from the within named purchaser within mentioned sum of **Rs. 83,000.00 (Rupees Eighty three thousand)** only being the full amount of the consideration money as per memo below :

By Cash

Rs. 83,000.00

(Rupees Eighty three thousand)

WITNESSES :

1. *Devprata Choudhury*
of *Barasat*

2. *Md. Rafique*
v - *Mandalgathi*

Asoke K. Paul

Vendors

Sanjay K. Saha
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
Sankar1F/AB

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 24
Page from 1290 to 1311
being No 06792 for the year 2011.



C. D.

(Gautam Ghosh) 20-December-2011
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT
Office of the A. D. S. R. BARASAT
West Bengal