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I-06802



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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

S.A.R
40,000/-
5.2 2/10/09
A 4291
E 77
436/-
10/10/09

19/10/09
Additional District Sub-Registrar
Barasat, North 24 Parganas.

C 984370
MP-148500/-
BD-65101/-
A-1199/-
N/E-181/-
1380/-

DEED OF SALE

Valued at Rs. 40,000.00

(Rupees Forty thousand) Only

THIS INDENTURE made this 5th day of June, 2009 (Two Thousand Nine 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



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C 984371

(2)

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

AND

SAMAR KANTI DAS, Son of Late Sreepada Das, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at Boys' School Road, Nabapally, P.O. Nabapally, P.S. Barasat, District - North 24 Parganas, Kolkata-700126, 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**.



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(3)

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 the Vendor Ashoke Kumar Paul, Son of Late Nityananda Paul, residing at Siti, P.O. Kazipara, P.S. Barasat,



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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.

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



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(5)

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.



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(6)

AND WHEREAS the Purchaser herein has response of the offer agreed to purchase and the Vendor agreed to sell the said Plot No. 96 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 in consideration the money.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of



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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 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 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



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(8)

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

भारतीय गैर न्यायिक

दस
रुपये
रु. 10



TEN
RUPEES
Rs. 10

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

27AA 910607

(9)

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



(10)



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

(11)

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.

(12)

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. 96, 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. 95.
On the South : Plot No. 97.
On the East : Others pond.
On the West : 22 ft. wide road.

IN WITNESS WHEREOF the Vendor has set and subscribed his hand and seal on the day, month and year first above written.

In the presence of :

1. *Biswasjit Chanda*
vill - Tentulia

2. *Very Bhuson*
Barasat

Basu Mohal

Vendor

Basu Mohal
Desire Agro Resorts Development Pvt. Ltd.
Confirming Party

Director

(13)

MEMO OF CONSIDERATION

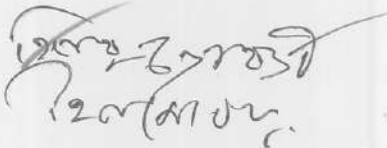
RECEIVED of and from the within named purchaser within mentioned sum of Rs. 40,000.00 (Rupees Forty thousand) only being the full amount of the consideration money as per memo below :

By Cash/Cheque Rs. 40,000.00
(Rupees Fourty thousand only)

WITNESSES :


1. Prasenjit chandra
vill - Tentulia

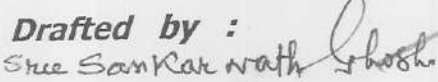
ASOKA K. Paul

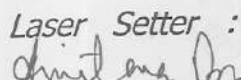
2. 
Sankar Nath Ghosh

Vendor

Desire Agro Resorts Development Pvt. Ltd


Confirming Party Director

Drafted by :

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
Sankar7/AB/E:



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

Endorsement For Deed Number : I - 06802 of 2011
(Serial No. 03435 of 2009)

On 30/06/2009

Payment of Fees:

Amount By Cash

Rs. 436/-, on 30/06/2009

(Under Article : A(1) = 429/- ,E = 7/- on 30/06/2009)

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.-148500/-

Certified that the required stamp duty of this document is Rs.- 8910 /- and the Stamp duty paid as: Impresive Rs.- 2410/-

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

Presented for registration at 13.27 hrs on :30/06/2009, at the Office of the A. D. S. R. BARASAT by Ashoke Kumar Paul , one of the Executants.

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

Execution is admitted on 30/06/2009 by

1. Ashoke Kumar Paul, son of Late Nityananda Paul , Siti, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Kazipara , By Caste Hindu, By Profession : Business
2. Sanjay Kumar Shaw
Director, M/ S- Desire Agro Resorts Development Pvt. Ltd., P/594 Purna Das Road, Kolkata, Thana:-Lake, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700029 .
, By Profession : Business

Identified By Sankar Nath Ghosh, son of --, 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:

(Gautam Ghosh)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

EndorsementPage 1 of 2

19/12/2011 18:18:00



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

Endorsement For Deed Number : I - 06802 of 2011
(Serial No. 03435 of 2009)

Amount By Cash

Rs. 1199/-, on 19/12/2011

Deficit stamp duty

Deficit stamp duty Rs. 6510/- is paid, by the draft number 901465, 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) = 1199/- on 19/12/2011)

(Gautam Ghosh)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT



Additional District Sub-Registrar
Barasat, North 24 Parganas

19 DEC 2011

(Gautam Ghosh)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT
EndorsementPage 2 of 2

19/12/2011 18:18:00

Signature of the
Executants/ Presentant /
Seller / Buyer with Photo

Page No.

SPECIMEN FORM FOR TEN FINGERPRINT

Photo	Left Hand						
		Little	Ring	Middle	Fore	Thumb	
	Right Hand						
		Thumb	Fore	Middle	Ring	Little	

Signature :-

Sanjay Kumar

Photo	Left Hand						
		Little	Ring	Middle	Fore	Thumb	
	Right Hand						
		Thumb	Fore	Middle	Ring	Little	

Signature :-

Photo	Left Hand						
		Little	Ring	Middle	Fore	Thumb	
	Right Hand						
		Thumb	Fore	Middle	Ring	Little	

Signature :-

PASS PORT
PHOTO
WITH
SIGNATURE



Samar Kanti Das



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

Asoke K. Das

SIGNATURE

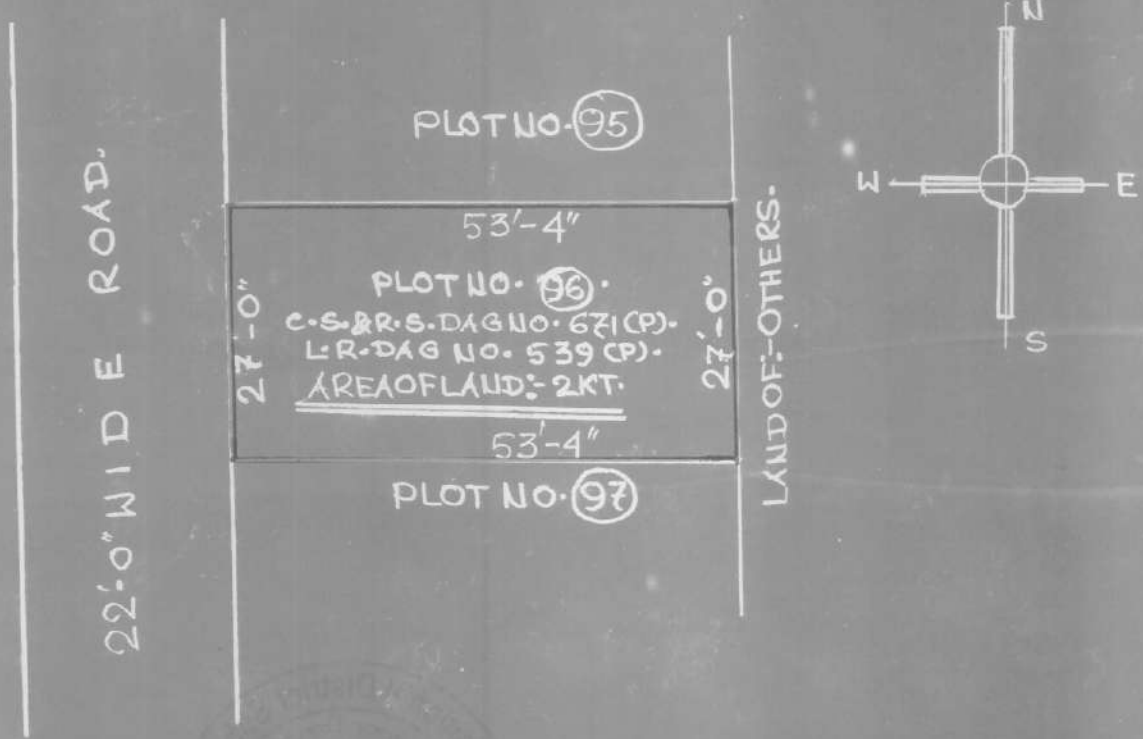
ATTESTED THE FINGER PRINTS

Samar Kanti Das

SIGNATURE

REFERENCE:- (UTTARAYAN). LANDLAYOUT SITE PLAN OF C.S. & R.S.
 DAG. NO. 671 (P). L.R. DAG NO. 539 (P). R.S. KH. NO. 364. L.R. KH. NO.
 12. PLOT NO. (96). SOLD AREA OF LAND: 2KT = MORE OR LESS 3.30 DEC.
 AT MOUZA:- SITI. T. L. NO. 101. R.S. NO. 50. P.S. & MUNICIPALITY:-
 BARASAT. DIST:- (N). 24 PARGANAS. WARD NO. 11. HOLDING NO. 49.

SCALE:- 20' FT = 1" INCH.



Desire Agro Resorts Development Pvt. Ltd.

SIGNATURE OF VENDOR.

SIGNATURE OF CONFIRMING PARTY.

Asoke K. Pal

Satyajit Ghosh

SCHEDULE OF LAND. (SHOWING RED BORDER).

PLOT NO.	C.S. & R.S. DAG NO.	L.R. DAG NO.	KT.	CH.	SFT	MORE OR LESS DEC.	NAME OF PURCHASER.
(96)	671 (P)	539 (P)	2	0	0	3.30	Steel Samak Kanti sas.

DRAWN BY:
 Samkore Nath Ghosh.
 23/1, K.K. Mitra Road
 Barasat.
 date 5.6.09

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 24
Page from 1484 to 1511
being No 06802 for the year 2011.



C. P. Ghosh

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