

03430/68

I-06803



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

B 610498

Certified that the document is admitted to registration. The signature sheet, sheets and the endorsement sheet attached with this document are the same as this document.

100M/V-1485001-
 BO - 6510+

A-1199+
 112-181+
 1380+

Additional District Sub-Registrar
 Barasat, North 24 Parganas

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

40,000/-
 Sale
 24/10/09
 A-1199+
 E-74

10/

Additional District Sub-Registrar
 Barasat, North 24 Parganas

100M/V-1485001-
 BO - 6510+
 A-1199+
 112-181+
 1380+



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

C 985173

(2)

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

AND

SRI SWAPAN KANTI DEY, Son of Late Bimal Kanti Dey, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 70/140, Indraprastha, Dakbungalow More, P.O. Hridaypur, P.S. Barasat, District - North 24 Parganas, Kolkata-700127, 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.**



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

C 985174

(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 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,



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

E 249333

(4)

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



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

E 249334

(5)

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 came to an understanding for disposal of the said land, an agreement was executed by and between the above parties.



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

E 249335

(6)

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. 106 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



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

E 249336

(7)

described in the Schedule hereunder written and bounded
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
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



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

27AA 887207

(8)

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 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,



Aswini Kumar

(9)



butted, bounded called known 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 or successors 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 their predecessors in title and free and 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 and his successors are bound by the terms and conditions of the deed. It is pertinent to mention here that the Vendor or his heirs are having his and their claim in future inrespect of the Schedule land.

(11)

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 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 in favour of the purchaser by the Vendor or his heirs at the costs of the 3rd Party/Confirming Party if any error or omission is transpired in this Deed in future.

3rd Party entered into an agreement with the Vendor and started a project namely "Uttarayan" for selling the land of the Vendor and others and schedule mention plot no. 106 is part and parcel of "Uttarayan". The 3rd Party/Confirming Party do the needful for development of said land and enter project namely "Uttarayan".

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. 106, 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,

(12)

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. 105.

On the South : Plot No. 107.

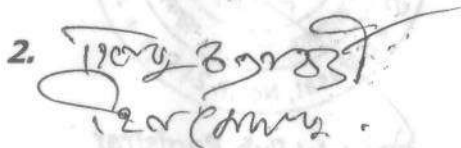
On the East : Plot No. 103.

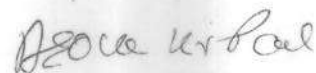
On the West : 22 ft. wide road.

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 :

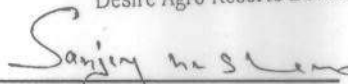
1. Pismanjit chanda
vill - Tentulia

2. 
Pismanjit Chanda



Vendor

Desire Agro Resorts Development Pvt. Lt


Sanjay Kumar
Confirming Party

Director

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. Pismajit Chanda
vill - Tentulia

Boke Mr Paul

2.

Vendor

Desire Agro Resorts Development Pvt. Ltd

Sanjay Kumar
Confirming Party

Director

Drafted by :
Shree 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
Sankar7/AB/F:



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

Endorsement For Deed Number : I - 06803 of 2011
(Serial No. 03430 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/-

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

Presented for registration at 13.37 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. :-Kajipara , Thana Barasat, By Caste Hindu, By Profession : Business
2. Sanjay Kumar Shaw
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 - -, 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 18:19:00



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

Endorsement For Deed Number : I - 06803 of 2011
(Serial No. 03430 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 901464, 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



19 DEC 2011 18:19:00

(Gautam Ghosh)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

19/12/2011 18:19:00

EndorsementPage 2 of 2

PASS PORT
PHOTO
WITH
SIGNATURE



Swapan Kanti Bera



Right hand
Little finger



Right hand
Little finger



Right hand
Ring finger



Right hand
Ring finger



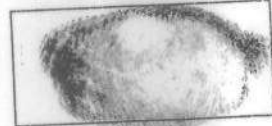
Right hand
Middle finger



Right hand
Middle finger



Right hand
Fore finger



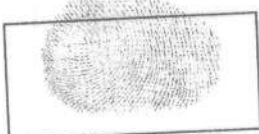
Right hand
Fore finger



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



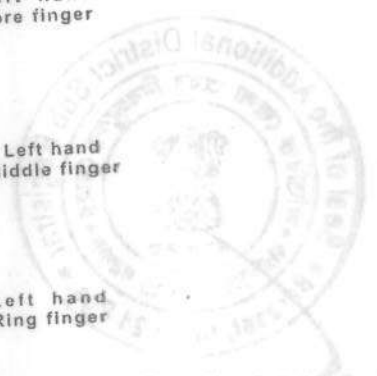
Left hand
Ring finger



Left hand
Little finger



Left hand
Little finger



ATTESTE THE FINGER PRINTS

Devi K. Paul

SIGNATURE

ATTESTED THE FINGER PRINTS

Swapan Kanti Bera

SIGNATURE

POOS MUL 16

REFERENCE:- (UTTARAYAN) LANDLAY OUTSITE PLAN OF C.S. DAG

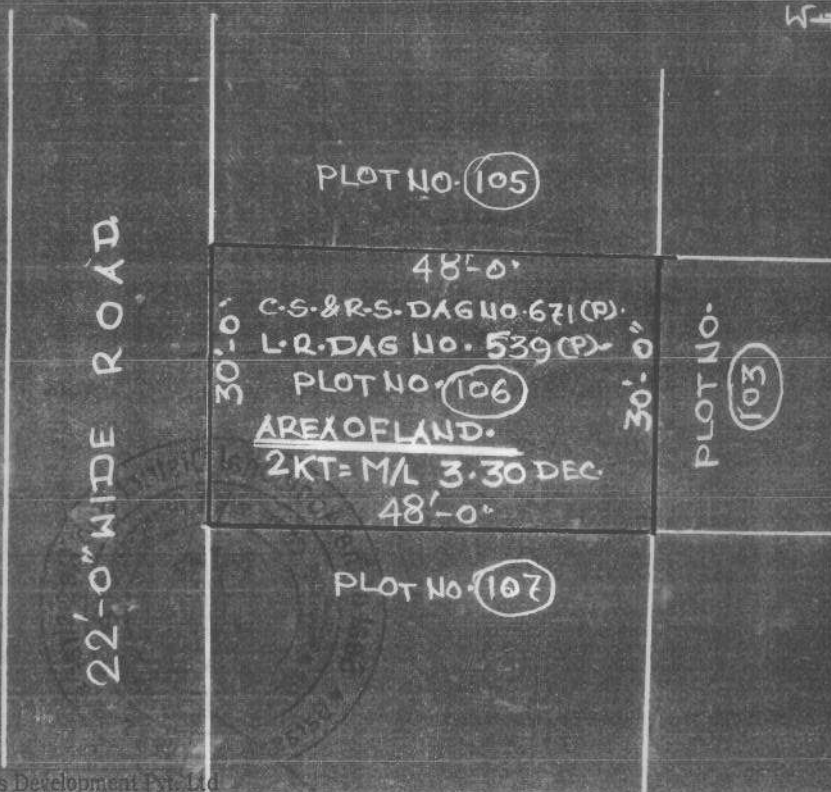
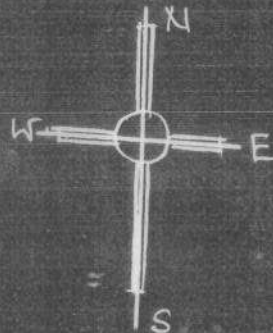
NO. 671 (P) L.R. DAG NO. 539 (P) R.S. KH. NO. 364 L.R. KHATIAN

NO. 12 PLOT NO. (106) AREA OF LAND:- 2KT = MORE OR LESS 3.30 DEC.

ATMOUZA:- SITI J.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

SCHEDULE OF LAND (SHOWN IN RED BORDER)

PLOT NO.	C.S. & R.S. DAG.	L.R. DAG NO.	KT.	CH.	SFT.	M/L DEC.	NAME OF PURCHASER.
(106)	671 (P)	539 (P)	2	0	0	3.30	Sru Swapan Kante Seng.

DRAWN BY: Sam Kank Nath Ghosh.
23/1, K.K. Kirtana Road Barasat.
Date - 5.6.09

DISTRICT NORTH 24 PARGANAS
OFFICE OF THE

Photo

(1)

Name SANJAY KUMAR SHAW

Status - Presentant

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person
Desife Agro Resorts Development Pvt. Ltd

Sanjay Kumar Shaw
Signature of the presentant

Director

(2)

Name

Photo

Status - Presentant/Executant/Clalmant/Attorney/Prncipal/Guardlan/Testator (✓)

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

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

Signature of the presentant/Executant/
Clalmant/Attorney/Prncipal/Guardlan/Testator. (Tick the appropriate status)

Certificate of Registration under section 68 and Rule 69.

Registered in Book - I
CD Volume number 24
Page from 1512 to 1538
being No 06803 for the year 2011.



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

BB 2
7