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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

09AA 949191

Certified that the document is admitted to registration the signature sheet and the endorsement sheet attached with this document are the part of this document.

Additional District Sub-Registrar
Barasat, North 24 Parganas.

27 OCT 2010

DEED OF DECLARATION

THIS DEED OF DECLARATION is made on this the 25th day of August, 2010 of CHRISTIAN ERA.

BETWEEN

SRI ARUP KUMAR PAUL, Son of Late Nityananda Paul, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at Siti,

**** (2) ****

P.O. - Kazipara, P.S. - Barasat, District - North 24 Parganas, hereinafter referred to as the DECLARANT / VENDOR (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, successors, executors, administrators, legal representatives and assigns) of the FIRST PART.

AND

SRI DIPAK MAJUMDER, Son of Late Jitendra Mohan Majumder, by faith - Hindu, by occupation - Retired, residing at 13/C, Dharendra Nath Ghosh Road, Nil Kuthi, P.S. - Bhawanipore, Kolkata - 700025, hereinafter referred to as the PURCHASER (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, successors, executors, administrators, legal representatives and assigns) of the SECOND PART.

- AND -

M/S. DESIRE AGRO RESORTS DEVELOPMENT PVT. LTD., having its Registered Office at Purna Das Road, P.S. - Lake, Kolkata - 700029, City Office at E-85, Lake Road, Kolkata - 700029, represented by its Director SRI SANJAY KUMAR SHAW, Son of Late Mewalal Shaw, by faith- Hindu, by occupation- Business, residing at P-23, Dobson Lane, Howrah- 711101, hereinafter referred to as the DECLARANT/CONFIRMING

**** (3) ****

PARTY (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office, executors, administrators, legal representatives and assigns) of the **THIRD PART**.

WHEREAS the Declarant of the First Part purchased a piece and parcel of land admeasuring 13 Decimals comprised in C.S. & R.S. Dag No. 545, under C.S. & R.S. Khatian No. 187 corresponding to L.R. Dag No. 554, under 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. - Barasat, District - North 24 Parganas by virtue of a Deed of Sale, vide No. 10175, dated 14/12/1988 executed and registered by one Samser Ali Kayal, Son of Late Karim Box Kayal of Siti, P.S. - Barasat, District - North 24 Parganas and the said Deed was registered with the Office of the A.D.S.R. Barasat.

AND WHEREAS the Declarant of the First Part further purchased a piece and parcel of land admeasuring 24 Decimals out of 72 Decimals comprised in C.S. & R.S. Dag No. 545, under C.S. & R.S. Khatian No. 187 corresponding to L.R. Dag No. 554, under 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. - Barasat, District - North 24 Parganas by virtue of a Deed of Sale, vide No. 8590, dated 14/11/1988 executed and registered by one Esrail Kayal, Son of Late Karim Box Kayal of Siti, P.S. - Barasat, District-

**** (4) ****

North 24 Parganas and the said Deed was registered with the Office of the A.D.S.R. Barasat.

AND WHEREAS by virtue of the aforesaid two Sale Deeds, the Declarant of the First Part became the absolute owner of a piece and parcel of land totalling 37 Decimals and accordingly he has been possessing the same without interruption of others.

AND WHEREAS subsequently with a view to dispose of the aforesaid land the Declarant of the First Part entered into an Agreement for Sale, with **M/s. Desire Agro Resorts Development Pvt. Ltd.** having its Managing Director **Sri Sanjay Kumar Shaw**, i.e. the Declarant of the Third Part under some terms, conditions and stipulations stated therein.

AND WHEREAS as per terms of the said Agreement for Sale, the Declarant of the First Part according to the advise of the said Confirming Party, i.e. **M/s. Desire Agro Resorts Development Pvt. Ltd.** transferred a piece and parcel of land measuring an area 5 Cottahs 15 Chittacks equivalent to 9.81 Decimals in English measurement being Plot No. 8, be the same a little more or less comprised in C.S. & R.S. Dag No. 545, under C.S. & R.S. Khatian No. 187 corresponding to L.R. Dag No. 554, under L.R. Khatian No. 10/1 of Mouza - Siti, J.L. No. 101, Pargana - Anowarpur, Touzi No. 146, P.S. & A.D.S.R.O. - Barasat, District - North

**** (5) ****

24 Parganas in favour of the Declarant of the Second Part by virtue of a Deed of Sale, vide No. 04086, dated 25/8/2005 and registered at A.D.S.R.O. Barasat and recorded in Book No. I, Vol. No. 133 Pages from 323 to 345 and delivered peaceful possession in his favour. It is required to be stated that **M/s. Desire Agro Resorts Development Pvt. Ltd.** the Developer also joined itself as Confirming Party in the aforesaid Deed of Sale.

AND WHEREAS after purchasing the said Purchaser / Second Part has been possessing and enjoying the same peacefully, quietly and without interruption of others.

AND WHEREAS the Purchaser / Second Part at the time of getting his name recorded with the Office of the B.L. & L.R.O. and also Barasat Municipality, found that a gross mistake has been inadvertently occurred in the aforesaid Deed of Sale, vide No. 04086 for the year 2006. He also found that at the time of computer printing the Page Nos. 5 to 10 have been totally changed due to absentmindedness of the Laser Setter and as a result of fact cloud has been casted over the title of the property purchased by the Declarant of the Second Part and as such it is required to be corrected.

AND WHEREAS the Declarant of the First Part & Third Part were

**** (6) ****

informed of the matter and they agreed to modify the errors as committed in the said Deed of Sale and accordingly all the parties jointly hereby affirm and declare as under :-

- i) The Page No. 6 of the Deed of Sale, vide No. 04086, dated 25/8/2005, Line No. 1 to 7 will be deleted and the following will be inserted.

"or less or 9.81 Decimals with the facilities available in C.S. & R.S. Dag No. 545 under C.S. & R.S. Khatian No. 187 corresponding to L.R. Dag No. 554 under L.R. Khatian No. 10/1 of Mouza - Siti, J.L. No. 101, P.S. & A.D.S.R.O. - Barasat, District-North 24 Parganas morefully described in the Schedule hereunder written for a total consideration amounting to Rs. 40,000/- (Rupees Forty Thousand) only."

- ii) The Page No. 7 of the Deed of Sale, vide No. 04086, dated 25/8/2005, Line No. 6 to 9 will be deleted and the following will be inserted. "Ward No. 11, Holding No. 49 comprised in C.S. & R.S. Dag No. 545, under C.S. & R.S. Khatian No. 187 corresponding to L.R. Dag No. 554, under L.R. Khatian No. 10/1 of Mouza- Siti".

AND WHEREAS this Deed of Declaration will be treated as part of the original Deed of Sale, vide No. 04086, dated 25/8/2005 registered at A.D.S.R.O. Barasat and recorded in Book No. I, Vol. No. 133, Pages from 323 to 345.

**** (7) ****

SCHEDULE AS REFERRED TO ABOVE

(Incorrect Schedule)

ALL THAT piece and parcel of Danga land measuring an area 5 Cottahs 15 Chittacks more or less or 9.81 decimals being Plot No. 8, C.S. & R.S. Dag No. 672 (Part), Khatian No. 599, R.S. Khatian No. 603, L.R. Dag No. 539 (Part) Danga, L.R. Khatian No. 12 of Mouza - Siti, J.L. No. 101, Touzi No. 146, Pargana - Anowarpur, P.S., A.D.S.R.O. and Municipality Barasat, within 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 : 30 Ft. wide Road.
On the South : Land of others.
On the East : Non marking Plot.
On the West : C.S. & R.S. Dag No. 545(P), L.R.
Dag No. 545 (P), Plot No. 3.

**** (8) ****

SCHEDULE AS REFERRED TO ABOVE

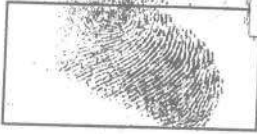
(Correct Schedule)

ALL THAT piece and parcel of Danga land measuring an area **5 Cottahs**
15 Chittacks more or less equivalent to **9.81 decimals** in English
measurement being Plot No. 8, comprised in C.S. & R.S. Dag No. 545
under C.S. & R.S. Khatian No. 187 corresponding to L.R. Dag No. 554
under L.R. Khatian No. 10/1 of **Mouza - Siti**, J.L. No. 101, P.S. &
A.D.S.R.O. - Barasat, District - North 24 Parganas within the local limit
of Barasat Municipality, having Holding No. 49, Ward No. 11, which is
popularly known as **UTTARAYAN** and the said property is fully shown
and delineated in the plan annexed hereto and boundary line marked by
colour Red. The said plan will be treated as part of this Deed of
Declaration.

Butted and bounded by

On the North : 30 Ft. wide Road.
On the South : Land of others.
On the East : Non marking Plot.
On the West : C.S. & R.S. Dag No. 545(P), L.R. Dag
No. 554 (P), Plot No. 3.

PASS PORT
PHOTO
WITH
SIGNATURE



Right hand
Little finger



Right hand
Ring finger



Right hand
Middle finger



Right hand
Fore finger



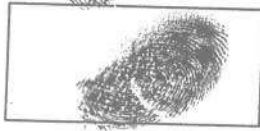
Right hand
Thumb



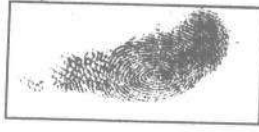
Left hand
Thumb



Left hand
Fore finger



Left hand
Middle finger



Left hand
Ring finger



Left hand
Little finger

ATTESTED THE FINGER PRINTS

Sanjay K. Sharma
SIGNATURE



Dipak Majumdar



Right hand
Little finger



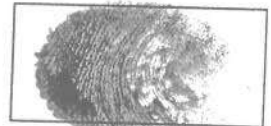
Right hand
Ring finger



Right hand
Middle finger



Right hand
Fore finger



Right hand
Thumb



Left hand
Thumb



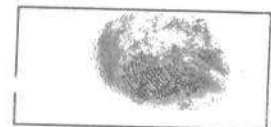
Left hand
Fore finger



Left hand
Middle finger



Left hand
Ring finger



Left hand
Little finger

ATTESTED THE FINGER PRINTS

Dipak Majumdar
SIGNATURE

UNDER RULE 44A OF THE I.R. ACT 1908

(1)

Name A. Subramanian

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

A. Subramanian
Signature of the presentant

(2)

Name



Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/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



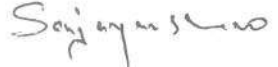
Signature of the Presentant / Executant /
Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A. D. S. R. BARASAT, District- North 24-Parganas
Signature / LTI Sheet of Serial No. 05926 / 2010, Deed No. (Book - I , 06926/2010)

I . Signature of the Presentant

Name of the Presentant	Signature with date
Arup Kumar Paul	 27.10.2010

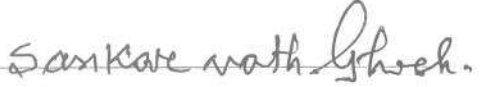
II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Arup Kumar Paul Address -Siti, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Kazipara	Self	 27/10/2010	 LTI 27/10/2010	 27.10.2010
2	Sanjay Kumar Shaw Address -P-23 Dobson Lane, District:-Howrah, WEST BENGAL, India, P.O. :- Pin :-711101	Confirming Party	 27/10/2010	 LTI 27/10/2010	 27.10.2010

Name of Identifier of above Person(s)

Sankar Nath Ghosh
 23/1 K. K. Mitra Road, Thana:-Barasat, District:-North
 24-Parganas, WEST BENGAL, India, P.O. :-

Signature of Identifier with Date


 27.10.2010

(Supriya Chattopadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT
 Office of the A. D. S. R. BARASAT



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

**Endorsement For Deed Number : I - 06926 of 2010
(Serial No. 05926 of 2010)**

On 27/10/2010

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 : 4 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:

Fee Paid in rupees under article : ,E = 7/- on 27/10/2010

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

Presented for registration at 13.13 hrs on :27/10/2010, at the Office of the A. D. S. R. BARASAT by Arup Kumar Paul , one of the Executants.

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

Execution is admitted on 27/10/2010 by

1. Arup 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., 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

(Supriya Chattopadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

**** (9) ****

IN WITNESS WHEREOF the Declarants hereto set and subscribed their respective hands and executed this Deed of Declaration in their free will sound health and mind and without any provocation of others on this day, month and year written at the outset.

SIGNED, SEALED AND DELIVERED

IN PRESENCE OF

FOLLOWING WITNESSES

1. ASOK KUMAR PAUL
Barasat, 24 Brgs (M)
2. SAHIBUDDIN BIKR
SM - Gopalpur

Asok Kumar Paul

SIGNATURE OF THE FIRST PART

Sahibuddin Bikr

SIGNATURE OF THE THIRD PART

Drafted by
Sankar Nath Ghosh

(Sankar Nath Ghosh)
23/1 K.K. Mitra Road, Barasat,
Licence No. II/38,
A.D.S.R.O. Barasat,

Lessor Printed by :

Dipankar Dutta

Dipankar Dutta
Barasat Couhrt

REFERENCE: (UTTARAYAN) LAND LAYOUT SITE PLAN OF C.S. & R.S.

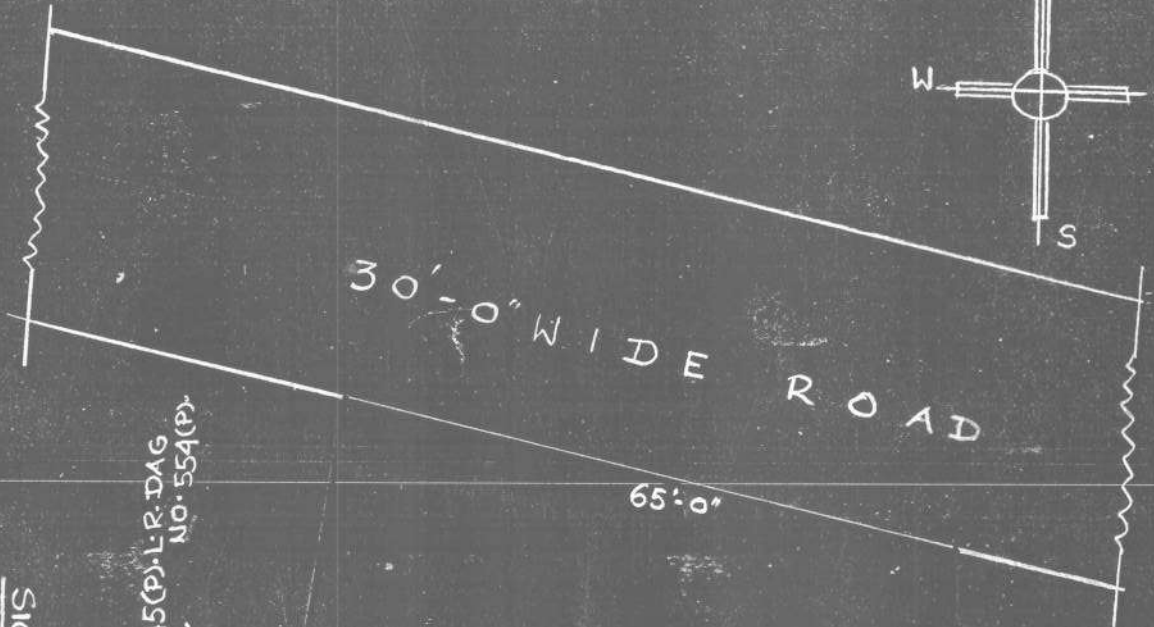
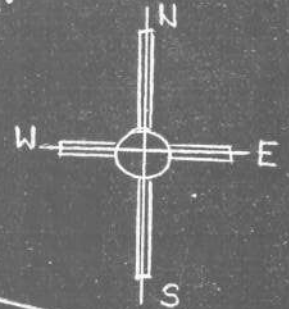
DAG NO: 545 (PART) · L.R. DAG NO. 554 (P) · PLOT NO ⑧ · R.S. KHATIAN NO.

187 · L.R. KHATIAN NO. 10/1 · SOLD AREA OF LAND: 5KT-15CH-0SFT · MORE

OR LESS 9.81 DECIMALS · AT MOUZA: SITI · J.L. NO. 101 · R.S. NO. 50 · P.S.

& MUNICIPALITY: BARASAT · WARD NO. 11 · HOLDING NO: 49 · DIST: (W) · 24 PGS

SCALE: 20' FT = 1" INCH.



SIGNATURE OF CONFIRMING PARTY.

C.S. & R.S. DAG NO. 545 (P) · L.R. DAG NO. 554 (P) · PLOT NO ⑧.

68'-9"

C.S. & R.S. DAG NO. 545 (P).
L.R. DAG NO. 554 (P).
PLOT NO ⑧
AREA OF LAND.
5KT-15CH-0SFT
= MORE OR LESS 9.81 DEC.

54'-3"

J. M. PLOT.

SIGNATURE OF VENDOR.

76'-0"

LAND OF: OTHERS.

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.
⑧	545 (P)	554 (P)	5	15	0	9.81	Shri Dipak Majumder.

DRAWN BY:
Sankar Nath Ghosh
OF: 23/1, K.K. Mitra
Road Barasat.
Reg. NO. 66381.
Date 10

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 23
Page from 4675 to 4690
being No 06926 for the year 2010.



(Signature)

(Supriya Chattopadhyay) 28-October-2010
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT
Office of the A. D. S. R. BARASAT
West Bengal