

03422

I-07246



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

B 231443

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

Additional District Sub-Registrar
Barasat, North 24 Parganas.

15 NOV 2010

DEED OF SALE

Valued at Rs. 40,000.00
(Rupees Forty thousand) Only

THIS INDENTURE made this 17th day of June, 2009
(Two Thousand Nine of the Christian Era).

BETWEEN

KRIPANANDA PAUL, Son of Late Krishna Lal Paul, by faith -
Hindu, by Nationality - Indian, by occupation - Business, residing at

भारतीय गैर न्यायिक
भारत INDIA

रु. 500

FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

C 591955

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

(2)

Siti, P.O. Kazipara, P.S. Barasat, District - North 24 Parganas, being represented by his Lawful and Legal Attorney (1) **SRI ASHOKE KUMAR PAUL**, and (2) **SRI ARUP KUMAR PAUL**, both sons of late Nityananda Paul, both residing at Siti, P.O. Kazipara, P.S. Barasat, District - North 24 Parganas, both by faith - Hindu, by Nationality - Indian, both by occupation - Business.

By a Registered *General Power of Attorney* duly registered in Book No. IV, Power Deed No. 0068, dated 13.2.2003, duly registered at D.R.-II Barasat, District - North 24 Parganas, hereinafter called and

भारतीय गैर न्यायिक

भारत INDIA

रु. 500

FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

C 591956

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

(3)

referred to as the **VENDOR** (which term or 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 **FIRST PART**.

AND

RANATOSH DHAR, son of Late Ganga Prasad Dhar, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at Satinsen Pally, Natunpukur, P.O. & P.S. Barasat, District - North 24 Parganas, Kolkata-700124, hereinafter called and referred to as the



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

C 532743

(4)

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**.

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



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

C 532744

(5)

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 Kripananda Paul, Son of Krishnalal Paul, residing at Siti, P.S. Barasat, District - North 24 Parganas purchased a piece parcel of land measuring about 8 Decimals lying and situated at Mouza - Siti, J.L. No. 101, Re.Sa. No.



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

C 532745

(6)

50, Touzi No. 146, comprised in C.S. & R.S. Dag No. 547 under R.S. Khatian No. 320, P.S. Barasat, District - North 24 Parganas, by virtue of a Deed of Sale vide No. 9276, dated 8.8.60, executed and registered by Ismail Mondal and Ayesha Khatun Bibi, registered at S.R.O. Barasat.

AND WHEREAS the Vendor further purchased a piece parcel of land measuring about 8 Decimals lying and situated at Mouza - Siti, J.L. No. 101, Re.Sa. No. 50, Touzi No. 146,



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

C 532746

(7)

comprised in C.S. & R.S. Dag No. 547 under R.S. Khatian No. 320, P.S. Barasat, District - North 24 Parganas by virtue of a Deed of Sale vide No. 9382, dated 9.8.60, executed and registered by Sk. Mahammad Gauch Ali, registered S.R.O. at Barasat.

AND WHEREAS the Vendor further purchased a piece parcel of land measuring about 16 Decimals lying and situated at Mouza - Siti, J.L. No. 101, Re.Sa. No. 50, Touzi No.

भारतीय गैर न्यायिक

दस
रुपये
रु. 10



TEN
RUPEES
Rs. 10

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

23AA 973876

(8)

146, comprised in C.S. & R.S. Dag No. 547 under R.S. Khatian No. 320, P.S. Barasat, District - North 24 Parganas by virtue of a Deed of Sale vide No. 8016, dated 2.7.60, executed and registered by Safar Ali Patowari, registered at S.R.O. Barasat.

AND WHEREAS thus by way of three separate Sale Deeds the Vendor is the sole and absolute owner of 32 Decimals of land and he recorded his name in the L.R. Settlement



(9)



of Records vide L.R. Khatian No. 391, L.R. Dag No. 539 which is more fully described in the schedule hereunder written and the said Vendor was in continuous possession of the said land having unfettered 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.

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 to purchase and the Vendor agreed to sell the **Plot No. "12"** comprised in area of land **2 cottahs = more or less 3.30 Decimals** with the facilities available in Mouza - Siti, C.S. & R.S. Dag No. 547 corresponding to L.R. Dag No. 539 under R.S. Khatian No. 320 corresponding to L.R. Khatian No. 391, nature of land



(10)

Danga, A.D.S.R.O. Barasat, District - North 24 Parganas, morefully 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 unto the said purchaser all that piece and parcel of land measuring 2 cottahs or 3.30 Decimals 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. 547, L.R. Dag No. 539 (Danga), R.S. Khatian No. 320, L.R. Khatian No. 391, P.S., A.D.S.R.O. and Municipaity - 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

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 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 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.

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. 12 is part and parcel of "Uttarayan". The 3rd Party/Confirming Party do the needful for development of said land and enter project namely "Uttarayan".

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. 12**, being Land C.S. & R.S. Dag No. 547 (Part), L.R. Dag No. 539 (Part), nature of land Danga, R.S. Khatian No. 320, L.R. Khatian No. 391 of **Mouza - Siti**, J.L. No. 101, 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

(14)

RED map or plan annexed herewith and the said property is butted and bounded below :

On the North : Plot No. 11.

On the South : Land of others.

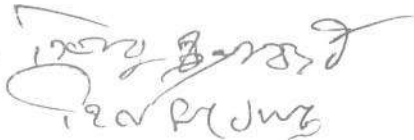
On the East : Plot No. 13

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 :

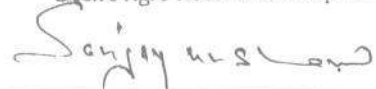
1. Pishwasit Chavda
vill - Tentulia

2. 
Arup K. Paul

As per Mr Paul
Arup K. Paul

**As Constituted Attorney
in favour of Kripalanda Paul
Vendor**

Desire Agro Resorts Development Pvt. Ltd



Confirming Party

Director

(15)

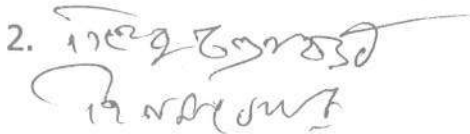
MEMO OF CONSIDERATION


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

By Cash/Cheque Rs. 49,000.00
(Rupees Forty nine thousand)


WITNESSES :

1. Biswajit Chanda
vill- Tentulia

2. 
Biswajit Chanda


Arup Kr Paul
**As Constituted Attorney
in favour of Kripalanda Paul
Vendor**

Desire Agro Resorts Development Pvt. Ltd



Sanjay Nath Ghosh
Confirming Party

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
Sankar39/AB/F:

X ASOKE KR PAUL



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

Endorsement For Deed Number : I - 07246 of 2010
(Serial No. 03422 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.-231000/-

Certified that the required stamp duty of this document is Rs.- 13860 /- 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. 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, BARASAT, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Deed Writer.

Executed by Attorney

Execution 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,as the constituted attorney of Kripananda Paul is admitted by him.

2. 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,as the constituted attorney of Kripananda Paul is admitted by him.

Identified By Sankar Nath Ghosh, son of - -, 23/1 K.k. Mitra Road, BARASAT, 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

15/11/2010 16:27:00

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 - 07246 of 2010
(Serial No. 03422 of 2009)

On 15/11/2010

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 : 23 of Indian Stamp Act 1899.

Deficit stamp duty

Deficit stamp duty Rs. 11470/- is paid, by the draft number 420771, Draft Date 09/11/2010, Bank Name
State Bank of India, KOLKATA AIR PORT, received on 15/11/2010

Payment of Fees:

Amount By Cash

Rs. 2101/-, on 15/11/2010

(Under Article : A(1) = 2101/- on 15/11/2010)

(Supriya Chattopadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

(Supriya Chattopadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

15/11/2010 16:27:00

EndorsementPage 2 of 2

DISTRICT NORTH 24 PARGANAS
OFFICE OF THE

Photo






(1)

Name Sanjoy Kr Show 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






Sanjoy Kr Show
Signature of the presentant

(2)






Name Arup Kr Paul
Status - Presentant/Executant/Claimant/Attorney/Princlpal/Guardlan/Testator

Photo

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB
				

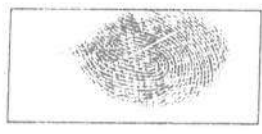
RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE
				

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

Arup Kr Paul
Signature of the presentant/Executant/
Claimant/Attorney/Princlpal/Guardlan/Testator. (Tick the appropriate status)

PASS PORT
PHOTO
WITH
SIGNATURE



Right hand
Little finger



Right hand
Little finger



Right hand
Ring finger



Right hand
Ring finger



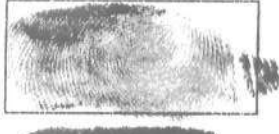
Right hand
Middle finger



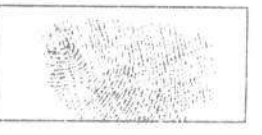
Right hand
Middle finger



Right hand
Fore finger



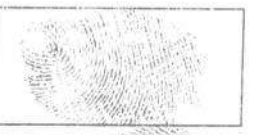
Right hand
Fore finger



Right hand
Thumb



Right hand
Thumb



Left hand
Thumb



Left hand
Thumb



Left hand
Fore finger



Left hand
Fore finger



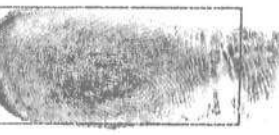
Left hand
Middle finger



Left hand
Middle finger



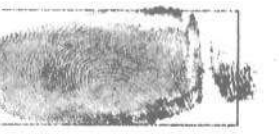
Left hand
Ring finger



Left hand
Ring finger



Left hand
Little finger



Left hand
Little finger

ATTESTED THE FINGER PRINTS

Asad Ali Khan

SIGNATURE

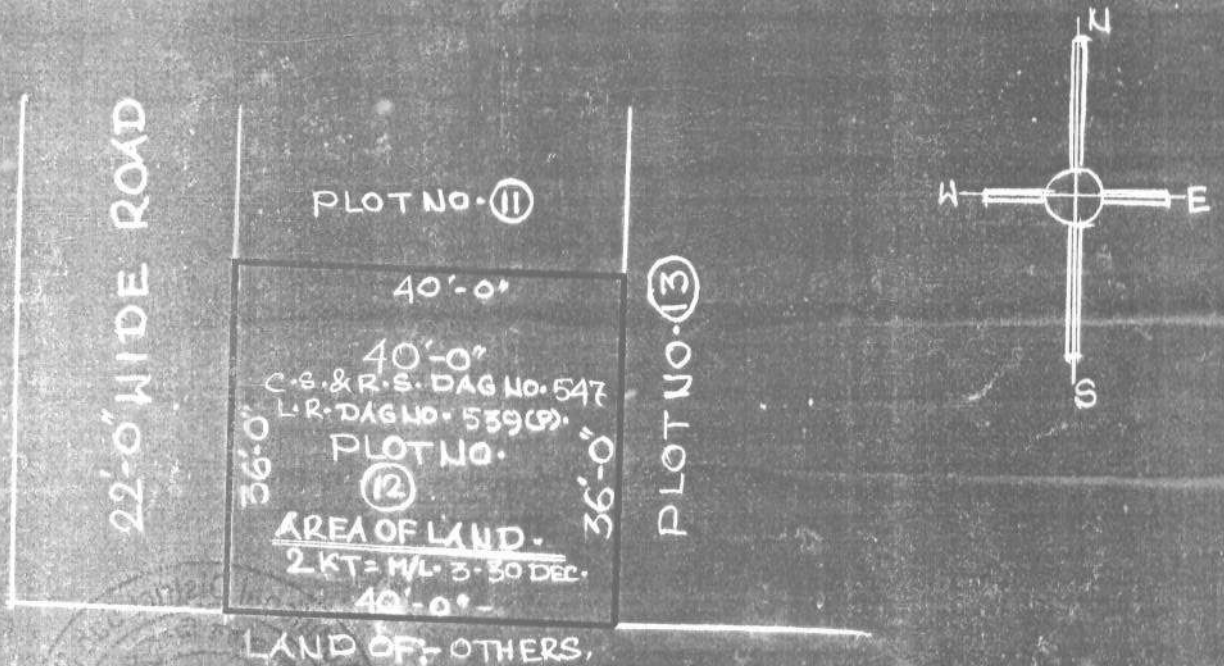
ATTESTED THE FINGER PRINTS

Asad Ali Khan

SIGNATURE

REFERENCE: (UT TARAYAN) - LAN LAY OUT SITE PLAN OF C.S. &
 R.S. DAG NO. 547 (PART) - L.R. DAG NO. 539 (P) - R.S. KH NO. 320 - L.R. KH. NO. 391.
 PLOT NO. (12) - AREA OF LAND: 2 KT = MORE OR LESS 3.30 DECIMALS
 ATMOUZA - SITI - J. L. NO. 101 - R.S. NO. 50 - WARD NO. 11 - HOLDING
 NO. 49 - P.S. & MUNICIPALITY: BARASAT - DIST. (N) - 24 PARGANAS.

SCALE: - 20' FT = 1" INCH.



Aswini Kumar
Pratap Kumar
 SIGNATURE OF VENDOR
 As Combined Attorney
 In favour of Kripa Mahalpa

SIGNATURE OF CONFIRMING PARTY

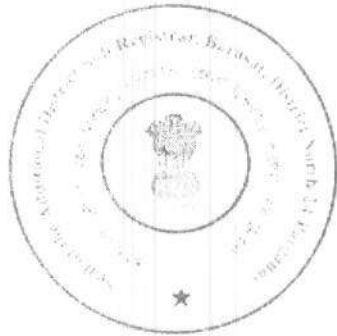
SCHEDULE OF LAND (SHOWING AS RED BORDER).

PLOT NO.	C.S. & R.S. DAG NO.	L.R. DAG NO.	KT.	CH.	CF.	MORE OR LESS DEC.	NAME OF PURCHASER.
(12)	547 (PART)	539 (PART)	2	0	0	3.30	Shree Ramatosh Shukla, Satabalanga Prashed Shukla of Sathinagar Pally, Waterpur, Barasat, Dist. (N) 24 Pps.

DRAWN BY:
 Sanjay Kumar Shukla
 25/1, K.R. Mitra
 Road Barasat
 Date 17-6-09

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 25
Page from 252 to 280
being No 07246 for the year 2010.



(Signature)

(Supriya Chattopadhyay) 16-November-2010
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT
Office of the A. D. S. R. BARASAT
West Bengal