

04448

107378

5000Rs.



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.

23 NOV 2010

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

83,000/-

7-5000/-

A-9007

E 77

9007

10000/-

164000

B.D 4990

AD 891

4/c 175

1066



(2)

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

AND

SMT. SHARMILA PAL, Wife of Sri Dilip Kumar Pal, by faith - Hindu, by occupation - House-wife, by Nationality - Indian, residing at Village - Beltala, P.O. Basirhat, P.S. Basirhat, District - North 24 Parganas, 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 her 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 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

(3)

Deed of Sale, dated 15.12.1985, registered at S.R.O. Barasat, being No. 10198 from Abdul Mujid Mondal, Son of Sukur Ali Mondal of Siti purchased area of land 26 Decimals and others in C.S. & R.S. Dag No. 661 and he also purchased 16.5 Decimals out of 48 Decimals, comprised in Dag No. C.S. & R.S. 659, R.S. Khatian No. 153, by way of a Deed of Sale, dated 29.11.71, registered at S.R.O. Barasat, being No. 6540 from Moulabox Mondal and the said deed was copied Book No. I, Volume No. 92, pages from 121 to 124 for the year 1971, L.R. Dag No. 539 (Part), Khatian No. 775, L.R. Khatian No. 12, 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.

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.

(4)

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. **80** 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. 661 & 659 (Part), L.R. Dag No. 539 (Part), R⁶Khatian No. 775 & 153, L.R. Khatian No. 12, of Mouza - Siti, nature of land Danga, 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.

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 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 as **Plot No. 80** measuring 3 cottahs more or less or 4.96 decimals with the facilities available in C.S. & R.S. Dag No.

(5)

661 & 659 (Part), L.R. Dag No. 539 (Part), Khatian No. 775 & 153, L.R. Khatian No. 12, of Mouza - Siti, nature of land Danga, A.D.S.R.O. Barasat, District - North 24 Parganas, within the local limits of Barasat Municipality, 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

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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

(7)

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. 80** measuring 3 cottahs more or less or 4.96 decimals with the facilities available in C.S. &

(8)

R.S. Dag No. 661 & 659 (Part), L.R. Dag No. 539 (Part),
R.S. Khatian No. 775 & 153, L.R. Khatian No. 12, of Mouza
- Siti, nature of land Danga, 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 : Plot No. 79.

On the South : 22 ft. wide road.

On the East : Plot No 82.

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. Devopriya Choudhury
of Badarait

2. Md. Rafiq
V- Mandelgathi

Asou K Paul
Vendor

Singh
Confirming Party

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/Cheque Rs. 83,000.00
(Rupees Eighty Three thousand)

WITNESSES :

1. *Deobrata Ghosh*
of Badarait
2. *Mr. Refancy*
V- Mandelgathi

Hoske Kr Paul
Vendor

Sonjay
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
Sankar1E/AB



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

Endorsement For Deed Number : I - 07378 of 2010
(Serial No. 04448 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 13.14 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. :-Kazipara , 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, Kolkata, Thana:-Lake, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700029 .
, By Profession : Business
Identified By Sankar Nath Ghosh, son of Late Ajit Kumar Ghosh, 28/1 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 23/11/2010

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. 4890/- is paid, by the draft number 420769, Draft Date 09/11/2010, Bank Name State Bank of India, KOLKATA AIR PORT, received on 23/11/2010

(Supriya Chattopadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

23/11/2010 16:26:00

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 - 07378 of 2010
(Serial No. 04448 of 2007)

Payment of Fees:

Amount By Cash

Rs. 891/-, on 23/11/2010

(Under Article : A(1) = 891/- on 23/11/2010)

(Supriya Chattopadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

(Supriya Chattopadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

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Right hand
Little finger



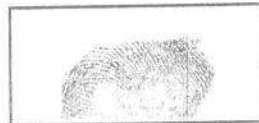
Right hand
Ring finger



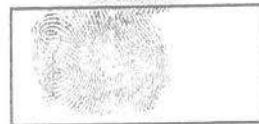
Right hand
Middle finger



Right hand
Fore finger



Right hand
Thumb



Left hand
Thumb



Left hand
Fore finger



Left hand
Middle finger



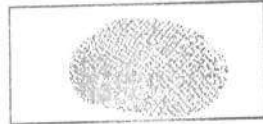
Left hand
Ring finger



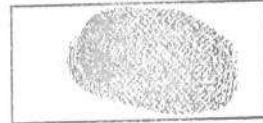
Left hand
Little finger



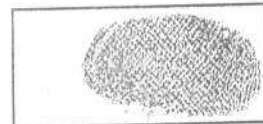
Right hand
Little finger



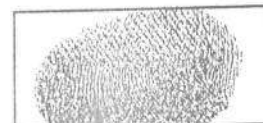
Right hand
Ring finger



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

Asal ver Singh

SIGNATURE

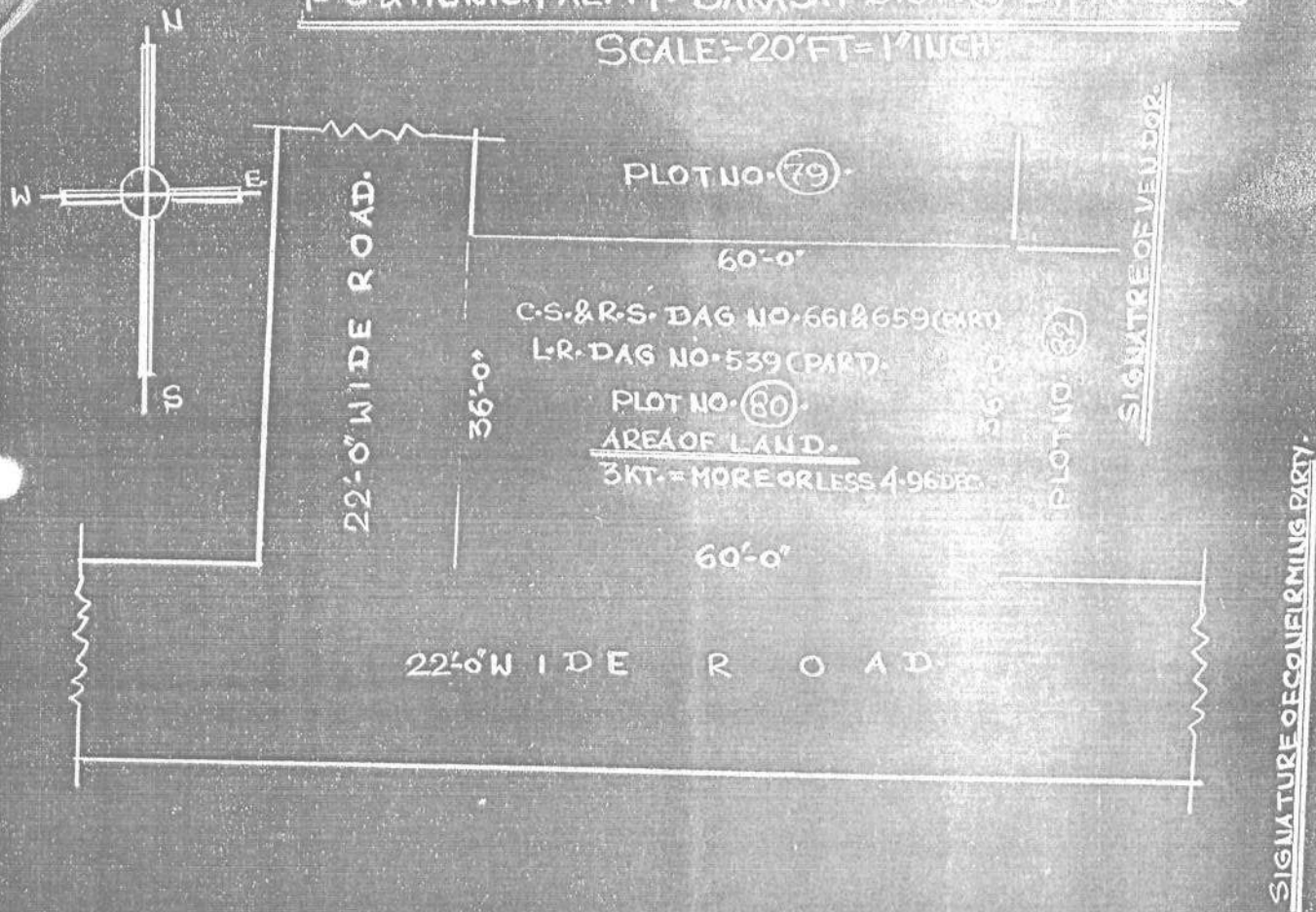
ATTESTED THE FINGER PRINTS

Shammila pal

SIGNATURE

(UTTARAYAN) - LANDLAYOUT SITE PLAN OF C.S. & R.S. DAG NO. 661 & 659 (PART). L.R. DAG NO. 539 (PART). R.S. KHATA NO. 275 & 153. L.R. KHATA NO. 101. PLOT NO. 80. AREA OF LAND. 3 KT. = MORE OR LESS 4.96 DECIMALS. HOUSA: SITI. J.L. NO. 101. R.S. NO. 50. WARD NO. 11. HOLDING NO. 49. P.S. & MUNICIPALITY: BARISAT. DIST: (U) 24 PARGANAS.

SCALE: 20' FT = 1" INCH



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.
80	661 & 659 (PART)	539 (PART)	3	0	0	4.96	Smt. Shyamila pal. W/O. Sri. Bipin Kumar pal. OF. Beltala. P.O. & P.S. Basirhat. Dist. (U) 24 PARGANAS.

DRAWN BY:
Sankar Nath Ghosh
23/1, K.K. Mitra Road
Barrackpore
Reg. No. 66381-P/No. 256
Date - 26.7.07

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 25
Page from 2282 to 2297
being No 07378 for the year 2010.



(Handwritten signature)

(Supriya Chattopadhyay) 25-November-2010
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT
Office of the A. D. S. R. BARASAT
West Bengal

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