

03438

07379



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

B 231442

40,000/-  
 3610/-  
 429/-  
 E 4/-  
 120/-

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.

**DEED OF SALE**

23 NOV 2010

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**

**KRIPANANDA PAUL**, Son of Late Krishna Lal Paul, by faith  
 - Hindu, by Nationality - Indian, by occupation - Business,  
 residing at Siti, P.O. Kazipara, P.S. Barasat, District - North 24  
 Parganas, being represented by his Lawful and Legal Attorney

1-v 223000  
 2-D 9780  
 HD 2013  
 1e 181  
 P 2199



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

C 591950

( 2 )

(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 referred to as the **VENDOR** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include



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C 591951

( 3 )

his heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART.**

**AND**

**SMT. LITU DHAR**, Wife of Ranotosh 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 **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.**



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C 591952

( 4 )

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.**



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

C 591953

( 5 )

WHEREAS the Vendor Kripananda Paul, Son of Krishnalal Paul, residing at Siti, P.S. Barasat, District - North 24 Parganas purchased the land by a registered Deed of Sale, dated 4.4.60 registered at the office of the A.D.S.R.O. Barasat, recorded as Book No. I, Volume No. 43, pages 162 to 163, Being No. 3603, Land of C.S. & R.S. Dag No. 625, L.R. Dag No. 539 (Danga) of Khatian No. 225, L.R.. Khatian No. 391 of Mouza - Siti, J.L. No. 101, Pargana - Anowarpur, P.S. & A.D.S.R.O. Barasat, District - North 24 Parganas from Noor Ali Kayal, Son of Late Ibrahim Kayal, residing at Siti, P.S. Barasat, District - North 24 Parganas.



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

C 591954

( 6 )

AND WHEREAS by virtue of the aforesaid Deed the said Kripananda Paul herein become the absolute owner of Sixteen annas owner of the said land 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



पश्चिम बंगाल WEST BENGAL

C 532742

( 7 )

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 said **Plot No. "41"** comprised in area of land **3 cottahs**



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

23AA 973875

( 8 )

= more or less **4.96 Decimals** with the facilities available in Mouza - Siti, C.S. & R.S. Dag No. 625, L.R. Dag No. 539 (Part), nature of land Danga, Khatian No. 225, 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 their full consideration the money.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement and in consideration thereof sum of **Rs. Rs. 40,000.00 (Rupees Forty thousand)** only has been





( 9 )



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 3 cottahs or 4.96 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. 625, L.R. Dag No. 539 (Danga), Khatian No. 225, L.R. Khatian No. 391, P.S. & 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, 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



( 10 )

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 in respect of the Schedule land.

The Vendor further declares that the land hereby sold has not been is no charge lease, lien, lispendens 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. 41 is part and parcel of "Uttarayan". The 3rd Party/Confirming Party do the needful for development of said land and enter project namely "Uttaryan".

**THE SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of **Danga Land** measuring **3 three Cottahs = more or less 4.96 Decimals** being **Plot No. 41**, being Land C.S. & R.S. Dag No. 625 (Part),

( 12 )

L.R. Dag No. 539 (Part), nature of land Danga, Khatian No. 225, L.R. Khatian No. 391 of **Mouza - Siti**, J.L. No. 101, Pargana - Anowarpur, P.S. & A.D.S.R.O. Barasat, District - North 24 Parganas, 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 : 22 ft. wide Road.

On the South : Plot No. 44.

On the East : Plot No. 42.

On the West : Plot Nos. 37 & 38.

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. Biswajit chanda  
vill - Tentulia

2. Nirmal Biswas  
& Kandan Bagchi

1. ASOLE KR Paul

2. Arup Kr Paul

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

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 Forty thousand)

**WITNESSES :**

1. Biswajit Chanda  
vill - Tentulia

2. *[Handwritten signature]*  
Sankar Nath Ghosh

1. Asoke kr Paul

2. Arup kr Paul

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

Desire Agro Resorts Development Pvt. Ltd

*[Handwritten signature]*  
**Confirming Party**

Director

**Drafted by :**

Sree 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 :**

*[Handwritten signature]*  
Amitava Bose  
Sankar36/AB/F:



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

Endorsement For Deed Number : I - 07379 of 2010  
(Serial No. 03438 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.-223000/-

Certified that the required stamp duty of this document is Rs.- 13380 /- and the Stamp duty paid as: Impresive Rs.- 3610/-

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

Presented for registration at 16.39 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. Sanjoy 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 Sankarnath 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: Business.

**Executed by Attorney**

Execution by

1. Ashoke Kumar Paul, son of Late Nityananda Paul , , Village:Siti, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Kajipara 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 , Village:Siti, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Kajipara By Caste Hindu By Profession: Business,as the constituted attorney of Kripananda Paul is admitted by him.

Identified By Sankarnath 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: Business.

( Supriya Chattopadhyay )

ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

On 23/11/2010

( Supriya Chattopadhyay )

ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

23/11/2010 16:27:00

EndorsementPage 1 of 2



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

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**Endorsement For Deed Number : I - 07379 of 2010**  
**(Serial No. 03438 of 2009)**

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**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/-

**Deficit stamp duty**

Deficit stamp duty Rs. 9780/- is paid, by the draft number 421183, Draft Date 19/11/2010, Bank Name State Bank of India, KOLKATA AIR PORT, received on 23/11/2010

**Payment of Fees:**

Amount By Cash

Rs. 2013/-, on 23/11/2010

( Under Article : A(1) = 2013/- on 23/11/2010 )

( Supriya Chattopadhyay )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT



অতিরিক্ত জেলা উপ-রেজিস্ট্রার  
বারাসত

০৩৪৩৮

( Supriya Chattopadhyay )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT






**DISTRICT NORTH 24 PARGANAS**  
OFFICE OF THE

Photo






(1)

Name ..... Sanjay Kr. Ghosh ..... 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

Sanjay Kr. Ghosh  
Signature of the presentant

(2)

Name .....  
Status - Presentant/Executant/Claimant/Attorney/Principa/Guardian/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/Principa/Guardian/Testator. (Tick the appropriate status)



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



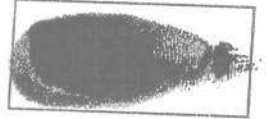
Left hand  
Ring finger



Left hand  
Little finger



Right hand  
Little finger



Right hand  
Ring finger



Right hand  
Middle finger



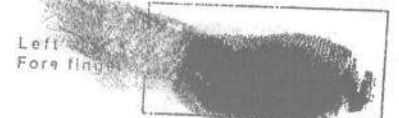
Right hand  
Fore finger



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

*Asok Kumar*

SIGNATURE

ATTESTED THE FINGER PRINTS

*Atul Dhar*

SIGNATURE

REFERENCE:- (UTTARAYAN) LAND LAY OUT SITE PLAN

OFC. S & R. S. DAG NO. 625 (P). L.R. DAG NO. 539 (PART)

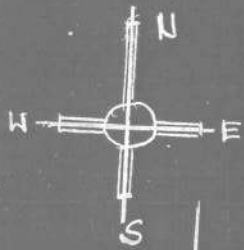
KHATIAN NO. 225. L.R. KHATIAN NO. 391. PLOT NO. 41.

SOLD AREA OF LAND:- 3KT = MORE OR LESS 4.96 DEC.

ATMOUZA:- SITI. J.L. NO. 101. P.S. & MUNICIPALITY:-

BARASAT. DIST:- (N). 24 PARGANAS. WARD NO. 11. HOLDING NO. 49

SCALE:- 20' FT = 1" INCH.



SCHEDULE OF LAND (SHOWN IN A RED BORDER).

PLOT NO.	C.S. & R.S. DAG NO.	L.R. DAG NO.	KT.	CH.	SFT	M/L DEC	NAME OF PURCHASER.	DRANN BY:-
41	625 (P)	539 (P)	3	0	0	4.96	MRS. LITU DHAR. W/O. Ranatosh Dhar. OF Satinsempally Nakunpukur. P.S. Barasat	Sanjiv Nath Ghosh OF 23/1, K. K. Mitra Road Barasat Reg No 66381 Date. 6-2009

