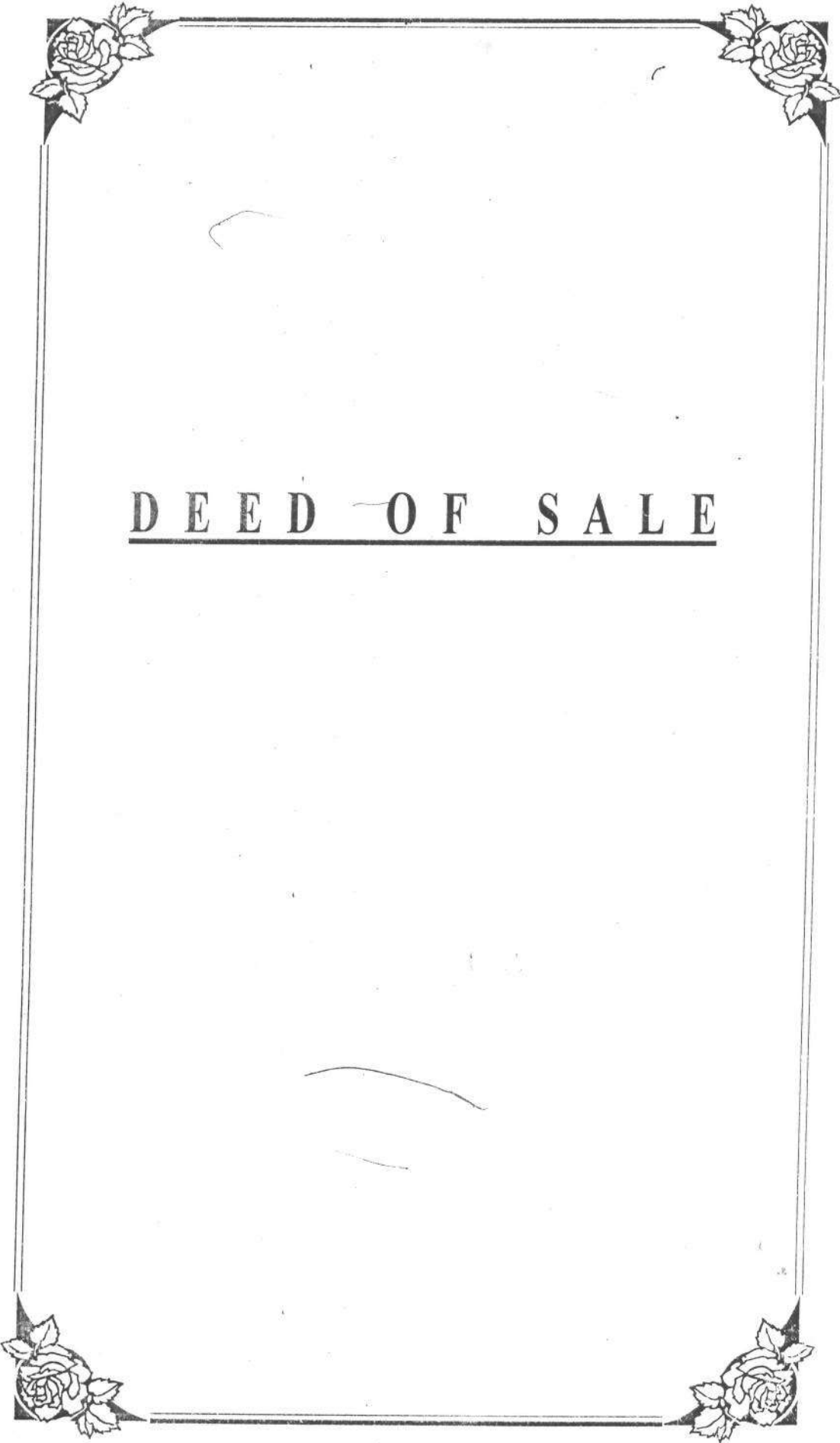


8

05918

207793



DEED OF SALE

6/1/18

05918

207793



139
283

799476

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

M. V... 2,88,000/-
 D. Stamp Duty Rs. 12,360/-
 D. A. Fee Rs. 2255/-
 Has been Re-validated on 21/11/06
 as per Banker's Cheque Bank Draft
 No. 984803 Dated 17-11-06
 of Rs. 83,000/-

Admissible under Rule 21 and also
 under section 5 (1) of W.B.
 - 1908 (XVI of 1903) duty of
 under the Indian stamped
 Schedule 1A. No. 83
 Fees Paid.....
 P. Fee Rs. 10/-

A = 902/-
 E = 97/-
 916/-

DEED OF SALE

Valued at Rs. 83,000.00

(Rupees Eighty Three thousand) Only

Additional District Sub Registrar
Barasat, North 24 Parganas

21 NOV 2006

THIS INDENTURE made this 28th day of August, 2006 (Two Thousand Six of the Christian Era).

BETWEEN

JIBA NANDA PAUL, Son of Late Krishna Lal Paul, by faith
 - Hindu, by occupation - Business, by Nationality - Indian,
 residing at Kotrang G.T. Road, P.S. Uttarpara, District - Hooghly,
 being represented by his Lawful and Legal Attorney (1) **SRI**
ASHOKE KUMAR PAUL and (2) **SRI ARUP KUMAR PAUL**,

83,000/-
 139
 283
 21 NOV 2006

25-08-06

1168
1000/- one thousand only
Amish mahi pal
20 Mohanlal Street
Shyambazar

স্বাক্ষর

কোল- 4

23 AUG 2006

Rs 53000



Presented for Registration at.....AM/PM
On the 25th Day of Aug 2006
of the Additional District Sub-Registry
office / Private Residence
by Asoke Kr Paul Presentant/Claimant

Asoke Kr Paul

- ① Asoke Kr Paul Sw. at Nityananda Paul.
- ② Arup Kr Paul Sw. at Nityananda Paul of Sita. P.O. - Kalipara B. Barasat 24 Parganas. At constituted Attorney of Jibananda Paul.

Additional District Sub-Registry
Barasat, North 24 Parganas

FF13 30 AUG 2006

Asoke Kr Paul

③ Sanjay Kans Shaw.
S/o. W/o. Medhalal Shaw.
of P-23, Dobson Lane, Howrah
P.S. Barasat, N. 24 Parganas
By Caste Hindu, Muslims. By professor
T.M. Service, Business.

FF14
Arup Kr Paul
attorney
by the constituted in favour
of Nityananda Paul
FF15

Sanjay Kr Shaw

Sanjay Kans Shaw
S/o. W/o. Medhalal Shaw
of P-23, Dobson Lane, Howrah
P.S. Barasat, N. 24 Parganas
By Caste Hindu, Muslims. By professor
T.M. Service, Business.

Additional District Sub-Registry
Barasat, North 24 Parganas

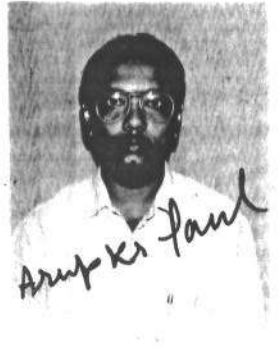
130 AUG 2006

স্বাক্ষর করা হয়েছে
কর্তৃপক্ষের উপস্থিতিতে
১৩/০৮/০৬



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

799477



(2)

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. 00069, 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

25-08-06

1169

1000/- one thousand only

Anish mahipal

20 Mohanlal Street

Shyambazar
Kolkata-7

02257010

23 AUG 2006

Rs 53000



Additional District Sub-Registrar
Basant, North 24 Parganas
13 0 AUG 2006



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

799478



X S
Surya Mahipal

(3)

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

AND

- 1) **SRI ANISH MAHIPAL**, son of Tarachand Mahipal,
- 2) **SMT. SHWETA MAHIPAL**, Wife of Anish Mahipal, both by faith - Hindu, by occupation - Business and House-wife respectively, by Nationality - Indian, both residing at 20, Mohanlal Street, Shyambazar, 2nd Floor, P.S. Shyampukur, Kolkata - 700004, hereinafter called and referred to as the

1170 25-08-06
1000/ one thousand only
Amish mahi Pal
20 Mohanlal Street
Shyambazar
Kolkata-7
23 AUG 2006
Rs 53000



Additional District Sub-Registrar
Baranati North 24 Parganas
30 AUG 2006



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

799479

(4)

PURCHASERS (which terms of expression shall unless excluded by or repugnant to the context be deemed to mean and include their 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-700029, City Office : P/85, Lake Road, Kolkata-700029, hereinafter called and referred to as the **CONFIRMING PARTY** its Director **SHRI SANJAY KUMAR**

1171 25-08-06
1000 one thousands only.
Anish mahi Pal
20 Mohanlal Street

Shyambazar -
Kolkata - 7

Handwritten text in Bengali script, partially obscured and illegible.

23 AUG 2006

Rs 53 0 00



Additional District Sub-Registrar
Barrack North 24 Parganas

30 AUG 2006



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

799480

(5)

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 Jibanananda Paul, Son of Krishnalal Paul, residing at Kotrang G.T. Road, P.S. Uttarpara, District - Hooghly, purchase the land by a registered Deed of Sale, dated 11.06.58, registered at the Office of the A.D.S.R. Barasat, recorded as Book No. I, Volume No. 63, pages 213

1172 25-08-06
1000/ one thousand only
Amish mahi Pal
20 Mohanlal Street

1168-1000
1169-1000
1170-1000
1171-1000
1172-1000
5000/

Shyambazar -
Kul - 9

23 AUG 2006

Rs 53000

টাকা
১০০০ x ৫ = ৫০০০

25-08-06



Additional District Sub-Registrar
Bahawal, North 24 Parganas

30 AUG 2006

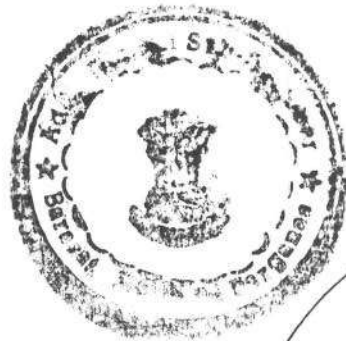
to 216, Being No. 6112, Land of C.S. & R.S. Dag No. 546, L.R. Dag No. 539/1430 (Danga) of Khatian No. 202, L.R. Khatian No. 600 of Mouza - Siti, J.L. No. 101, Pargana - Anowarpur, P.S., A.D.S.R.O. and Municipality Barasat, District - North 24 Parganas from Fakir Chand Mondal, Son of Bilat Ali Mondal, residing at Bara, P.S. Barasat, District - North 24 Parganas.

AND WHEREAS by virtue of the aforesaid Deed the said Fakir Chand Mondal and others 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 the Confirming Party come 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 Purchasers herein has response of the offer agreed purchase and the Vendor agreed to sell the said Plot No. **16** comprised in area of land 3 cottahs = more or less 4.96 decimals and Plot No. **17** comprised in area of land 3 cottahs = more or less 4.96 decimals, Total Area **6** Cottahs = 9.92 Decimals with the facilities available



**Additional District Sub-Registrar
Bansgaon, North 24 Parganas**

13 0 AUG 2006

in Mouza - Siti, C.S. & R.S. Dag No. 546, L.R. Dag No. 539/1430 (Danga), Khatian No. 202, L.R. Khatian No. 600, A.D.S.R.O. and Municipality 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** has been given by the Purchasers 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 purchasers all that piece and parcel of land total measuring 6 cottahs = 9.92 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. 546, L.R. Dag No. 539/1430 (Part) Danga, Khatian No. 202, L.R. Khatian No. 600, P.S., A.D.S.R.O. and Municipality 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 knwon numbered described or distinguished togetherwith all paths muniments described or distinguished right to user in common passages ways, sewers, drains, ditches hedges



Additional District Sub-Registrar
Barangay North 24 Parganas
13 0 AUG 2006

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 purchasers absolutely to be unto the said Purchasers absolutely free from all encumbrances on the terms and conditons appended below and the vendor doth hereby covenant with the purchasers 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 Purchasers or the said land to the purchasers and the purchasers 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



Additional District Sub-Registrar
Bangalore North 24 Panchayat
30 AUG 2006

and freely and clearly and absolutely acquitted, exonerated and discharged saved harmless and keep the said purchasers 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 to time hereafter the request and costs of the Purchasers 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 purchasers as shall or may be reasonably required.

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 purchasers 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 purchasers at the costs of the purchasers if any error or omission is transpired in this Deed in future.



Additional District Sub-Registrar
Barnala, North 24 Parganas
13 0 AUG 2006

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Danga Land named as UTTARAYAN measuring 3 (Three) Cottahs more or less 4.96 Decimals being Plot No. 16 and Land measuring 3 (Three) Cottahs more or less 4.96 Decimals being Plot No. 17, Total land 6 (Six) Cottahs or 9.92 Decimals more or less being C.S. & R.S. Dag No. 546 (Part), L.R. Dag No. 539/1430 (Danga), Khatian No. 202, L.R. Khatian No. 600 of Mouza - Siti, J.L. No. 101, Touzi No. 146, Pargana - Anawarpur, 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 RED map or plan annexed herewith and the said 6 Cottahs of land is butted and bounded below :

On the North : Land of Others.

On the South : 30 ft. Wide Road.

On the East : Plot No. 18.

On the West : Plot No. 15.

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. *Sunil Kashyap*
of Barasat

2. *Syamal Biswas Palang*
21, Palang Park,
Kef-99

*Asoke Kr Paul &
Arup Kr Paul*
Vendor

*by the Constituted attorney
in favour of Sibaranda Paul.*

Sunjay in Seal
Confirming Party



Additional District Sub-Registrar
Benarat, North 24 Parganas

30 AUG 2006

PORT
PHOTO
WITH
SIGNATURE



Right hand
Little finger

Right hand
Little finger



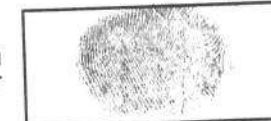
Right hand
Ring finger

Right hand
Ring finger



Right hand
Middle finger

Right hand
Middle finger



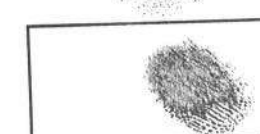
Right hand
Fore finger

Right hand
Fore finger



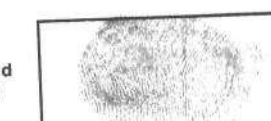
Right hand
Thumb

Right hand
Thumb



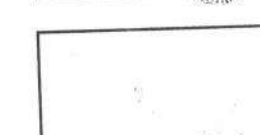
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Thumb

Left hand
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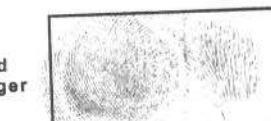
Left hand
Fore finger

Left hand
Fore finger



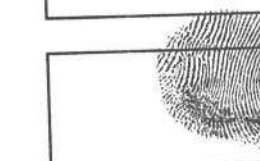
Left hand
Middle finger

Left hand
Middle finger



Left hand
Ring finger

Left hand
Ring finger



Left hand
Little finger

Left hand
Little finger



ATTESTED THE FINGER PRINTS

Sajay Wilson
SIGNATURE

ATTESTED THE FINGER PRINTS

David M. Lopez
SIGNATURE



**Additional District Sub-Registrar
North 24 Parganas**

30 AUG 2006

30 AUG 2006

PORT
PHOTO
WITH
SIGNATURE



Right hand
Little finger



Right hand
Ring finger



Right hand
Middle finger



Right hand
Fore finger



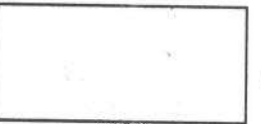
Right hand
Thumb



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. Mehta
SIGNATURE

PORT
PHOTO
WITH
SIGNATURE



Shweta Mahpal



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

Shweta Mahpal
SIGNATURE



**Additional District Sub-Registrar
Barasat, North 24 Parganas
30 AUG 2006**

30 AUG 2006

DISTRICT NORTH 24 PARGANAS
OFFICE OF THE

(Photo of the presentant should be pasted in the front page of the document.)

(1) Name Arup K. Paul

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.

Arup K. Paul
Signature of the presentant

(2) Name Arup K. Paul

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.

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

16/1



Additional District Sub-Registrar
Barnout, North 24 Parganas

13 0 AUG 2006

('11)

MEMO OF CONSIDERATION

RECEIVED of and from the within named purchasers 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. *Devobrata Chatterjee*
of Barasat

2. *Skyamal Bishna Bhowmik*
24, Poinee Bask
KCF- 99

Above Mr Paul &
Arup Ka Paul

Vendor

legally constituted attorney
in favour of Sibananda Paul

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

✓
Sanjay K Saha

Confirming Party

Laser Setter :

Amitava Bose
Amitava Bose

Sankar1/AB

159
283



Additional District Sub-Registrar
Baranatch North 24 Parganas

13 0 AUG 2006



BOOK NO I
VOL. NO 283
Pages no. 139 to 159
Being no. 07 of 1993
For the Year 2006

Additional District Sub-Registrar
Baranatch North 24 Parganas
6/9/07