

✓ 13144

7-09856



5000/

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

9-5243/10 352836

404906

DEED OF SALE

Valued at Rs. 80,000.00

District Sub-Registrar-II
North 24-Pgs. Barasat

(Rupees Eighty thousand) Only

Sale
23

80,000

THIS INDENTURE made this 24th day of September, 2009

(Two Thousand Nine).

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

869
28
24
908

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.

District Sub-Registrar - II
North 24 Parganas
Barasat
20 AUG 2010

MLV 352-8362
3003
175
3178

53 DEC 2009

(2)



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

MOHAMMAD RIZWAN, Son of Mohammad Usman, by faith - Islam, by occupation - Service (Shipping), residing at 3/48, Narkeldanga Main Road, 3rd Floor, Narkeldanga, Kolkata-700011, 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 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 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 Deed of Sale, dated 15.12.1985, registered at the office of the A.D.S.R.O. Barasat, being No. 10198, purchased area of land 26 Decimals in C.S. & R.S. Dag No. 661 (Part), R.S. Khatian No. 775, L.R. Dag No. 539 (Part), L.R. Khatian No. 12 of Mouza - Siti from Didar Baks Mondal, Son of late Manu Mondal of Siti and others purchase deed and took khas possession from therein and became the absolute owner in khas possession of said land in said Dags.

AND WHEREAS by virtue of the aforesaid Deed the said Ashoke Paul herein become the absolute owner of Sixteen annas owner of the said land fully described in the schedule hereunder written.

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

(4)

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. 118** comprised in area of land 2 cottahs more or less or 3.30 decimals and **Plot No. 119** comprised in area of land 2 cottahs more or less or 3.30 decimals total area of land 4 Cottahs more or less or 6.60 Decimals with the facilities available in C.S. & R.S. Dag No. 661 (Part), R.S. Khatian No. 775, L.R. Dag No. 539 (Part), L.R. Khatian No. 12 of Mouza - Siti, 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. 80,000.00 (Rupees Eighty 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. 80,000.00 (Rupees Eighty 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

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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 **Plot No. 118** comprised in area of land 2 cottahs more or less or 3.30 decimals and **Plot No. 119** comprised in area of land 2 cottahs more or less or 3.30 decimals total area of land 4 Cottahs more or less or 6.60 Decimals with the facilities available in C.S. & R.S. Dag No. 661 (Part), R.S. Khatian No. 775, L.R. Dag No. 539 (Part), L.R. Khatian No. 12 of Mouza - Siti, 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,

(6)

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

(7)

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 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 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, lispens in respect of the said land. No case or proceedings is pending before

(8)

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. 109, 110 is part and parcel of "Uttarayan". The 3rd Party/Confirming Party do the needful for development of said land and enter project namely "Uttarayan".

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Danga Land being Plot No. **Plot No. 118** comprised in area of land 2 cottahs more or less or 3.30 decimals and **Plot No. 119** comprised in area of land 2 cottahs more or less or 3.30 decimals total area of land 4 Cottahs more or less or 6.60 Decimals with

(9)

the facilities available in C.S. & R.S. Dag No. 661 (Part),
R.S. Khatian No. 775, L.R. Dag No. 539 (Part), L.R. Khatian
No. 12 of Mouza - Siti, 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.

LAND MEASURING 4 COTTAHS

BUTTED AND BOUNDED BY

On the North : 22 ft. wide Road.

On the South : Land of Vendors.

On the East : 22 ft. wide Road.

On the West : Land of Vendors.

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 chandra
vill - Tentulaha

2. Bilash dan
Titaghar

Asocce by P. Pal
Vendors

Sanjay Kumar
Confirming Party

MEMO OF CONSIDERATION

RECEIVED of and from the within named purchaser within mentioned sum of Rs. 80,000.00 (Rupees Eighty thousand) only being the full amount of the consideration money as per memo below :

By Cash/Cheque Rs. 80,000.00
(Rupees Egthy thousand only)

WITNESSES :

1. Biswajit Chandra
vill - Tumbelina
2. Bilashan
Titagarh.

Above is Paid

Vendors

Sanjay Kumar
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

Sankar41/AB/F:

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

(1)

Name Asoke kr 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

Asoke kr Paul
Signature of the presentant

(2)

Name Sanjay Mishra

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)



LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

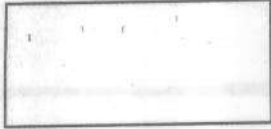
RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

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

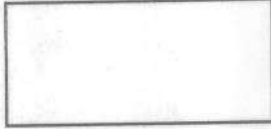
Sanjay Mishra
Signature of the Presentant / Executant /
Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

PASS PORT
PHOTO
WITH
SIGNATURE



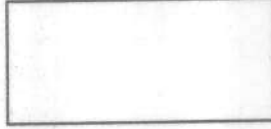
Right hand
Little finger

Right hand
Little finger



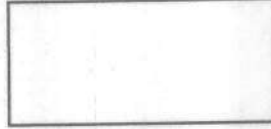
Right hand
Ring finger

Right hand
Ring finger



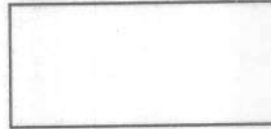
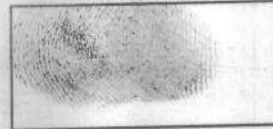
Right hand
Middle finger

Right hand
Middle finger



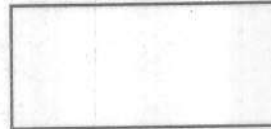
Right hand
Fore finger

Right hand
Fore finger



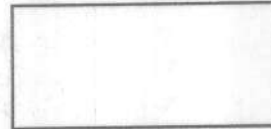
Right hand
Thumb

Right hand
Thumb



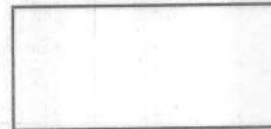
Left hand
Thumb

Left hand
Thumb



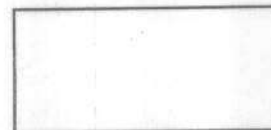
Left hand
Fore finger

Left hand
Fore finger



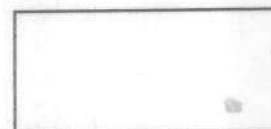
Left hand
Middle finger

Left hand
Middle finger



Left hand
Ring finger

Left hand
Ring finger



Left hand
Little finger

Left hand
Little finger



ATTESTED THE FINGER PRINTS

ATTESTED THE FINGER PRINTS

SIGNATURE



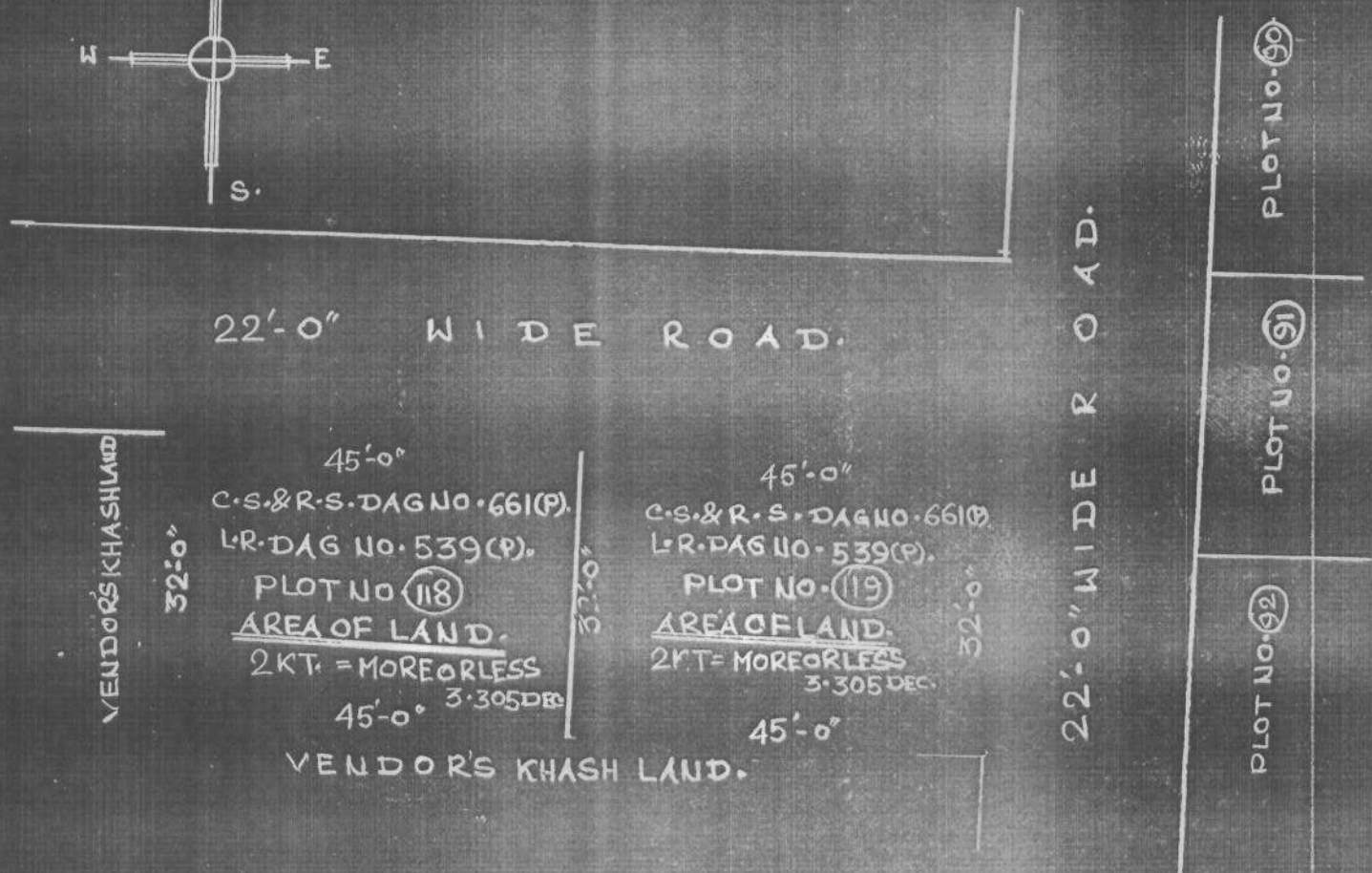
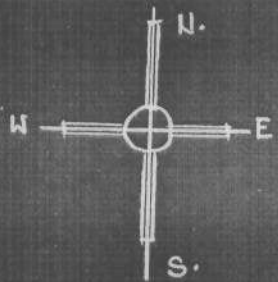
SIGNATURE



53005-3305

REFERENCE:- (UTTARAYAN) LAND LAYOUT SITE PLAN OF C.S. & R.S. DAG NO. 661 (PART). L.R. DAG NO. 539 (PART). R.S. KHATIAN NO. 775. L.R. KHATIAN NO. 12. PLOT NO. (118). AREA OF LAND: 2 KT. = M/L = 3.305 DEC. & PLOT NO. (119). AREA OF LAND: 2 KT. = M/L = 3.305 DECIMALS. TOTAL SOLD AREA OF LAND: 4 KT. = MORE OR LESS 6.61 DEC. SHOWN IN A RED BORDER. AT MOUZA:- SITI. J.L. NO. 101. R.S. NO:- 50. P.S & MUNICIPALITY:- BARASAT. DIST:- (N). 24 PARGANAS. WARD NO. 11. HOLDING NO:- 4

SCALE: 20' FT = 1" INCH.



SIGNATURE OF VENDOR.

SIGNATURE OF CONFIRMING PARTY.

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.	
118	661(P)	539(P)	2	0	0	3.305	Mohammad Rizwan S/o. Mohammad Usman. OF:- 3/48, Nakeldanga Main Road, 3rd Floor. Kol-700011	
119	661(P)	539(P)	2	0	0	3.305		
TOTAL AREA OF LAND - 4 KT = M/L 6.61 DEC								

DRAWN BY:
Sankar Nath Ghosh
23/1, K. K. Mitra Road
Barasat.
Reg No. 66581. Date: 20/9.



Government Of West Bengal
Office Of the D.S.R.-II NORTH 24-PARGANAS
District:-North 24-Parganas

Endorsement For Deed Number : I - 09856 of 2010
(Serial No. 13144 of 2009)

On 23/12/2009

Payment of Fees:

Fee Paid in rupees under article : A(1) = 869/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 23/12/2009

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

Presented for registration at 12.00 hrs on :23/12/2009, at the Office of the D.S.R.-II NORTH 24-PARGANAS by Ashok Kumar Paul , one of the Executants.

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

Execution is admitted on 23/12/2009 by

1. Ashok Kumar Paul, son of Lt Nityananda Paul , Siti, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Kazipara , By Caste Hindu, By Profession : Business
2. Sanjay Kr Shaw
Representative, M/s Desire Agro Resorts Development Pvt Ltd, P/594, Purna Das Rd, District:-Kolkata, WEST BENGAL, India, P.O. :-Lake Pin :-700029 .
, By Profession : Service

Identified By Sankar Nath Ghosh, son of Lt Ajit Kr Ghosh, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Deed Writer.

(Dinabandhu Roy)
DISTRICT SUB-REGISTRAR-II

On 26/04/2010

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.-352836/-

Certified that the required stamp duty of this document is Rs.- 21170 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

(Dinabandhu Roy)
DISTRICT SUB-REGISTRAR-II

On 20/08/2010

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. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Deficit stamp duty

Deficit stamp duty Rs. 16180/- is paid, by the draft number 417780, Draft Date 19/08/2010, Bank Name State Bank of India, KOLKATA AIR PORT, received on 20/08/2010

(Dinabandhu Roy)
DISTRICT SUB-REGISTRAR-II

20/08/2010 05:46:00 P

EndorsementPage 1 of 2



Government Of West Bengal
Office Of the D.S.R.-II NORTH 24-PARGANAS
District:-North 24-Parganas

Endorsement For Deed Number : I - 09856 of 2010
(Serial No. 13144 of 2009)

Deficit Fees paid

Deficit amount of Registration fees is realized under Article in rupees :

A(1) = 3003/- on 20/08/2010.

(Dinabandhu Roy)
DISTRICT SUB-REGISTRAR-II



District Sub-Registrar-II
North 24 Parganas

20/08/2010

(Dinabandhu Roy)
DISTRICT SUB-REGISTRAR-II

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 34
Page from 3060 to 3076
being No 09856 for the year 2010.



(Handwritten signature)

(Dinabandhu Roy) 26-August-2010
DISTRICT SUB-REGISTRAR-II
Office of the D.S.R.-II NORTH 24-PARGANAS
West Bengal