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05914

2331



DEED OF SALE



05914

T - 02331 (02331)



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

admissible under Rule 21 and also under section 5 of W.B.L.R. Act - 1908 (XVI of 1908) duty stamped under the Indian stamped 1899 Schedule I A. No.

798023

M. V. 99000/-  
 D. Stamp Duty Rs. 2960/-  
 D. A Fee Rs. 539/-  
 Has been Realised on 06/7/07  
 as per Banker's Cheque No. 783460 Dated 05/7/07

Fee Paid A = 539/-  
 B = 10/-  
 C = 7/-  
 D = 7/-  
 E = 7/-  
 Total 553/-

Additional District Sub-Registrar  
Barrack, North 24 Parganas

**DEED OF SALE**

Valued at Rs. 49,500.00

(Rupees Forty nine thousand five hundred) Only, - 6 JUL 2007

6 JUL 2007

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**,

99000/-  
 2960/-  
 539/-  
 553/-



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

798024



( 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



21



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

798924



Sanjay Kumar

( 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 BIJOY KUMAR MALLICK**, Son of Late Manindra Chandra Mallick, **2) SMT. ABHA MALLICK**, Wife of Sri Bijoy Kumar Mallick, both by faith - Hindu, by occupation - Service and House-wife respectively, by Nationality - Indian, both residing at E/F29, Gyangra, South Mart, P.S. Rajarhat, Kolkata-700059, hereinafter called and referred to as the

( 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**

**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 30.10.58, registered at the Office of the S.R. Barasat, recorded as Book No. I, Volume No. 93, pages 85 to 87, Being No. 9273, Land of C.S. & R.S. Dag No. 633, L.R. Dag No. 539 (Danga) of C.S. Khatian No. 198, R.S. Khatian No. 199, 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 Amena Khatun

( 5 )

Bibi, wife of Amir Ali Mondal of Siti, P.S. Barasat, District  
- North 24 Parganas.

AND WHEREAS by virtue of the aforesaid Deed the said Amena Khatun Bibi 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. 52 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. 633, L.R. Dag No. 539 (Danga) of C.S. Khatian No. 198, R.S. Khatian No. 199, L.R.



( 6 )

Khatian No. 600 of Mouza Siti, J.L. No. 101, Pargana - Anwarpur, P.S., 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. 49,500.00 (Rupees Forty nine thousand five hundred) only** the full consideration money.

*NOW THIS INDENTURE WITNESSETH THAT* in pursuance of the said agreement and in consideration thereof sum of **Rs. 49,500.00 (Rupees Forty nine thousand five hundred) 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 2 cottahs = more or less 3.30 decimals with the facilities available in Mouza - Siti, C.S. & R.S. Dag No. 633, L.R. Dag No. 539 (Danga) of C.S. Khatian No. 198, R.S. Khatian No. 199, L.R. Khatian No. 600 of Mouza Siti, J.L. No. 101, Pargana - Anwarpur, 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

( 7 )

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



( 8 )

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 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

( 9 )

purchasers at the costs of the purchasers 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 measuring 2 cottahs = more or less 3.30 decimals being Plot No. **52** of Mouza - Siti, C.S. & R.S. Dag No. 633, L.R. Dag No. 539 (Danga) of C.S. Khatian No. 198, R.S. Khatian No. 199, L.R. Khatian No. 600 of Mouza Siti, J.L. No. 101, Pargana - Anwarpur, 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 2 Cottahs of land is butted and bounded below :

- On the North : Plot No. 53.
- On the South : Plot No. 51.
- On the East : 22' ft. wide Road.
- On the West : Land of others.

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. *Shyamal Biswas Kishorey*  
*24, Prince Park,*  
*Kol- 99*

2. *Devika Chatterjee*  
*of Barasat*

*- Asoke Kr Paul &*  
*- Arup Kr Paul*

*by the Constituted Attorney*  
*in favour of Jida nanda Paul.*  
**Vendor**

*Sanjay Kumar*  
**Confirming Party**

PASS PORT  
PHOTO  
WITH  
SIGNATURE



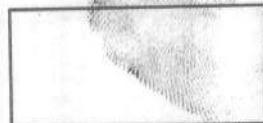
*Sanjay Kumar Mathide*



Right hand  
Little finger



Right hand  
Little finger



Right hand  
Ring finger



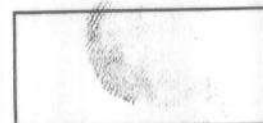
Right hand  
Ring finger



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



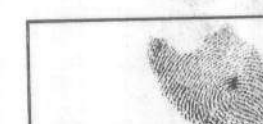
Left hand  
Fore finger



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

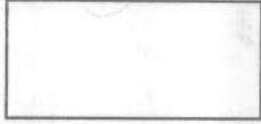
*Sanjay Kumar Mathide*  
SIGNATURE

ATTESTED THE FINGER PRINTS

*Sanjay Kumar Mathide*  
SIGNATURE

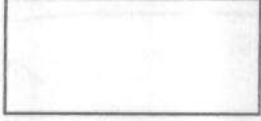


PASS PORT  
PHOTO  
WITH  
SIGNATURE



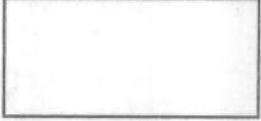
Right hand  
Little finger

Right hand  
Little finger



Right hand  
Ring finger

Right hand  
Ring finger



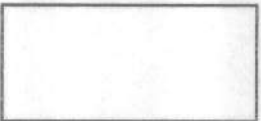
Right hand  
Middle finger

Right hand  
Middle finger



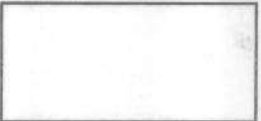
Right hand  
Fore finger

Right hand  
Fore finger



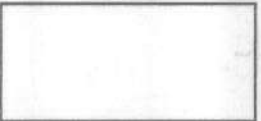
Right hand  
Thumb

Right hand  
Thumb



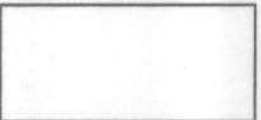
Left hand  
Thumb

Left hand  
Thumb



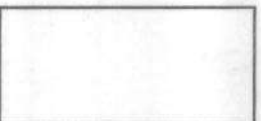
Left hand  
Fore finger

Left hand  
Fore finger



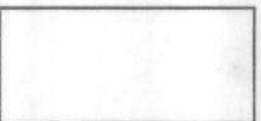
Left hand  
Middle finger

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

৩৭ ৫৭৫০

# DISTRICT NORTH 24 PARGANAS

OFFICE OF THE

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






(1)

Name .....





*Ganmantar Ananta Anant*

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.

*Asoka K. Das*  
Signature of the presentant






(2)

Name .....

*Ganmantar Ananta Anant*

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.

*Asoka K. Das*  
Signature of the Presentant / Executant/  
Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status).

**MEMO OF CONSIDERATION**

**RECEIVED** of and from the within named purchasers within mentioned sum of Rs. 49,500.00 (Rupees Forty nine thousand and five hundred) only being the full amount of the consideration money as per memo below :

By Cash/Cheque Rs. 49,500.00

(Rupees Forty nine thousand and five hundred)

**WITNESSES :**

1. *Skyamal Bishma Palaniya*  
24, Prince Park  
Ksf 99
2. *Darabha Shekhar*  
*of Barasat*

*Je*

*- Asoke Kr Paul &*

*- Arup Kr Paul*

*by the constituted Attorney  
in favour of File nanda paul.  
Vendor*

**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 Kumar*  
**Confirming Party**

**Laser Setter :**

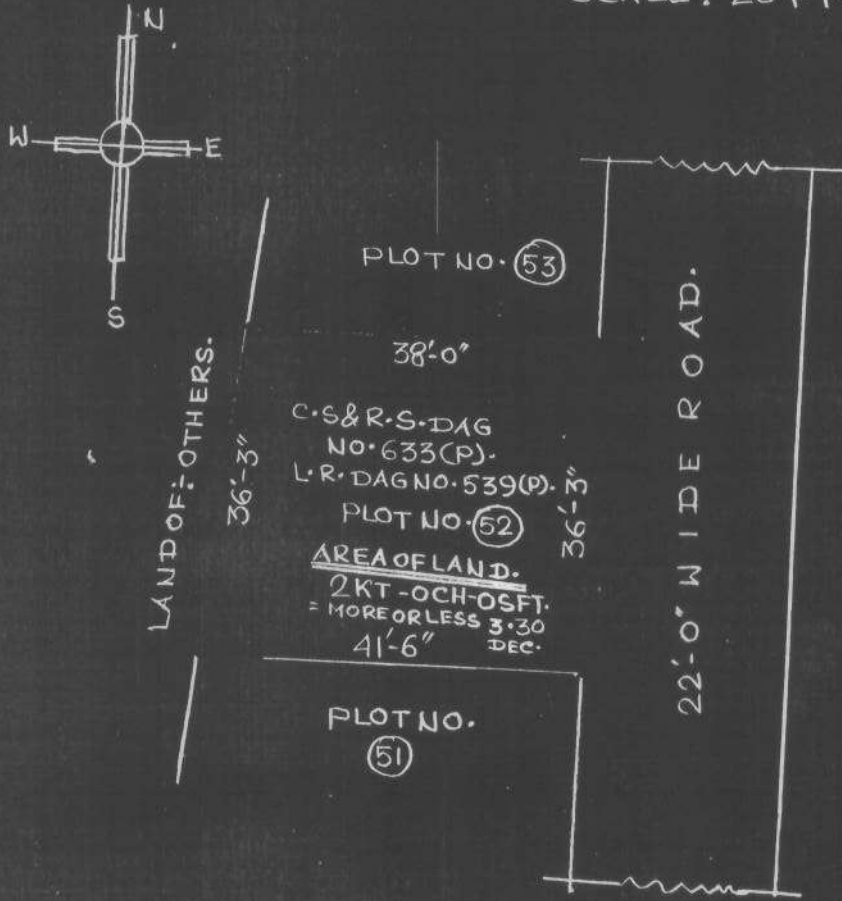
*Amitava Bose*  
Amitava Bose

SankarB/AB



REFERENCE: (UTTARAYAN) LAND LAYOUT SITE PLAN OF C.S & R.S. DAG NO. 633 (PART). L.R. DAG NO: 539 (PART). C.S. KHATIANNO: 198 R.S. KHATIANNO: 199 L.R. KHATIANNO: 600. AT MOUZA: SITI. J.L. NO: 101. R.S. NO. 50. P.S & MUNICIPALITY BARASAT. DIST: (W). 24 PARGANAS. WARD NO: 11. HOLDING NO: 49. PLOT NO: (52). AREA OF LAND: 2 KT. SOLD AREA (SHOWN IN RED BORDER).

SCALE: 20' FT = 1" INCH.



SIG NATURE OF CONFIRMING PARTY.  
SIG NATURE OF VENDOR.

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.
			2	0	0	3.30	1. Smt. Bijoy Kumar Mallick. S/O. Late Manindra Ch. Mallick. 2. Smt. Alpa Mallick. W/O Smt. Bijoy Kumar Mallick. OF: E/F 29, Byangra South Mart, KOL - 700059.

DRAWN BY:  
Sanjay Nath *Sanjay Nath*  
23/1, K.K. Mitra  
Road Barasat.  
Reg No. 66381.  
Ph No. 2562-5797.  
date 28.8.06

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 1  
Page from 14220 to 14237  
being No 02331 for the year 2007.



*(Signature)*

17-July-2007

Office of the A. D. S. R. BARASAT  
West Bengal