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04972

I, 04088

DEED OF SALE

0494 23

T. 04088

1000R



115508

369

133

11/23

Sale

40001

St-37101

A-4291

4361

NOT FULLY STAMPED AS
PER VALUE FEES
IN VALUE AS PER VALUE
SET FORTH & KEPT PENDING
FEES Rs. 4291/-

ADSR Collector US
2(9) of L.S. Act. of Barasat

25 AUG 2005

G. O. No.-2321-F. T. & 2338-F. T.
of 23/12/05 & 28/12/05

M. V. Rs. 1,15,500/-

50% of D. Stamp Duty Rs. 2000/-

50% of D. A. Fee Rs. 4187/-

Has been Realised on.....

as per Banker's Cheque/Bank Draft
No. 970714 Dated 20/06/06
of

COLLECTOR
130 MAR 2006

DEED OF SALE

Valued at Rs. 40,000.00

(Rupees Forty thousand) Only

St-30221

4181

2005

THIS INDENTURE made this 9th day of August, 2005 (Two Thousand Five 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 the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns of the **FIRST PART**).

Admissible under Rule 61 of W.B.L.R. Act. -1908 (XVI) of 1908 duty stamped under the Indian Stamp Act 1899

North 24 Parganas



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00AA 031008

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AND

MD. HANIF, Son of Md. Jafar Ali, by faith - Muslim, by occupation-Business, residing at Village Padmapukur, P.O. Dogachia via Rajibpur, P.S. Ashokenagar, 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 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 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



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00AA 031009

(3)

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 4.4.1977, registered at S.R.O. Barasat, being No. 2078 from Maola Box Mondal, Son of Late Samsuddin Mondal of Siti purchased area of land 37 decimals out of 74 Decimals in C.S. & R.S. Dag no. 671 (Part), R.S. Khatian No. 364, L.R. Khatian No. 12, L.R. Dag No. 539 (Part) of Mouza - Siti, nature of land Danga purchase 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



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00AA 031010

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land fully described in the schedule hereunder written and the said Vendors were in continuous possession of the said land having undetted 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



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00AA 031011

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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. 107 comprised in area of land 2 cottahs 8 chittacks 0 Sq.ft. more or less or 4.13 decimals with the facilities available in C.S. & R.S. Dag no. 671 (Part), R.S. Khatian No. 364, L.R. Khatian No. 12, L.R. Dag No. 539 (Part) of Mouza - Siti, 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. 40,000.00 (Rupees Forty thousand) only the full consideration money.

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



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00AA 42356



(6)



Sanjay K. S. Law
- N. K. S. Law

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 2 Cottahs 8 Chittacks 0 Sq.ft. 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. 671 (Part), R.S. Khatian No. 364, L.R. Khatian No. 12, L.R. Dag No. 539 (Part) of Mouza - Siti, A.D.S.R.O. Barasat, District - North 24 Parganas morefully and particularly described in the Schedule hereunder written



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00AA 423567

(7)

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



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01AA 727880

(8)

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 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 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 more fully 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

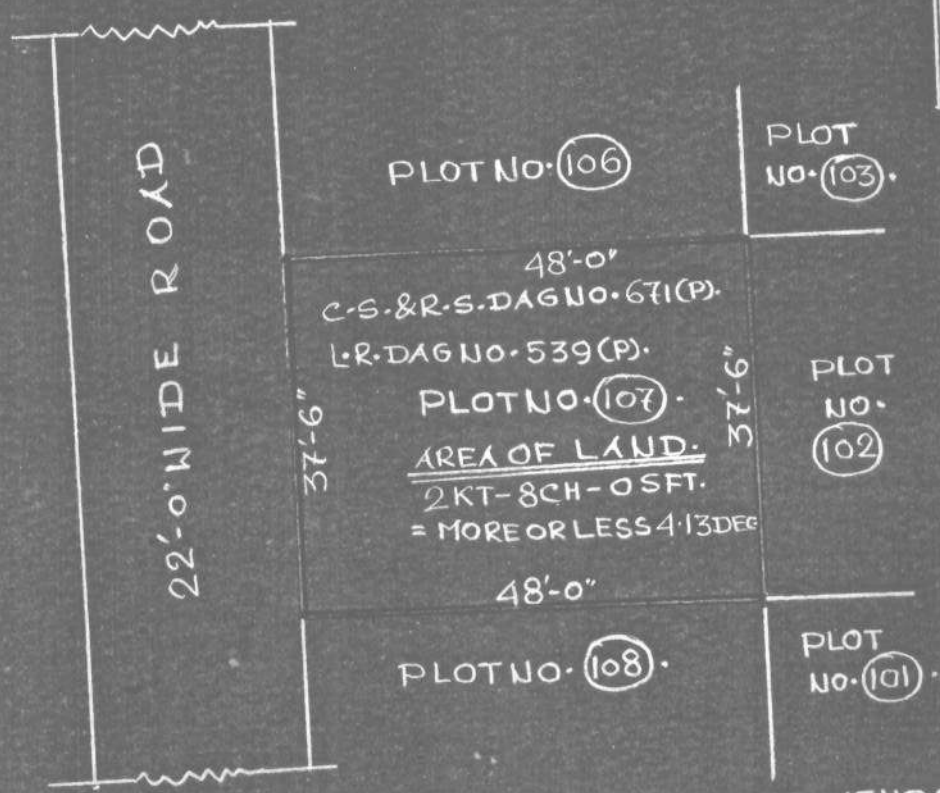
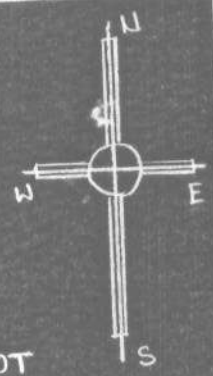
ALL THAT piece and parcel of Danga Land measuring 2 Two Cottahs 8 Chittacks 0 Sq.ft. more or less 4.13 Decimals being Plot No. 107, C.S. & R.S. Dag no. 671 (Part), R.S. Khatian No. 364, L.R. Khatian No. 12, L.R. Dag No. 539 (Part) of Mouza - Siti, J.L. No. 101, Touzi No. 146, Pargana - Anowarpur, P.S., A.D.S.R.O. and Municipality Barasat, Ward No. 11, Holding No. 49, District - North 24 Parganas, which is called and known as "UTTARAYAN" 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. 106.

On the South : Plot No. 108.

On the East : Plot No. 102.

REFERENCE:- (UTTARAYAN) LANDLAYOUT SITE PLAN OF
 15 & R.S. DAG NO. 671(P) L.R. DAG NO. 539(P) R.S. KHATIAN
 NO. 364 L.R. KHATIAN NO. 12 PLOT NO. 107. SOLD AREA OF
 LAND: 2KT-8CH. = MORE OR LESS 4.13 DEC. AT MOUZA: SITI J.L.
 NO. 101 R.S. NO. 50 P.S. & MUNICIPALITY: BARASAT. WARD NO. 11.
 HOLDING NO. 49. DIST: (N) 24 PARGANAS.
 SCALE: 20' FT = 1" INCH.



SIGNATURE OF CONFIRMING PARTY

SIGNATURE OF VENDOR

Handwritten signature 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.
107	671(P)	539(P)	2	8	0	4.13	Md Hamid s/o Md Jabbar Ali.

DRAWN BY: Sanjay Kumar Shrivastava
 OF: 23/1, K.K. Mitra Road, Barasat
 Reg No. 66581.
 Date: -

SIGNATURE

Sanjay Kumar Shrivastava
 SIGNATURE



PRINTS



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

MD. Harit

SIGNATURE

ATTESTED THE FINGER PRINTS

Sanjay Kumar Shaw

SIGNATURE

DISTRICT NORTH MARGANAS
OFFICE OF THE

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

(1)

Name Asoke K. Paul

Status - Presentent

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 above named person and attested by the said person.

Asoke K. Paul
 Signature of the presentant

(2)

Name

Status Presentent/Ex-ecutant/Claimant/Attorney/Principal/Gurdian/Testator (✓)

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

