

✓ 13151 ✓

DL 5148



23/12/09

पश्चिम बंगाल WEST BENGAL

408116

5000/- S - 5209/10

M/V 265/162

Certified that the document is admitted to registration. The signature sheet/sheets and the endorsement sheet/sheets attached with this document/s are the part of this document.

District Sub-Registrar - II  
North 24 Parganas  
Barasat

Sale  
23

**DEED OF SALE**

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

Valued at Rs. 80,000.00  
(Rupees Eighty thousand) Only

80,000

THIS INDENTURE made this 11th day of December, 2009 (Two Thousand Nine).

A 859  
E 7  
4 28  
M/V 4  
901

**BETWEEN**

- (1) SMT APARNA PAUL, Wife of Late Nityananda Paul,
  - (2) SRI ALOKE KUMAR PAUL, Son of Late Nityananda Paul,
- both represented by their legal and Lawful Attornies (by seperate registered General Power of Attorney, duly registered

4010/-

M/V 265/162  
A 2046  
u 175  
222/20



( 2 )

at Book No. IV, Power of Attornies Nos. 00070 and 00071, both dated 13.2.2003, both registered at D.R.-II Barasat, North 24 Parganas), and selves **(3) SRI ASHOKE KUMAR PAUL**, and **(4) SRI ARUP KUMAR PAUL**, both sons of late Nityananda Paul, all are residing at Siti, P.O. Kazipara, P.S. Barasat, District - North 24 Parganas, all are by faith - Hindu, by occupation - No. 1 Housewife, No. 2 Service, 3 and 4 Business, hereinafter called and referred to as the **VENDORS** (which term or 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 **FIRST PART**).

**AND**

**ABDUL JABBAR**, Son of Late Abdul Mojid, by faith - Islam, by occupation - Service, by Nationality - Indian, residing at Village Ghospur, P.O. Ghospur-via-Maslandapur, P.S. Baduria, District - North 24-Parganas, Pin No. 743289, 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**).



( 3 )



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 Nityananda Paul, son of Late Krishna Lal Paul, residing at Siti, P.O. Kazipara, P.S. Barasat, District - North 24 Parganas purchased land in C.S. & R.S. Dag No. 631, C.S. Khatian No. 342, R.S. Khatian No. 344, L.R. Dag No. 539 (Part), L.R. Khatian No. 692 of Mouza - Siti from Enchan Ali Mondal, Son of late Pardeshi Mondal of Bara, P.S. Barasat, District - North 24 Parganas by a registered Sale Deed vide no. 6379, dated 07.08.1972 duly registered in Book No. I, Volume No. 66, pages from 239 to 240, registered at S.R.O. Barasat 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

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Nityananda Paul herein become the absolute owner of Sixteen annas owner of the said land.

AND WHEREAS while said Nityananda Paul was in khas possession of the hereunder schedule below property died on 15.05.2000 leaving behind his only wife and three sons namely (1) Smt. Aparna Paul (wife), (2) Sri Ashoke Kumar Paul (son), (3) Sri Alope Kumar Paul (son) and (4) Sri Arup Kumar Paul (son) as his only legal heirs.

AND WHEREAS the Vendors of this Sale Deed become the absolute owners in khas possession of hereunder property by dint of inheritance from their husband and father Nityananda Paul (since deceased) and become the absolute owners in khas possession of the hereunder property and the Vendors have good marketable right, title and interest of the scheudle hereunder property to sell the purchase of this sale deed.

AND WHEREAS the Vendors entered into an agreement with the Confirming Party and appointed the Confirming Party for sale and development of the said land. The Vendors 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 Vendors herein lawfully and absolutely

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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 Vendors agreed to sell the said **Plot No. 73** comprised in area of land 3 Cottahs more or less or 4.96 Decimals with the facilities available in Mouza - Siti, C.S. & R.S. Dag No. 631, C.S. Khatian No. 342, R.S. Khatian No. 344, L.R. Dag No. 539 (Part), L.R. Khatian No. 692 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 in 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 Vendors 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 Vendors doth hereby acquit, release, sell, transfer, grant, convey, assure the said land unto the said purchaser all that piece and parcel of land

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measuring 3 cottahs C.S. & R.S. Dag No. 631, C.S. Khatian No. 342, R.S. Khatian No. 344, L.R. Dag No. 539 (Part), L.R. Khatian No. 692 of Mouza - Siti, P.S. and 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 or possessing of the Vendors 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

( 7 )

Purchaser absolutely free from all encumbrances on the terms and conditons appended below and the Vendors doth hereby covenant with the purchaser that notwithstanding any act, deeds, things whatsoever made done and executed or knowingly suffered to the contrary the Vendors now has good right full power and absolute authority and the Vendors 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 in their absolute right through their heirs, executors and assigns and further the purchaser will have all right and power to transfer the said property to any one by sell, gift, lease, mortgage or by any other lawful means 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 Vendors or any of the predecessors or successors in title and that free and clear and freely and clearly and absolutely acquitted, exonerated

( 8 )

and discharged saved harmless and keep the said purchaser indemnified from or against all charges water courses encumbrances created by the Vendors or their predecessors in title and free that free from all encumbrances whatsoever made or suffered by the Vendors 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 Vendors and shall and will from to time hereafter the request and Development condition of T.P.A. should be inserted in the Deed. 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 any Court of Law against the said property hereby sold. The Vendor sold the said land morefully and particularly



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

**"A" SCHEDULE PROPERTY ABOVE REFERRED TO**

ALL THAT piece and parcel of Danga Land named as UTTARAYAN, measuring 3 (Three) Cottahs more or less equivalent to 4.96 decimals being **Plot No. 73, C.S. & R.S.** Dag No. 631, C.S. Khatian No. 342, R.S. Khatian No. 344, L.R. Dag No. 539 (Part), L.R. Khatian No. 692 of Mouza

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- 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 and the said  
property morefully shown and delineated with the colour RED  
map or plan annexed herewith and the said property is  
butted and bonded below :-

On the North : 22 ft. wide Road.

On the South : Plot No 77, Mukul Kanti Jana.

On the East : Plot No. 72.

On the West : Plot No. 74.

IN WITNESS WHEREOF the Vendors have set and subscribed  
their hands and seals on the day, month and year first  
above written.

In the presence of

1. Biswanath Chandra  
vill - Tentulia

2. Bilashan Das  
Titagarh.

Above Mr Paul  
Arup Kumar Paul

Selves & constituted as a lawful  
Attorney in behalf of Aparna Paul  
& Alok Kumar Paul.

Vendors

Swiggy in name  
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 Eighty Thousand) only.**

**WITNESSES :**

1. Biswanjit Chandra  
vill - Tembulica

2. Bilash Sen  
Titagarh

Asoke Kr Paul  
Arup Kr Paul

Selves & Constituted as a lawful  
Attorney in behalf of Asoke Paul  
& Asoke Kumar Paul.

**Vendors**

Sanjay Kumar  
**Confirming Party**

**Drafted by :**

Sankar Nath Ghosh.

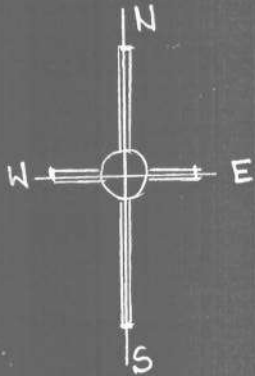
**Sankar Nath Ghosh,**  
23/1 K.K. Mitra Road,  
Barasat, 24 Parganas (N),  
Licence No. II-38,  
A.D.S.R.O. Barasat

**Laser Setter :**

Amitava Bose  
**Sankar1D/AB**

REFERENCE:-(UTTARAYAN)-LAND LAYOUT SITE PLAN OF C.S &  
 R.S. DAG NO. 631 (PART) L.R. DAG NO. 539 (P) R.S. KHATA NO. 344.  
 L.R. KHATA NO. 692. PLOT NO. (73). SOLD AREA OF LAND:- 3 KT. = MORE  
 OR LESS 4.96 DECIMALS. AT MOUZA:- SITI. T. L. NO. 101. R.S. NO. 50.  
 P.S. & MUNICIPALITY:- BARASAT. DIST:- (N). 24 PARGANAS. WARD NO. 11.

HOLDING NO. 49. SCALE:- 20 FT = 1" INCH.



22'-0" WIDE ROAD.

36'-0"

Solves & constituted as a lawful  
 Attorney in behalf of  
 Aparna Paul & Alok Kumar Paul.

SIGNATURE OF VENDOR.

PLOT NO. (74)

C.S. & R.S. DAG  
 NO. 631 (P) &  
 L.R. DAG NO. 539 (P).

PLOT NO.

(73)

AREA OF LAND.

3 KT.

= MORE OR LESS

4.96 DEC.

PLOT NO. (72)

LAND OF:- Kausik Bose.

36'-0"

SIGNATURE OF CONFIRMING PARTY.

PLOT NO. (77)

LAND OF:- MUKUL KANTI JANA.

SCHEDULE OF LAND. (SHOWN IN RED BORDER).

Plot No.	C.S. & R.S. DAG NO.	L.R. DAG NO.	KT.	CH.	SFT.	M/L DEC.	NAME OF PURCHASER.
(73)	631 (P)	539 (P)	3	0	0	4.96	Aladel Jalbon. s/o. Late Aladel Mojid. OF:- Ghosh pur. P.S. Baduria. Dist. (N). 24 Pgs.

Drawn by  
 Sanjay Nath Ghosh  
 OF:- 23/1, K. K. Mitra  
 Road, Barasat.  
 Reg. No. 66381 Date 11.12.09

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

(1)

Name ABDUL JABBAR

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*

Abdul Jabbar  
Signature of the presentant

PHOTO

(2)

Name ARUP KUMAR 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 ke Paul  
Signature of the Presentant / Executant /  
Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

Signature of the  
Executants/ Presentant /  
Seller / Buyer with Photo

Page No.

### SPECIMEN FORM FOR TEN FINGERPRINT

Photo	Left Hand					
		Little	Ring	Middle	Fore	Thumb
Photo	Right Hand					
		Thumb	Fore	Middle	Ring	Little

Signature :-

*Sajjan Kishore*

Photo	Left Hand					
		Little	Ring	Middle	Fore	Thumb
Photo	Right Hand					
		Thumb	Fore	Middle	Ring	Little

Signature :-

*Abhinav Kishore*

Photo	Left Hand					
		Little	Ring	Middle	Fore	Thumb
Photo	Right Hand					
		Thumb	Fore	Middle	Ring	Little

Signature :-

/



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

**Endorsement For Deed Number : I - 05148 of 2010**  
**(Serial No. 13151 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 13.50 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 , Kazipara, Village:., Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Barasat , By Caste Hindu, By Profession : Business
2. Arup Kumar Paul, son of Lt Nityananda Paul , Kazipara, Village:., Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Barasat , By Caste Hindu, By Profession : Cultivation
3. Sanjay Shaw, son of Mewalal Shaw , P-23, Dobson Lane, Village:., District:-Howrah, WEST BENGAL, India, P.O. :-Howrah , By Caste Hindu, By Profession : Business

Identified By Sankar Nath Ghosh, son of Lt A.k. Ghosh, 23/1, K.k. Mitra Rd, Village:., Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Barasat , By Caste: Hindu, By Profession: Business.

( Dinabandhu Roy )  
DISTRICT SUB-REGISTRAR-II

**On 20/04/2010**

**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.-265162/-

Certified that the required stamp duty of this document is Rs.- 15910 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

( Dinabandhu Roy )  
DISTRICT SUB-REGISTRAR-II

**On 27/05/2010**

**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**

( Dinabandhu Roy )  
DISTRICT SUB-REGISTRAR-II



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

**Endorsement For Deed Number : I - 05148 of 2010**  
**(Serial No. 13151 of 2009)**

Deficit stamp duty Rs. 10920/- is paid, by the draft number 668714, Draft Date 19/05/2010, Bank Name State Bank of India, COLONY MORE BARASAT, received on 27/05/2010

**Deficit Fees paid**

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

A(1) = 2046/- on 27/05/2010.

( Dinabandhu Roy )  
DISTRICT SUB-REGISTRAR-II

( Dinabandhu Roy )  
DISTRICT SUB-REGISTRAR-II



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 18  
Page from 3008 to 3025  
being No 05148 for the year 2010.



*DR*

(Dinabandhu Roy) 01-June-2010  
DISTRICT SUB-REGISTRAR-II  
Office of the D.S.R.-II NORTH 24-PARGANAS  
West Bengal