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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

B 004893



Vide query no 6325 of 2008  
of the ASSE, Bidhanagar  
M.V. Assessed = Rs 15,08,000/-

23.54  
A-16489-  
E- 7-  
9- 65-  
MA- 25-  
MA- 4-  
16580

1000  
30000  
110000

ADD. Registrar of Assurances  
Kolkata. 7-4-08

**DEED OF SALE**

THIS INDENTURE OF SALE made this 15th day of March, Two Thousand 30000 44000

Eight **BETWEEN** M/S. NIKHAR DEALERS PVT. LIMITED, a Private Limited  
Company incorporated under the Companies Act, 1956, having its Registered

Contd.....P/2

Serial

15000000  
16489  
7  
25  
MA- 4  
16580

1000000  
30000  
250  
250





पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

B 004894

-2-

Officer at P-34, India Exchange Place, Fourth Floor, Kolkata-700 001, represented by its Director **SRI MONOJ KUMAR AGARWAL**, hereinafter referred to as the "VENDOR" (which expression shall unless otherwise excluded by or repugnant to the context be deemed to mean and include its successors-in-office, executors, administrators, representatives and assigns) of the **ONE PART:**

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~~XXXXXXXXXXXXXXXXXXXX~~



1944

THE GOVERNMENT OF INDIA  
MINISTRY OF FINANCE  
OFFICE OF THE DIRECTOR GENERAL OF CUSTOMS AND EXCISE  
NEW DELHI

Please, furnish floor plan.

*[Handwritten signature]*

Saidah Civil 2008  
No. ....  
Date .....  
Sold to .....  
Address .....  
Vendor .....

*[Handwritten notes and signatures]*  
13 MAR 2008

13 MAR 2008

**AND**

**M/S. SEABIRD COMPLEX PVT. LIMITED**, a Private Limited Company incorporated under the Companies Act, 1956, represented by its Director Smt. Asha Sarawgi, Wife of Sri Dilip Kumar Sarawgi, having its Office at EC-249, Salt Lake City, Sector-I, Kolkata-700 064 under Police Station Bidhannagar (North), hereinafter referred to as the "**PURCHASER**" (which expression shall unless otherwise excluded by or repugnant to the context be deemed to mean and include their successors-in-interest, executors, administrators, representatives and assigns) of the **OTHER PART** :

**WHEREAS** :

One Sri Balai Chandra Ghosh, Son of Late Gopal Chandra Ghosh of 23, S.K. Deb Road, Pati Pukur, P.S.-Lake Town, Kolkata-700 048 in the District North 24-Parganas was the exclusive Owner and possessor in respect of **ALL THAT** piece and parcel of land measuring 9 Cottahs 11 Chittacks be the same a little more or less lying and situate at Mouza-Kadampukur, J.L. No.-25, R.S. No.-83, Touzi Nos.-1583 & 1584, comprised in C.S. Dag No.-1210 under C.S. Khatian No.-340, L.R. Khatian No.-290, R.S. Dag No.-1237 under R.S. Khatian No.-346 within Patharghata Gram Panchayet, P.S.- Rajarhat within the jurisdiction of Addl. District Sub-Registrar, Bidhannagar, Salt Lake City, by virtue of purchase from one Sri Dhananjay Naskar, which was executed and registered on 18-05-1992 at

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the Office of the Addl. District Sub-Registrar, Bidhannagar, Salt Lake City and recorded in Book No.-I, Being No.-5286 for the year 1992 which is morefully described in the Schedule hereunder written.

**AND WHEREAS :**

While seized and possessed the said land by Sri Balai Chandra Ghosh mutated his name in the records of the concerned authorities and paid the relevant taxes upto date and due to his personal lawful reasons sold, transferred, conveyed the same by virtue of a Deed of Conveyance dated 29<sup>th</sup> day of October, 2007 registered at the Office of the District Registrar, Barasat recorded in Book No.-I, Being No.-8077 for the year 2007 in favour of the Vendor herein M/s. Nikhar Dealers Pvt. Limited against consideration of **ALL THAT** piece and parcel of land measuring an area 9 Cottahs 11 Chittacks more or less comprised in R.S. Dag No.-1237 under L.R. Khatian No.-290 at Mouza-Kadampukur, J.L. No.-25, R.S. No.-83 within Patharghata Gram Panchayet, P.S.- Rajarhat in the District of North 24-Parganas, through his Constituted Attorney Sri Jayanta Mondal, Son of Dhananjay Mondal of Hatgacha by virtue of a registered General power of Attorney in the Office of the Sub-Registrar, Barasat in the year 2007.

**AND WHEREAS :**

While seized and possessed by the said Vendor M/s. Nikhar Dealers Pvt. Limited, by a Board Resolution the said M/s. Nikhar Dealers Pvt. Limited

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resolved unanimously to sell the said land and Sri Monoj Kumar Agarwal, M.D. of that Company duly appointed to execute the Deed of Sale and to do all necessary works for registration of the same.

**AND WHEREAS** the said M/s Nikhar Dealers Pvt. Limited declares to sell part of the said land measuring about 5 Cottahs out of 9 Cottahs 11 Chittacks more or less and the Purchaser herein M/s. Seabird Complex Pvt. Limited, agreed to purchase the said part of land measuring about 5 Cottahs more or less morefully and particularly described in the Schedule hereunder at or for a price of Rs. 15,00,000/- (Rupees Fifteen Lakhs) only.

**AND WHEREAS :**

- 1) The Vendor herein is absolutely seized and possessed of or otherwise well and sufficiently entitled to the land around 5 Cottahs more or less lying and situated at Mouza- Kadampukur, J.L. No.- 25, R.S. Dag No.-1237, R.S. No.- 83, L. R. Khatian No.- 290, P.S.- Rajarhat, District North 24 Parganas and more particularly described in the Schedule hereunder written.
- 2) The Vendor has agreed to sell the said property to the Purchaser at the price of Rs. 15,00,000/- (Rupees Fifteen Lakhs) only.
- 3) The Purchaser requested the Vendor to execute these presents, which they have agreed to do.

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**NOW THIS DEED WITNESSETH** : that pursuance of the full and final consideration of the sum of Rs. 15,00,000/- (Rupees Fifteen Lakhs) only paid on or before the execution of these presents, by the Purchaser to the Vendor (receipt whereof the Vendor hereby admits), the Vendor doth hereby convey and transfer by way of sale unto the purchaser all that piece and parcel of land around 5 Cottahs more or less situated at Mouza- Kadampukur, under R. S. Dag No.-1237 presently under Addl. District Sub-Registrar, Bidhanagar, Salt Lake, and more particularly described in the Schedule hereunder written and delineated on the Plan thereof hereto annexed by red coloured boundary line **TOGETHER WITH ALL** the common passages, things attached thereto and all the privileges, easements, profits, advantages, rights and appurtenances whatsoever to the said land or any part thereof belonging or anywise appertaining thereto and **ALL** the estate, rights, title, interest, use possession, benefit, claim and demand whatsoever at law or otherwise of the Vendor to the said piece of land here by conveyed and every part thereof **TO HAVE AND TO HOLD** the same unto and to the use and benefit of the Purchaser absolutely and for ever, subject to the payment of all rents, rates, taxes, assessments, dues and duties now chargeable and payable and that may become chargeable and payable from time to time hereafter in respect of the same to the Government or the other authority of Kolkata or any other public body or local authority in respect thereof.

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**AND** the Vendor doth hereby covenant with the Purchaser that,

1. The Vendor now have in themselves good right, full power and absolute authority to convey and transfer by way of Sale the said piece and parcel of land hereby conveyed or intended so to be unto and to the use of the Purchaser in the manner aforesaid and the Schedule property is free from all encumbrances, attachments, liens, mortgages, charges etc.
2. The Vendor declare that no notice being served and / or issued under the Public Demand Recovery Act, on the Vendor not any such notice has been published and the Vendor have not yet received any notice of requisite on and / or requisition of the property described in the Schedule hereinafter written.
3. The Purchaser may from time to time and at all times hereafter peaceably and quietly enter upon, occupy, or possess and enjoy the said land hereby conveyed with their appurtenances and receive the rents, issues and profits thereof and every part thereof for their own use and benefit without any suit, lawful eviction or interruption, claim and demand whatsoever from or by them the Vendor or their successors or any of them or by any person or persons claiming or to claim, from under or in trust for them or any of them ;
4. The Vendors deliver this day khas possession of the said land along with the relevant original documents of right, title and interest, possession unto the Purchaser and the Purchaser shall hold the said land free and clear and

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~~CONFIDENTIAL~~



freely and clearly and absolutely acquitted, exonerated, and forever released and discharged or otherwise by the Vendor as well as sufficiently saved, defended, kept harmless and indemnified of , from and against all former and other estates, titles, charges and encumbrances whatsoever had, made executed occasioned and suffered by the Vendor or by any other person or persons claiming or to claim by from, under or in trust for them;

5. The Vendor and all persons having or claiming any estate, right, title, or interest in said land, hereby conveyed or any part thereof by from, under or in trust for the Vendor or their successors, executors, administrators and assigns or any of them shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute and cause to be done and execute all such further and other lawful acts, deeds, things conveyances and assurances in the law whatsoever for the better and more perfectly and absolutely granting the said land and premises and every part thereof hereby conveyed unto and to the use of the Purchaser in manner aforesaid as by the Purchaser their heirs, successors, executors, or administrators and assigns shall be reasonably required without any further monetary consideration.
6. The Purchaser after becoming the Owner of the land hereby sold, have right to transfer the same by way of sale, gift, mortgage, develop etc. shall get their

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~~SECRET~~





name mutated in the B.L. & L.R.O. authority and Municipality and pay tax to the concerned authority in respect of their land, which will be assessed by the tax Authority time to time.

**SCHEDULE OF THE LAND ABOVE REFERRED TO**

**ALL THAT** Piece and Parcel of Sali land measuring about 5 Cottahs be the same little more or less lying situate at Mouza- Kadampukur, J. L. No.-25, R.S. Dag No.-1237, C.S. Dag No.-1210, Touzi No.-1583 & 1584, L. R. Khatian No.-290, R. S. No.- 83, R.S. Khatian No.- 346, P. S. – Rajarhat, District North 24-Parganas, within Pathar Ghata Gram Panchayet, delineated clearly in the plan annexed and bordered 'Red', within the present jurisdiction of Additional District Sub-Registrar, Bidhannagar, Salt Lake City, together with all common passages, easementary rights, with electricity, water, sewerage connection etc. The proportionate annual rent is payable to the Government of West Bengal represented by the Collectorate of North 24-Parganas, butted and bounded by:

**ON THE NORTH** : By R.S. Dag No.-1238 ;

**ON THE SOUTH** : By R.S. Dag No.-1266 ;

**ON THE EAST** : By R.S. Dag No.-1258 ;

**ON THE WEST** : By R.S. Dag No.-1236 ;

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IN WITNESS WHEREOF the parties hereto have subscribed their respective signatures on the day month and year first above written.

SIGNED AND DELIVERED by the **PARTIES**

At **KOLKATA** in the presence of :

WITNESSES :

1. S.S. Agarwal,  
FE-205  
Salt Lake

2. Sunil K. Agarwal  
SUNIL KR. AGARWAL  
1, Baidash Indian St.  
KOL-69

FOR NIKHAR DEALERS PVT. LTD.

Manoj Agarwal Director

SIGNATURE OF THE VENDOR

FOR SEABED COMPLEX PVT. LTD.

Asha Sarawari

DIRECTOR  
SIGNATURE OF THE PURCHASER

Drafted by :

Joydeep Das.

Advocate

High Court, Calcutta.

Typed by: J

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DEPARTMENT OF AGRICULTURE



# SPECIMEN FORM FOR TEN FINGERPRINTS



|  |            |               |             |               |             |               |
|--|------------|---------------|-------------|---------------|-------------|---------------|
|  |            | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb         |
|  | Left Hand  |               |             |               |             |               |
|  |            | Thumb         | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|  | Right Hand |               |             |               |             |               |

Asha Sarawaj



|  |            |               |             |               |             |               |
|--|------------|---------------|-------------|---------------|-------------|---------------|
|  |            | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb         |
|  | Left Hand  |               |             |               |             |               |
|  |            | Thumb         | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|  | Right Hand |               |             |               |             |               |

Manoj Agarwal



|  |            |               |             |               |             |               |
|--|------------|---------------|-------------|---------------|-------------|---------------|
|  |            | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb         |
|  | Left Hand  |               |             |               |             |               |
|  |            | Thumb         | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|  | Right Hand |               |             |               |             |               |



|  |            |               |             |               |             |               |
|--|------------|---------------|-------------|---------------|-------------|---------------|
|  |            | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb         |
|  | Left Hand  |               |             |               |             |               |
|  |            | Thumb         | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|  | Right Hand |               |             |               |             |               |





SITE PLAN OF R.S. DAG NO. 1231  
R.S. KHATIAN NO. L.A. KHATIAN  
NO. AT MOUZA - KADAM PUKUR.  
J.L. NO. 25. R.S. NO. NO. 83. P.S. RAJAR  
HAT. DIST. NORTH 24. PARGANAS.

FOR SEABIRD COMPLEX PVT. LTD.  
PURCHASER.

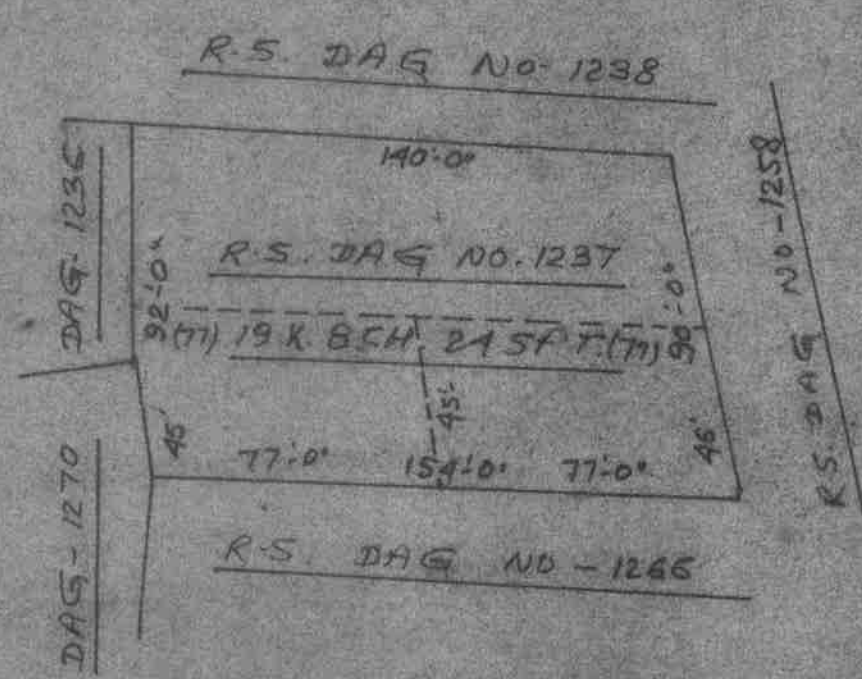
SCALE - 50'0" = 1" INCH.

Asha Sarawgi  
DIRECTOR

SOLD BY

FOR NIKHAR DEALERS PVT. LTD.

Mangj Agarwal  
Director



DRAWN BY  
ROSKAN





RECEIPT

**RECEIVED** of and from within named Purchaser the within mentioned sum of Rs. 15,00,000/- (Rupees Fifteen Lakhs) only being the full and final Consideration Money for the said vacant land.

MEMO OF CONSIDERATION

1) Paid by cheque No.- 420205 dated-13-03-08  
Drawn on United Bank of India  
Branch - C. R. Avenue, Kol-12

Rs. 15,00,000.00

2) Paid by

(Rupees Fifteen Lakhs) only.

Rs. 15,00,000.00

WITNESSES :

1) S.S. Agarwal  
FE-205  
Self Locality

2) Sumit M. Agarwal  
1, British Indian st.  
Kol-69

For NIKHAR DEALERS PVT. LTD.

Manoj Agarwal  
Director

SIGNATURE OF THE VENDOR

80-9-6

49m005



80-9-6



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