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05651

(129/1)



पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL

Plays

B 452296

Additional District Magistrate
Midnapore (Sub)

30 APR 2008

DEED OF SALE

THIS INDENTURE OF SALE made this 30th day of April, Two
 Thousand Eight **BETWEEN SRI ANANDA MONDAL**, Son of Late Ramkanta
 Mondal, by faith Hindu, by occupation Business, presently residing at Jatragachi,
 P.O.-Ghuni, P.S.- Rajarhat, Kolkata-700 059 in the District of North 24-Parganas,

Contd.....P/2

2008 APR 08

30 APR 2008

STAMPED DOCUMENT (S) (S)

Handwritten notes in the top right corner, including the name "Sri Srinivasan Murugesu" and other illegible text.

Handwritten signature or scribble above the circular stamp.



Handwritten signature or scribble in the middle right area.

Director

Ashta Sagarathi

SEABIRD COMPLEX PVT. LTD

Ashta Sagarathi

Handwritten signature above the stamp vendor label.

29 APR 2008	
SURANJAN MUKHERJEE	
Licensed Stamp Vendor	
C. C. Court	
29, K. S. Roy Road, Kol-1	
NAME	
ADDRESS	
RS	

Handwritten scribbles and illegible text to the left of the stamp vendor label.

Handwritten text below the stamp vendor label, possibly including "Seabird Complex Pvt Ltd".

13794

hereinafter referred to as the **"VENDOR"** (which expression shall unless otherwise excluded by or repugnant to the context be deemed to mean and include his heirs, successors, executor, administrator, legal representative and assign) of the **ONE PART:**

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 242, B.B. Ganguly Street, Second Floor, Kolkata-700 012, 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 :**

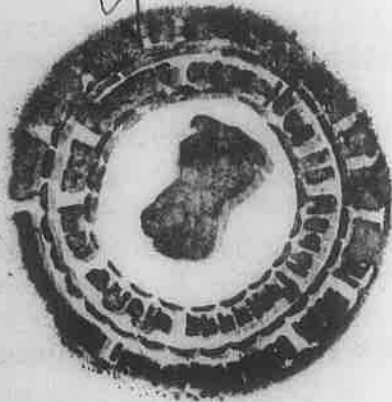
WHEREAS :

A. One Panchanan Naskar was well absolutely seized and possessed of and / or otherwise well and sufficiently entitled to the property by virtue of inheritance and L.R. Settlement record of rights measuring an area of 31 Decimals comprised in R.S. Dag No.-1238, under L.R. Khatian No.-347, J.L. No.-25, R.S. No.-83, Touzi No.-173 at present 10 of Mouza-Kadampukur, under Rajarhat Police Station in the District of North 24-Parganas fully described in the Schedule hereunder written.

Contd.....P/3

30 APR 2008

RESEARCH CENTER FOR
TECHNOLOGY (S&T) POLY



- B. The said Panchanan Naskar died intestate leaving behind him his surviving only son namely Sri Shambu Nath Naskar, and one daughter namely Smt. Shyama Rani Mondal, and widow Smt. Maharani Naskar, as his legal heirs and successors under Hindu Succession Act, 1956.
- C. The said Smt. Maharani Naskar, by virtue of inheritance and absolute owner of the aforesaid property i.e., 1/3rd share in measuring an area of 10.33 Decimals out of 31 Decimals comprised in R.S. Dag No.-1238, under L.R. Khatian No.-347, J.L. No.-25, R. S. No.-83, Touzi No.-173 at present 10 of Mouza-Kadampukur, under Rajarhat Police Station in the District of North 24-Parganas, fully described in the schedule hereunder written.
- D. The said Maharani Naskar died intestate leaving behind her surviving only son namely Sri Shambu Nath Naskar and one daughter namely Smt. Shyama Rani Mondal nee Naskar as her legal heirs and successors under Hindu Succession Act, 1956.
- E. The said Shambu Nath Naskar by virtue of inheritance and absolute Owner of the aforesaid property i.e., 15 ½ Decimals equivalent to 9 Cottahs 4 Chittacks 19 Sq. Ft. out of 31 Decimals comprised in R.S. Dag No.-1238, R. S. Khatian No.-354 under L.R. Khatian No.-347, J.L. No.-25, R.S. No.-83, Touzi No-173 at present 10 of Mouza-Kadampukur under Rajarhat Police Station in the District of North 24-Parganas, fully described in the schedule hereunder written.

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30 APR 2008

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AND WHEREAS :

While seized and possessed the said land by Sri Shambu Nath Naskar, Son of Late Panchanan Naskar sold, transferred and conveyed the said land measuring about 15 ½ Decimals equivalent to 9 Cottahs 4 Chittacks 19 Sq. Ft. more or less to the Vendor herein Sri Ananda Mondal against certain amount of consideration money by virtue of a Bengali Kobala dated 14th day of March, 2008 in the Office of the Addl. District Sub-Registrar, Bidhannagar, Salt Lake City and recorded in Book No.-I, CD Volume No.-4, Pages from 257 to 269, Being No.-03473 for the year 2008 and became the absolute Owner thereof and paid the relevant taxes upto date

AND WHEREAS :

While seized and possessed by the said Sri Ananda Mondal the Vendor herein due his personal lawful reasons agrees to sell, transfer, convey part of the said undivided Sali land measuring about 5 Cottahs be the same a little more or less out of total land measuring 15 ½ Decimals comprised in R.S. Dag No.-1238 under L.R. Khatian No.-347 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 against certain amount of consideration money mentioned hereinafter.

AND WHEREAS

After knowing the same the Purchaser herein M/s. Seabird Complex Pvt. Limited, represented by its Director approached the said Vendor herein Sri Ananda

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30 APR 2008

AMERICAN AIRLINES
MEMBER (S) Club



Mondal to sell, transfer, convey the said undivided 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 :

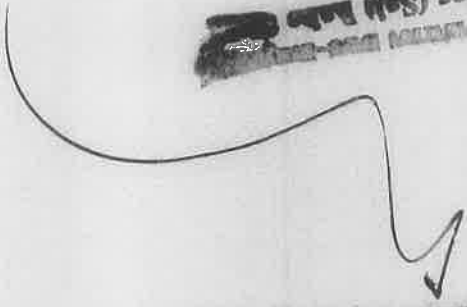
- 1) The Vendor herein is absolutely seized and possessed of or otherwise well and sufficiently entitled to the land measuring about 5 Cottahs more or less out of 15 ½ Decimals lying and situated at Mouza- Kadampukur, J.L. No.- 25, R.S. Dag No.-1238, R.S. No.-83, L. R. Khatian No.- 347, P.S.- Rajarhat, 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 full and final consideration of Rs. 15,00,000/- (Rupees Fifteen Lakhs) only.
- 3) The Purchaser requested the Vendor to execute these presents, which he has agreed to do.

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 and acknowledge), the Vendor doth hereby convey and transfer by way of sale unto the purchaser all that piece and parcel of undivided land measuring about 5 Cottahs more or less out of 15 ½ Decimals situated at Mouza - Kadampukur, under R. S. Dag No.-1238, R.S.

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3 0 APR 2008

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Khatian No.-354 under L.R. Khatian No.-347 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.

AND the Vendor doth hereby covenant with the Purchaser that,

1. The Vendor now has in himself 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.

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3 0 APR 2008

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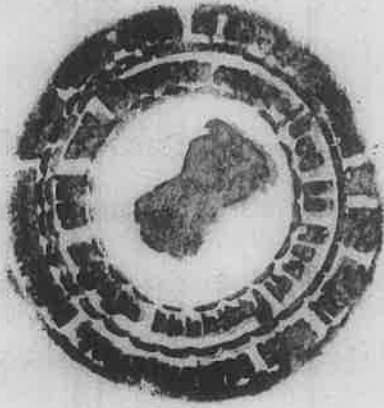


2. The Vendor declare that no notice being served and / or issued under the Public Demand Recovery Act, on the Vendor not any such notice has been published and the Vendor has not yet received any notice of requisite on and / or requisition of the property described in the Schedule hereinafter written.
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 his successors or any of them or by any person or persons claiming or to claim, from under or in trust for him or any of him ;
4. The Vendor 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 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 him ;

Contd.....P/8

30 APR 2008

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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 his successors, executors, administrators and assigns or any of him 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 successors-in-office, 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 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 undivided Sali land measuring about 5 Cottahs be the same little more or less out of 15 ½ Decimals lying and situate at Mouza-Kadampukur, J. L. No.-25, R.S. Dag No.-1238, R.S. Khatian No. -354 under L. R.

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30 APR 2008

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Khatian No.- 347, R. S. No.- 83, 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 Panchayet Road ;
ON THE SOUTH : By R.S. Dag No.-1258 ;
ON THE EAST : By Part of R.S. Dag No.-1238 ;
ON THE WEST : By Part of R.S. Dag No.-1238 ;

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

Contd.....P/10

30 APR 2008

~~SAIGONIA TAYLOR PRO-STATE~~
~~WILKINSON (Sally) POLY~~

Handwritten signature



SIGNED AND DELIVERED by the PARTIES

At KOLKATA in the presence of :

WITNESSES :

1. Jyoti K. Mandal
S/o Shri Kalyan Chandra Mandal
Jyoti Nagar,
C-59

2. Basudev Narayan
S/o Narendrakumar Narayan
Vidya P O Kadam Pustak
P.S Rajabhat

(Handwritten signature)

SIGNATURE OF THE VENDOR

SEABIRD COMPLEX PVT. LTD.

(Handwritten signature: Asha Sarawati)

SIGNATURE OF THE PURCHASER

Drafted by :

(Handwritten signature: Joydeep Das)

Advocate

High Court, Calcutta

Typed by: *(Handwritten initials)*

Contd..... P/11

30 APR 2008

~~CONFIDENTIAL (S) [unclear]~~



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 pay order NO. 013579 dated 28-04-08
DRAWN ON United Bank of India
BRANCH - C. R. AVENUE Rs. 15,00,000.00
- 2) ~~Paid by~~

(Rupees Fifteen Lakhs) only.

Rs. 15,00,000.00

WITNESSES :

- 1) Jyoti Masal
- 2) Basudev Naskar

[Handwritten Signature]

SIGNATURE OF THE VENDOR

3 0 APR 2008

~~CONFIDENTIAL~~
~~SECRET~~












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SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAIMENT
WITH PHOTO

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

N.B. - LH BOX-SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS

 <i>Asha Sarawari</i>	LH.					
	RH.					

ATTESTED :- *Asha Sarawari*

 <i>Gurnani Zorah</i>	LH.					
	RH.					

ATTESTED :- *Gurnani Zorah*

PHOTO	LH.					
	RH.					

ATTESTED :-

Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

Office of the A. D. S. R. BIDHAN NAGAR, District- North 24-Parganas

Signature / LTI Sheet of Serial No 04563 / 2008 Document Number (I -05651,2008)

I . Signature of the Presentant

Name of the Presentant	Signature with date
Asha Sarawgi	Asha Sarawgi

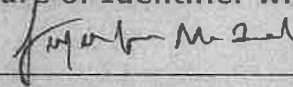
II . Signature of the person(s) admitting the Execution

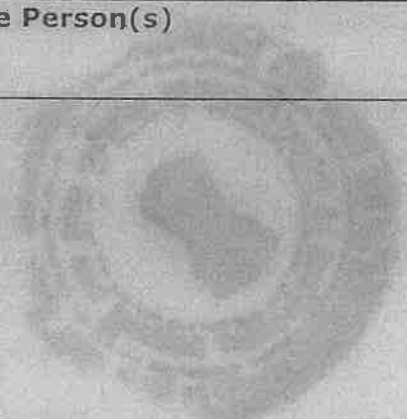
Sl No	Admission of Execution By Status	Photo	Finger Print	Signature	
1.	Asha Sarawgi PS - . 242, B. B. Ganguly St. 2nd Floor Kol	Self		 LTI	Asha Sarawgi
2.	Ananda Mondal PS - Rajarhat Jatragachi Kol	Self		 LTI	

Name of Identifier of above Person(s)

J Mondal
PS-...

Signature of Identifier with Date

 28/4/08





(Nurul Amin Khan)
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR

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Government Of West Bengal
Office of the A. D. S. R. BIDHAN NAGAR
BIDHAN NAGAR
Endorsement For deed Number :I-05651 of :2008
(Serial No. 04563, 2008)

On 30/04/2008

Admissibility(Rule 43)

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/-

Payment of Fees:

Fee Paid in rupees under article : A(1) = 16489/- on:30/04/2008

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs-1500000/-

Certified that the required stamp duty of this document is Rs 75000 /- and the Stamp duty paid as: Impresive Rs- 1000

Deficit stamp duty

Deficit stamp duty : 1.Rs 44000/- is paid by the draft no. :224475, Draft date:29/04/2008, Bank name:STATE BANK OF INDIA, Dalhousie Square, recieved on :30/04/2008. 2.Rs 30050/- is paid by the draft no. :224473, Draft date:29/04/2008, Bank name:STATE BANK OF INDIA, Dalhousie Square, recieved on :30/04/2008.

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 12.32 on :30/04/2008 at the Office of the A. D. S. R. BIDHAN NAGAR by Asha Sarawgi Claimant.

Admission of Execution(Under Section 58)

Execution is admitted on :30/04/2008 by

1. Ananda Mondal, son of Lt. R. Mondal, Jatragachi, Thana Rajarhat, Pin 700059, By caste Hindu, by Profession Business

2. Asha Sarawgi Director, M/s. S. C. Pvt. Ltd. 242, B. B. Ganguly St., Kol, Kol, profession :----

Identified By J Mondal, son of D. Mondal, Thana: , by caste Hindu, By Profession :----

[Nurul Amin Khan]

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN NAGAR

Govt. of West Bengal

3 0 APR 2008

RECEIVED DISTRICT DEPT. OF ...
MICHIGAN (Salt Lake)



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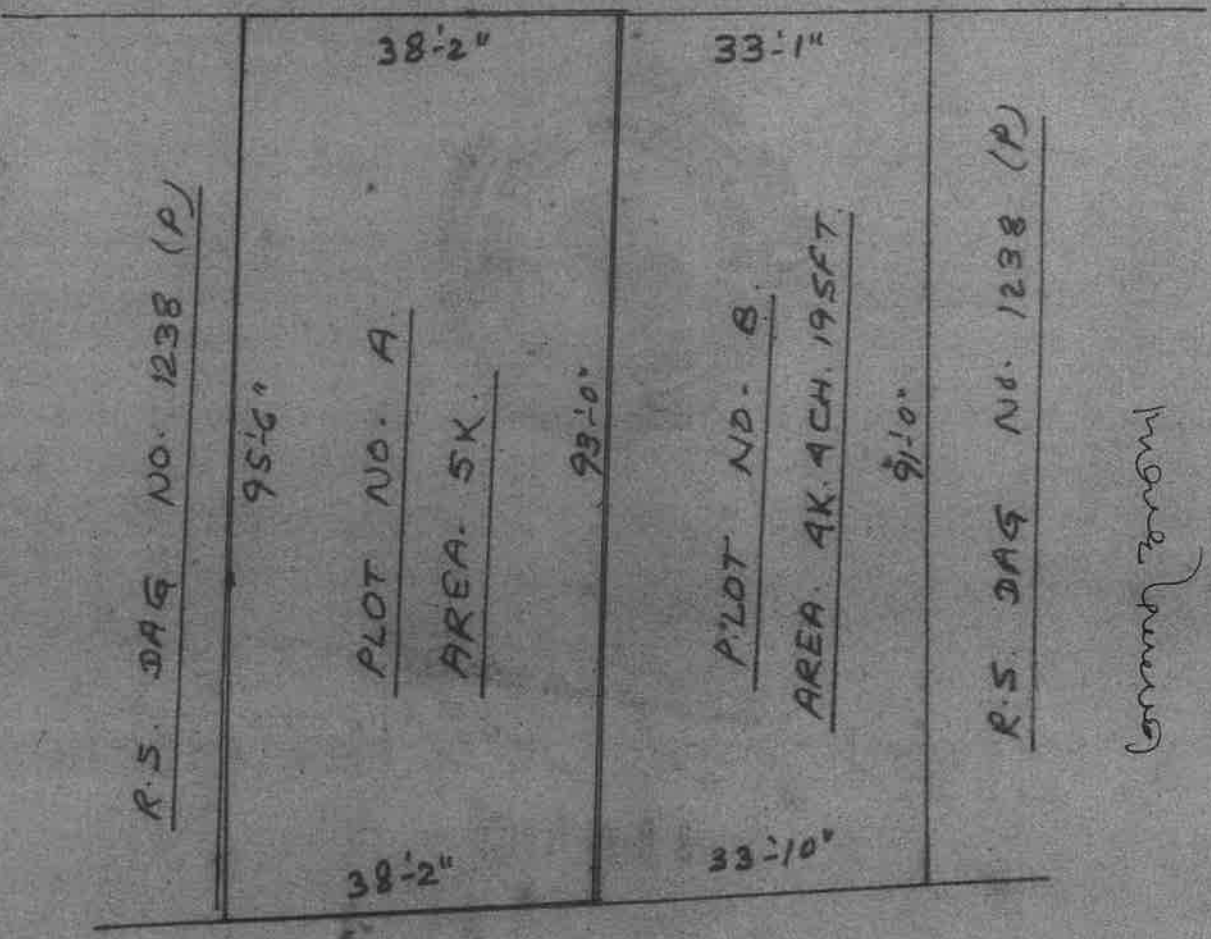
SITE PLAN OF R.S. DAG NO. 1238 R.S.
KHATIANY NO. 354. L.R. KHATIANY NO.
347, AT MOUZA. KADAM PUKUR. J.L.
NO- 25 R.S. NO- 03. P.S. RAJAR HAT
DIST. NORTH 24 PARGANAS.

PURCHASER. SCALE- 20'-0"=1"INCH.
SOLD BY.

SEABIRD COMPLEX PVT. LTD.

Asha Sanyal
 Director

RECORDED MAIN ROAD.



R.S. DAG NO- 1237.

DRAWN BY.
Paskow.

3 0 APR 2006

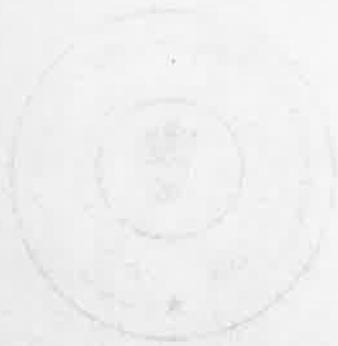
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U.S. DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION
WASHINGTON, D.C. 20535



[Handwritten signature]

Office of the A. D. S. RICHMOND, VA.
ADDITIONAL DISTRICT SUB-REGISTRAR
Room 3000, 1000 N. 3rd St.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

CD Volume number 5

Page from 20358 to 20374

being No 05651 for the year 2008.



(Nurul Amin Khan) 05-May-2008

ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR

West Bengal