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144/1



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

1500000

B 454309

13 MAY 2008 DEED OF SALE

THIS INDENTURE OF SALE made this.../3th... day ofMay....., Two Thousand Eight BETWEEN (1) SMT. TAPATI NASKAR, Wife of Late Jatindra Nath Naskar, by faith Hindu, by occupation Housewife, (2) SRI UTPAL

Contd.....P/2

13 MAY 2008

REGISTRATION DEPARTMENT (S&P) DISTRICT

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REGISTRATION DEPARTMENT
GOVERNMENT OF WEST BENGAL
CALCUTTA

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Handwritten text: 21. 408/10/2008

13 MAY 2008 DEED OF SALE

REGISTRATION DEPARTMENT (S&P) DISTRICT

A. Saravan
Director

SEABIRD COMPLEX PVT. LTD.

Handwritten signature: Asha Saravan

Sl. No. 23695

Name: Seabird Complex Pvt Ltd.

Address: 242, B. B. Ganguly St

Rs. 8000/-

Calcutta Collectorate,
11, Netaji Subhas Rd.,
Calcutta - 1

Date: 9 MAY 2008

Licensed Stamp
Vendor.

ket-12

NASKAR, Son of Late Jatindra Nath Naskar, by faith Hindu, by occupation Business, (3) **SMT. PRANATI NASKAR**, (4) **SMT. PURABI NASKAR** and (5) **SMT. JAYANTI NASKAR**, Vendor Nos.-4, 5, & 6 are Daughters of Late Jatindra Nath Naskar, all by faith Hindu, all by Nationality Indian, all Vendors are presently residing at Kadampukur, P. S. - Rajarhat, in the District of North 24 -Parganas, hereinafter collectively referred to as the "**VENDORS**" (which expression shall unless otherwise excluded by or repugnant to the context be deemed to mean and include their respective 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 :

Aksir Ahmed, Nur Mohammad Mondal, Dil Mohammad Mondal, Lal Mohammad Mondal, Mojamell Haque, Abadat Ali Mondal, Sahida Khatun and Moharam Bibi

Contd.....P/3

3 MAY 2008

ADDITIONAL LIAISON OFFICER (S&P)

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مكتب - القاهرة
رقم - 1000
تاريخ - 3 مايو 2008

السيد / السيد
مدير العلاقات العامة

مكتب العلاقات العامة

مكتب العلاقات العامة

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were well absolutely seized and possessed of and / or otherwise well and sufficiently entitled to the property by virtue of Muslim Law of Inheritance and Settlement Record of Rights measuring an area of 19 Satak be the land a little more or less comprised in R.S. Dag No.-1236, under C.S. Khatian No.-310/1 under R. S. Khatian No.- 320 within L. R. Khatian No.-542, J.L. No.-25, R.S. No.-83, Touzi No.-2583, 2584 of Mouza-Kadampukur, under Rajarhat Police Station in the District of North 24-Parganas fully described in the Schedule thereunder written.

AND WHEREAS :

While seized and possessed the said land by Aksir Ahmed, Nur Mohammad Mondal, Dil Mohammad Mondal, Lal Mohammad Mondal, Mojamell Haque, Abadat Ali Mondal, Sahida Khatun and Moharam Bibi collectively sold, transferred and conveyed the said land measuring about 19 Satak more or less in Mouza - Kadampukur under R.S. Dag No.-1236 to Sri Jagadish Chandra Naskar together with his brother Sri Jatindra Nath Naskar, since deceased against certain amount of consideration money by virtue of a Bengali Kobala dated 15th day of July, 1985 in the Office of the Addl. District Sub-Registrar, Bidhannagar, (Salt Lake City) and recorded in Book No.-I, Volume No.-100 (F), Pages from 491 to 498, Being No.-5362 for the year 1985 and the said Jatindra Nath Naskar became the absolute Owner thereof duly mutated his name during

Contd.....P/4

13 MAY 2000

LABORATORY LIBRARY AND ARCHIVES
Edinburgh (Salt Lake)

4



his life time in the Settlement Records as L.R. Khatian No.-501/1, and recorded Owner of 0.08 Satak be the same a little more or less and paid the relevant taxes upto date.

AND WHEREAS :

While seized and possessed by the said Jatindra Nath Naskar died intestate leaving behind his Wife Smt. Tapati Naskar, Son namely Sri Utpal Naskar and three daughters namely Smt. Pranati Naskar, Smt. Purabi Naskar and Smt. Jayanti Naskar, the Vendor Nos.-1, 2, 3,4,5 herein became the absolute Owners of all that property left by Jatindra Nath Naskar together with the land measuring about 0.08 satak be the same a little more or less in Mouza-Kadampukur, under R.S. Dag No.-1236, L.R Khatian No.-501/1 in the District of North 24-Parganas.

AND WHEREAS :

While seized and possessed by the said Smt. Tapati Naskar, Sri Utpal Naskar, Smt. Pranati Naskar, Smt. Purabi Naskar and Smt. Jayanti Naskar, the Vendors herein due their personal lawful reasons agrees to sell, transfer, convey the said Sali land measuring about 0.08 Satak be the same a little more or less comprised in R.S. Dag No.-1236 under L.R. Khatian No.-501/1 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.

Contd..... P/5

3 MAY 2008

DEPARTMENT OF DEFENSE (S&H) [REDACTED]

✓



AND WHEREAS :

After knowing the same the Purchaser herein M/s. Seabird Complex Pvt. Limited, represented by its Director approached the said Vendors herein Smt. Tapati Naskar, Sri Utpal Naskar, Smt. Pranati Naskar, Smt. Purabi Naskar and Smt. Jayanti Naskar to sell, transfer, convey the said Sali land measuring about 0.08 Satak 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 Vendors herein are absolutely seized and possessed of or otherwise well and sufficiently entitled to the land measuring about 0.08 Satak more or less lying and situated at Mouza- Kadampukur, J.L. No.- 25, R.S. Dag No.-1236, R.S. No.-83, L. R. Khatian No.- 501/1, P.S.- Rajarhat, District North 24 Parganas and more particularly described in the Schedule hereunder written.
- 2) The Vendors have agreed to sell the said property to the Purchaser Company at the full and final consideration of Rs. 15,00,000/- (Rupees Fifteen Lakhs) only.
- 3) The Purchaser Company requested the Vendors to execute these presents, which they have collectively agreed to do.

NOW THIS DEED WITNESSETH : in 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 Vendors

Contd.....P/6

13 MAY 2004

~~CONFIDENTIAL (S) 1000~~

4



(receipt whereof the Vendors hereby admits and acknowledge), the Vendors doth hereby convey and transfer by way of sale unto the Purchaser all that piece and parcel of land measuring about 0.08 Satak more or less situated at Mouza - Kadampukur, under R. S. Dag No.-1236, under L.R. Khatian No.- 501/1, 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 Vendors 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 Vendors doth hereby covenant with the Purchaser Company that,

1. The Vendors now have in themselves good right, full power and absolute

Contd.....P/7

13 MAY 2008

~~ADDRESS: LONDON, ENGLAND~~
~~STATION: SOUTH LONDON~~



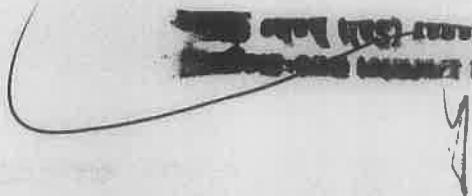
authority to convey and transfer by way of Sale the said piece and parcel of land hereby conveyed or intended so to be unto and to the use of the Purchaser in the manner aforesaid and the Schedule property is free from all encumbrances, attachments, liens, mortgages, charges etc.

2. The Vendors declare that no notice being served and / or issued under the Public Demand Recovery Act, on the Vendors not any such notice have been published and the Vendors 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 Vendors 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 freely and clearly and absolutely acquitted, exonerated, and forever released and discharged or otherwise by the Vendors as well as sufficiently saved,

Contd.....P/8

3 MAY 2008

~~AGRICULTURAL TRAINING CENTER~~
~~1500 15th Ave S~~



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 Vendors or by any other person or persons claiming or to claim by from, under or in trust for them ;

5. The Vendors 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 Vendors 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 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.

Contd.....P/9

3 MAY 2008

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AGENCIJA ZA VEŠTAČENJE I
PROJEKTOVANJE (SAD) D.O.O.
BEOGRAD

[Handwritten mark]



SCHEDULE OF THE LAND ABOVE REFERRED TO

ALL THAT Piece and Parcel of Sali land measuring about 0.08 Satak be the same little more or less lying and situate at Mouza- Kadampukur, J. L. No.-25, R.S. Dag No.-1236, under L. R. Khatian No.- 501/1, R. S. No.- 83, P. S. – Rajarhat, in the District of North 24- Parganas, within local limits of 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.-1270 ; |
| ON THE EAST | : | By R. S. Dag No.-1237 ; |
| ON THE WEST | : | By R.S. Dag No.-1235 ; |

Contd.....P/10

3 MAY 2002

INTERNATIONAL TELEGRAPHIC UNION
GENEVA (Switzerland)

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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. *গোয়ালপুরে সত্যেন্দ্র*
স্বাক্ষর (স্বাক্ষর) - ২০১১

 *১৯/০৩/১১*
স্বাক্ষর (স্বাক্ষর) - ২০১১

1 _____

2 *দেবী দেবী* _____

2. *Ditakar Nankar*
VIII + P.O = Radompankar

3 *প্রবী হুম্ম নস্কর* _____

সুখী নস্কর

4 _____

জয়ন্তী নস্কর

5 _____

SIGNATURE OF THE VENDORS

SEABIRD COMPLEX PVT. LTD.

Asha Sarawari

Director

SIGNATURE OF THE PURCHASER

Drafted by :

Joydeep Das

Advocate

High Court, Calcutta.

Typed by: *A*

Contd.....P/11

13 MAY 2000

~~AGRICULTURAL EXTENSION SERVICE~~
~~MISSISSIPPI STATE UNIVERSITY~~

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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

Paid by Cheque & Cash dated 16-04-08

Rs. 15,00,000.00

(Rupees Fifteen Lakhs) only.

Rs. 15,00,000.00

WITNESSES :

- 1) *Handwritten signature*
Handwritten text: (Name) - Address
- 2) *Handwritten signature: Dinkar Narayan*
Handwritten text: VILTP.O = Kadamyankur

- 1. *Handwritten signature*
Handwritten text: (Name) - Address
- 2. *Handwritten signature*
- 3. *Handwritten signature*
Handwritten signature
- 4. *Handwritten signature*
- 5. _____

SIGNATURE OF THE VENDORS

AMZ 1714 E 1

RECEIVED (S.M. 105)
FEDERAL BUREAU OF INVESTIGATION














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












| | | | | | | |
|--|-----|---|---|--|---|---|
|  Asha Sarawari | LH. |  |  |  |  |  |
| | RH. |  |  |  |  |  |

ATTESTED :- Asha Sarawari

| | | | | | | |
|---|-----|---|---|--|---|---|
|  બાબી નરસી જી. વિશ્વકર્મા સરખા | LH. |  |  |  |  |  |
| | RH. |  |  |  |  |  |

ATTESTED :-

બાબી નરસી
જી. વિશ્વકર્મા સરખા

| | | | | | | |
|---|-----|---|---|--|---|---|
|  જી. વિશ્વકર્મા | LH. |  |  |  |  |  |
| | RH. |  |  |  |  |  |

ATTESTED :-












જી. વિશ્વકર્મા

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

| | | | | | | |
|--|-----|---|---|--|---|---|
|  প্রাণতী নস্কর | LH. |  |  |  |  |  |
| | RH. |  |  |  |  |  |

ATTESTED :- প্রাণতী নস্কর

| | | | | | | |
|---|-----|---|---|--|---|---|
|  সুশ্রী নস্কর | LH. |  |  |  |  |  |
| | RH. |  |  |  |  |  |

ATTESTED :- সুশ্রী নস্কর

| | | | | | | |
|---|-----|---|---|--|---|---|
|  জ্যোতী নস্কর | LH. |  |  |  |  |  |
| | RH. |  |  |  |  |  |

ATTESTED :- জ্যোতী নস্কর

2
N

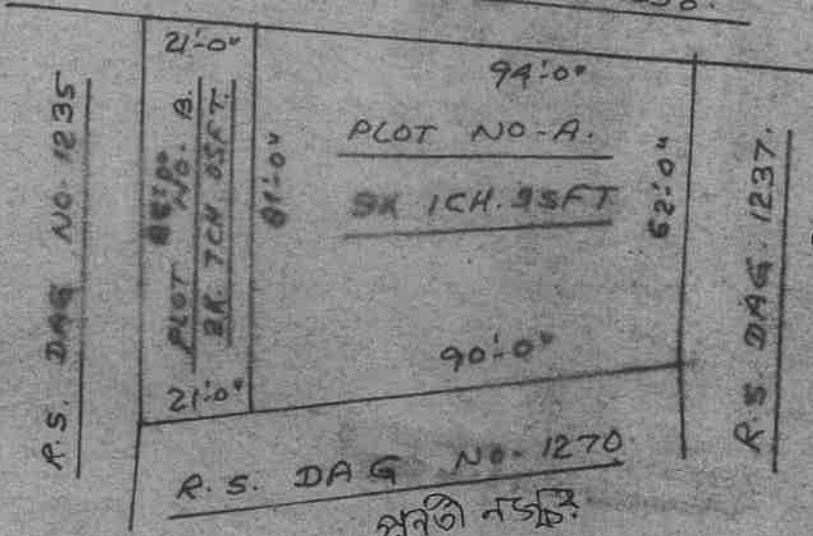
SITE PLAN OF R.S. DAG NO. 1236 R.S.
Khatian No. L.R. Khatian No.
AT MOUZA KADAM PUKUR J.L. NO-25 R.S.
No- 83. P.S. RAJAR HAT DIST. NORTH
24 PARGANAS. SCALE. 40:0"=1"INCH.
PURCHASER. SOLD BY.

SEABIRD COMPLEX PVT. LTD.

Asha Sengupta

Director

R.S. DAG NO-1238.



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R.S. DAG NO-1270

স্বত্ত্বী নকশা
মুদ্রিত নকশা
৩০/১১/১৯
১. গণেশচন্দ্র সেনগুপ্ত

স্বত্ত্বী নকশা

DRAWN BY

Deokan

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 04997 / 2008 Document Number (I -06149,2008)

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 Self PS - 242, B B Ganguly St Kolkata |  |  LTI | Asha Sarawgi |
| 2. | Asha Sarawgi Self PS - 242, B B Ganguly St Kolkata |  |  LTI | Asha Sarawgi |
| 3. | Tapati Naskar Self PS - Rajarhat Kadampukur 24 Pgs North |  |  LTI | তপতি নস্কর এ. ডি. স. র. বিধান নগর |
| 4. | Utpal Naskar Self PS - Rajarhat Kadampukur 24 Pgs North |  |  LTI | Utpal Naskar |


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

13 MAY 2008

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MAY 13 2008





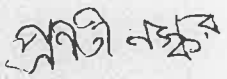


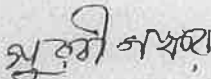


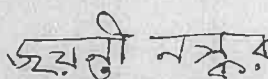
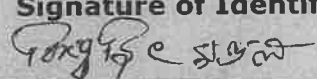
Government of West Bengal

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

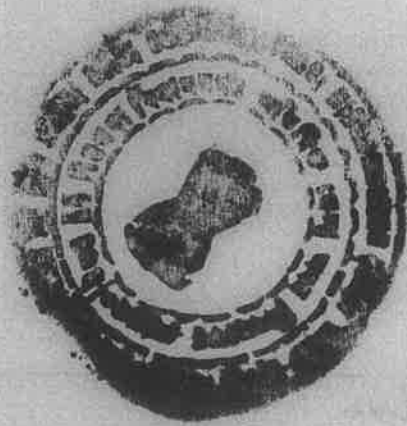
Office of the A. D. S. R. BIDHAN NAGAR, District- North 24-Parganas

Signature / LTI Sheet of Serial No 04997 / 2008 Document Number (I -06149,2008)

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

| SI No | Admission of Execution By | Status | Photo | Finger Print | Signature |
|--|---|--------|--|--|---|
| 5. | Pranati Naskar PS - Rajarhat Kadampukur 24 Pgs North | Self |  |  LTI |  |
| 6. | Purabi Naskar PS - Rajarhat Kadampukur 24 Pgs North | Self |  |  LTI |  |
| 7. | Jayanti Naskar PS - Rajarhat Kadam Pukur 24 Pgs North | Self |  |  LTI |  |
| Name of Identifier of above Person(s) Biswajit Mondal PS-Rajarhat, Kadampukur | | | Signature of Identifier with Date  | | |

13 MAY 2008
RECEIVED
MAY 13 2008



13 MAY 2008

13 MAY 2008

13 MAY 2008

Government Of West Bengal
Office of the A. D. S. R. BIDHAN NAGAR
BIDHAN NAGAR
Endorsement For deed Number :I-06148 of :2008
(Serial No. 04997, 2008)

On 13/05/2008

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:13/05/2008

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. :252756, Draft date:09/05/2008, Bank name:STATE BANK OF INDIA, Dalhousie Square, recieved on :13/05/2008. 2.Rs 30100/- is paid by the draft no. :252857, Draft date:12/05/2008, Bank name:STATE BANK OF INDIA, Dalhousie Square, recieved on :13/05/2008.

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

Presented for registration at 13.25 on :13/05/2008, at the Office of the A. D. S. R. BIDHAN NAGAR by Asha Sarawgi, one of the Claimants.

Admission of Execution(Under Section 58)

Execution is admitted on :13/05/2008 by

1. Tapati Naskar, wife of Late Jatindra Nath Naskar, Kadampukur, Thana Rajarhat, Pin ..., By caste Hindu, by Profession :House wife
2. Utpal Naskar, son of Late Jatindra Nath Naskar, Kadampukur, Thana Rajarhat, Pin ..., By caste Hindu, by Profession :Business
3. Pranati Naskar, daughter of Late Jatindra Nath Naskar, Kadampukur, Thana Rajarhat, Pin ..., By caste Hindu, by Profession :---
4. Purabi Naskar, daughter of Late Jatindra Nath Naskar, Kadampukur, Thana Rajarhat, Pin ..., By caste Hindu, by Profession :---
5. Jayanti Naskar, daughter of Late Jitendra Nath Naskar, Kadam Pukur, Thana Rajarhat, Pin ..., 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

13 MAY 2008

COMMERCIAL LETTERS (S&B) 1000000000



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Government Of West Bengal
Office of the A. D. S. R. BIDHAN NAGAR
BIDHAN NAGAR
Endorsement For deed Number :I-06149 of :2008
(Serial No. 04997, 2008)

6. Asha Sarawgi, son of Dilip Kr Sarawgi, 242, B B Ganguly St, Thana, Pin 700012, By caste Hindu, by Profession

7. Asha Sarawgi, Representative, M/s Seabird Complex Pvt Ltd, 242, B B Ganguly St, Kolkata-12, Kolkata-12, profession :---

Identified By Biswajit Mondal, son of Ratikanta Mondal Kadampukur Thana: Rajarhat, by caste Hindu, By Profession : Business.

[Nurul Amin Khan]
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN
NAGAR

Govt. of West Bengal

13 MAY 2008

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~~SECRET~~

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Certificate of Registration under section 50 and Rule 69.

Registered in Book - I

CD Volume number 6

Page from 7702 to 7722

being No 06149 for the year 2008.



(Nurul Amin Khan) 15-May-2008
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal