

প্রশিচ্যবজা पश्चिम बंगाल WEST BENGAL

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Add District San Lake City

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this 12 Hoday of May in the year Two Thousand Twelve (2012) Christian Era

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MOLKATA REGISTRATION OFFICE

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Sedel District Sub-Registral Review Cals Lake City)

(1) SHRI KARTICK CHANDRA NASKAR (2) SHRI THAKURDAS NASKAR (3) SHRI SUKUMAR NASKAR (4) SHRI SUSHIL KUMAR NASKAR - all No. (1) to (4) recited hereinabove are sons of Late Rakhal Chandra Naskar and are at present residing at village & Post Office- Kadampukur, Police Station - New Town, District-North 24 Parganas, PIN-700 135 (5) SMT. HAZARI MONDAL, widow of Late Manmatha Mondal and at present residing at village-Akand Keshari, Post Office- Patharghata, Police Station- New Town, District- North 24 Parganas, PIN-700135 (6) SMT. SAILABALA KAYAL, wife of Shri Rabin Kayal and at present residing at village -Kamduni, Police Station - Barasat, District - North 24 Parganas (7) SMT. SACHI RANI SARDAR, wife of Shri Satish Sardar and at present residing at village- Mahishbathan, Post Office- Krishnapur, Police Station-Bidhan Nagar (East), District-North 24 Parganas, PIN- 700102, (8) SMT. ASTABALA MONDAL, wife of Shri Nemai Mondal, village - Dharmatala, Panchuria, Police Station - K.L.C., District- South 24 Parganas - hereinafter for the sake of brevity jointly and/or collectively referred to and/or called "THE **VENDORS**** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include administrators, respective heirs, executors, their representatives and/or any other person or persons deriving title under each of them) of the ONE PART - herein represented by their constituted Attorney SHRI PABITRA NASKAR, son of Late Nepal Naskar, village and Post office - Kadampukur, Police Station - New

15 570N 2013 Bidhannagar. (Salt Lake City) Made District Sub-Robielto, IbbA



Town, District- North 24 Parganas under a registered Power of Attorney registered at the office of Additional District Sub-Registrar at Bidhan Nagar (Salt Lake City) which was recorded in Book No. IV, C.D.Volume No. 1at pages 7198 to 7212 being the No. 00639 for the year 2011

AND

M/S SEA BIRD COMPLEX PVT. LTD., a Private Limited Company incorporated under the Companies Act' 1956 having its registered office at 242, B.B. Ganguly Street, Police Station – Bowbazar, Kolkata- 700 012 – hereinafter for the sake of brevity referred to and/or called 'THE PURCHASER' (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors, successors-in-interest and assigns) of the OTHER PART – herein represented by one of its Director, SHRI APURBA DAS, son of Late Dr. Haranarayan Das, at present residing at 1391/9, Kalyangarh, Post Office- Kalyangarh, Police Station – Asoknagar, District- North 24 Parganas

WHEREAS:

(A) Each of the Vendor No. 1 to 4 herein was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to .0055 share of 11 decimal of land in R.s. Dag No. 1235 equivalent to .06 satak of land and also .0055 share of 19 decimal of land in R.S. Dag No. 1236 equivalent to .10

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Addi: District Sub-Registrer Bidhannager: (Sab-Registrer)



satak of land and their names were recorded in L.R. Khatian No. 141, 247, 686 and 719 respectively in Mouza-Kadampukur, J.L. No. 25, Police Station- New Town, District-North 24 Parganas;

- (B) Smt. Mukti bala naskar, the mother of Vendors herein during her life time was also seized and possessed of and/or otherwise well and sufficiently entitled to .0055 share of 11 decimal of land in R.s. Dag No. 1235 equivalent to .06 satak of land and also .0055 share of 19 decimal of land in R.S. Dag No. 1236 equivalent to .10 satak of land and her name was recorded in L.R. Khatian No. 491/1 in Mouza Kadampukur, J.L. No. 25, Police Station New Town, District North 24 Parganas;
- (C) Subsequently said Smt. Muktibala Naskar died intestate leaving 4 sons (the Vendor No. 1 to 4) herein and 4 daughters (the Vendor No. 5 to 8 herein) as her legal heirs and heiresses to inherit the property left by her;
- (D) In the manner as aforesaid the Vendors herein are now jointly and/or collectively seized and possessed of and/or otherwise well and sufficiently entitled to .80 decimal of land by way of inheritance;



Addi. Dishict Sub-Registrat
Ridhannagar. (San Lake City)

(E) The Vendors are now in need of urgent liquid money have announced to sell the said two plots of land measuring .80 decimal (.30 decimal in R.S. Dag No. 1235 and .50 decimal in R.S. Dag No. 1236) appertaining to L.R. Khatian No. 141,247, 686 ,719,491/1 in Mouza- Kadampukur, J.L. No. 25, Police Station - New Town, District- North 24 Parganas .

THE VENDORS HAVE ASSURED AND INDEMNIFIED AND CONVENANTED WITH THE PURCHASER as follows:

- i) That the said plots of land are free from all encumbrances, charges, lines and lispendences of every kind and description:
- ii) That the Vendors have not entered into any Agreement or Agreements in respect of the said plots of land with any other person or persons;
- iii) That no acquisition or requisition proceeding has been initiated in respect of said plots of land;
- iv) That the said plots of land are marketable and the Vendors are not debarred in any way to sell and /or transfer the said plots of land;
- v) That the said plots of land shall be quietly entered into and held and enjoyed upon and the rents and profits shall be received there from by the Purchaser without any

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interruption or disturbance by the Vendors or persons claiming through or under the Vendors and without any lawful disturbance or interruption of any other person or persons whomsoever.

<u>AND</u> the Purchaser relying upon the representations and covenants made by the Vendors has agreed to purchase the said property (detailed described in the Schedule hereunder written) for the valuable consideration of Rs.96,000/- (Rupees Ninety Six Thousand) only.

NOW THIS DEED WITNESSES THAT in consideration of a sum of Rs.96,000 /- (Rupees Ninety Six Thousand) only of the lawful money of the Union of India paid by the purchaser to the Vendors on or before the execution of these presents the receipt whereof in full (particularly mentioned in the Memo of Consideration hereunder written) the Vendors doth hereby as well as by the receipt hereunder written admit and acknowledge and of and from the same and every part thereto doth herby acquit, release and forever discharge the Purchaser, their successors, successors-in-interest, successors-in-office and assigns as well as the said two plots of land measuring .80 (point eight zero) satak be the same a little more or less comprised in R.S. & L.R. Dag or Plot No. 1235 & 1236 appertaining to L.R. Khatian No. 141, 247. 686, 719, 491/1 in Mouza – Kadampukur, J.L. No. 25 Police Station – New Town, District- North 24 Parganas (detailed described in the Schedule

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written hereunder) OR HOWSOEVER OTHERWISE the said plots of land now is or heretofore was situated butted and bounded called known or numbered described or distinguished AND the Vendors doth hereby grant convey transfer sell and assign and assure unto the Purchaser ALL THAT .80 (point eight zero) satak of land (detailed described in the Schedule hereunder written) **WITH** all easements, TOGHTHER quasi easements, appurtenances, benefit, appendages, right claims and demands in respect of the said plots of land pertaining to their share in the said plots of land TO HAVE AND TO HOLD .80 (point eight zero) satak of land hereby granted, sold, conveyed and transferred or expressed and intended so to be unto the Purchaser, their successors-in-office successors, successors-in-interest, assigns absolutely and for ever free from all encumbrances, charges, lines, lispendences, trusts of whatever nature with absolute right to sell, mortgage, let out, lease out or transfer by way of gift or otherwise alienate the said property.

THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER as follows:

a) Notwithstanding anything heretofore done or suffered to the contrary the interest which the Vendors doth hereby profess to transfer subsist and the Vendors have good and perfect right, full power, absolute authority and indefeasible title to grant, convey, sell, transfer assign and assure the said

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property described in the Schedule hereto and all the rights privileges and appurtenances thereunto belonging are hereby sold conveyed and transferred to the Purchaser in the manner aforesaid and that the Vendors have not done or knowingly suffered anything whereby the said property may be encumbered, affected or impeached in estate right title or otherwise.

- b) It shall be lawful for the Purchaser from time to time and at all times hereafter to enter into hold and enjoy the said piece and parcel of said property and to receive the rents, issues and profits thereof without any interruption, hindrances claims or demands or disturbances whatsoever from or by the Vendors.
- c) The Vendors shall from time to time and at all times hereafter on every reasonable request and at the cost of the Purchaser make do acknowledge execute and perform all such further and other lawful acts, deeds, conveyances, matter and things whatsoever for better or more perfectly assuring the said property as aforesaid unto the Purchaser in the manner aforesaid as shall or may be reasonably required.
- d) There is no encumbrance, charge, trust, liens, attachments, claims or demands whatsoever now subsisting in the said two plots of land and that the same are not the subject matter of any suit or litigation or proceedings and no acquisition or requisition proceeding has been initiated in respect of said

Addl. District Sub-Registrar
Bidhannagar, (Satt Lake City)

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two plots of land and have not been offered as security or otherwise to any Court or Revenue Authority.

- harmless the Purchasers against all claims and demands in respect of the said property sold and conveyed and make good to the Purchaser all losses, costs and expenses which it may be put to or obliged to incur or suffer by reason of any defect or deficiency in the title of the Vendors in the piece and parcel of said property or any mistake or deficiency in the description of the said property.
- f) All taxes and other outgoings of whatsoever and howsoever nature in respect of the said property up to the date of these present shall be paid borne and discharged by the Vendors and the Vendors hereby agree to indemnify and keep the Purchaser indemnified against all claims, cost, charges, and expenses in respect thereto.

respect of the conveyed properties in the rent roll of the office of the B.L. & L.R.O. Rajarhat, North 24 Parganas and shall pay rent in their name and thereafter take the rent receipt thereupon and shall mutate their names in the register of the local- Gram Panchayet and shall pay Panchayet Taxes and receive the Tax receipt on their name without any objection and interruption from the Vendors above named.

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SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

ALL THAT piece and parcel .80 (point eight zero) satak of land be the same a little more or less comprised in R.S. & L.R. Dag or Plot No 1235 & 1236 appertaining to L.R. Khatian No. 141,247, 686, 719 & 491/1 J.L. No. 25, Mouza – Kadampukur, within the limits of Patharghata Gram Panchayet, Police Station – New Town, District – North 24 Parganas, Additional District Sub Registrar Office at Bidhan Nagar (Salt Lake City).

Dagwise details are given below:

R.S & L.R. Dag No.	Khatian No.	Area of Land
1235	L.R. Khatian No.	.30 decimal
(Shali)	141,247,686,719, 491/1	
1236	L.R. Khatian No.	.50 decimal
(Bansiphar)	141,247,686,719 & 491/1-	

Total = .80 satak

Together with easements, quasi easements, appurtenances whatsoever attached to the said property in anywise appertaining or usually held or enjoyed therewith or reputed to belong or to be appurtenant thereto.

The said plots of land are presently being used for agricultural purpose.

The annual rent of the property is payable to the collector of North 24 Parganas through B.L.& L. R.O. Rajarhat, North 24 Parganas.

The Site Plan of the said two plots of land is given below marking the borders with Red Ink which shall be treated as part of this Deed.

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2 2 JUN 2012

Addl. District Sub-Registrat Ridhannagar, (Salt Lake City)



IN WITNESSESS WHEREOF the Parties hereto put their respective signatures on the day, month and year first above written.

As eonstitued Altonney of SIGNED, SEALED & DELIVERED

At Kolkata in the presence of: -

1. Growtom Gollowini, Advocate 9, Dacru Lane, Kol Kate - 700 069.

- (1) SHRI KARTICK CHANDRA WASKAR (2) SHRI THAKUR DAS NASKAR (3) SHRI SUKUMAR NASKAR
- (4) SHRI SUSHIL KUMAR NASKAR (5) SMT. HAZARI MONDAL (C) SMT. SAILABALA KAYAL (7) SMT. SACHI RANI SARDAR (8) SMT. ASTABALA MONDAL .

SIGNATURE OF THE VENDORS

2. 20 201 0160 3015 + 2011 20451 9288

SEASIRD COMPLEX PVT. LTD.

Aproba Dos

Director

SIGNATURE OF THE PURCHASER

Drafted in English and explained and interpreted by me in Bengali.

Gowam Golwani, - decate

Goutam Goswami (Advocate) Enrollment No. WB/602/1981 9, Dacres Lane, Kolkata - 700069

Computer Printed by:

New Vijaya, 10, Old Post Office Street Kolkata- 700001

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RECEIVED from the within-named Purchaser the with-in-mentioned sum of Rs.96,000/ (Rupees Ninety Six Thousand) only being the consideration money in full as per Memo below:

MEMO OF CONSIDERATION

By A/C. Payer Cheque being the No 460833 dated 14/05/2012

- Rs. 96,000+

(Rupees Ninety Six Thousand) only. Is constitued plant NASKAR (2) SHE

WITNESSES

1. Govern Golocumi,

(1) KARTICK CHANDRA NASKAR(2) SHRI
THAKURDAS NASKAR(3) SHRI SUKUMAR
NASKAR(4) SHRI SUSHIL KUMAR NASKAR
NASKAR(4) SHRI SUSHIL KUMAR NASKAR
(5) SMT. HAZARI MONDAL(6) SMT. SAILABALA KAYAL (7) SMT. SA CHI RANI
SARDAR(8) SMT. ASTABALA NONDAL

Total Rs.96,000/-

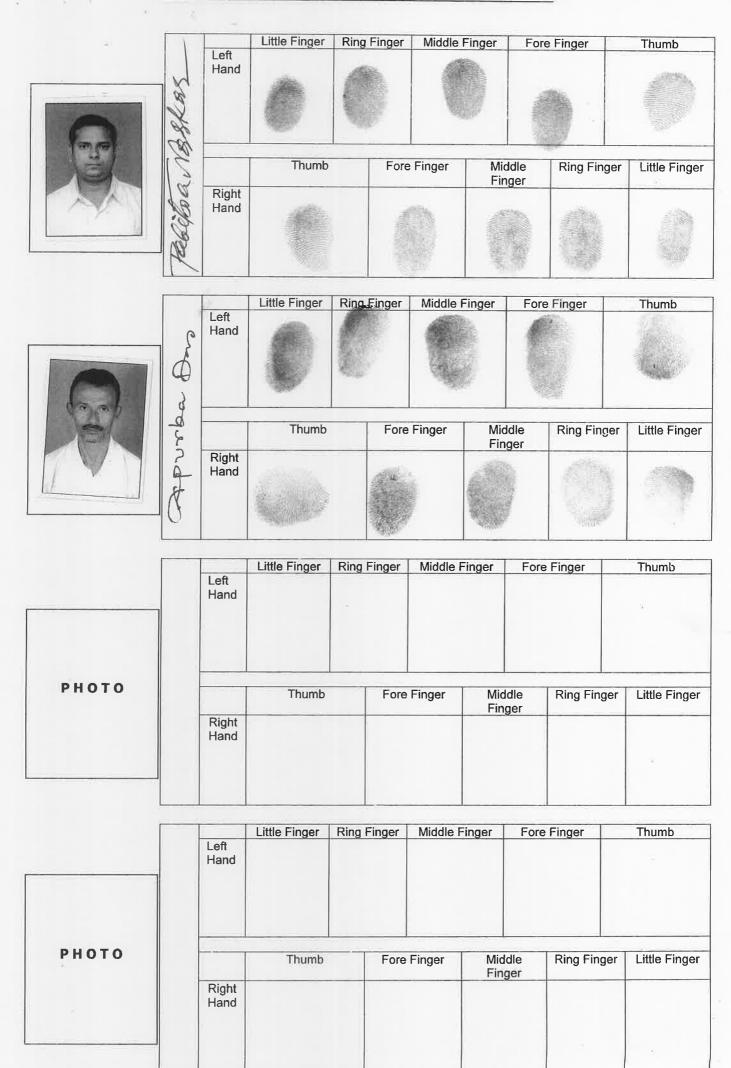
SIGNATURE OF THE VENDORS

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SPECIMEN FORM FOR TEN FINGERPRINTS





SITE PLAN OF RS & L.R. DAG NO. 1235; 1236 R. SKHATTANI L.R. KHATIAN NO. 2; 132; 141; 247; 686; 491/1; 719; 328/1 AT MOUZA KADAMPUKUR J.L NO. 25 RS. NO. 83 TOUZI NO. 2998; PS NEW TOWN DIST NORTH 24 PARGANAS

Pablifra Noskas AS constitued Attorney AREA SHOWN IN RED BORDER

(1) KARTICK CHANDRA NASKAR (2) THAKURDAS MASKAR (3) SUKUMAR NASKAR (4) SUKUMAR NASKAR (5) HAZARI MONDAL (6) SAILABALA KAYAL

(7) SACHI RANI SARDAR (8) ASTA BALA MONDAL

SEABIRD COMPLEX PVT. LTD.

R. S. DAGNO 1238	1	€.	S	*	D	A	G	N	0.	123	88
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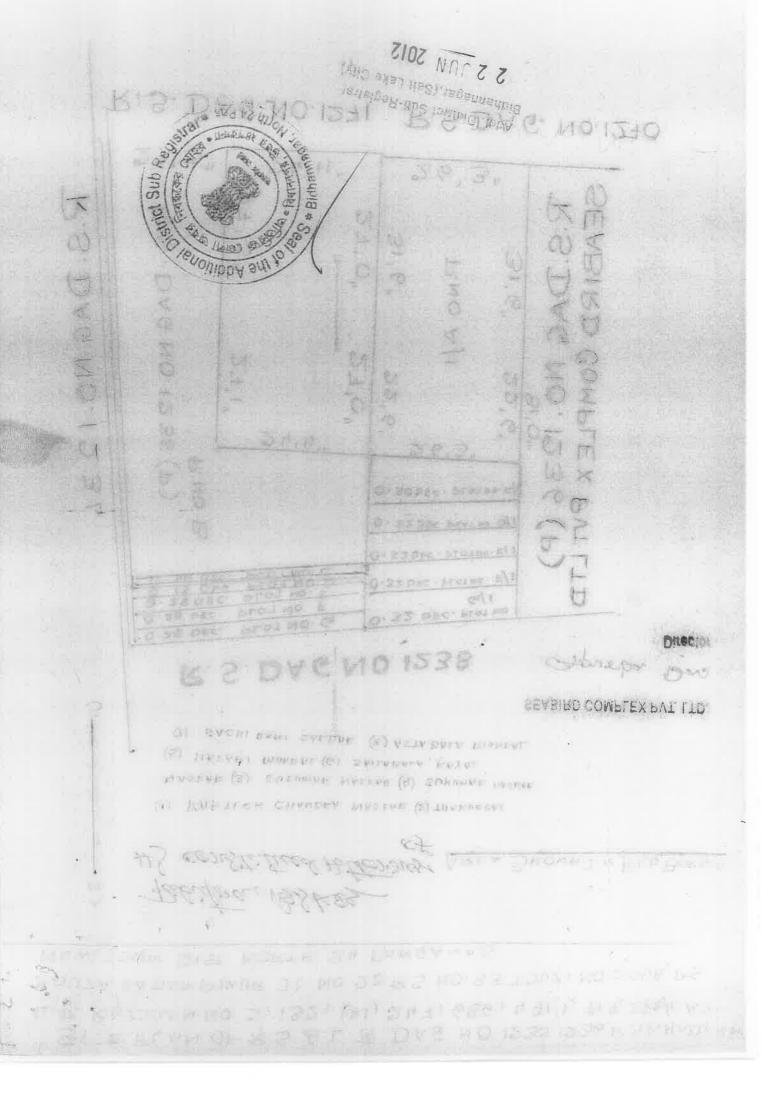
R.S. DAG NO. 1234

Apurba Das

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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. 08578 / 2012, Deed No. (Book - I , 07884/2012)

I - Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Apurba Das 1391/9 Kalyangarh, Thana:-Ashoknagar, P.O. :-Kalyangarh ,District:-North 24-Parganas, WEST BENGAL, India,	22/06/2012	LTI 22/06/2012	22/6/2012

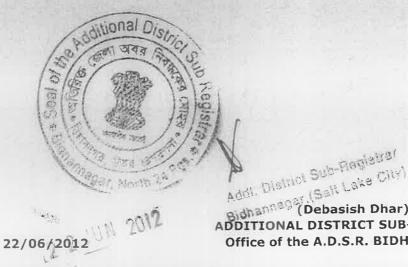
of the person(s) admitting the Execution at Office

SI No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Pabitra Naskar Address -Kadampukur, Thana:-New Town, P.O. :-Kadampukur ,District:-North 24-Parganas, WEST BENGAL, India, Pin:-700135	Attorney		LTI	Tabitha Naska
			22/06/2012	22/06/2012	
2	Apurba Das Address -1391/9 Kalyangarh, Thana:-Ashoknagar, P.O. :-Kalyangarh ,District:-North 24-Parganas, WEST BENGAL, India,	Self	义	LTI	Apurba D
			22/06/2012	22/06/2012	

Name of Identifier of above Person(s)

Goutam Goswami 9, Dacres Lane, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin:-700009 Signature of Identifier with Date

Gowam Coolwann,



Bidhanna (Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR Office of the A.D.S.R. BIDHAN NAGAR

Page 1 of 1

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Government Of West Bengal Office Of the A.D.S.R. BIDHAN NAGAR District:-North 24-Parganas

Endorsement For Deed Number: I - 07884 of 2012 (Serial No. 08578 of 2012)

1. Pabitra Naskar, son of Lt. Nepal Naskar, Kadampukur, Thana:-New Town, P.O.:-Kadampukur, District:-North 24-Parganas, WEST BENGAL, India, Pin:-700135 By Caste Hindu By Profession: Others, as the constituted attorney of 1. Hazari Mondal 2. Sushil Kr. Naskar 3. Thakur Das Naskar 4. Kartick Ch. Naskar 5. Sukumar Naskar, Conforming Party 6. Saila Bala Kayal 7. Sachi Rani Sardar 8. Astabala Mondal is admitted by him.

Identified By Goutam Goswami, son of ..., 9, Dacres Lane, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin:-700009, By Caste: Hindu, By Profession: Advocate.

> (Debasish Dhar) ADDITIONAL DISTRICT SUB-REGISTRAR



2012

Addl. District Sub-Registrer Addl. District Sub-Registry (Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 2 of 2

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Government Of West Bengal

Office Of the A.D.S.R. BIDHAN NAGAR District:-North 24-Parganas

Endorsement For Deed Number: I - 07884 of 2012

(Serial No. 08578 of 2012)

On

Payment of Fees:

On 22/06/2012

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, 4 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:

Amount By Cash

Rs. 3204.00/-, on 22/06/2012

(Under Article: A(1) = 3190/-, E = 14/- on 22/06/2012)

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.-2,90,909/-

Certified that the required stamp duty of this document is Rs.- 14565 /- and the Stamp duty paid as: Impresive Rs.- 1000i-

Deficit stamp duty

Deficit stamp duty Rs. 14600/- is paid, by the draft number 469884, Draft Date 21/06/2012, Bank Name State Bank of India, BEPIN BEHARI GANGULY ST, received on 22/06/2012

Presentation (Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)

Presented for registration at 11.40 hrs on :22/06/2012, at the Office of the A.D.S.R. BIDHAN NAGAR by Apurba Das , Claimant.

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

gr. North I

11/ 2012

Execution is admitted on 22/06/2012 by

1. Apurba Das

Director, M/s. Sea Bird Complex Pvt. Ltd., 242 B. B. Ganguly Street, P.O. :- ,District:-Kolkata, WEST BENGAL, India, .

, By Profession : Others

Identified By Goutam Goswann 307 of ..., 9, Dacres Lane, P.O. BENGAL, India, Pin:-700009, By Caster Hindu By Profession: Advocate. ., 9, Dacres Lane, P.O. :- ,District:-Kolkata, WEST

Executed by Attorney

Execution by

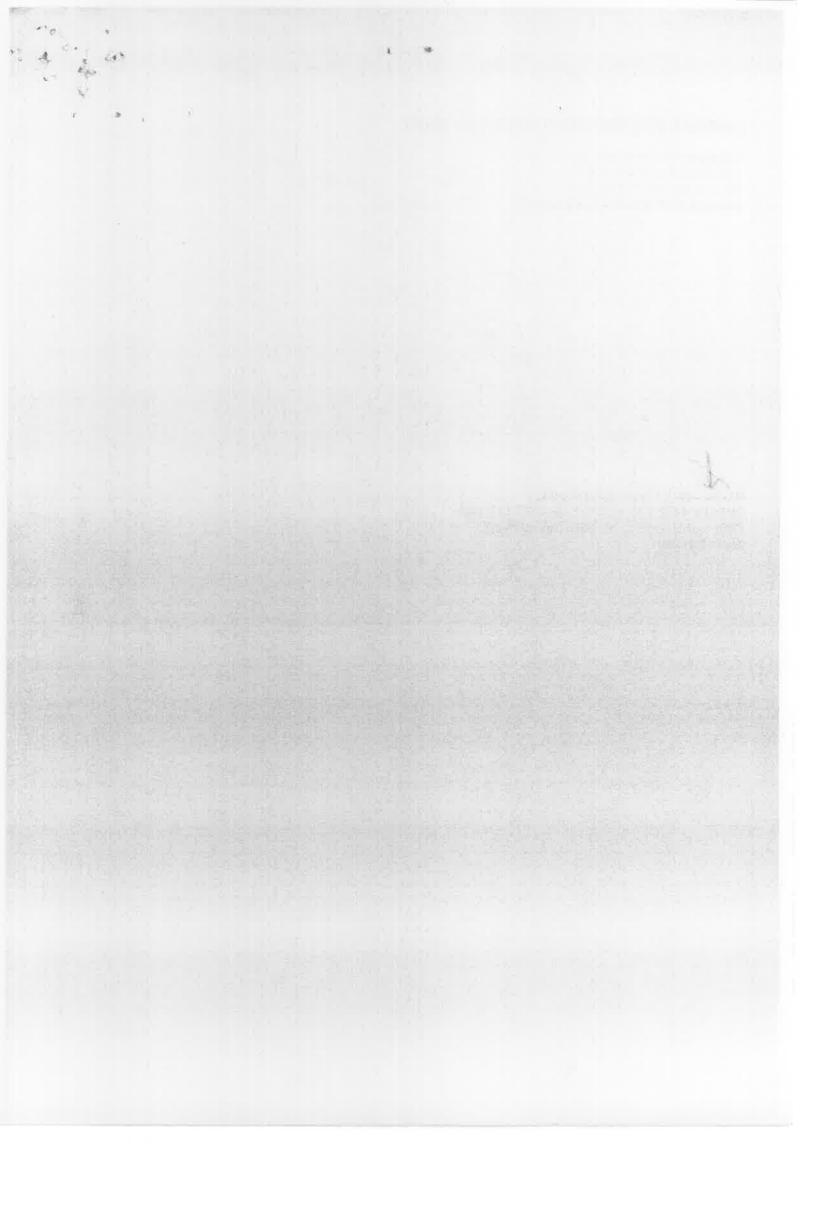
District Sub-Registrat idhannagar (Salt Laka City)

(Debasish Dhar) ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 1 of 2

22/06/2012 12:17:00

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I CD Volume number 11 Page from 9183 to 9201 being No 07884 for the year 2012.



(Debasish Dhat) 22-June-2012 ADDITIONAL DISTRICT SUB-REGISTRAR Office of the A.D.S.R. BIDHAN NAGAR West Bengal