

0 2395/011 (2)

2635/11



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

F 356812

of 5003/11
 Mr. 36,000/-
 28/02/11
 408 Am



Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

[Signature]

Additional Registrar
 of Assurances-II, Kolkata
 28.02.11

Registrar of Assurances
 Kolkata.

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this 28th day of February
 in the year Two Thousand Eleven (2011) Christian Era.

BETWEEN

Student
1001 - 135

P.S. Rautan Road Newtown
will go to Kadam Park
S/O Parodosh Sanfu
Ranu Sanfu



DEED OF COMPLETION



MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE

205507-10007

certified that a single stamp of the value
of Rs. 205507-10007 is required for the
Document No. 205507-10007 and that the
smaller number of stamp is not required
further so as to Make up the required
Amount of 205507-10007

SL. No. 18926 DATE
NAME
ADD
AMT

22 FEB 2011

Seabirds Complex flat No. 2142, B. B. Ganguly Street, Newtown - 10

भारतीय गैर न्यायिक

भारत INDIA

रु. 500

FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500



सत्यमेव जयते

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

F 356813

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(1) SHRI DANANJAY NASKAR (2) SHRI CHITTA NASKAR
(3) SHRI BALAI NASKAR (4) SMT. CHEKAN MONDAL (5) SHRI
JAGADISH CHANDRA NASKAR (6) SHRI UTPAL NASKAR
(7) SMT. TAPATI NASKAR (8) SMT. PRANATI MONDAL (9) SMT.
PURABI MONDAL (10) SMT. JAYANTI ROY (11) SHRI PABITRA
NASKAR : Nos. (1) , (2) & (3) are the sons of Late Akrur Mani Naskar

Purabi Das
Pabitra Naskar

INSTRUCTIONS TO THE VENDOR

1. THE VENDOR SHALL FURNISH THE FOLLOWING INFORMATION

(A) NAME OF THE VENDOR

(B) ADDRESS OF THE VENDOR

(C) BANK NAME AND BRANCH

(D) CONTACT PERSON AND PHONE NUMBER

26 FEB 2011



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18926 22 FEB 2011

MOUSUMI GHOSH
LICENSED SUPPLIER VENDOR
KOLKATA REGISTRATION OFFICE

Handwritten signature: *Mousumi Ghosh*

20500

Verified that a single stamp of the value of Rs. 20500 is required for the document (not available) and that the amount mentioned in the document is correct.

Seabirds Complex flat 4A,
242, B. B. Ganguly Street,
Kolkata - 12

SL. No. 18926
DATE 22 FEB 2011
NAME
ADD
AMT 20500

No. (4) is the wife of Shri Ananta Mondal and married daughter of Late Akrur Mani Naskar No. (5) is the son of Late Ramkanta Naskar No. (6) is the son of Late Jatindra Nath Naskar No. (7) is the widow of Late Jatindra Nath Naskar No. (8) is the wife of Shri Amal Mondal No. (9) is the wife of Shri Sujay Mondal No. (10) is the wife of Shri Prasanta Roy and No. (11) is the son of Late Nepal Chandra Naskar -all Nos. (1) to (7) recited hereinabove are at present residing at Village & Post office- Kadampukur , Police Station - New Town, District - North 24 Parganas , West Bengal, PIN- 700 135 No. (8) is at present residing at village- Krishnapur, Police Station - New Town, Kolkata- 700 102 No. (9) is at present residing at village- Adhhata, , Police Station - Amdanga, District- North 24 Parganas No. (10) is at present residing at village - Bajetaraf, Police Station - Rajarhat, District- North 24 Parganas and No. (11) is at present residing at village & Post Office- Kadampukur, Police Station - Rajarhat, District- North 24 Parganas , PIN- 700 135 - No. (1) to (7) recited hereinabove are represented herein by their Constituted Attorney Shri Pabitra Naskar (Vendor No. 11 herein) under a registered Power of Attorney which was registered at the office of District Sub- registrar -II, Barasat and copied in Book No. IV, CD Volume No. 2 , at Pages 807 to 819 being the No. 00550 for the year 2010 and the Vendor Nos (8) to (10) are also represented by said Pabitra Naskar (the Vendor No. 11 herein) under a separate registered Power of attorney which was registered at the office of Additional Sub- Registrar at Bidhannagar and copied in Book No.

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IV, CD Volume No. 1 at pages 280 to 289 being the Deed No. 00026 for the year 2011- 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 their respective heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

AND

M/S SEABIRD COMPLEX PVT. LTD. , a Private Limited Company incorporated under the Companies Act' 1956 having its office at 242, B.B. Ganguly Street, Second Floor, 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 its Director, SHRI APURBA DAS, son of Dr. Haranarayan Das, resident of 1391/9, Kalyangarh, Post Office - Kalyangarh, Police Station - Asoknagar, District- North 24 Parganas.

WHEREAS :

A) One Shri Akrur Mani Naskar during his life time was seized and possessed of .61 satak of land comprised in R.S. & L.R. Dag No. 1235 appertaining to L.R. Khatian No. 2 and 1.060 satak

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of land comprised in R.S. & L.R. Dag No. 1236 appertaining to L.R. Khatian No. 2 aggregating 1.67 satak;

B) Said Shri Akrur Mani Naskar died intestate leaving his surviving widow, Smt. Saraswati Naskar , four sons, namely, Shri Bharat Chandra Naskar. Shri Dananjay Naskar, Shri Chitta Naskar and Shri Balai Naskar and one daughter , namely, Smt. Chekan Mondal . Subsequently said Smt. Saraswati Naskar, widow of said Akrur Mani Naskar also died intestate leaving her surviving said four sons and one daughter . In the manner as aforesaid after the demise of both said Shri Akrur Mani Naskar and Smt. Saraswati Naskar their said four sons , namely, Shri Bharat Chandra Naskar , Shri Dhananjay Naskar, Shri Chitta Naskar, Shri Balai Naskar and one daughter, namely, Smt. Chekan Mondal are collectively seized and possessed of said 1.67 satak of land .Said four brothers and one sister while jointly seizing and possessing the said plots of land make an amicable partition among themselves whereby said Shri Dananjay Naskar (Vendor No. 1 herein), Shri Chitta Naskar (Vendor No. 2 herein), Shri Balai Naskar (Vendor No. 3 herein) and Smt. Chekan Mondal (Vendor No. 4 herein) are collectively seized and possessed of 1.33 satak and the remaining part of L.R. Dag No. 1235 & 1236 appertaining to L.R. Khatian No. 2 measuring .3329 satak is now seized and possessed by Shri Bharat Chandra Naskar;

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C) In the manner as aforesaid said Shri Dhananjay Naskar (the Vendor No. 1 herein), Shri Chitta Naskar (the Vendor No. 2 herein), Shri Balai Naskar (the Vendor No. 3 herein) and Smt. Chekan Mondal (the Vendor No. 4 herein) are jointly and/or collectively seized and possessed of .49 satak of land comprised in L.R. Dag No. 1235 and .84 satak of land comprised in L.R. Dag No. 1236 aggregating 1.33 satak of land and they have marketable title in respect of said plots of land and said plots of are free from all encumbrances;

D) One Shri Ramkanta Naskar during his life time was seized and possessed of .61 satak of land comprised in R.S. & L.R. Dag No. 1235 appertaining to L.R Khatian No. 545 and 1.060. satak of land comprised in R.S. & L.R. Dag No. 1236 appertaining to L.R. Khatian No. 545 aggregating 1.67 satak of land;

E) Said Shri Ramkanta Naskar died intestate leaving his surviving two sons, Shri Jatindra Nath Naskar and Jagadish Chandra Naskar (the Vendor No.5 herein). More subsequently Jatindra Nath Naskar also died leaving surviving his widow, Smt. Tapati Naskar (Vendor No. 7 herein), one son, Shri Utpal Naskar (Vendor No. 6 herein), three daughters, namely Smt. Pranati Mondal (Vendor No. 8 herein), Purabi Mondal (Vendor No. 9 herein) and Smt. Jayanti Roy (Vendor No. 10 herein);

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F) In the manner as aforesaid Shri Jagadish Chandra Naskar, the son of Shri Ramkanta Naskar and the legal heirs and heiresses of Jatindra Nath Naskar, namely Smt. Tapati Naskar (widow of Jatindra Nath Naskar) Shri Utpal Naskar (the son of Jatindra Nath Naskar)and Pranati Mondal, Purabi Mondal and Jayanti Roy (three daughters of Jatindra Nath Naskar) are in the joint possession of the said plot or plots of land without making any partition thereof and they have marketable title in respect of said plots land measuring 1.67 satak appertaining to L.R. Khatian No. 545 and the said plots of land are free from all encumbrances;

G) One Shri Anil Chandra Naskar during his life time was seized and possessed of .61 satak of land comprised in R.S & L.R. Dag No. 1235 appertaining to L.R. Khatian No. 25;

H) Said Shri Anil chandra Naskar died intestate leaving his surviving one son, Shri Bangshi Naskar, two daughters, namely, Smt. Sikha Naskar and Smt. Santi Bala Naskar as his legal heirs and heiresses;

I) After the demise of said Shri Anil Chandra Naskar while seizing and possessing the said plots of plot said Shri Bangshi Naskar , Smt. Sikha Naskar and Smt. Shanti Bala Naskar jointly sold transferred the said two plots of land unto and in favour of Shri Pabitra Naskar , the Vendor No. 11 herein by a

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registered Deed of Conveyance (Bengali kobala) which was registered at the office of Additional District Sub- registrar at Bidhannagar and copied in Book No. 1, CD Volume No. 4 at pages 12425 to 12436 being the Deed No. 04122 for the year 2008;

J) By virtue of said Deed of Conveyance said Shri Prabitra Naskar , the Vendor No. 11 herein is now seized and possessed of 1.66 satak of land : .61 satak of land comprised in R.S. & L.R. Dag No. 1235 and 1.05 satak of land comprised in R.S. & L.R. Dag No. 1236 appertaining to L.R. Khatian No. 25 exerting all rights of ownership;

K) Now said Shri Dhananjay Naskar (the Vendor No. 1 herein), Shri Chitta Naskar (the Vendor No. 2 herein), Shri Balai Naskar (the Vendor No. 3 herein) and Smt. Chekan Naskar (the Vendor No. 4 herein) being the joint owners of 1.33 satak of land out of which .49 satak comprised in R.S. & L.R. Dag No. 1235 and .84 satak of land comprised in R.S. & L.R. Dag No. 1236 appertaining to L.R. Khatian No. 2 (detailed described in Part I of the Schedule hereunder written) in need of urgent liquid money announced to sell the said plots of land and the Purchaser being interested to purchase the said plots of land approached the Vendor Nos. 1 to 4 herein to sell the said plots of land unto and in favour of the Purchaser Company for the valuable consideration of

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General Register



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Rs. 1,33,000/ and the Vendor Nos. 1 to 4 herein have agreed to the said proposal of the purchaser Company.

L) Further said Shri Jagadish Chandra Naskar (the Vendor No. 5 herein), Shri Utpal Naskar (the Vendor No. 6 herein) , Smt. Tapati Naskar (Vendor No. 7 herein), Smt. Pranti Mondal (the Vendor No 8 herein) Smt. Purabi Mondal (the Vendor No. 9) and Smt. Jayanti Roy (the Vendor No. 10 herein) being the joint owners of 1.67 satak of land out of which .61 satak of land comprised in R.S. & L.R. Dag No. 1235 and 1.060 satak of land comprised in R.S. & L.R. Dag No. 1236 (detailed described in Part 11 of the Schedule hereunder written) in need of urgent liquid money announced to sell the said plots of land and the Purchaser being interested to purchase the said plots of land approached the Vendor Nos. 5 to 10 herein to sell the said plots of land unto and in favour of the Purchaser Company for the valuable consideration of Rs.1,67,000/ And the Vendor Nos. 5 to 10 herein have agreed to the said proposal of the purchaser Company.

M) Moreover said Shri Pabitra Naskar being the owner of 1.66 satak of land out of which .61 satak comprised in R.S. & L.R. Dag No. 1235 and 1.056 satak of land in R.S. & L.R. Dag No. 1236 appertaining to L.R. Khatian No. 25 in need of urgent liquid money announced to sell .61 satak of land comprised in R.S. & L.R. Dag No. 1235 appertaining to L.R. Khatian No. 25 (detailed described in

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Part III of the Schedule hereunder written) and the Purchaser Company being interested to purchase the said plot of land approached the Vendor No. 11 herein approached the Vendor No. 11 herein to sell the said plot of land unto and in favour of the Purchaser company for the valuable consideration of Rs.61,000/- and the Vendor No. 11 herein has agreed to the said proposal of the Purchaser Company.

THE VENDORS NOS. 1 TO 4 HEREIN HAVE ASSURED AND INDEMNIFIED AND COVENANTED WITH THE PURCHASER as

follows:

i) That the said plots of land described in Part I of the Schedule hereunder are free from all encumbrances, charges, lines and lispendences of every kind and description;

ii) That they 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 they are not debarred in any way to sell and /or transfer the said plot or plots of land;

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v) That they and /or their predecessor-in- title are/were in actual physical possession of said property for more than 12 years and will be in a position to give vacant physical possession of the same to the Purchaser;

vi) That the said properties shall be quietly entered into and held and enjoyed upon and the rents and profits received there from by the Purchaser without any interruption or disturbance by them or persons claiming through or under them and without any lawful disturbance or interruption of any other person or persons whomsoever.

AND the Purchaser relying upon the representations and covenants made by the Vendor Nos. 1 to 4 herein have agreed to purchase the said plots of land (detailed described in Part I of the Schedule hereunder written) for the valuable consideration of Rs.1,33,000/ (Rupees One Lakh Thirty Three Thousand) only.

THE VENDORS NOS. 5 TO 10 HEREIN HAVE ASSURED AND INDEMNIFIED AND COVENANTED WITH THE PURCHASER as follows:

i) That the said plots of land described in Part II of the Schedule hereunder are free from all encumbrances, charges, lines and lispences of every kind and description;

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ii) That they 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 they are not debarred in any way to sell and /or transfer the said plot or plots of land;

v) That they and /or their predecessor-in- title are/were in actual physical possession of said property for more than 12 years and will be in a position to give vacant physical possession of the same to the Purchaser;

vi) That the said properties shall be quietly entered into and held and enjoyed upon and the rents and profits received there from by the Purchaser without any interruption or disturbance by them or persons claiming through or under them and without any lawful disturbance or interruption of any other person or persons whomsoever.

AND the purchaser relying upon the representations and covenants made by the Vendor Nos. 5 to 10 herein have agreed to purchase the said plots of land (detailed described in Part II of the Schedule hereunder) written for the valuable consideration of Rs.1,67,000/ (Rupees One Lakh Sixty Seven Thousand) only.

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THE VENDOR NO. 11 HEREIN HAS ASSURED AND INDEMNIFIED AND COVENANTED WITH THE PURCHASER as

follows:

- i) That the said plot of land described in Part III of the Schedule hereunder are free from all encumbrances, charges, lines and lispences of every kind and description;
- ii) That the Vendor has not entered into any Agreement or Agreements in respect of the said plot of land with any other person or persons;
- iii) That no acquisition or requisition proceeding has been initiated in respect of said plot of land;
- iv) That the said plot of land is marketable and the Vendor is not debarred in any way to sell and /or transfer the said plot of land;
- v) That the Vendor and /or his predecessor-in- title are/were in actual physical possession of said property for more than 12 years and will be in a position to give vacant physical possession of the same to the Purchaser;
- vi) That the said properties shall be quietly entered into and held and enjoyed upon and the rents and profits received there from by the Purchaser without any interruption or disturbance by the Vendor or persons claiming through or under the Vendor and

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without any lawful disturbance or interruption of any other person or persons whomsoever.

AND the Purchaser relying upon the representations and covenants made by the Vendor has agreed to purchase the said plot of land (detailed described in Part III of the Schedule hereunder written for the valuable consideration of Rs. 61,000/ (Rupees Sixty One Thousand) only.

NOW THIS DEED WITNESSES THAT in consideration of sum of Rs. 1,33,000/- (Rupees One Lakh Thirty Three Thousand) only of the lawful money of the Union of India paid by the Purchaser to the Vendors Nos. 1 to 4 herein and in consideration of sum of Rs. 1,67,000/ (Rupees One Lakh Sixty Seven Thousand) only of the lawful money of the Union of India paid by the Purchaser to the Vendors Nos. 5 to 10 herein and in consideration of sum of Rs. 61,000/ (Rupees Sixty One Thousand) only of the lawful money of the Union of India paid by the Purchaser to the Vendor No. 11 herein on or before the execution of these presents the receipt whereof in full (particularly mentioned in the Memo of Consideration hereunder written) the Vendors Nos. 1 to 4 herein doth hereby acquit, release and forever discharge the Purchaser, its successors company or companies and assigns as well as the said property being the plots of land measuring 1.33 (one and point three three) satak comprised in R.S. & L.R. Dag Nos. 1235 & 1236 appertaining to L.R. Khatian No. 2 in Mouza - Kadampukur,

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J.L. No.25, Police Station – New Town, District – North 24 Parganas (detailed described in Part I of the Schedule written hereunder) And Vendors Nos. 5 to 10 herein doth hereby acquit, release and forever discharge the Purchaser, its successors company or companies and assigns as well as the said property being the plots of land measuring 1.67 (one and point six seven) satak comprised in R.S. & L.R. Dag Nos. 1235 & 1236 appertaining to L.R. Khatian No. 545 in Mouza – Kadampukur, J.L. No.25, Police Station – New Town, District – North 24 Parganas (detailed described in Part II of the Schedule written hereunder) And the Vendor No. 11 herein doth hereby acquit, release and forever discharge the Purchaser, its successors company or companies and assigns as well as the said property being the plots of land measuring .61 (point six one) satak comprised in R.S. & L.R. Dag Nos. 1235 appertaining to L.R. Khatian No. 25 in Mouza – Kadampukur, J.L. No.25, Police Station – New Town, District – North 24 Parganas (detailed described in Part III of the Schedule written hereunder) **OR HOWSOEVER OTHERWISE** the said plots of land now are or is or heretofore were or 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** the said plots of land measuring 1.33, 1.67 and .61 satak aggregating 3.61 (three point six one) satak and more particularly (described in Part I, Part II & Part III of the Schedule hereunder written) **OR HOWSOEVER**

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OTHERWISE the said plots of land now are or heretofore was situated butted bounded called known described and distinguished TOGETHER WITH all advantages and appurtenances whatsoever to the said plots of land belonging or anywise pertaining to or with the same or any part thereof held, used, occupied or enjoyed or reputed to belong or to be appurtenant thereto TOGETHER WITH all estate rights, interests, claims, demands, liberties, easements, privileges, appendages and appurtenances to the said plots of land belonging or anywise appertaining or usually held or enjoyed or to be appurtenant thereto AND all the Deeds, muniments of title which are exclusively related to the said plots of land which now are or is or hereafter shall or may be in the custody or power or possession of the Vendors, their respective heirs, executors, administrators, legal representatives assigns or any person or persons from whom the Vendors may procure the same without any action or suit or inequity TOGETHER WITH the benefits of all covenants relating to any Deed, Pattah and Muniment of Title whatsoever in any way relating to and concerning the said plots of land or any part thereof TO HAVE AND TO HOLD the said plots of land hereby granted, transferred and conveyed or expressed and intended so to be unto the Purchaser, its successor company or companies and assigns absolutely and for ever AND THE VENDORS doth hereby for themselves, their respective heirs, executors, administrators, legal representatives, assigns covenant with the Purchaser, its successor company or companies and

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assigns **THAT NOTWITHSTANDING** any act deed or thing hereto before done executed or knowingly suffered to the contrary the Vendors are now lawfully seized and possessed of the said plots of land free from all encumbrances, attachments, liens, charges, lispendences or defects in title whatsoever and freed from all claims of any adverse possession **AND** the Vendors hath now in themselves good right, full power and absolute authority to grant convey and transfer or expressed or intended so to be unto and to the use of the Purchaser, its successor company or companies and assigns in the manner aforesaid and according to the terms, intents and meaning of these presents **AND** the Vendors doth hereby covenant with the Purchaser that the Vendors have not at any time hereto before done, executed, executed or knowingly suffered or been Party to any act, deed or thing whereby or by means whereof the said property hereby sold or expressed so to be or any part thereof is affected, encumbered in title estate or otherwise howsoever or by means whereof the Vendors can be prevented from selling or granting or assuring the said property in manner aforesaid **AND THAT** free and clear, freely and clearly and absolutely acquitted, exonerated, discharged by the Vendors and shall sufficiently and effectively saved kept harmless and indemnified of and from and against all demands, rights, titles, interests, liens and encumbrances whatsoever created, done, suffered, occasioned or made by the Vendors or their predecessor-in-title or any person or persons lawfully or equitably claiming from

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under or in Trust for them AND the Purchaser, its successor company or companies shall hereafter peaceably and quietly hold possess and enjoy the said plots of land in 'Khas' possession and receive the rents issues profits thereof without any claim or demand whatsoever from the Vendors or any person claiming through or under them AND ALSO THAT the Vendors for themselves , their respective heirs, executors, administrators, legal representatives and assigns covenant that they shall at the request of the Purchaser, its successor company or companies and assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said plots of land and every part thereof in manner aforesaid according to the true intent and meaning of this Deed AND the Vendors state that no right of easement or quasi- easement of any kind is available to any other person or persons in respect of the user and enjoyment of the said plots of land AND FURTHER THAT the Vendors doth hereby agree to make good to the Purchaser, its successor company or companies and assigns any defect that may be found in the title of the Vendors to the said property or any part thereof and also agree to indemnify the said Purchaser, its successors, successors-in-interest, successors-in-office and assigns in respect of any hindrance of enjoyment of the said plots of land for any defect in the title of the Vendors AND the Vendors for themselves , their respective heirs, executors, administrators, legal representatives

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and assigns covenant with the Purchaser that the Vendors, their respective heirs, executors, administrators, legal representatives and assigns at all times hereafter shall furnish or produce all or any of the deeds or writings in respect of the said plots of land whenever called upon by the Purchaser, its successor company or companies and to do so in any Court of Land or otherwise in support of proof of title of the Purchaser, its successor company of companies and assigns **AND THAT** the Vendors for themselves, their respective heirs, executors, administrators, legal representatives and assigns further covenant with the Purchaser that they shall support application made by the Purchaser for mutation of names of the property hereby sold and shall at the costs of the person requiring the same do all that as may be required to do for obtaining mutation in favor of the Purchaser.

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 subsists 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 plots of land described in the Part I, Part II and Part III of the Schedule hereto and all the rights privileges and appurtenances thereunto belonging are hereby sold conveyed and transferred to the Purchaser in the manner

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aforesaid and that the Vendors have not done or knowingly suffered anything whereby the said properties 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 plots of land 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 plots of land 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 plots of land and that the same is not the subject matter of any suit or litigation or proceedings and no acquisition or requisition proceeding has been initiated in respect of said plots of land and have not been offered as security or otherwise to any Court or Revenue Authority.

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e) The Vendors shall indemnify and keep indemnified and save harmless the Purchaser against all claims and demands in respect of the said plots of land 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 Vendor in the piece and parcel of said plots of land or any mistake or deficiency in the description of the said properties.

f) All taxes and other outgoings of whatsoever and howsoever nature in respect of the said plots of land upto 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, costs, charges, and expenses in respect thereto.

AND THAT the Purchaser shall mutate their name in respect of the conveyed properties in the rent roll of the office of the B.L. & L.R.O., and shall pay rent in their name and thereafter take the rent receipt thereupon and shall mutate their name 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

District- North 24 Parganas, Police Staion – New Town, Additional
 District Sub- Registration Office- Bidhan Nagar (Salt Lake City),
 Mouza- Kadampukur, J.L. No. 25, R.S. No. 83 , Touzi No. 2998
 within the limits of Patharghata Gram Panchayet .

PART A

R.S. & L.R. Dag No.	L.R. Khatian No.	Area of land (In satak)
1235	2	.49
1236	2	.84

Total : 1.33 Satak**PART B**

R.S & L.R. Dag No.	L.R. Khatian No.	Area of land (In satak)
1235	545	.61
1236	545	1.06

Total : 1.67 Satak**PART C**

R.S. & L.R. Dag No.	L.R. Khatian No.	Area of land (In satak)
1235	25	.61

Total : .61

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Aggregated area of Part A, Part B & Part C in Dag No. 1235 = 1.71
(one and point seven one) satak

Aggregated area of Part A, Part B & Part C in Dag No. 1236 = 1.90
(one and point nine zero) satak

And the aggregated area of Dag No. 1235 & 1236 mentioned above
= 3.61 (three and point six one) satak.

The Set Forth Value of 1.71 satak of land in Dag No. 1235 =
Rs.1,71,000/

The Set Forth Value of 1.90 satak of land in Dag No. 1236 =
Rs.1,90,000/

The consolidated value of 3.61 satak of land in Dag Nos.
1235 & 1236 is = Rs.3,61,000/

The said two Dag Nos. 1235 & 1236 Dag Nos are being used as
'Sali'.

The demarcated portion of R.S. & L.R. Dag Nos. 1235 & 1236 are
shown in the enclosed map marking the borders with 'Red ink '.

2 FEB 2011



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

SIGNED , SEALED & DELIVERED

At Kolkata in the presence of :

1.

[Handwritten signatures in Bengali]

2. Panta Surtui
vill+PO - Madum Pakura
P.S - Radan hut near Tower
KOL - 135

Tantra Naskar

For self and as constituted Attorney

Dananjay Naskar, Chitta Naskar, Balai Naskar, Chekan Mondal, Jagadish Chandra Naskar, Utpal Naskar, Tapati Naskar, Pranati Mondal, Purabi Naskar & Jayanti Roy

THE VENDORS

For self and as Constituted Attorney of
Dananjay Naskar, Chitta Naskar, Balai Naskar, Chekan Mondal, Jagadish Chandra Naskar, Utpal Naskar, Tapati Naskar, Pranati Mondal, Purabi Naskar & Jayanti Roy

SEABIRD COMPLEX PVT. LTD.

Apurba Das

Director

THE PURCHASER

Drafted by me and explained
and interpreted by me in Bengali

Goutam Goswami

28/02/2011

GOUTAM GOSWAMI

Advocate

9, Dacres Lane,
Kolkata- 700069

Computer Printed by me :

M/S. VIJAYA

10, Old Post Office Street
Kolkata-700001

20 FEB 2011



RECEIVED from the withinnamed Purchaser the withinmentioned sum of Rs.3,61,000/- (Rupees Three Lakhs Sixty One Thousand) only being the Consideration money in full as per Memo Below :-

MEMO OF CONSIDERATION

- | | |
|--|----------------|
| i) By Cheque No. 420293 dated 25/02/2011 drawn upon United Bank of India, Chittaranjan Avenue Branch, Kolkata - 700072 | Rs. 1,33,000/- |
| ii) By Cheque No. 420294 dated 25/02/2011 drawn upon United Bank of India, Chittaranjan Avenue Branch, Kolkata - 700072 | Rs. 1,67,000/- |
| iii) By Cheque No. 420295 dated 25/02/2011 drawn upon United Bank of India, Chittaranjan Avenue Branch, Kolkata - 700072 | Rs. 61,000/- |

Total : Rs.3,61,000/-
=====

(Rupees Three Lacs Sixty One Thousand) only.

WITNESSES :

1.

[Handwritten signature]

Fabina Naskar
For self and as constituted attorney of
Dananjay Naskar, Chitta Naskar, Baloi
Naskar, chekan mondal, Jagadish chandra
Naskar, utpal Naskar, Tapati Naskar, pranati
mondal, purabi Naskar & Jayanti Roy.

THE VENDORS

For self and as Constituted Attorney of
Dananjay Naskar, Chitta Naskar, Baloi
Naskar, Chekan Mondal, Jagadish
Chandra Naskar, Utpal Naskar, Tapati
Naskar, Pranati Mondal, Purabi
Naskar & Jayanti Roy

2.

Pintu Sanjui

28 FEB 2011
[Faint, illegible text]



7

SPECIMEN FORM FOR TEN FINGERPRINTS



Partha Mukherjee

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



Apurba Das

	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					



	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 & L.R. DAG NO.1235; 1236 R.S. KHATION NO L.R.
 KHATION NO 2; 545. 25 AT MOUZA KADAM PUKUR. J.L. NO 25 R.S. NO 83
 TOUZI NO 2998; P.S. NEW TOWN DIST NORTH 24 PARGANAS.

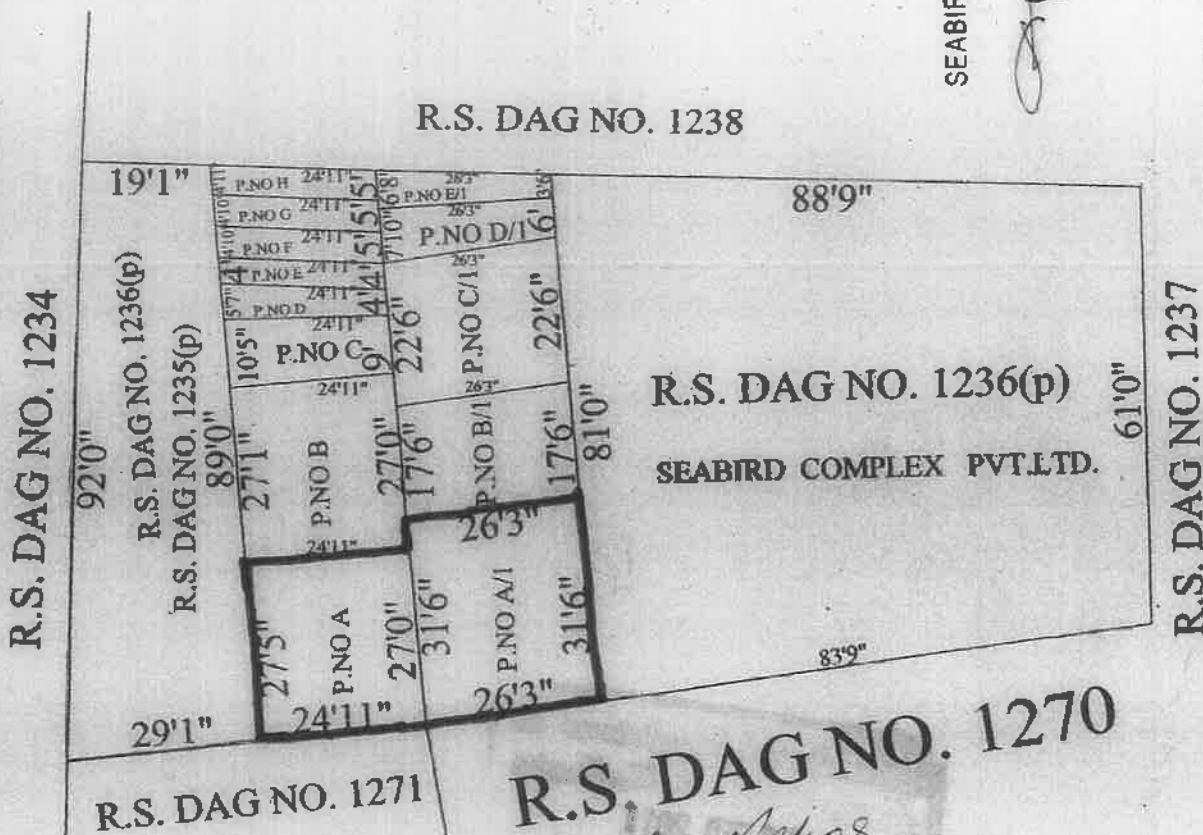
AREA SHOWN IN RED BORDER
 SCALE 25' = 1"



PURCHASER:--SEABIRD COMPLEX PVT.LTD.

- SOLD BY:--
1. DHANANJAY NASKAR
 2. CHITTA NASKAR
 3. BALAI NASKAR
 4. CHIKANBALA MONDAL Alias
CHIKAN MONDAL
 5. JAGADISH NASKAR
 6. UTPAL NASKAR
 7. TAPATI NASKAR
 8. PRONATI NASKAR
 9. PUROBI NASKAR
 10. JAYANTI NASKAR
- POWER :- PABITRA NASKAR.

SEABIRD COMPLEX PVT. LTD.
P. Purobi Das
 Director



REFERENCE FOR P.NO A; A/1

R.S. DAG NO	AREA IN DECIMAL
1235	1.71
1236	1.90
TOTAL	3.61

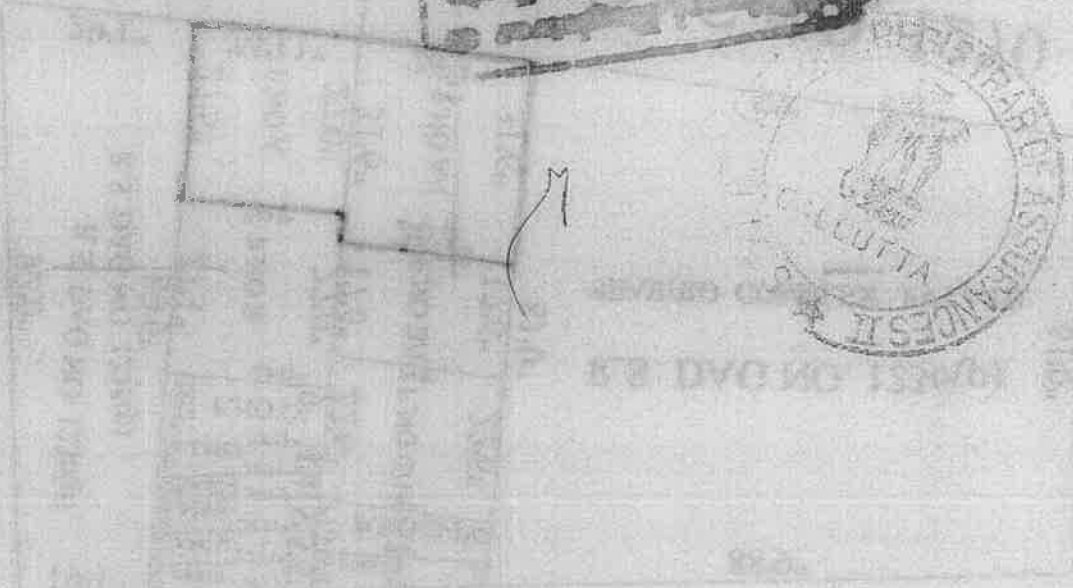
N.B AS PER PHYSICAL POSITION

R.S. DAG NO. 1270

Pabitra Naskar
 For Self and as constituted Attorney of
 Dhananjay Naskar, Chitta Naskar, Balai
 Naskar, Chikan Mondal, Jagadish Mondal
 Naskar, Utpal Naskar, Tapati Naskar
 Pronati Mondal, Purobi Naskar
 & Jayanti Redy.
 Drawn By:
P. Purobi Das
 2/11

NO.	DATE

28 FEB 2011



SEABIRD COMPLEX PVT LTD

S. Srinivasan

Director

SEABIRD COMPLEX PVT LTD





SEABIRD COMPLEX PVT LTD
 100, ...
 ...

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A. R. A. - II KOLKATA, District- Kolkata
Signature / LTI Sheet of Serial No. 02395 / 2011, Deed No. (Book - I , 02635/2011)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Apurba Das	 28/02/2011	 LTI 28/02/2011	<i>Apurba Das</i> 28/02/11

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Pabitra Naskar Address -Village:Kadampukur, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Kadampukur Pin :-700135	Self and as Attorney	 28/02/2011	 LTI 28/02/2011	<i>Pabitra Naskar</i>
2	Apurba Das Address -2nd Floor, 242, Bipin Bihari Ganguly Street, Kol, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700012	Self	 28/02/2011	 LTI 28/02/2011	<i>apurba Das</i>

Name of Identifier of above Person(s)

Pintu Sanpui
 Village:Kadampukur, Thana:-Rajarhat, District:-North
 24-Parganas, WEST BENGAL, India, P.O.
 :-Kadampukur Pin :-700135

Signature of Identifier with Date

Pintu Sanpui
 28/02/11



Sudhakar Sahu

(Sudhakar Sahu)

ADDL. REGISTRAR OF ASSURANCES-II
Office of the A. R. A. - II KOLKATA



Government Of West Bengal
Office Of the A. R. A. - II KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 02635 of 2011
(Serial No. 02395 of 2011)

On

Payment of Fees:

On 28/02/2011

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 : 23,5 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 4051/-, on 28/02/2011

(Under Article : A(1) = 3960/- ,E = 7/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 28/02/2011)

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. -361000/-

Certified that the required stamp duty of this document is Rs.- 18060 /- and the Stamp duty paid as: Impressive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty Rs. 17110/- is paid 36631124/02/2011 State Bank of India, BEPIN BEHARI GANGULY ST, received on 28/02/2011

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

Presented for registration at 14.00 hrs on :28/02/2011, at the Office of the A. R. A. - II KOLKATA by Apurba Das ,Claimant.

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

Execution is admitted on 28/02/2011 by

1. Pabitra Naskar, son of Late Nepal Chandra Naskar , Village:Kadampukur, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Kadampukur Pin :-700135 , By Caste Hindu, By Profession : Others
2. Apurba Das
Director, M/s. Seabird Complex Pvt Ltd, 2nd Floor, 242, Bipin Bihari Ganguly Street, Kol, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700012 .
, By Profession : Service



(Sudhakar Sahu)

ADDL. REGISTRAR OF ASSURANCES-II

EndorsementPage 1 of 2

28/02/2011 14:37:00



Government Of West Bengal
Office Of the A. R. A. - II KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 02635 of 2011

(Serial No. 02395 of 2011)

Identified By Pintu Sanpui, son of P Sanpui, Village:Kadampukur, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Kadampukur Pin :-700135 , By Caste: Hindu, By Profession: Student.

Executed by Attorney

Execution by

1. Pabitra Naskar, son of Late Nepal Chandra Naskar , Village:Kadampukur, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Kadampukur Pin :-700135 By Caste Hindu By Profession: Others,as the constituted attorney of 1. Dananjay Naskar 2. Jayanti Roy 3. Chitta Naskar 4. Balai Naskar 5. Chekan Mondal 6. Jagadish Chandra Naskar 7. Utpal Naskar 8. Tapati Naskar 9. Pranati Mondal 10. Purabi Mondal is admitted by him.

Identified By Pintu Sanpui, son of P Sanpui, Village:Kadampukur, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Kadampukur Pin :-700135 , By Caste: Hindu, By Profession: Student.

(Sudhakar Sahu)
ADDL. REGISTRAR OF ASSURANCES-II



(Sudhakar Sahu)
ADDL. REGISTRAR OF ASSURANCES-II

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 11
Page from 2571 to 2603
being No 02635 for the year 2011.



Sudhakar Sahu

(Sudhakar Sahu) 07-March-2011
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A. R. A. - II KOLKATA
West Bengal

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