

পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL

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Certify that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this documents are the part of this document

Addi. District Sub-Registral Bidhannagar, (Salt Lake Cky)

### **DEED OF CONVEYANCE**

THIS DEED OF CONVEYANCE made on this \\ \text{\text{H}}\text{day} of \quad \text{\text{M}} \text{\text{ord}} in the year Two Thousand Twelve (2012) Christian Era

BETWEEN

Addl. District Sub-Registrar Bidhamagar, (Sait Lake CMY)



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(1) SMT. SISHU BALA NASKAR, (2) SHRI SAMIR NASKAR,
(3) SHRI SUSHANTA NASKAR, (4) SHRI PRASANTA NASKAR,
(5) SHRI DIPANKAR NASKAR, (6) SHRI PABITRA NASKAR - No.
(1) is the widow and No. (2) to No. (6) recited hereinabove are the sons of Late Nepal Chandra Naskar and all No. (1) to No. (6) recited hereinabove are at present residing at Village & Post Office-Kadampukur, Police Station-New Town, District-North 24 Parganas, PIN- 700 135 - 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, executives, administrators, legal representatives, assigns and/or any other person or persons deriving title under each of them) of the ONE PART.

#### 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

### 18 MAY 2012

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present residing at 1391/9, Kalyangarh, Post Office- Kalyangarh, Police Station - Asoknagar, District- North 24 Parganas.

#### WHEREAS:

- (A) One Shri Netai Naskar during his life time was seized and possessed of and/or otherwise well and sufficiently entitled to one plot of land measuring 399.98 square feet comprised in R.S. Dag No. 1235 and another plot of land measuring 460.6 square feet Comprised in R. S. Dag No. 1236 appertaining to R.S. Khatian No. 542 In Mouza- Kadampukur J.L. No. 25, Police Station then Rajarhat now New Town, District North 24 Parganas;
- (B) Said Shri Netai Naskar died intestate leaving his surviving three sons, namely, Shri Nepal Naskar , Shri Gopal Naskar and Shri Ghoshal Naskar as his legal heirs;
- (C) After the demise of said Shri Netai Chandra Naskar like his two brothers 0.0278 share out of 11 decimal in Dag No. 1235 equivalent to 133 square feet was recorded in the name Nepal Chandra N askar under L.R. Khatian 328/2;
- (D) But due to inadvertence after the demise of said Netai Naskar his share in R.S. Dag No. 1236 was recorded in the names of two sons, namely, Shri Gopal Naskar and Shri Ghoshal Naskar only and not in the name of Nepal Naskar, however, under the Hindu Succession Act '1956 said Shri Nepal

## 18 MAY 2012'

Addi. District Sub-Registral
Bidhannagar, (Salt Lake Cuy)



Naskar is entitled to 1/3<sup>rd</sup> share in the land comprised in R.S. Dag No 1236 left by his father and the omission of share in the name of said Shri Nepal Naskar in R.S. Dag No. 1236 is a bonafide mistake and the fact is that said Shri Nemai Naskar is entitled to 154 square feet of land comprised in said Dag No. 1236 and he was in actual physical possession of the said plot of land measuring 154 square feet comprised in Dag No. 1236:

- (E) Said Shri Nepal Naskar died intestate leaving his surviving wife, Sishu Bala Naskar (the Vendor No.1 herein) and five sons, namely, Shri Samir Naskar, Sushanta Naskar, Prasanta Naskar, Dipankar Naskar and Shri Pabitra Naskar as his legal heiress and heirs;
- (F) In the manner as aforesaid the Vendor No. (1) to (6) recited hereinabove are collectively seized and possessed of and/or otherwise well and sufficiently to one plot of land of land measuring 133 square feet be the same a little more or less comprised in R.S. Dag No. 1235 (detailed described in the Schedule hereunder written) and 154 square feet of land comprised in R.S. Dag No. 1236 (detailed described in the Schedule hereunder written);
- (G) The Vendors are now in need of urgent liquid money have announced to sell the said two plots of land measuring 287 square feet (133 square feet in R.S. Dag No. 1235 and 154

## 18 MAY 2012.

Addl. District Sub-Registral

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square feet in R.S. Dag No. 1236 ) appertaining to R.S. Khatian No. 542, in Mouza- Kadampukur, J.L. No. 25, Police Station – New Town, District- North 24 Parganas.

# THE <u>VENDORS HAVE ASSURED AND INDEMNIFIED AND</u> 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 interruption or disturbance by the Vendors or persons claiming through or under the Vendors and without any

18 MAY 2012

Addi. District Sub-Registral



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lawful disturbance or interruption of any other person or persons whomsoever.

**AND** 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. 82,000/- (Rupees Eighty Two Thousand) only.

NOW THIS DEED WITNESSES THAT in consideration of a sum of Rs.82,000/- (Rupees Eighty Two 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-ininterest, successors-in-office and assigns as well as the said two plots of land measuring 287 (two hundred eighty seven ) square feet be the same a little more or less comprised in R.S. & L.R. Dag or Plot No. 1235 & 1236 appertaining to R.S. Khatian No. 542 in Mouza - Kadampukur, J.L. No. 25 Police Station - New Town, District- North 24 Parganas (detailed described in the Schedule written hereunder) OR HOWSOEVER OTHERWISE the said plots of land now is or heretofore was situated butted and bounded

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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 287 (two hundred eighty seven) square feet of land (detailed described in the Schedule hereunder written) TOGHTHER WITH all easements, 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 287 (two hundred eighty seven) square feet of land hereby granted, sold, conveyed and transferred or expressed and intended so to be unto the Purchaser, their successors, successors-in-interest, successors-in-office and 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 property described in the Schedule hereto and all the rights

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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.

- 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

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Add. District Sub-Registral



respect of said 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.

AND THAT the Purchaser shall mutate their names in 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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Addl. District Sub-Registral



#### SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

ALL THAT piece and parcel 287 (Two hundred eighty seven) square feet of land be the same a little more or less comprised in R.S. & L.R. Dag or Plot No 1235 appertaining to L.R. Khatian No. 328/2 and R.S. & L.R. Dag No. 1236. appertaining to R.S. Khatian No. 542 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 133 square feet		
1235	L.R. Khatian No.			
1026	328/2	154 marana foot		
1236	R.S. Khatian No. 542	154 square feet		

Total = 287 square feet

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

#### SIGNED, SEALED & DELIVERED

At Kolkata in the presence of: -

1. Gowan Golwan, Advocate 9, Daires Leve, Kalkate 700069.

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  - 3) ST 20/1-10 19/20 (
- 5) Dipenkor Warker 6) Polictor Nestas

SIGNATURE OF THE VENDORS

capurba Das

Director ,

SIGNATURE OF THE PURCHASER

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

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 STOS YAM 81

Addl. District Sub-Registrar Bidhannagar, (Salt Lake Cky)



RECEIVED from the with-in-named Purchaser with-in-mentioned sum of Rs.82,000/ (Rupees Eighty Two Thousand) only being the consideration Money in full as per Memo Below:

#### **MEMO OF CONSIDERATION**

By A/C. Payer Cheque being the No. 460836 dt. 14/05/2012 = R8.82,000+

Total: Rs.82,000/-

(Rupees Eighty Two Thousand) only.

#### WITNESSES:

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- 1) EURAM ANY
- 2) Samir Naskar
- 3) द्युक्ती से मंद्रकर
- 4) 18/15/2012 18/105
- 5) Dipanker Wasker 6+ Feberoe Naskas

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SIGNATURE OF THE VENDORS

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SITE PLAN OF RS & L.R. DAG NO. 1235, 1236 RSKHATIANI L.R.KHATIAN NO. 2; 132; 141; 247; 686; 491/1; 719, 328/1 AT MOUZA KADAMPUKUR JL NO. 25 RS. NO. 83 TOUZI NO. 2998, P.S MEW TOWN DIST NORTH 24 PARGANAS.

AREA SHOWNIN RED BORDER Dipanker Wasker SEABIRD COMPLEX PVT. LTD. Philora Maskage purba Das S R. S. DAG NO. 1238 Director 0.38 DEC. PLOT NO. G O. 32 DEC. PLOT NO G1/1 - PLOTNO - F/I 2 70 D. NO 36 O. SODEC . PLOTHO . C/ NO. 12.35 (P) R.S. DAG NO.12 26'3" 22'6' 20 29 DAG. 27.0" 0 S è 1 61 26'3" 24'11" 29'3"

R.S. DAG. NO. 1271 R.S. DAG. NO. 1270

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Director

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R.S. DAG. NO. 1270

18 MAY 2012



#### **Government Of West Bengal**

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

'Endorsement For Deed Number : I - 06209 of 2012 (Serial No. 06732 of 2012)

On

**Payment of Fees:** 

On 18/05/2012

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

Presented for registration at 16.58 hrs on :18/05/2012, at the Private residence by Apurba Das ,Claimant.

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

Execution is admitted on 18/05/2012 by

- Sishu Bala Naskar, wife of Lt. Nepal Ch. Naskar, Kadampukur, Thana:-New Town, P.O.:-Kadampukur, District:-North 24-Parganas, WEST BENGAL, India, Pin:-700135, By Caste Hindu, By Profession: House wife
- 2. Samir Naskar, son of Lt. Nepal Ch. Naskar, Kadampukur, Thana:-New Town, P.O.:-Kadampukur, District:-North 24-Parganas, WEST BENGAL, India, Pin:-700135, By Caste Hindu, By Profession: Others
- 3. Sushanta Naskar, son of Lt. Nepal Ch. Naskar, Kadampukur, Thana:-New Town, P.O.:-Kadampukur, District:-North 24-Parganas, WEST BENGAL, India, Pin:-700135, By Caste Hindu, By Profession: Others
- Prasanta Naskar, son of Lt. Nepal Ch. Naskar, Kadampukur, Thana:-New Town, P.O.:-Kadampukur, District:-North 24-Parganas, WEST BENGAL, India, Pin:-700135, By Caste Hindu, By Profession: Others
- Dipankar Naskar, son of Lt. Nepal Ch. Naskar, Kadampukur, Thana:-New Town, P.O.:-Kadampukur, District:-North 24-Parganas, WEST BENGAL, India, Pin:-700135, By Caste Hindu, By Profession: Others
- 6. Pabitra Naskar, son of Lt. Nepal Ch. Naskar, Kadampukur, Thana:-New Town, P.O.:-Kadampukur, District:-North 24-Parganas, WEST BENGAL, India, Pin:-700135, By Caste Hindu, By Profession; Others
- 7. Apurba Das

Director, M/s Sea Bird Complex Pvt. Ltd., 242 B. B. Ganguly Street, Thana:-Bowbazar, P.O. ;-, District:-Kofkata, WEST BENGAL, India, Pin:-700012. , By Profession: Others

Identified By Banshi Naskar, son of A Naskar, Kadampukur, Thana:-New Town, P.O.:-Kadampukur, District:-North 24-Parganas (Carante Strands), India, , By Caste: Hindu, By Profession: Others.

( Debasish Dhar )
ADDITIONAL DISTRICT SUB-REGISTRAR

On 21/05/2012

Certificate of Admissibility (Rule 43 W.B. Registration Rules 1962)

er, North 2

Addi. District S. Registral Bighannagar (Sall Lake City)

( Debasish Dhar )
ADDITIONAL DISTRICT SUB-REGISTRAR

21 MAY 2017

21/05/2012 16:03:00

**EndorsementPage 1 of 2** 

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

Endorsement For Deed Number : I - 06209 of 2012 (Serial No. 06732 of 2012)

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. 905.00/-, on 21/05/2012

(Under Article: A(1) = 891/- E = 14/- on 21/05/2012)

#### 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.-82,000/-

Certified that the required stamp duty of this document is Rs.- 4120 /- and the Stamp duty paid as: Impresive Rs.- 1000/-

#### **Deficit stamp duty**

Deficit stamp duty Rs. 3800/- is paid, by the draft number 469417, Draft Date 17/05/2012, Bank Name State Bank of India, BEPIN BEHARI GANGULY ST, received on 21/05/2012

( Debasish Dhar )
ADDITIONAL DISTRICT SUB-REGISTRAR



21 MAY 2017

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Addl. District Sub-Radistral

Bidhannagar, (Salt Lake City)

ADDITIONAL DISTRICT SUB-REGISTRAR

**EndorsementPage 2 of 2** 

21/05/2012 16:03:00



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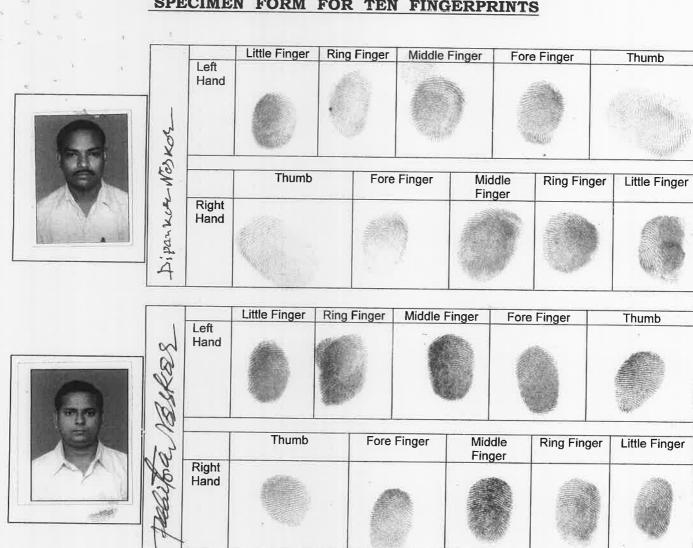
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### SPECIMEN FORM FOR TEN FINGERPRINTS





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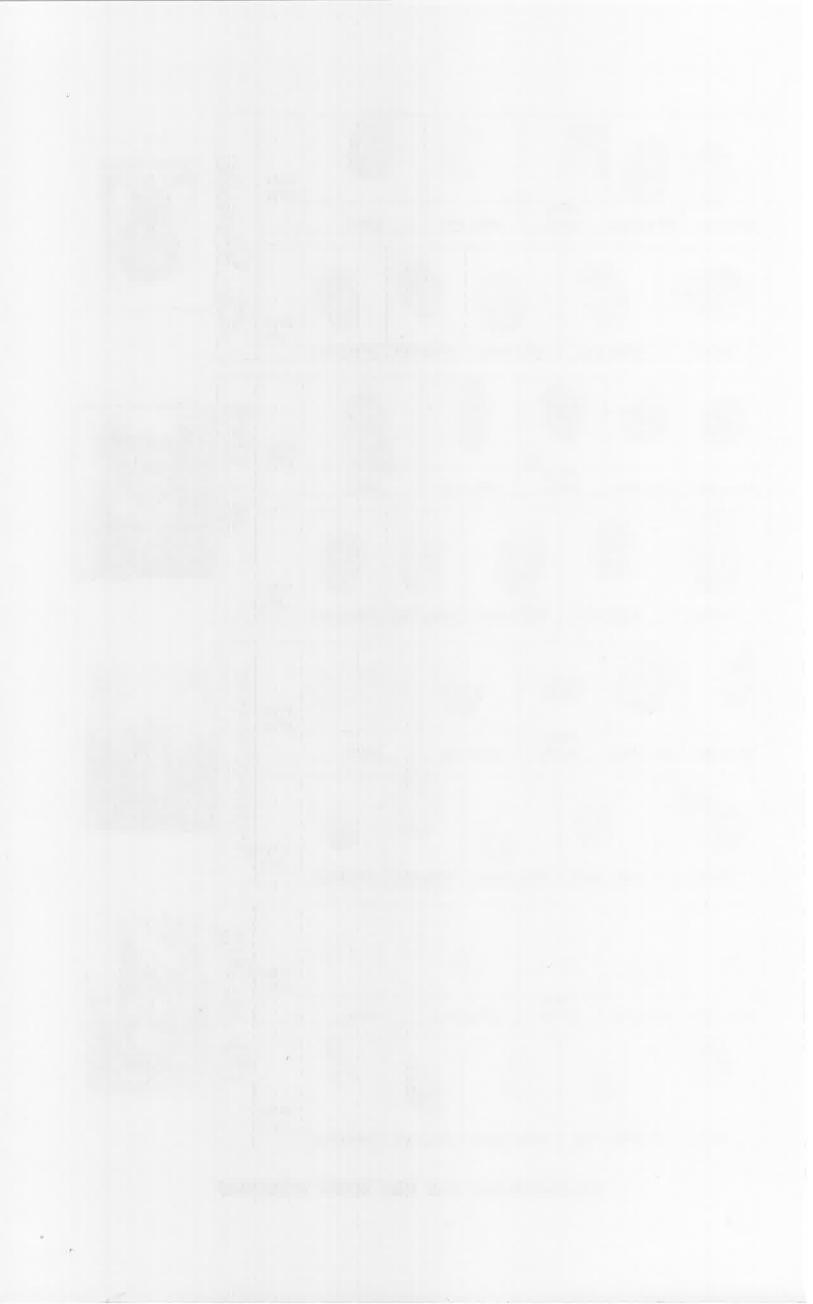
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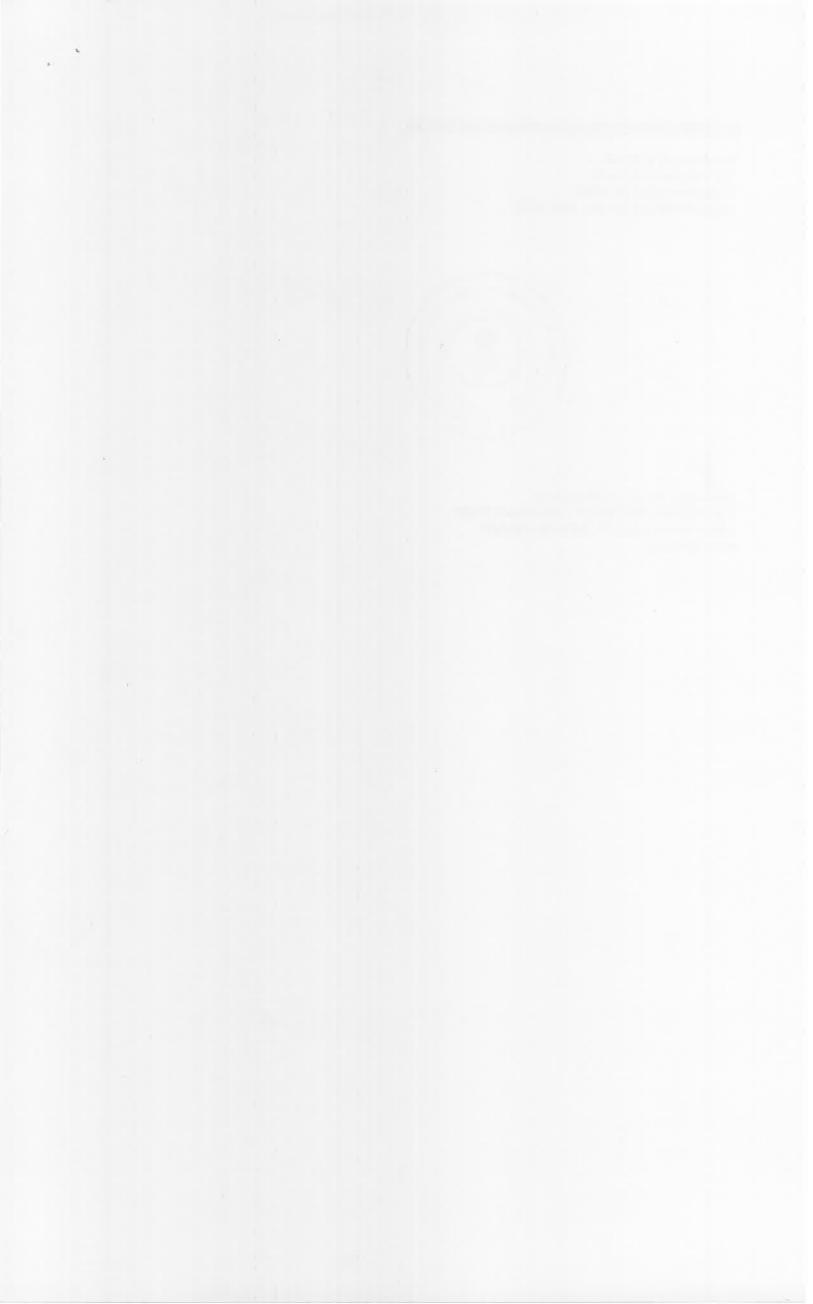
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#### SPECIMEN FORM FOR TEN FINGERPRINTS

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I Page from 5663 to 5682 being No 06209 for the year 2012.



Oebasish Dhat) 21-May-2012 ADDITIONAL DISTRICT SUB-REGISTRAR Office of the A.D.S.R. BIDHAN NAGAR West Bengal