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I-07883



पश्चिमबङ्ग 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 document are the part of this document

Add: District Sub-Registrar
Bidhannagar, (Salt Lake City)

22 JUN 2012

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this 28th day of May in the year Two Thousand Twelve (2012) Christian Era

BETWEEN

22 JUN 2012

Adtl. District Sub-Registrar
Bhawanagar, (Salt Lake City)



MOUSHOSSA HOSH
LICENSING VENDOR
KOLKATA REGISTRATION OFFICE

Moushoss

Sl. No. 4285
DATE 27 APR 2012
NAME M/s Seabird Complex Flt 40
ADD 242, B. B. Gogoi St. Salt Lake
AMT 100/-

*M/s Seabird Complex Flt 40
242, B. B. Gogoi St. Salt Lake
100/-*

SHRI BHARAT CHANDRA NASKAR, son of Late Ankur Mani Naskar alias Akrur Mani Naskar at present residing at village & Post Office – Kadampukur, Police Station – New Town , Kolkata- 700 135 – hereinafter for the sake of brevity referred to and/or called ‘ THE VENDOR ‘ (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives, assigns and/or any other person deriving title under him) of the **ONE PART**-herein represented by his constituted attorney **SHRI PABITRA NASKAR**, son of Late Nepal Naskar and at present residing at village & P.O.- Kadampukur, Police Station – New Town, District- North 24 Parganas, Kolkata- 700135 under a registered Power of Attorney registered at the office of Additional District Sub- Registrar at Bidhan Nagar (Salt Lake City) and recoded in Book No. IV, CD Volume No. 1, at pages 7366 to 7374 being the No. 00654 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

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Bidhanagar, (Sail Lake City)



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) One Shri Akrur Mani Naskar during his life time was seized and possessed of and/or otherwise well and sufficiently entitled to .0555 share of 11 decimal of land in Dag No. 1235 equivalent to .61 decimal of land and .0555 share of 19 decimal of land in Dag No. 1236 equivalent to 1.06 decimal of land aggregating 1.67 satak of land in Dag No. 1235 & 1236;
- (B) Said two plots of land in Dag No. 1235 & 1236 aggregating 1.67 decimal were recorded in the name of said Akrur Mani Naskar in the L.R. Settlement of Rights under L.R. Khatian No. 2 as absolute owner;
- (C) Said Akrur Mani Naskar died intestate leaving his surviving four sons including Shri Bharat Chandra Naskar (the Vendor herein) and one daughter each having $1/5^{\text{th}}$ share of the property left by said their father, said Akrur Mani Naskar ;
- (D) In the manner as aforesaid Shri Bharat Chandra Naskar, the Vendor herein is now seized and possessed of $1/5^{\text{th}}$ share in the said property , that is to say, $1/5^{\text{th}}$ share of .61 decimal of land in Dag No. 1235 equivalent to .13 decimal and $1/5^{\text{th}}$

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Bidhanagar (S. Lake City)



✓

share of 1.06 decimal of land in Dag No. 1236 equivalent to .22 decimal aggregating .35 decimal of land ;

- (E) The Vendor is now in need of urgent liquid money have announced to sell the said two plots of land measuring .35 satak (.13 satak in R.S. Dag No. 1235 and .22 satak in R.S. Dag No. 1236) appertaining to R.S. Khatian No. 2, 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 lispences of every kind and description :
- ii) That the Vendor has 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 Vendor is 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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Bihannagar, (Gall Lake City)



interruption or disturbance by the Vendor or persons claiming through or under the Vendor 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 has agreed to purchase the said property (detailed described in the Schedule hereunder written) for the valuable consideration of Rs. 42,000/- (Rupees Forty Two Thousand) only.

NOW THIS DEED WITNESSES THAT in consideration of a sum of Rs.42,000/- (Rupees Forty Two Thousand) only of the lawful money of the Union of India paid by the purchaser to the Vendor on or before the execution of these presents the receipt whereof in full (particularly mentioned in the Memo of Consideration hereunder written) the Vendor doth hereby as well as by the receipt hereunder written admit and acknowledge and of and from the same and every part thereto doth hereby 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 .35(point three five) satak be the same a little more or less comprised in R.S. & L.R. Dag or Plot No. 1235 & 1236 appertaining to R.S. & L.R. Khatian No. 2 in Mouza – Kadampukur, J.L. No. 25 Police Station – New Town, District- North 24 Parganas (detailed described in the Schedule written hereunder) **OR**

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Bidhanagar, (Salt Lake City)



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** .35 (point three five) satak of land (detailed described in the Schedule hereunder written) **TOGETHER 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** .35(point three five) satak 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, lispences, 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 VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER as follows:

- a) Notwithstanding anything heretofore done or suffered to the contrary the interest which the Vendor doth hereby profess to transfer subsist and the Vendor has 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.

- 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 Vendor.
- c) The Vendor 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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Bihar Nagar (Salt Lake City)



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

- e) The Vendor shall indemnify and keep indemnified and save 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 Vendor 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 Vendor and the Vendor hereby agrees 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 Vendor above named.

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Bihannagar, (Salt Lake City)



SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

ALL THAT piece and parcel .35 (point three five) 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 R.S. & L.R. Khatian No. 2 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.	R.S. & L.R. Khatian No.	Area of Land
1235 (Shali)	2	.13 satak
1236 (Bansighar)	Khatian No. 2	.22 satak

Total = .35 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.

Being the Plot No. Dand D/1

Spurba Das.

P. K. Das



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Addl. District Sub-Registrar
Bihannagar, (Salt Lake City)

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. Goutam Goswami,
Advocate
9, Dacres Lane,
Kolkata - 700069.

Bharat Chandra Naskar
As constituted Attorney of

SHRI BHARAT CHANDRA NASKAR

SIGNATURE OF THE VENDOR

2. *Apurba Das*
SEABIRD COMPLEX PVT. LTD.
Director

SEABIRD COMPLEX PVT. LTD.

Apurba Das

Director

SIGNATURE OF THE PURCHASER

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

Goutam Goswami

Goutam Goswami (Advocate)

Enrollment No. WB/602/1981

9, Dacres Lane,

Kolkata - 700069

Computer Printed by :

Am W. Maity

New Vijaya,

10, Old Post Office Street

Kolkata- 700001



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Bidhanagar, (Gall Lake City)

RECEIVED from the with-in-named Purchaser the with-in-mentioned sum of Rs.42,000/ (Rupees Forty Two Thousand) only being the Consideration money in full as per Memo Below :

MEMO OF CONSIDERATION

By A/c. Payee Cheque being the No. 460837 dated 24/05/2012

- Rs. 10,000/-

By A/c. Payee Cheque being the No. 460841 dated 28/05/2012

- Rs. 32,000/-

Total : Rs.42,000/-
=====

(Rupees Forty Two Thousand) only.

WITNESSES:

1. Goutam Golwani, Advocate.

Shri Bharat Chandra Naskar
As constituted *constituted* of

SHRI BHARAT CHANDRA NASKAR

SIGNATURE OF THE VENDOR

2. *Shri Bharat Chandra Naskar*
Shri Bharat Chandra Naskar

(Signature)



22 JUN 2012
Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

SPECIMEN FORM FOR TEN FINGERPRINTS



Abinash Vas

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

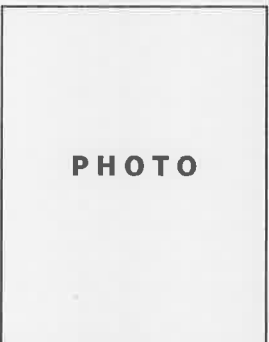


Pravin Das

	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 RSKHATIANN
 L.R. KHATIAN NO. 2; 132; 141; 247; 686; 491/1; 719; 328/1 AT
 MOUZA KADAMPUR JL NO. 25 R.S. NO. 83 TOUZI NO. 2998, P.S
 NEW TOWN DIST NORTH 24 PARGANAS.

N
 S

AREA SHOWN IN RED BORDER

Bharat Chandra Naskar
 As constituted Attorneys

SEABIRD COMPLEX PVT. LTD.

BHARAT CHANDRA NASKAR

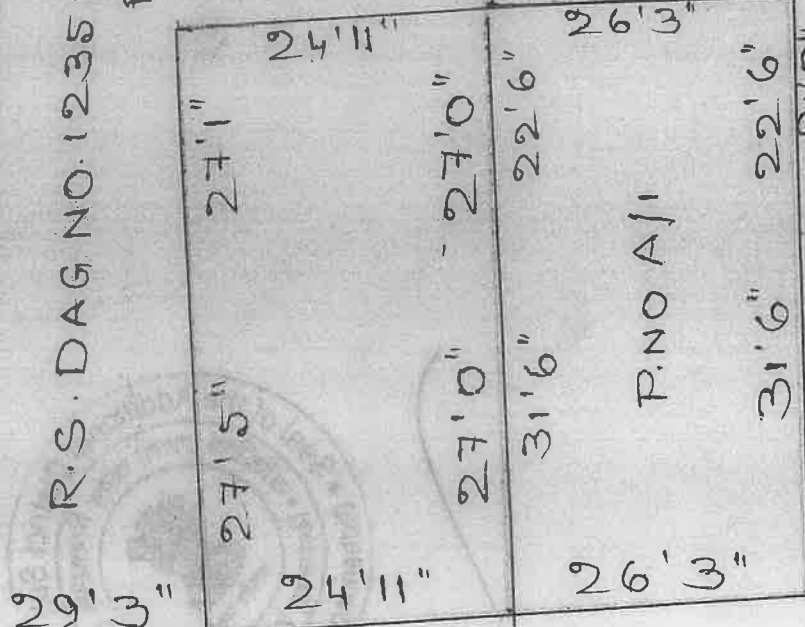
Apurba Das
 Director

R. S. DAG NO. 1238

R.S. DAG NO. 1234

0.28 DEC. PLOT NO. G	0.32 DEC. PLOT NO. G/1
0.28 DEC. PLOT NO. F	0.32 DEC. PLOT NO. F/1
0.28 DEC. PLOT NO. E	0.32 DEC. PLOT NO. E/1
0.13 DEC. PLOT NO. D	0.22 DEC. PLOT NO. D/1
0.30 DEC. PLOT NO. C	0.50 DEC. PLOT NO. C/1

R.S. DAG NO. 1235 (P)
 P. NO B



R.S. DAG NO. 1236 (P)
 SEABIRD COMPLEX PVT LTD

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

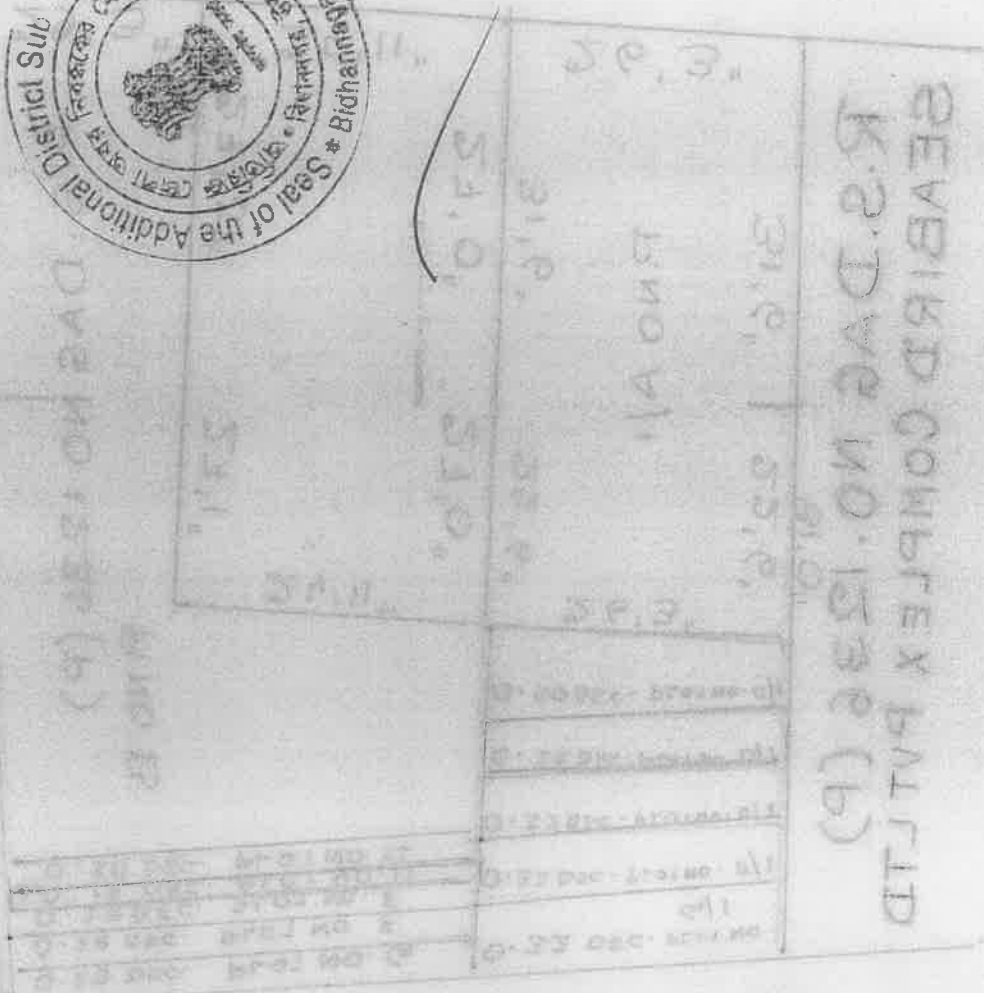
Stamp: REGISTRAR OF LANDS
 NORTH 24 PARGANAS DISTRICT
 NEW TOWN

22 JUN 2012
Bidhanagar, Salt Lake City
Addl. District Sub-Registrar

OFFICION B.A.D. 2.9.1531 1511.01.1531



B.S.D.V.C. NO. 1531



B.S.D.V.C. NO. 1538

SEEBIRD COMPLEX PVT LTD

SEEBIRD COMPLEX PVT LTD

Handwritten signatures and notes in Bengali script.

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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 - 07883 of 2012
(Serial No. 08575 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. 1411.00/-, on 22/06/2012

(Under Article : A(1) = 1397/- ,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.-1,27,273/-

Certified that the required stamp duty of this document is Rs.- 6384 /- and the Stamp duty paid as: Impresive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 4100/- is paid, by the draft number 469422, Draft Date 17/05/2012, Bank Name State Bank of India, BEPIN BEHARI GANGULY ST, received on 22/06/2012
2. Rs. 1100/- is paid, by the draft number 469420, Draft Date 17/05/2012, Bank Name State Bank of India, BEPIN BEHARI GANGULY ST, received on 22/06/2012
3. Rs. 50/- is paid, by the draft number 469459, Draft Date 19/05/2012, Bank Name State Bank of India, BEPIN BEHARI GANGULY ST, received on 22/06/2012
4. Rs. 50/- is paid, by the draft number 469461, Draft Date 19/05/2012, Bank Name State Bank of India, BEPIN BEHARI GANGULY ST, received on 22/06/2012
5. Rs. 50/- is paid, by the draft number 469462, Draft Date 19/05/2012, Bank Name State Bank of India, BEPIN BEHARI GANGULY ST, received on 22/06/2012
6. Rs. 50/- is paid, by the draft number 469460, Draft Date 19/05/2012, 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 11:34 hrs on 22/06/2012, at the Office of the A.D.S.R. BIDHAN NAGAR by Apurba Das ,Claimant.



Adm. District Sub-Registrar
Bidhannagar, (Salt Lake City)

22 JUN 2012

(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 1 of 2

22/06/2012 12:16:00



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

Endorsement For Deed Number : I - 07883 of 2012

(Serial No. 08575 of 2012)

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

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

Executed by Attorney

Execution by

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 Bharat Ch. Naskar 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



22 JUN 2012

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

(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR

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. 08575 / 2012, Deed No. (Book - I , 07883/2012)

I . Signature of the Presentant

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

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 -Kadampukur, Thana:-New Town, P.O. :-Kadampukur ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135	Attorney	 22/06/2012	 LTI 22/06/2012	<i>Pabitra Naskar</i>
2	Apurba Das Address -1391/9 Kalyangarh, Thana:-Ashoknagar, P.O. :-Kalyangarh ,District:-North 24-Parganas, WEST BENGAL, India,	Self	 22/06/2012	 LTI 22/06/2012	<i>Apurba Das</i>

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

Goutam Goswami
A.W.
22/06/12



(Signature)
Addl. District Sub-Registrar
Bidhannagar. (Salt Lake City)

(Debasish Dhar)

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



U.S. DISTRICT COURT
DISTRICT OF COLUMBIA

2/12/15
144
144

Case No. 14-cv-00123

Case No. 14-cv-00123
U.S. District Court
District of Columbia

Case No.	Plaintiff	Defendant	Date	Amount
14-cv-00123	John Doe	Jane Smith	02/12/15	\$10,000.00
14-cv-00124	John Doe	Jane Smith	02/12/15	\$10,000.00

Case No.	Plaintiff	Defendant	Date	Amount
14-cv-00125	John Doe	Jane Smith	02/12/15	\$10,000.00

U.S. DISTRICT COURT
DISTRICT OF COLUMBIA
Case No. 14-cv-00123

144

Certificate of Registration under section 60 and Rule 59.

Registered in Book - I
CD Volume number 11
Page from 9165 to 9182
Being No 07883 for the year 2012.



X

{Debasish Dhar} 22-June-2012
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. BIDHAN NAGAR
West Bengal