

Deed No: 2012/2008

2

26.12.2007

(Original)

Property :

MOUZA: CHAKPACHURIA

24 PARGANAS (3)

DAG NO. 224, L.R. KHATAN NO. 1100

10.5 SATAK

DEED

MAYA AGARWAL.

... VENDOR

A N D

MANI VATIKA PVT. LTD. & ORS.

... PURCHASERS

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

भारत
सत्यमेव जयते
INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

B 359350

(Signature)
Smt. Maya Agarwal

26 DEC 2007

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THIS DEED OF CONVEYANCE made this 26th day of December. Two Thousand Seven BETWEEN (SMT.) MAYA AGARWAL wife of Shri Dharendra Agarwal residing at 179 Shyamnagar Road, Kolkata 700055 hereinafter referred to as "the **VENDOR**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to

10522
Suranjit Co. Pvt. Ltd.

NAME.....
ADDRESS.....
RS.....
19 NOV 2007
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol.-1

Paras Mal Rakhecha.



3821 v.c

[Handwritten signature]

- MANI VATIKA PRIVATE LIMITED
- MANI FARMHOUSE PRIVATE LIMITED
- MANI CULTIVATION PRIVATE LIMITED
- MANI FLORICULTURE PVT. LTD.
- MANI AGRICULTURAL FARMS PVT. LTD.
- MANI FERTILISER PRODUCTS PVT. LTD.
- ADHARDELA GOODS PVT. LTD.
- MANIKARN PROPERTIES PVT. LTD.
- MANIDEPAN PROPERTIES PVT. LTD.
- MANI SKYCH HI RISE PRIVATE LIMITED

Dulakhecha.

Authorised Sign

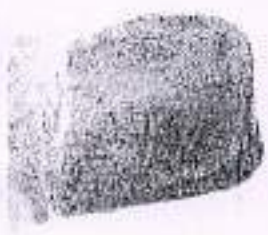
(PARAS MAL RAKHECHA)

- MANIKAM PROPERTIES PRIVATE LIMITED
- MANI KANCHAN PROPERTIES PVT. LTD.
- SUSWAPAN TIEUP PRIVATE LIMITED
- MANIAM DEVELOPERS PRIVATE LIMITED
- SHREEMANI CONSTRUCTIONS PVT. LTD.
- NEELAMBER HI RISE PRIVATE LIMITED
- MANIAM CONSTRUCTIONS PRIVATE LIMITED
- MANIAM BUILDERS PRIVATE LIMITED
- MANIAM DEVELOPERS PRIVATE LIMITED

3821
Dulakhecha. v.c

Authorised Signatory

Paras Mal Rakhecha.



3823 v.c

10/11/07

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Suraj Sandar

26 DEC 20

mean and include her heirs legal representatives successors executors administrators and assigns) of the **ONE PART AND 1. MANI VATIKA PRIVATE LIMITED, 2. MANI FARMHOUSE PRIVATE LIMITED, 3. MANI CULTIVATION PRIVATE LIMITED, 4. MANI FLORICULTURE PRIVATE LIMITED, 5. MANI AGRICULTURAL FARMS PRIVATE LIMITED, 6. MANI FLOWER PRODUCTS PRIVATE LIMITED, 7. AADHARSEELA GOODS PRIVATE LIMITED, 8. MANIKARN PROPERTIES PRIVATE LIMITED, 9. MANIDEEPA PROPERTIES PRIVATE LIMITED, 10. MANI AKASH HIRISE PRIVATE LIMITED, 11. MANIKAM PROPERTIES PRIVATE LIMITED, 12. MANI KANCHAN PROPERTIES PRIVATE LIMITED, 13. SUSWAPAN TIEUP PRIVATE LIMITED, 14. MANIAM DEVELOPERS PRIVATE LIMITED, 15. SHREEMANI CONSTRUCTIONS PRIVATE LIMITED, 16. NEELAMBER HI RISE PRIVATE LIMITED, 17. MANIAM CONSTRUCTIONS PRIVATE LIMITED, 18. MANIAM BUILDERS PRIVATE LIMITED, 19. RAJMANI DEVELOPERS PRIVATE LIMITED**, all companies duly incorporated under the Companies Act, 1956 and all having their registered offices at No. 2D, Queens Park, Kolkata 700019, all hereinafter collectively referred to as "the **PURCHASERS**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their respective successors or successors in interest and/or assigns) of the **OTHER PART:**

WHEREAS:

- A. The Vendor herein has held out, represented before and assured the Purchasers, inter alia, as follows:
- i) A part of the Dag No.224 was acquired by the Government of West Bengal and after such acquisition having been given effect to, the Vendor is now seized and possessed of and/or otherwise well and sufficiently entitled as the full and absolute owner / raiyat to **All That** the piece and parcel of land, recorded as "**Sali**", containing an area of **10.5 Satak** (equivalent to **0.105 Acre** or **6.3525 Cottahs**) (out of total area of 84 Satak comprised in the said Dag) more or less situate lying at comprised in and being a divided and demarcated portion of R.S. & L.R.Dag No.224, recorded in L.R.Khatian No.1100 in Mouza

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26 DEC 20

Chakpachuria (J.L.No.33), Police Station Rajarhat, in the District of North 24-Parganas, Sub-Registration Office ADR, Bidhannagar, fully described in the **SCHEDULE** hereunder written and hereinafter referred to as "the **SAID PROPERTY**" and the name of her predecessor namely Bipati Sardar is recorded in the L.R. Records of Rights as the owner / raiyat thereof;

- ii) That under and by virtue of a Saaf Kobala (in Bengali) dated 3rd July, 1996 and made between Bipati Sardar therein referred to as the Vendor and the Vendor herein therein referred to as the Purchaser and duly Registered with Additional District Sub-Registrar Bidhan Nagar (Salt Lake City) in Book I, Volume No.59 Pages 1 to 6 Being No.2591 for the year 1996, the said Bipati Sardar for the consideration therein mentioned granted, sold, conveyed and transferred unto and to the Vendor herein ALL THAT the said Property, absolutely and forever;
- iii) In the events aforesaid, the Vendor herein is now become and are the full and absolute owner / raiyat of the said Property.
- iv) That the said Property is free from all encumbrances mortgages charges liens lispens cases vestings attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments and liabilities whatsoever or howsoever;
- v) That the Vendor is in possession of the said Property without any disturbance obstruction claim or objection whatsoever from any person or persons.
- vi) That the Vendor has duly made payment of the Khajana in respect of the said Property;
- vii) That no part or portion of the said Property has ever vested in the State under the provisions of the West Bengal Land Reforms Act, 1955 or any other act or statute



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26 DEC 20

applicable to the said Property nor is there any case pending under such Acts or Statutes;

- viii) That the Vendor never held nor hold any excess land within the meaning of the West Bengal Land Reforms Act, 1955 or the Urban Land (Ceiling & Regulation) Act, 1976 any other act or statute applicable to the said Property, nor did the predecessors-in-title or interest of the Vendor ever held any excess land within the meaning of the said Acts or any other act or statute applicable to the said Property;
- ix) That the said Property or any portion thereof is not affected by any notice or scheme or alignment of the Kolkata Metropolitan Development Authority or the Government or any other Public Body or Authority;
- x) That no declaration has been made or published for acquisition or requisition of the said Property or any portion thereof under the Land Acquisition Act or any other Act for the time being in force and that the said Land or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any act or case whatsoever;
- xi) That the said Property or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceeding started at the instance of the Income Tax Authorities or other Government Authorities under the Public Demand Recovery Act or any other Acts or Case or otherwise whatsoever or howsoever and there is no Certificate case or proceeding against the Vendor for realization of taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force;
- xiii) That there is no impediment or restriction under any law for the time being in force in the Vendor selling conveying and transferring the said Property unto and in favour of the Purchasers.



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- xiv) That no action, suit, appeal or litigation in respect of the said Property or in any way concerning the said Property or any part thereof has been or is pending or filed at any time heretofore and that no person has ever claimed any right title interest or possession whatsoever in the said Property or any part thereof nor sent any notice in respect thereof nor filed any suit or other legal proceeding in respect thereof nor are the Vendor aware of any such claim, notice, suit or proceeding and that save and except the Vendor, no other person can claim any right title or interest whatsoever in the said Property or any part thereof.
- xv) That the respective shares of the Vendor in the said Property or any part thereof is not affected by or subject to (a) any mortgage including mortgage by deposit of title deeds or anomalous mortgage under the Transfer of Property Act, (b) any charge lien lispendens or annuity, (c) any right of residence or maintenance under any testamentary disposition settlement or other documents or under any law, (d) any trust resulting or constructive arising under any debutter name benami transaction or otherwise, (e) any debutter wakf or devseva, (f) any attachment including attachment before judgement of any Court or authority, (g) any right of way water light support drainage or any other easement with any person or property, (h) any right of any person under any agreement or otherwise, (i) any burden or obligation other than payment of Khajana / Revenue, (j) any other encumbrance of any kind whatsoever or any decree or order including any Injunction or prohibitory order;

B. The Vendor being in urgent need of money approached Magus Bengal Estates Pvt. Ltd., (hereinafter called "Magus Bengal") a company incorporated under the provisions of the Companies Act, 1956 and having its Registered Office at Flat No. 6B, Rajhans Building, No. 6, Hastings Park Road, Kolkata 700027 and by and in terms of an Agreement dated 20th June 2007 and made by the Vendor herein also described as "the Vendor" on the One Part and the said Magus Bengal therein described as "the Purchaser" of the Other Part, the Vendor agreed to sell and the said Magus Bengal

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* (Sekt Laka Cetak

26 DEC 2003

agreed to purchase All That the said Premises on the terms and conditions and the consideration agreed in the said agreement.

C. On being nominated by the said Magus Bengal, the Vendor has agreed to complete the sale of the said Premises in favour of the Purchasers herein and relying on, amongst others, the representations assurances declarations and confirmations made and/or given by the Vendors as hereinbefore and also hereinafter contained and believing the same to be true and correct and acting on faith thereof, the Purchasers agreed to purchase and acquire the said Properties from the Vendors absolutely and forever free from all encumbrances mortgages charges liens lispensens attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever and with "khas" peaceful vacant possession of the said Properties.

C. The Purchasers have at or before execution of this deed of sale paid to the Vendor the entire amounts of the mutually agreed consideration and has called upon the Vendor to grant this conveyance in favour of the Purchasers.

I. NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of **Rs.3,34,373/=** (Rupees three lacs thirty-four thousand three hundred seventy-three) only of the lawful money of the Union of India in hand and well and truly paid and/or deemed to have been paid by the Purchasers to the Vendor at or before the execution hereof (the receipt whereof the Vendor doth hereby as also by the receipt and memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof acquit release and forever discharge the Purchasers and the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be) the Vendor doth hereby indefeasibly unconditionally and absolutely grant sell convey transfer assign and assure unto and to the Purchasers **All That the said Property**, being the Property fully mentioned and described in the **SCHEDULE** hereunder written with all ownership share rights title and interest to own hold possess use and enjoy the same **TOGETHER WITH** all



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SALT LAKE CITY
(Salt Lake City)

26 DEC 2007

ownership share rights title and interest whatsoever or howsoever of the Vendor in or upon the in the said Dag/s and also in all roads, paths and passages leading to and/or abutting and/or appertaining to the said Property and/or meant for beneficial use and enjoyment of the said Property **TOGETHER WITH** all and singular the intangible assets edifices fixtures gates courts courtyards compound areas sewers drains ways paths passages fences hedges ditches trees walls water water courses lights and all manner of former and other rights liberties benefits privileges easements quasi-easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was held used occupied or enjoyed therewith **TOGETHER WITH** all legal incidence thereof **AND** reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof **AND** all the Raiyati and other estate right title interest use trust property claim and demand whatsoever both at law or in equity of the Vendor into out of or upon the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be **TOGETHER WITH** all deeds pattahs muniments writings and evidences of title in anywise relating to or connected with the said Property or any part thereof which now are or is or hereafter may be in possession power custody or control of the Vendor or any person or persons from whom the Vendor may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the same unto and to the use of the Purchasers absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances mortgages charges liens lispendens attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever.

II. THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASERS as follows:

- (i) **THAT** notwithstanding any act deed matter or thing by the Vendor done committed executed or knowingly permitted or suffered to the contrary the Vendor is now lawfully rightfully and



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26 DEC 2007

absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be without any manner of encumbrances charges conditions uses trusts or any other thing whatsoever to alter defeat encumber or make void the same;

- (ii) **AND THAT** the Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title;
- (iii) **AND THAT** notwithstanding any act deed or thing whatsoever done as aforesaid the Vendor has now in themselves good right full power and absolute authority and Indefeasible title to grant sell convey transfer assign and assure all the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchasers in the manner aforesaid according to the true intent and meaning of these presents;
- (iv) **AND THAT** the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all encumbrances mortgages charges liens lispensens attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendor or the Vendor's predecessors-in-title.
- (v) **AND THAT** the Purchasers shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and receive the rents issues and profits thereof without any lawful



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District Sub-Region
Salt Lake

26 DEC 2007

eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons having or lawfully rightfully or equitably claiming as aforesaid and free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendor and all person or persons having or lawfully rightfully or equitably claiming as aforesaid and effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate right title interest charges mortgages leases tenancies encumbrances restrictions restrictive covenants liens attachments lispendens uses debutters trusts bargadars bhagchasis acquisition requisition alignment claims demands and liabilities whatsoever or howsoever created by the Vendor or any person or persons claiming as aforesaid.

- (vi) **AND THAT** the Vendor and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be through under or in trust for the Vendor or the Vendor's predecessors-in-title shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do and execute or cause to be done and executed all such acts deeds and things for further better and more perfectly assuring the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchasers in the manner aforesaid as shall or may reasonably be required by the Purchasers or any of them.
- (vii) **AND THAT** the Vendor shall from time to time and at all times hereafter unless prevented by fire or other inevitable accident upon every reasonable requests and at the costs and expenses of the Purchasers or any of them produce or cause to be produced to the Purchasers or their agent or agents or any person or persons as the Purchasers or any of them may direct or appoint or in any suit or proceeding or otherwise the documents-of-title relating to the said Property, including the Parcha and those hereinbefore recited, which have not been expressly delivered by the Vendor to the Purchasers, and will permit such documents-of-title to be examined, inspected and given in evidence and will also at the like requests and costs make and furnish such true or



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KEMENTERIAN KESEHATAN REPUBLIK INDONESIA
(Setil Laha *[illegible]*)

26 DEC 2007

attested or otherwise copies of or extracts or abstracts from such documents of title as may be required by the Purchasers or any of them and will at all times hereafter keep such documents-of-title safe unobliterated and uncanceled.

(viii) **AND ALSO THAT** the Vendor shall at all times hereafter indemnify and keep saved harmless and indemnified the Purchasers and each of them and the Purchasers' successors or successors in title and interest against all losses, damages, costs, charges, expenses, claims, demands and consequences if any suffered by the Purchasers and any of them or the Purchasers' successors or successors in title or interest by reason of any defect in the title of the Vendor to the said Property or by reason of any of the representations declarations and assurances made and/or given by the Vendor to the Purchasers being found to be untrue, incorrect, false or misleading.

III. AND THE VENDOR DOETH HEREBY FURTHER DECLARE AND ASSURE THE PURCHASERS as follows:

i) **THAT** the Vendor is and shall always be liable for payment of all arrears of rates, taxes, khajana, land revenue and other outgoings and impositions payable in respect of the said Property for the period upto the date hereof, whether demanded or not till date by the authorities concerned, and all such outgoings shall be forthwith paid by the Vendor on a demand being made by the Purchasers and the Vendor shall indemnify and keep saved harmless and indemnified the Purchasers in respect thereof as also for all losses damages claims demands consequences and proceedings as may be suffered by the Purchasers due to non-payment or delay in payment thereof;

ii) **AND THAT** the said Property are under the Vendor's own direct possession / cultivation and that there is no Bargadar or Bhag Chasi in the said Property or any part thereof;

iii) **AND THAT** the Vendor had first offered the said Property to the respective owners of properties contiguous and/or adjacent to the said Property and that upon their refusal to purchase the same, the Vendor herein has approached and negotiated with the Purchasers herein for the sale and transfer of the said Property to the Purchasers. The Vendor



Section Officer Sub-Register
at Bahadurpur (Salt Lake)

26 DEC 2007

doth hereby further agree covenant and undertake to indemnify to keep saved harmless and indemnified the Purchasers herein against all claims, demands, injury, loss or any other harmful action against the Purchasers by any person claiming any right on the said Property.

iv) **AND THAT** the Vendor shall sign execute and deliver all papers documents instruments and writings and assist in all manner as may be required by the Purchasers herein from time to time for having the name of the Purchasers mutated in respect of the said Property hereby sold and conveyed;

THE SCHEDULE ABOVE REFERRED TO:
(said Property)

All That the piece and parcel of land, recorded as "Sali", containing an area of **10.5 Satak** (equivalent to **0.105 Acre or 6.3525 Cottahs**) (out of total area of 84 Satak comprised in the said Dag) more or less situate lying at comprised in and being a divided and demarcated portion of R.S. & L.R. Dag No.224, recorded in L.R.Khatian No.1100 in Mouza Chakpachuria (J.L. No.33), Police Station Rajarhat, in the District of North 24-Pargahas, Sub-Registration Office ADSP, Bidhannagar, as delineated in the plan annexed hereto duly bordered thereon in "RED" and butted and bounded as follows:

on the North : by partly by R.S. Dag No. 219,
on the South : by partly by R.S. Dag No. 226,
on the East : by part of R.S. Dag No. 224,
on the West : by portion of R.S. Dag No. 224.

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.


IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written.

SIGNED SEALED AND DELIVERED by the withinnamed **VENDOR** at **Kolkata** in the presence of:

Sujay Sankar
Chakrabarti
Rajarhat
Kolkata
4/12/2014

Handwritten signature




Additional District Sub-Registrar
Dharmadurai (Dei Laka)

26 DEC 2007

**SIGNED SEALED AND
DELIVERED** by the
withinnamed **PURCHASERS** at
Kolkata in the presence of:

Rajyasri Chanda
2D Queens Park, Kolkata - 78

Apurva Karmakar
2D, Queens Lane, Kolkata - 78

MANI VATIKA PRIVATE LIMITED
MANI FARMHOUSE PRIVATE LIMITED
MANI CULTIVATION PRIVATE LIMITED
MANI FLORICULTURE PVT. LTD.
MANI AGRICULTURAL FARMS PVT. LTD.
MANI FLOWER PRODUCTS PVT. LTD.
AADHARSEELA GOODS PVT. LTD.
MANIKARN PROPERTIES PVT. LTD.
MANIDEEPA PROPERTIES PVT. LTD.
MANI AKASH HIRISE PRIVATE LIMITED

Dulakhecha



Authorised Signatory

MANIKAM PROPERTIES PRIVATE LIMITED
MANI KANCHAN PROPERTIES PVT. LTD.
SUSWAPAN TIEUP PRIVATE LIMITED
MANIAM DEVELOPERS PRIVATE LIMITED
SHREEMANI CONSTRUCTIONS PVT. LTD.
NEELAMBER HI RISE PRIVATE LIMITED
MANIAM CONSTRUCTIONS PRIVATE LIMITED
MANIAM BUILDERS PRIVATE LIMITED
RAJMANI DEVELOPERS PRIVATE LIMITED

Dulakhecha

Authorised Signatory




Additional District Sub-Registrar
Maddur (Salt Lake) 

26 DEC 2007

RECEIPT AND MEMO OF CONSIDERATION:

RECEIVED of and from the withinnamed Purchasers the withinmentioned sum of **Rs.3,34,373/=** (Rupees three lacs thirty-four thousand three hundred seventy-three) only being the consideration in full payable under these presents as per memo written hereinbelow:

MEMO OF CONSIDERATION:

1. By cheque dated 03.05.2007 and drawn by Magus Bengal Estates Pvt. Ltd., on behalf of the withinnamed Purchasers on ING Vysya Bank Ltd. in favour of the withinnamed Vendor as per details given here under:

Sl. No.	Cheque Nos.	Issued in favour of	Amount (Rs.)
1	996302	MAYA AGARWAL	1,67,186/-
		Total :	1,67,186/-

2. By cheque dated 18.12.2007 and drawn by Mani Vatika Pvt. Ltd., on behalf of the withinnamed Purchasers on ICICI Bank Ltd. in favour of the withinnamed Vendor as per details given here under:

Sl. No.	Cheque Nos.	Issued in favour of	Amount (Rs.)
1	373716	MAYA AGARWAL	1,67,187/-
		Total :	1,67,187/-

TOTAL : Rs.3,34,373/-

(Rupees Three Lacs Thirty Four Thousand Three Hundred Seventy Three) only

WITNESSES:

Rajyasri Chanda

Ajmer Karmakar

Sajay Sandar

5/12/11 3/10/11/11

Drafted by me

M. R. Tripathi
M. R. Tripathi
Advocate

2D, Queens Park
Kolkata - 70019



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~~SECRET~~

26 DEC 2007

MAP OR PLAN FORMING PART OF THE FOREGOING DOCUMENT CONCERNING R.S. & L.R DAG NO. 224, L.R KHATIAN NO. 1100, IN MOUZA - CHAKPACHURIA P.S.- RAJARHAT, J.L. NO.-33; IN THE DISTRICT OF NORTH 24 PARGANAS.



NOTE:-Part of R.S.& L.R Dag No. 224, L.R KHATIAN NO.1100, containing an area of 10.5 satak being the subject matter of sale shown verged within "RED" borders.



MANI VATIKA PRIVATE LIMITED
 MANI FARMHOUSE PRIVATE LIMITED
 MANI CULTIVATION PRIVATE LIMITED
 MANI FLORICULTURE PVT. LTD.
 MANI AGRICULTURAL FARMS PVT. LTD.
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 MANIDEEPA PROPERTIES PVT.LTD.
 MANI AKASH HIRISE PRIVATE LIMITED

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 SHREEMANI CONSTRUCTIONS PVT. LTD.
 NEELAMBER HI RISE PRIVATE LIMITED
 MANIAM CONSTRUCTIONS PRIVATE LIMITED
 MANIAM BUILDERS PRIVATE LIMITED
 RAJMANI DEVELOPERS PRIVATE LIMITED

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Authorised Signatory



Acceptance:
Laks

26 DEC 2007

SPECIMEN FORM FOR TEN FINGER PRINTS



2011/310/1010

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



Subkhalda

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



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



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



Dr. Kogelma
at Laka GSCC

26 DEC 2007

**Endorsement For deed Number :I-00016 of :2008
(Serial No. 00019, 2008)**

On 26/12/2007

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

Presented for registration at 17.48 on :26/12/2007, at the Private residence by Paras Mal Rakhecha, Claimant.

Admission of Execution(Under Section 58).

Execution is admitted on :26/12/2007 by

1. Maya Agarwal, wife of Dharendra Agarwal, 179 Shyamnagar Rd., Pin 700055, By caste Hindu, by Profession :---
 2. Paras Mal Rakhecha, son of , 2 D, Queens Park, Pin 700019, By caste Hindu, by Profession : Service
- Identified By Sujay Sardar, son of Late Nanda Lal Sardar Chak Panchuria Thana: Rajarhat, by caste Hindu, By Profession :---

Name of the Registering officer :Nurul Amin Khan
Designation :ADDITIONAL DISTRICT SUB-REGISTRAR

On 01/01/2008

Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number :23 of Indian Stamp Act 1899. also under Section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs. -10/-

Payment of Fees:

Fee Paid in rupees under article : A(1) = 6985/- on:01/01/2008

Certificate of Market Value(WB PUVI rules 1999)


Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 636000/-

Certified that the required stamp duty of this document is Rs 31800/- and the Stamp duty paid as: Impresive Rs- 1000

Deficit stamp duty

Deficit stamp duty : 1.Rs 15740/- is paid by the draft no. :035275, Draft date:19/12/2007, Bank name:STATE BANK OF INDIA, Ballygunge Calcutta, recieved on :01/01/2008., 2:Rs 15100/- is paid by the draft no. :035562, Draft date:29/12/2007, Bank name:STATE BANK OF INDIA, Ballygunge Calcutta, recieved on :01/01/2008.

Name of the Registering officer :Nurul Amin Khan
Designation :ADDITIONAL DISTRICT SUB-REGISTRAR


[Nurul Amin Khan]
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN
NAGAR
Govt. of West Bengal



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Additional District Sub-Register
M. G. ...

DATED THIS 26TH DAY OF DECEMBER 2007

BETWEEN

MAYA AGARWAL

... VENDOR

AND

MANI VATIKA PRIVATE LIMITED & OTHERS

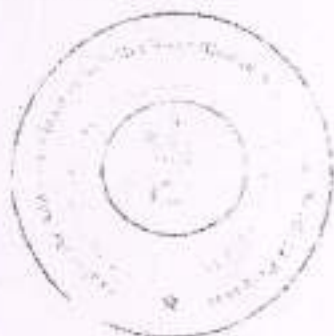
.. PURCHASERS

DEED OF CONVEYANCE

SARAOGI & COMPANY
Advocates
4C Punwani Chambers, 4th Floor
7B Kiran Shankar Roy Road
Kolkata # 700 001

Certificate of Registration under section 03 and Rule 59.

Registered in Book - 1
CD Volume number 1
Page from 264 to 281
being No.00016 for the year 2008.



A handwritten signature in black ink, consisting of a series of loops and curves, positioned below the official stamp.

(Sd/-) Anin Khan) 01-January-2008
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal