

Deed No: 00018/2008

(2)

Deed No: 00018/2008

Area - 15 Satak

-Dag No. 224

26.12.2007

(Original)

Property :

MOUZA: CHAKPACHURIA

24 PARGANAS (N)

DAG NO. 224, L.R. KHATAN NO. 1286,1067,512

15 SATAK

DEED

MAHADEB SARDAR & ORS.

... VENDORS

A N D

MANI VATIKA PVT. LTD. & ORS.

... PURCHASERS

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000

INDIA

पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

B 359349

Additional District Sub-Registry
M. Manoj Kumar (Salt Lake Circle)

26 DEC 2007

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THIS INDENTURE made this 26th day of December Two Thousand Seven

BETWEEN

VENDORS:

1. MAHADEB SARDAR son of Late Phani Bhushan Sardar
- 2(a). SARASWATI SARDAR wife of Late Badal Sardar
- 2(b). KALI PADA SARDAR son of Late Badal Sardar

11533
Surya K. Roy

NAME
ADD. ADD.
RS.
19 NOV 2007	
SUKANJAN KUMARJEE	
Authorized Signatory	
C. C. Court	
28 J. K. S. Roy Road, Kol.-1	

Paras Mal Rakhecha

3821 V.C.



- MANI VATIKA PRIVATE LIMITED
- MANI FARMHOUSE PRIVATE LIMITED
- MANI CULTIVATION PRIVATE LIMITED
- MANI FLORICULTURE PVT. LTD.
- MANI AGRICULTURAL FARMS PVT. LTD.
- MANI FERTILIZER PRODUCTS PVT. LTD.
- KADHAN SEELA GOODS PVT. LTD.
- MANIKARN PROPERTIES PVT. LTD.
- MANIDEEPA PROPERTIES PVT. LTD.
- MANI AKASH HIRISE PRIVATE LIMITED

Dulakhecha

Authorized Signatory

Paras Mal Rakhecha

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

Dulakhecha

Authorized Signatory

3821

सुरेश केशव



3824 V.C.



सुरेश केशव

3824 V.C.

सुरेश केशव

- 2(c). **BHUTTO SARDAR (alias Bhutnath Sardar)** son of Late Badal Sardar
- 2(d). **SUMITRA SARDAR (KAHAR)** wife of Gobinda Sardar and daughter of Late Badal Sardar
- 2(e). **PUTUL SARDAR** wife of Arjun Mondal and daughter of Late Badal Sardar
- 2(f). **PURNIMA SARDAR** wife of Nemai Sardar and daughter of Late Badal Sardar
- 2(g). **CHEMI SARDAR** wife of Sukumar Sardar and daughter of Late Badal Sardar
- 2(h). **KAUSHALYA SARDAR** wife of Ratan Sardar and daughter of Late Badal Sardar

3. **GURU SARDAR (alias Guru Pada Sardar)** son of Late Phani Bhushan Sardar

- all residing at Mouza Chakpachuria, Patharghata Gram Panchayat, P.S.Rajarhat, District North 24-Parganas (including their and each of their respective heirs legal representatives executors and administrators)

A N D .

PURCHASERS:

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



3826 v.c

amars khatras
amars khatras



3827 v.c

amars khatras - m/ef amars khatras
amars khatras



3828 v.c

amars khatras (khatras) amars khatras
amars khatras



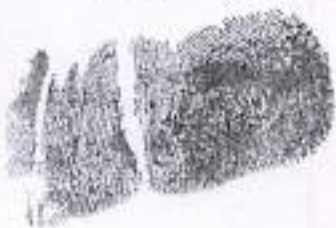
3829 v.c

amars khatras
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3830 v.c

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3831 v.c

amars khatras
amars khatras



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Registration
in Lake God

26 DEC 2007

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 Vendors herein have 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 Vendors are now seized and possessed of and/or otherwise well and sufficiently entitled as the full and absolute owners / raiyats to **All That** the piece and parcel of land, recorded as "Sali", containing an area of **15 Satak** (equivalent to **0.15 Acre or 9.075 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 various Khatians, in Mouza Chakpachuria (J.L.No.33); Police Station Rajarhat, in the District of North 24-Parganas, Sub-Registration Office ADSR, Bidhannagar, fully described in the **SCHEDULE** hereunder written and hereinafter referred to as "the **SAID PROPERTIES**" and their names and/or the names of their predecessors is recorded in the L.R.Records of Rights as the owners / raiyats thereof in the manner following:

VENDORS' NAMES	L.R. KHATIAN NO.	SHARE	Area owned and being sold (in Satak)
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7-12-25-98

2000-01-01
2000-01-01

3833 V.C.

2000-01-01
2000-01-01

2000-01-01
2000-01-01



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Library

26 DEC. 2007

Mahadeb Sardar	1286	0.1220	5
Saraswati Sardar, Kall Pada Sardar, Bhutto Sardar alias Bhutnath Sardar, Sumitra Sardar (Kahar), Putul Sardar, Purnima Sardar, Chemi Sardar & Kaushalya Sardar	1067 In the name of their predecessor, Badal Sardar	0.1220	5
Guru Sardar Alias Gurupada Sardar	512	0.1220	5
	Total :		15

- ii) That Saraswati Sardar, Kall Pada Sardar, Bhutto Sardar, Sumitra Sardar, Putul Sardar, Purnima Sardar, Chemi Sardar & Kaushalya Sardar acquired title to their aforementioned share by inheritance from the recorded owner, Badal Sardar, since deceased.
- iii) That the names of the said Mahadeb Sardar, Badal Sardar (since deceased), Guru Sardar and Kusum Bala Dasi were recorded as owners in the Records of Rights. The entire 10 satak owned / inherited by Kusum Bala Dasi was however requisitioned, and she has no right title or interest in the said Dag.
- iv) In the events aforesaid, the Vendors herein have now become and are the full and absolute owners / raiyats of the said Properties.
- v) That the said Properties are free from all encumbrances mortgages charges liens litigations cases vestings attachments trusts uses debentures tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments and liabilities whatsoever or howsoever;



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[Signature]
Sai Lakshmi

26 DEC 2007

- vi) That the Vendors are in possession of the said Properties without any disturbance obstruction claim or objection whatsoever from any person or persons.
- vii) That the Vendors have duly made payment of the Khajana in respect of the said Properties;
- viii) That no part or portion of the said Properties has ever vested in the State under the provisions of the West Bengal Land Reforms Act, 1955 or any other act or statute applicable to the said Properties nor is there any case pending under such Acts or Statutes;
- ix) That the Vendors 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 Properties, nor did the predecessors-in-title or interest of the Vendors ever held any excess land within the meaning of the said Acts or any other act or statute applicable to the said Properties;
- x) That the said Properties 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;
- xi) That no declaration has been made or published for acquisition or requisition of the said Properties 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;
- xii) That the said Properties 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



[Handwritten Signature]
Utah State Department of Agriculture
Salt Lake City

26 DEC 2007

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 Vendors or any of them 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 Vendors selling conveying and transferring the said Properties unto and in favour of the Purchasers.
- xiv) That no action, suit, appeal or litigation in respect of the said Properties or in any way concerning the said Properties 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 Properties 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 Vendors aware of any such claim, notice, suit or proceeding and that save and except the Vendors, no other person can claim any right title or interest whatsoever in the said Properties or any part thereof.
- xv) That the respective shares of the Vendors in the said Properties 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

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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 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 lispens 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.
- D. The Vendors, being in urgent need of money, approached the Purchasers and offered to sell the said Properties to the Purchasers 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 lispens attachments



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1977 NHD-Registered
1977-1978 (Self Lake Study)

26 DEC 2007

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 Vendors respectively the entire amounts of the mutually agreed consideration and has called upon the Vendors 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.9,00,000/=** (Rupees nine lacs) 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 Vendors at or before the execution hereof (the receipt whereof the Vendors do and each of them 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 Vendors do and each of them doth hereby indefeasibly unconditionally and absolutely grant sell convey transfer assign and assure unto and to the Purchasers **All That the said Properties**, being the properties 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 ownership share rights title and interest whatsoever or howsoever of the Vendors 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 Properties or any of them and/or meant for beneficial use and enjoyment of the said Properties or any of them **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 liberties³ 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



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26 DEC 2007

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 Vendors 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 Properties or any of them or any part thereof which now are or is or hereafter may be in possession power custody or control of the Vendors or any person or persons from whom the Vendors 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 lispensens 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 VENDORS DO AND EACH OF THEM DOTH HEREBY COVENANT WITH THE PURCHASERS as follows:

- (i) **THAT** notwithstanding any act deed matter or thing by the Vendors or any of them done committed executed or knowingly permitted or suffered to the contrary the Vendors are now lawfully rightfully and 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 Vendors have 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



101 Stio-Kopie
(Salt Lake City)

24 DEC 20

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 Vendors have 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 lispendens 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 Vendors or any of them or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendors or the Vendors' 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 eviction interruption claim or demand whatsoever from or by the Vendors or any of them 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 Vendors or any of them 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



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(Self-Learning)

24 DEC 20

liens attachments mortgages uses debentures trusts bargadars bhagchasis acquisition requisition alignment claims demands and liabilities whatsoever or howsoever created by the Vendors or any person or persons claiming as aforesaid.

- (vi) **AND THAT** the Vendors and each of them 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 Vendors or the Vendors' 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 Vendors and each of them 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 Properties, including the Parcha and those hereinbefore recited, which have not been expressly delivered by the Vendors 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 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 Vendors shall at all times hereafter indemnify and keep saved harmless and indemnified the



[Handwritten signature]
SIA SUU-KHAY
SIA SUU-KHAY (Salt Lake)

7 DEC 2003

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 Vendors to the said Properties or any of them or by reason of any of the representations declarations and assurances made and/or given by the Vendors to the Purchasers being found to be untrue, incorrect, false or misleading.

III. AND THE VENDORS DO AND EACH OF THEM DOTI HEREBY FURTHER DECLARE AND ASSURE THE PURCHASERS as follows:

- i) **THAT** the Vendors are 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 Properties 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 Vendors on a demand being made by the Purchasers and the Vendors 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 Properties are under the Vendors' own direct possession / cultivation and that there is no Bargadar or Bhag Chasi in the said Properties or any of them or any part thereof;
- iii) **AND THAT** the Vendors had first offered the said Properties to the respective owners of properties contiguous and/or adjacent to the said Properties and that upon their refusal to purchase the same, the Vendors herein has approached and negotiated with the Purchasers herein for the sale and transfer of the said Properties to the Purchasers. The Vendors do 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 Properties or any of them.



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... (only) ...
26 DEC 20

iv) **AND THAT** the Vendors 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 Properties hereby sold and conveyed;

THE SCHEDULE ABOVE REFERRED TO:

(said Properties)

All That the piece and parcel of land, recorded as "Gali", containing an area of **15 Satak** (equivalent to **0.15 Acre or 9.075 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 various Khatians, in Mouza Chakpachuria (J.L. No.33), Police Station Rajarhat, in the District of North 24-Parganas, Sub-Registration Office ADSR, Bidhannagar, as delineated in the plan annexed hereto duly bordered thereon in "**RED**", and butted and bounded as follows:

R.S. Dag No. 224:

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 partly by R.S. Dag No. 224 acquired by WBHIDCO,
on the West : by part of R.S. Dag No. 224,

and details whereof are mentioned as under:

VENDORS' NAMES	L.R. KHATIAN NO.	SHARE	Area owned and being sold (in Satak)
Mahadeb Sardar	1786	0.1220	5
Saraswati Sardar, Kall Pada Sardar, Bhutto Sardar alias Bhutnath Sardar, Sumitra Sardar (Kahar), Putul Sardar, Purnima Sardar, Chemi Sardar & Kaushalya Sardar	1067 in the name of their predecessor, Badal Sardar	0.1220	5



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Sri Lanka
(Sri Lanka)
26 DEC 2017

Guru Sardar Alias Gurupada Sardar	12	0.1220	5
	Total :		15

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 **VENDORS** at **Kolkata** in the presence of:

સુદામ સરદાર
 ભણી - મજબૂત સરદાર
 શરૂ કરવાની તારીખ -
 ૨૫/૧૨/૨૦૧૬
 ૬: ૨૪ ૧૨ ૨૦૧૬

સુદામ સરદાર



સુદામ સરદાર
 ૨: સુદામ સરદાર



અનિલ કુમાર સરદાર
 ૨: સુદામ સરદાર



અનિલ કુમાર સરદાર
 ૨: સુદામ સરદાર



અનિલ કુમાર સરદાર
 ૨: સુદામ સરદાર



અનિલ કુમાર સરદાર
 ૨: સુદામ સરદાર



અનિલ કુમાર સરદાર
 ૨: સુદામ સરદાર



અનિલ કુમાર સરદાર
 ૨: સુદામ સરદાર



અનિલ કુમાર સરદાર
 ૨: સુદામ સરદાર



અનિલ કુમાર સરદાર
 ૨: સુદામ સરદાર



A
KEMENTERIAN KESEHATAN
REPUBLIK INDONESIA
(Setil Laka)

26 DEC 2007

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

Rajyashri Chanda
2D Queens Park, Kolkata-19

Ajaya Karmakar
2D, Queens Park, Kolkata-19

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



h
Director Non-Resident
Muzar (Salt Lake)

6 DEC 2007

RECEIPT AND MEMO OF CONSIDERATION:

RECEIVED of and from the withinnamed Purchasers the withinmentioned sum of **Rs.9,00,000/=** (Rupees nine lacs) only being the consideration in full payable under these presents as per memo written hereinbelow:

MEMO OF CONSIDERATION:

1. By several cheques all dated 03.05.2007 and all drawn by Magus Bengal Estates Pvt. Ltd., on behalf of the withinnamed Purchasers on INC Vysya Bank Ltd. in favour of the withinnamed Vendors as per details given here under:

Sl. No.	Cheque Nos.	Issued in favour of	Amount (Rs.)
1	996301	MAHADEB SARDAR	1,50,000/-
2	804796	SMT. SARASWATI SARDAR	18,750/-
3	804795	SRI KALIPADA SARDAR	18,750/-
4	804792	SHRI BHUTTO SARDAR ALIAS BHUTNATH SARDAR	18,750/-
5	804793	SMT. SUMITRA SARDAR (KAHAR)	18,750/-
6	804794	SMT. PUTUL SARDAR	18,750/-
7	804797	SMT. PURNIMA SARDAR	18,750/-
8	804798	SMT. CHEMI SARDAR	18,750/-
9	804799	SMT. KAUSHALYA SARDAR	18,750/-
10	804800	SRI GURU SARDAR ALIAS GURUPADA SARDAR	1,50,000/-
		Total :	4,50,000/-

2. By several cheques all dated 18.12.2007 and all drawn by Mani Vatika Pvt. Ltd., on behalf of the withinnamed Purchasers on ICICI Bank Ltd. in favour of the withinnamed Vendors as per



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District Sub-Inspector
Feroz Lake

26 DEC 2007

details given here under:

Sl. No.	Cheque Nos.	Issued in favour of	Amount (Rs.)
1	373706	MAHADEB SARDAR	1,50,000/-
2	373707	SMT. SARASWATI SARDAR	25,000/-
3	373708	SRI KALIPADA SARDAR	25,000/-
4	373709	SHRI BHUTTO SARDAR ALIAS BHUTNATH SARDAR	25,000/-
5	373710	SMT. SUMITRA SARDAR (KAHAR)	15,000/-
6	373711	SMT. PUTUL SARDAR	15,000/-
7	373712	SMT. PURNIMA SARDAR	15,000/-
8	373713	SMT. CHEMI SARDAR	15,000/-
9	373714	SMT. KAUSHALYA SARDAR	15,000/-
10	373715	SRI GURU SARDAR ALIAS GURUPADA SARDAR	1,50,000/-
Total :			4,50,000/-

TOTAL : Rs. 9,00,000/-

(Rupees NINE LACS) only

WITNESSES:

Rajyash Chanda

[Signature]

[Signature]

[Signature]
[Signature]

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Drafted by me

[Signature]
M. K. Tripathi

Advocate

2D, Queens Park
Kolkata-700018



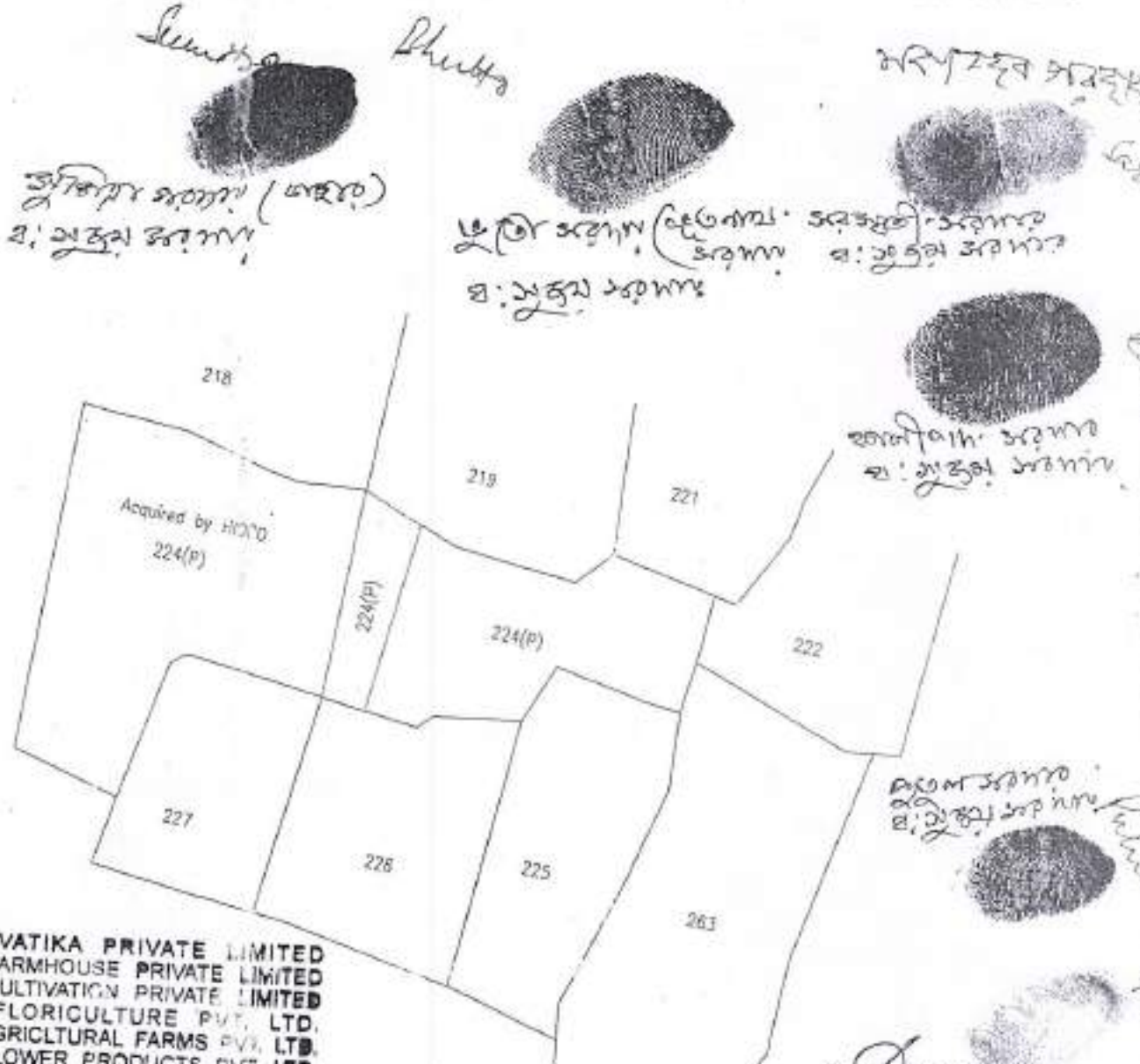
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District Sub-Station
Salt Lake

26 DEC 2007

MAP OR PLAN FORMING PART OF THE FOREGOING DOCUMENT CONCERNING R.S. & L.R DAG NO. 224, L.R KHATIAN NOS. 1286, 1067 & 512 IN MOUZA - CHAKPACHURIA P.S.- RAJARHAT, J.L. NO.-33, IN THE DISTRICT OF NORTH 24 PARGANAS.



NOTE:-Part of F.S.& L.R Dag No. 224, L.R KHATIAN NOS. 1286, 1067 & 512 containing an area of 15 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.
- MANI FLOWER PRODUCTS PVT. LTD.
- AADHARSEELA GOODS PVT. LTD.
- MANIKARN PROPERTIES PVT. LTD.
- MAN DEEPA 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

(বিস-কোর্ট) মালিক
 মালিকের নিকট



District Sub-Registry
Bhangar (Salt Lake)

24 DEC 2007

SPECIMEN FORM FOR TEN FINGER PRINTS



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



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



ಸಹಾಯಕ ಪೊಲೀಸ್ ಠಾಣೆ
 ಬೆಂಗಳೂರು



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

ಪೊಲೀಸ್ ಠಾಣೆ
 ಬೆಂಗಳೂರು



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

ಪೊಲೀಸ್ ಠಾಣೆ
 ಬೆಂಗಳೂರು



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Direktori Survei Epidemiologi dan Penyakit Menular
Jl. Sekeloa Selatan 1 No. 10 Jakarta Barat

26 DEC 2007

SPECIMEN FORM FOR TEN FINGER PRINTS



செல்வா (செல்வா)
செல்வா செல்வா

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



செல்வா செல்வா
செல்வா செல்வா

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



செல்வா செல்வா
செல்வா செல்வா

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



செல்வா செல்வா
செல்வா செல்வா

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



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District Sub-Registrar
Salt Lake

4 DEC 2007

SPECIMEN FORM FOR TEN FINGER PRINTS



Handwritten text in Hindi, possibly a name or address, written vertically.

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



Handwritten text in Hindi, possibly a name or address, written vertically.

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



Handwritten name 'Dulakhe' written vertically.

		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						



Government District Sub-Registrar
Maddur (Dakshin Dakshin)

26 DEC 2007

On 26/12/2007

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

Presented for registration at 17.46 on :26/12/2007, at the Private residence by Parash Mal Rakhecha, Claimant.

Admission of Execution(Under Section 58)

Execution is admitted on :26/12/2007 by

1. Mahadeb Sardar, son of Late Phani Bhushan Sardar, Chakpachuria, Thana Rajarhat. By caste Hindu, by Profession ---
2. Saraswati Sardar, wife of Late Badal Sardar, Chakpachuria, Thana Rajarhat. By caste Hindu, by Profession ---
3. Kali Pada Sardar, son of Late Badal Sardar, Chakpachuria, Thana Rajarhat. By caste Hindu, by Profession ---
4. Bhutto Sardar, son of Late Badal Sardar, Chakpachuria, Thana Rajarhat. By caste Hindu, by Profession ---
5. Sumitra Sardar (kahar), wife of Gobinda Sardar, Chakpachuria, Thana Rajarhat. By caste Hindu, by Profession ---
6. Putul Sardar, wife of Arjun Mondal, Chakpachuria, Thana Rajarhat. By caste Hindu, by Profession ---
7. Purnima Sardar, wife of Nermal Sardar, Chakpachuria, Thana Rajarhat. By caste Hindu, by Profession ---
8. Chemi Sardar, wife of Sukumar Sardar, Chakpachuria, Thana Rajarhat. By caste Hindu, by Profession ---
9. Kaushalya Sardar, wife of Ratan Sardar, Chakpachuria, Thana Rajarhat. By caste Hindu, by Profession ---
10. Guru Sardar, son of Late Phani Bhushan Sardar, Chakpachuria, Thana Rajarhat. By caste Hindu, by Profession ---
11. Parash Mal Rakhecha, son of „2 D. Queens Park, Pin 700015. By caste Hindu, by Profession : Service
Identified By Sujay Sardar, son of Late Nanda Lal Sardar Chakpachuria North 24 Pgs. 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) = 9988/- on:01/01/2008


[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-Registrar
Bhubaneswar (Salt Lake Office)

1 JAN 2008

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 1
Page from 299 to 325
being N8 00018 for the year 2008.



(Nurul Amin Khan) 01-January-2008
ADDITIONAL DISTRICT SUB REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR,
West Bengal

**Endorsement For deed Number :I-00018 of :2008
(Serial No, 00018, 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- 909000/-

Certified that the required stamp duty of this document is Rs 45450/- and the Stamp duty paid as: Impresive Rs- 1000

Deficit stamp duty

Deficit stamp duty 1.Rs 450/- is paid by the draft no. :035561, Draft date:29/12/2007, Bank name: STATE BANK OF INDIA, Ballygunge Calcutta, recieved on :01/01/2008, 2.Rs 44020/- is paid by the draft no. :035274, Draft date:19/12/2007, 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



Additional District Sub-Registrar
Bikanernagar (Distt Lake)

1 JAN 2008