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29.02.2008

(Original)

Property :

**MOUZA: CHAKPACHURIA  
RAJARHAT**

**DAG NO. 226**

**7.5144 SATAKS**

**CONVEYANCE**

**RAM SARDAR & ORS.**

**... VENDORS**

**A N D**

**MANI VATIKA PVT. LTD. & ORS.**

**... PURCHASERS**

Registered with The Additional District Sub-Registrar,  
Bidhan Nagar in Book No. I, Volume No. 3, Page Nos.  
11125 to 11142 being number 02891 for the year 2008.

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये  
रु.1000

ONE THOUSAND RUPEES  
Rs.1000

सत्यमेव जयते

INDIA

अन्धिमवङ्ग पश्चिम बंगाल WEST BENGAL

B 35934

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THIS DEED OF CONVEYANCE made this 29<sup>th</sup> day of February Two Thousand <sup>Deul</sup>  
Eight

BETWEEN

- (1) RAM SARDAR,
- (2) BHARAT SARDAR,
- (3) LAKSHMAN SARDAR all sons of Late Rabin Sardar and Late Rajabala Sardar and

Deul

Sub-Registrar District Sub-Registrar  
Sole Deul

29 FEB 2008

4 MAR 2008

175776  
Sankarip...

NAME.....
ADDRESS.....
RS.....
19 NOV 2007
SURANJAN K. SHERJEE
Exported Stamp Vendor
2nd J. K. S. Roy Road, Cal. 1

Paras Mal Rakheche.

1750 V.C

NORTH VAHKA PRIVATE LIMITED  
 EAST FARMHOUSE PRIVATE LIMITED  
 SOUTH OULTON PRIVATE LIMITED  
 WEST OULTON PRIVATE LIMITED  
 EAST ALBANY PRIVATE LIMITED  
 WEST ALBANY PRIVATE LIMITED  
 EAST OULTON PRIVATE LIMITED  
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PRIVATE LIMITED  
 LTD  
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29 FEB 2008

Grandsons of Late Gokul Sardar, all residing at Chandpur, Police Station Rajarhat, District North 24 Parganas; and

(4) (SMT.) **PREMA DASI** (alias **Kalomati Sardar**) wife of Sri Lakhi Sardar, daughter of Late Rabin Sardar and Late Rajabala Sardar and Grand daughter of Late Gokul Sardar and, residing at Chakpachuria, Patharghata, Police Station Rajarhat, District North 24 Parganas

- all hereinafter referred to as "the **VENDORS**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their respective 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, 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 successor or successors in office 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) That the one Gokul Chandra Mondal was seized and possessed of and/or otherwise well and sufficiently entitled as the sole and absolute owner / raiyat, amongst other properties, to **ALL THAT** the piece and parcel of land, recorded as "Sali", containing an area of **10.3323 Sataks** (equivalent to **0.103323 Acre** or **6.25 Cottahs**) more or less (out of total 31 satak comprised in the Dag) situate lying at comprised in and

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79 FEB 2013

being a divided and demarcated portion of R.S. & L.R.Dag No.226, recorded in L.R.Khatian No.520, in Mouza Chakpachuria (J.L.No.33), Police Station Rajarhat, in the District of North 24-Parganas, absolutely and forever and his name is recorded in the L.R.Records of Rights as the owner / raiyat thereof to the extent of 10 satak;

- ii) That the said Gokul Chandra Mondal, a Hindu governed by Dayabhaga School of Hindu Law died intestate leaving him surviving his four sons namely Bhupal Chandra Mondal, Sufal Mondal, Shyam Sundar Mondal, Bikash Mondal and seven daughters namely Sumitra Mondal, Chandra Mondal, Sabitri Mondal, Sima Mondal, Uma Mondal, Jamuna Mondal and Tulsī Mondal (since deceased) as his only heirs and heiress and legal representative, who all upon the death of their father became owners/raiylats of the said **10.3323 Sataks** of land in the said Dag, absolutely and forever and in equal shares, each having equal 1/11<sup>th</sup> undivided share therein;
- iii) That the said Tulsī Mondal, a Hindu governed by Dayabhaga School of Hindu Law died intestate leaving her surviving her one son namely Manab Mondal and three daughters namely Kalpana Mondal, Alpana Mondal and Darpana Mondal (alias Moribala Mondal), as her only heirs and heiress and legal representative, who all upon the death of their mother became owners/raiylats of her share in the said **10.3323 Sataks**, absolutely and forever and in equal shares;
- iv) The Vendors herein were the Bargadars in respect of the said **10.3323 sataks** recorded in the name of the said Late Gokul Chandra Sardar, as legal heirs (sons and daughter) of Gokul Sardar, the recorded bargadar.
- v) That by an Indenture of Conveyance dated 16.1.2008 and registered with the A.D.S.R., Bidhannagar, in Book No.1, for the year 2008, the said Sufal Mondal & Others (being some of the legal heirs of the said Gokul Chandra Mondal, to the extent of 8/11<sup>th</sup> share) for the consideration therein mentioned granted sold conveyed and transferred unto and to the Vendors herein ALL THAT the piece and parcel of land, recorded as "Sali", containing an area of 7.5144 Sataks (equivalent to **0. 75144 Acre or 4.546 Cottahs**) more or less (out of total 31 satak comprised in the Dag) situate lying at comprised in and being a divided and demarcated portion of R.S. & L.R.Dag No.226, recorded in L.R.Khatian No.520 in Mouza Chakpachuria (J.L.No.33), Police Station Rajarhat, Sub-Registration Office ADSR, Bidhannagar, in the District of North 24-Parganas, fully described in the SCHEDULE hereunder written and hereinafter referred to as "the SAID PROPERTY", absolutely and forever;



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~~SECRET~~  
~~State Dept~~

9 FEB 2008

- vi) Consequent to such sale, the rights of the Vendors herein as Bargadars in respect of the said Property stood merged and/or be extinguished forever in the ownership/raiyyati thereof and the Vendors herein became the full and absolute owners/raiyyats of the said Property.
- vi) That the said Property is free from all encumbrances mortgages charges liens lispendens cases vestings attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments and liabilities whatsoever or howsoever;
- vii) That the Vendors are in uninterrupted and exclusive "Khas" peaceful vacant possession of the said Property and all and every part thereof without any disturbance obstruction claim or objection whatsoever from any person or persons and that the Vendors have been using the same for their personal use and cultivation;
- viii) That the Vendors never held nor hold any excess land within the meaning of the West Bengal Land Reforms Act, 1955 or any other act or statute applicable to the said Property, 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 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 HIDCO 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 Property 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 Vendors or any of them

*[Handwritten signature]*



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(Salt Lake City)

79 FEB 2008

for realization of taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force;

- xii) 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 Property unto and in favour of the Purchaser;
- xiii) 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 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 Property or any part thereof;
- xiv) That 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 judgment 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 Vendors, being in urgent need of money, approached the Purchaser and offered to sell transfer convey assign and assure the **ALL THAT** said Property to the Purchaser and relying on, amongst others, the representations assurances declarations and confirmations made and/or given by the Vendors and believing the same to be true and correct and acting on faith thereof, the Purchaser agreed to purchase and acquire the said Property from the Vendors absolutely and forever 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 and with "khas" peaceful vacant possession of the said Property for the



JUSTICE DEPARTMENT  
SALT LAKE CITY

79 FEB 2008

consideration and on the terms and conditions mutually agreed upon by and between the parties hereto.

- C) The Purchaser has at or before execution of this deed of sale paid to the Vendors the entire amount of the said mutually agreed consideration and has called upon the Vendors to grant this conveyance in favour of the Purchaser.

I. **NOW THIS INDENTURE WITNESSETH** as follows: That in pursuance of the said agreement and in consideration of the sum of **Rs.2,27,300/=** (Rupees two lacs twenty seven thousand three hundred) only of the lawful money of the Union of India in hand and well and truly by the Purchasers to the Vendors paid 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 forever release discharge and acquit the Purchasers and the said Property) 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 Property, fully 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 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 incidents thereof **AND** reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof **AND** all the Ralyati 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 Property 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 Purchaser 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



District Superintendent  
Salt Lake City

29 FEB 2008

all encumbrances mortgages charges liens lispendens attachments trusts uses debutters tenancies leases occupancy rights Bargadars restrictions restrictive covenants 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 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 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



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29 FEB 2008

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 liens attachments lispendens uses debutters 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.

(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 produce or cause to be produced to the Purchasers or its agent or agents or any person or persons as the Purchasers 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 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 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 Purchasers and the Purchasers's successors or successors in title and interest against all losses, damages, costs, charges, expenses, claims, demands and consequences if any suffered by the





NATIONAL DISTRICT SUB-INSPECTOR  
SAKTI BADO

29 FEB 2008

Purchasers or the Purchasers's successors or successors in title or interest by reason of any defect in the title of the Vendors to the said Property 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 DOTH 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 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 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 Property is under the Vendors' 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 Vendors 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 Vendors herein has approached and negotiated with the Purchasers herein for the sale and transfer of the said Property 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, lis or any other harmful action against the Purchasers by any person claiming any right on the said Property.

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 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 7.5144 Sataks (equivalent to 0. 75144 Acre or 4.546 Cottahs) more or less (out of total 31 satak comprised in the Dag) situate lying at comprised in and being a divided and demarcated portion of R.S. & L.R.Dag No.226, recorded in L.R.Khatian



James M. ...  
John ...

19 FEB 2008

No. 520 in Mouza Chakpachuria (J.L.No.33), Police Station Rajarhat, Sub-Registration Office ADSR, Bidhannagar, in the District of North 24-Parganas, as delineated in the plan annexed hereto duly bordered thereon in "RED", and butted and bounded as follows:

- On the **North** : By Dag No. 224;
- On the **South** : By portions of Dag Nos. 229 and 230;
- On the **East** : By Dag No. 225; and
- On the **West** : By portion of Dag No. 226.

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

স্বস্তিক সেন  
শ্রী, ১০, বালুঘাট

সত্যেন্দ্রনাথ বসু  
চক্ৰবর্তী



স্বস্তিক সেন  
১০, বালুঘাট



সত্যেন্দ্রনাথ বসু  
চক্ৰবর্তী



স্বস্তিক সেন  
শ্রী, ১০, বালুঘাট



সত্যেন্দ্রনাথ বসু  
চক্ৰবর্তী

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

Apurva Kumar  
স্বস্তিক সেন

- 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.
- AADHAKERELA GOODS PVT. LTD.
- MANIKARN PROPERTIES PVT. LTD.
- MANIDEEPA PROPERTIES PVT. LTD.
- MANI AKASH HIRISE PRIVATE LIMITED

Bimalakhecha  
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

Bimalakhecha



MISSOURI BOTANICAL GARDEN  
GEORGE ENGELMANN PAPERS

79 FEB 2008

RECEIPT AND MEMO OF CONSIDERATION:

RECEIVED of and from the withinnamed Purchasers the withinmentioned sum of Rs.2,27,300/- (Rupees two lacs twenty seven thousand three hundred) only being the consideration in full payable under these presents as per memo written hereinbelow:

MEMO OF CONSIDERATION:

1. By and out of Cheque No. 416159 dated 27.2.2008 on ICICI Bank Ltd. paid by Mani Vatika Pvt. Ltd. on behalf of the withinnamed Purchasers drawn in favour of Ram Sardar the Vendor Rs.56,825/=
2. By and out of Cheque No. 416161 dated 27.2.2008 on ICICI Bank Ltd. paid by Mani Vatika Pvt. Ltd. on behalf of the withinnamed Purchasers drawn in favour of Bharat Sardar the Vendor Rs.56,825/=
3. By and out of Cheque No. 416162 dated 27.2.2008 on ICICI Bank Ltd. paid by Mani Vatika Pvt. Ltd. on behalf of the withinnamed Purchasers drawn in favour of Lakshman Sardar the Vendor Rs.56,825/=
4. By and out of Cheque No. 416164 dated 27.2.2008 on ICICI Bank Ltd. paid by Mani Vatika Pvt. Ltd. on behalf of the withinnamed Purchasers drawn in favour of Prema Dasi the Vendor Rs.56,825/=

Total : Rs.2,27,300/=

(Rupees Two Lacs Twenty Seven Thousand Three Hundred) only

WITNESSES:

Ajmer Karmaria  
2D, Queens Lane  
Kolkata - 700019

*(Signature)*

*(Signature)*  
*(Signature)*  
*(Signature)*  
*(Signature)*

Drafted by me  
Mahendra Kumar Tripathi  
M. K. Tripathi  
Advocate

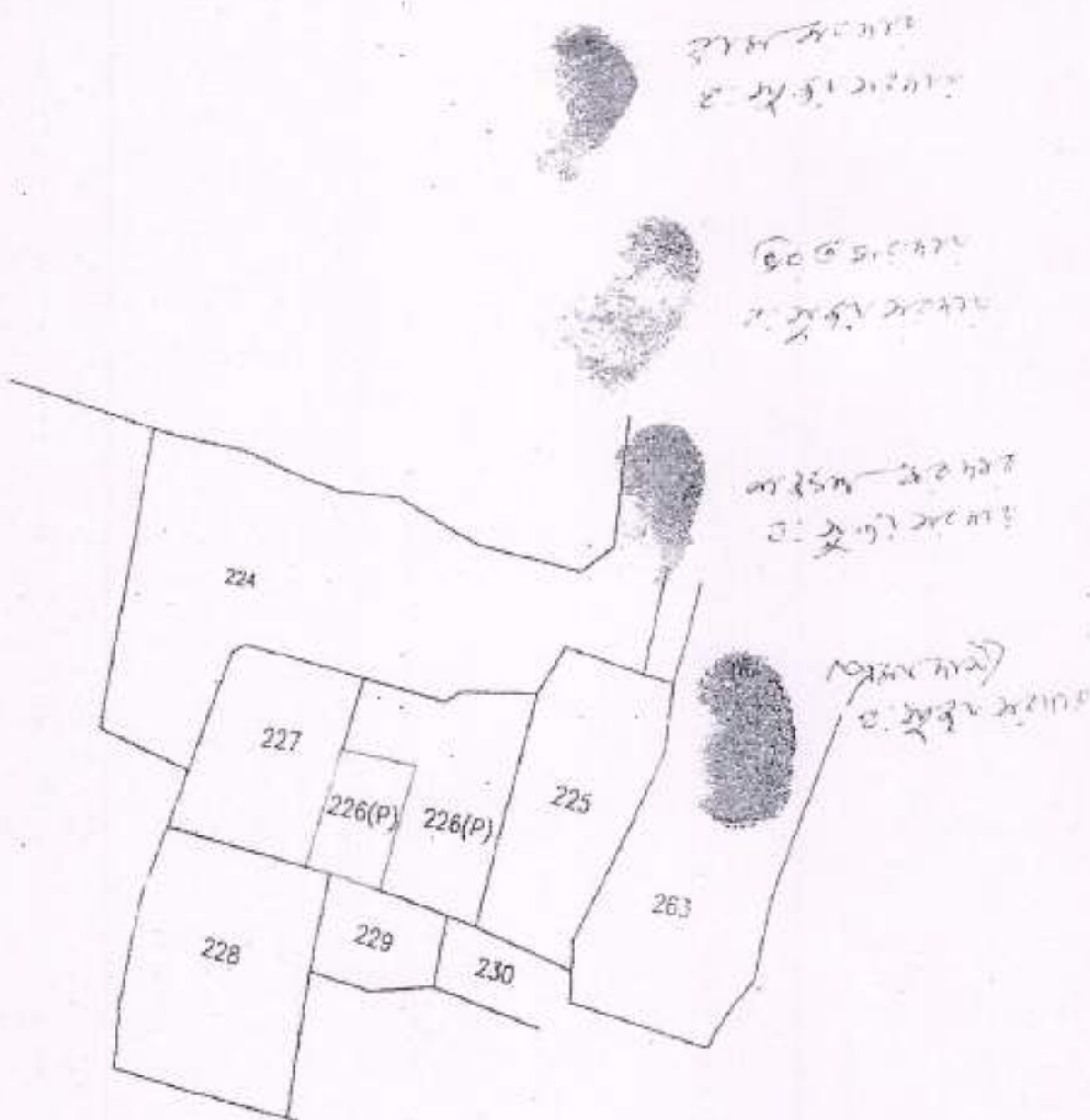


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स्वास्थ्य विभाग-एच  
(सह सचिव)

19 FEB 2008

NO. 226, KHATIAN NO 33 IN MOUZA - CHAKPACHURIA P.S. - RAJARHAT, J.L. NO. - 33.  
 IN THE DISTRICT OF NORTH 24 PARGANAS.

NOTE:- Part of R.S. Dag No. 226, KHATIAN NO. 33 containing an area of 10.33 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.  
 MANIDEEPA PROPERTIES PVT. LTD.  
 MANI AKASH HIRISE PRIVATE LIMITED

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

Dulakhecha  
 Authorised Signatory



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MINİSTRIO DE EDUCACION  
(Sale de la Oficina)

79 FEB 2008

# SPECIMEN FORM FOR TEN FINGER PRINTS



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

3785 5070  
 01 21 87 10 11



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

823 5070  
 01 22 87 10 11



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

3785 5070  
 01 21 87 10 11



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



Ministry Sub-Department  
(Salt Lake City)

9 FEB 2008

# SPECIMEN FORM FOR TEN FINGER PRINTS



Anakhecha

		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						



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



District Sub-Registrar  
Salt Lake

29 FEB 2008

Endorsement For deed Number :I-02891 of :2008  
(Serial No. 02274, 2008)

On 29/02/2008

Presentation(Under Section 52 & Rule 22A(3) 45(1))

Presented for registration at 18.30 on :29/02/2008, at the Private residence by Paras Mal Rakhecha, Claimant

Admission of Execution(Under Section 58)

Execution is admitted on :29/02/2008 by

1. Ram Sardar, son of Late Rabin Sardar, Chandpur, Thana Rajarhat, By caste Hindu, by Profession ---
2. Bharat Sardar, son of Late Rabin Sardar, Chandpur, Thana Rajarhat, By caste Hindu, by Profession ---
3. Lakshman Sardar, son of Late Rabin Sardar, Chandpur, Thana Rajarhat, By caste Hindu, by Profession ---
4. Paras Mal Rakhecha, Authorised Singatory, Mani Vatika Pvt. Ltd. & Others, 2 D. Queens Park, Kol. Kol. profession Business

Identified By S Sardar, son of Late N. L. Sardar Chakpachuria Thana: Rajarhat, by caste Hindu, By Profession :Business

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

On 04/03/2008

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) = 4158/- on:04/03/2008

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- 37888/-

Certified that the required stamp duty of this document is Rs 18945/- and the Stamp duty paid as: Impresive Rs- 1000/-

Deficit stamp duty

Deficit stamp duty : Rs 17995/- is paid by the draft no. :552897, Draft date:03/03/2008, Bank name STATE BANK OF INDIA, Bhowanipore, recieved on :04/03/2008

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 BIDDHAN  
NAGAR  
Govt. of West Bengal

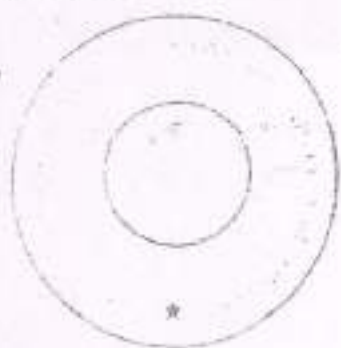


Regional District Sub-Office  
Mahanagar (Salt Lake)

4 MAR 2008

Certificate of Registration under section 60 and Rule 69.

Registered in Book -1  
CD Volume number 3  
Page from 11125 to 11142  
being No 92891 for the year 2008.



(Nurul Amin Khan) 05-March-2008  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A. D. S. F. BIDHAN NAGAR  
West Bengal