

9.04.2008

( Original )

Property :

**MOUZA: CHAKPACHURIA  
RAJARHAT**

**DAG NOS. 232 & 233**  
*(3 Satak) / (8672 Satak)*

**AREA: 3.8672 SATAKS**

**DEED OF CONVEYANCE**

**SMT. BHARTI SARDAR & ORS.**

**... VENDORS**

**AND**

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

**... PURCHASERS**

Registered with The ADSR Bidhan Nagar in Book No. I Volume No. 5 Page Nos. 5425 to 5444 being number 04929 for the year 2008.

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

सत्यमेव जयते

INDIA

पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

B 420413

9 APR 2008

15 APR 2008

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THIS INDENTURE made this 9th day of April Two Thousand Eight BETWEEN (1) (SMT.) BHARTI SARDAR wife of Late Manik Sardar (2) DIPAK SARDAR, (3) MANOJ SARDAR - both sons of Late Manik Sardar, (4) DIPANKAR SARDAR, son of Late Manik Sardar, a minor under the age of eighteen years and represented by his mother and natural guardian, Smt. Bharti Sardar, - all sons of Late Manik Sardar and all residing at Village and Post Office Chak-Pachuria, Police Station

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4057

SABARAJI & Co. Ltd.

S. S. S. S. S.

29-1

NAME.....
ADDRESS.....
RS.....
9 APR 2008
<b>SURANJAN MUKHERJEE</b>
Licensed Stamp Vendor
* 3, K. S. Road, Kottai *

*[Signature]*

- 9 APR 2008

Dulakheche.  
(PARAS MAL RAKHECHA)



3473 v.c

- 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

Dulakheche.  
Authorised Signatory

3473 v.c

- 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
- MANILA BUILDERS PRIVATE LIMITED
- RAJMANI DEVELOPERS PRIVATE LIMITED

Dulakheche.  
Authorised Signatory



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GOVERNMENT OF INDIA  
MINISTRY OF REVENUE AND FINANCE

9 APR 2008

Rajarhat, District 24 Parganas North, West Bengal (5) (SMT.) LEKHA RANI SARDAR (alias Rekha Sardar) wife of Banamali and daughter of Late Manik Sardar residing at Kulberia, Thana-KLC, Bhangore, South 24 Parganas and (6) (SMT.) SIKHA RANI SARDAR (alias Sikha Sardar) wife of Billu Sardar and daughter of Late Manik Sardar residing at Karidauga, Bhangar, North 24 Parganas all hereinafter collectively 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 and each of their respective heirs successors legal representatives successors executors and administrators) 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. MANILA 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 Vendors are seized and possessed of and/or otherwise well and sufficiently entitled as the full and absolute owners / raiyats to **ALL THOSE** the various pieces and parcels of land containing a total area of **3.8672 Sataks** being divided and demarcated portions of various Dags, recorded in Khatian No.1322, 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:

Dag No.	L.R. Khatian No.	Share	Area Recorded (in Satak)	Area Owned being sold (in Satak)
232	1322	0.2500	3	3.0000
233		0.1084	1	0.8672
			<b>Total:</b>	<b>3.8672</b>

*And*

*3/8/58*

3474 V.C

others like etc. in  
- others like etc. in  
- others like etc. in  
- others like etc. in

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V.C

others like etc.

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V.C

others like etc.

3476 V.C



others like etc.  
- others like etc.  
- others like etc.

3477 V.C

EXTENSION OF...

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others like etc.

others like etc.

- ii) That the Vendors inherited the said Properties from their predecessor, Manik Sardar. The said Manik Sardar, who was a Hindu during his lifetime and at the time of his death governed by the Dayabhaga School of Hindu Law, died intestate leaving him surviving the Vendors abovenamed as his only heirs and legal representatives, being his wife, sons and daughters, who all upon his death inherited and became entitled to the said Properties absolutely and forever and in equal shares. The name of the said Manik Sardar continues to be recorded as the Owner of the said Properties in the L.R. Records of Rights.
- iii) That the said Properties are 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;
- iv) That the Vendors are in possession of the said Properties without any disturbance obstruction claim or objection whatsoever from any person or persons.
- v) That the Vendors have duly made payment of the Khajana in respect of the said Properties;
- vi) 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;
- vii) 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;
- viii) 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;
- ix) 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

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OFFICE OF THE ARCHIVAL SERVICES  
National Archives (Sally Baker)

9 APR

said Land or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any act or case whatsoever;

- x) 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 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;
- xi) 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.
- xii) 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.
- xiii) 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 lispensens 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 Vendors, being in urgent need of money, approached the Purchasers and offered to sell the said Properties to the Purchasers and relying on, amongst

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9 APR 1954

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 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 Properties.

- C. Dag Nos. 232 and 233 which amongst others also comprised "doba/danga" was in the late Sixtees filled up and put to agricultural use and is presently a consolidated piece of land with hutments on part thereof.
- D. 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. 5,00,000/=** (Rupees five 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 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

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78/21



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MINISTRY OF EDUCATION  
GOVERNMENT OF KERALA (Sole Agent)

9 APR 1971

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 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 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 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

*And*  
7/9/21



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13th Air Force  
9 APR 1953

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 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 liens attachments lispensens 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 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

*Handwritten signature and date*  
29/01



STATE BANK OF INDIA  
MUMBAI (State Bank of India)

9 APR 1977

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 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 or 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 DO TH 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;
- 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



28/01





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COMPTON ELECTRONIC EQUIPMENT CO.  
1000 UNIVERSITY AVENUE, BERKELEY, CALIF. 94702

A large, stylized handwritten signature or scribble in black ink, extending from the right side of the page towards the center.

9 APR 1968

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 THOSE the various pieces and parcels of land containing a total area of 3.8672 Sataks being divided and demarcated portions of various Dags, recorded in Khatian No.1322, 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", details whereof are mentioned as under:

Dag No.	L.R. Khatian No.	Share	Area Recorded (in Satak)	Area Owned being sold (in Satak)	Boundaries of Dag
232	1322	0.2500	3	3.0000	N: Dag No. 231 S: Dag No. 234 E: Dag No. 235 W: Dag No. 233
233		0.1084	1	0.8672	N: Dag No. 229 S: Dag No. 234 E: Dag No. 231 & 232 W: Land of Megus Bengal Pvt. Ltd.
<b>Total:</b>				<b>3.8672</b>	

Dharsana Das

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:

*(Handwritten signatures and notes in Bengali script)*



*(Handwritten signature)*



*(Handwritten signature and notes in Bengali script)*



*(Handwritten notes in Bengali script)*



✓

*[Handwritten signature]*

9 APR 1952


 (Signature)  
 A. 270 015 300 300  
 (Signature)  

 A. 270 015 300 300

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

Ajay Karmakar  
 S/o. late R. C. Karmakar  
 164/1, Manikata Haind.  
 9th Floor,  
 Kolkata - 700054

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

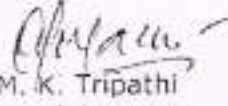
Dulakheche.  
 Authorised Signatory

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

Dulakheche.  
 Authorised Signatory

Read over and explained  
 by me to all in Bengali  
 Vernacular and understood  
 the same

Drafted by me:  
  
 M. K. Tripathi  
 Advocate  
 High court, Calcutta.

77 Seherhatpur Anand  
 Kol - 75.



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**RECEIPT AND MEMO OF CONSIDERATION:**

**RECEIVED** of and from the withinnamed Purchasers the withinmentioned sum of **Rs.5,00,000/=** (Rupees five lacs) 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. 416184 dated 7.4.2008 on ICICI Bank Ltd. paid by Mani Vatika Pvt. Ltd. on behalf of the withinnamed Purchasers drawn in favour of (SMT.) BHARTI SARDAR the Vendor Rs.3,00,000/=
2. By and out of Cheque No. 416185 dated 7.4.2008 on ICICI Bank Ltd. paid by Mani Vatika Pvt. Ltd. on behalf of the withinnamed Purchasers drawn in favour of DIPAK SARDAR the Vendor Rs.40,000/=
3. By and out of Cheque No. 416186 dated 7.4.2008 on ICICI Bank Ltd. paid by Mani Vatika Pvt. Ltd. on behalf of the withinnamed Purchasers drawn in favour of MANOJ SARDAR the Vendor Rs.40,000/=
4. By and out of Cheque No. 416187 dated 7.4.2008 on ICICI Bank Ltd. paid by Mani Vatika Pvt. Ltd. on behalf of the withinnamed Purchasers drawn in favour of DIPANKAR SARDAR the Vendor Rs.40,000/=
5. By and out of Cheque No. 416188 dated 7.4.2008 on ICICI Bank Ltd. paid by Mani Vatika Pvt. Ltd. on behalf of the withinnamed Purchasers drawn in favour of (SMT.) LEKHA RANI SARDAR the Vendor Rs.40,000/=
6. By and out of Cheque No. 416189 dated 7.4.2008 on ICICI Bank Ltd. paid by Mani Vatika Pvt. Ltd. on behalf of the withinnamed Purchasers drawn in favour of (SMT.) SIKHA RANI SARDAR the Vendor Rs.40,000/=

Total : **Rs.5,00,000/=**

(Rupees Five Lacs) only

**WITNESSES:**

1/ *[Handwritten signature]*  
 2/ *[Handwritten signature]*  
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*[Handwritten signature]*  
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MAP OR PLAN FORMING PART OF THE FOREGOING DOCUMENT CONCERNING R.S. DAG. NO. 233 IN MOUZA - CHAKPACHURIA P.S.- RAJARHAT, J.L. NO.-33, IN THE DISTRICT OF 24 PARGANAS(NORTH).

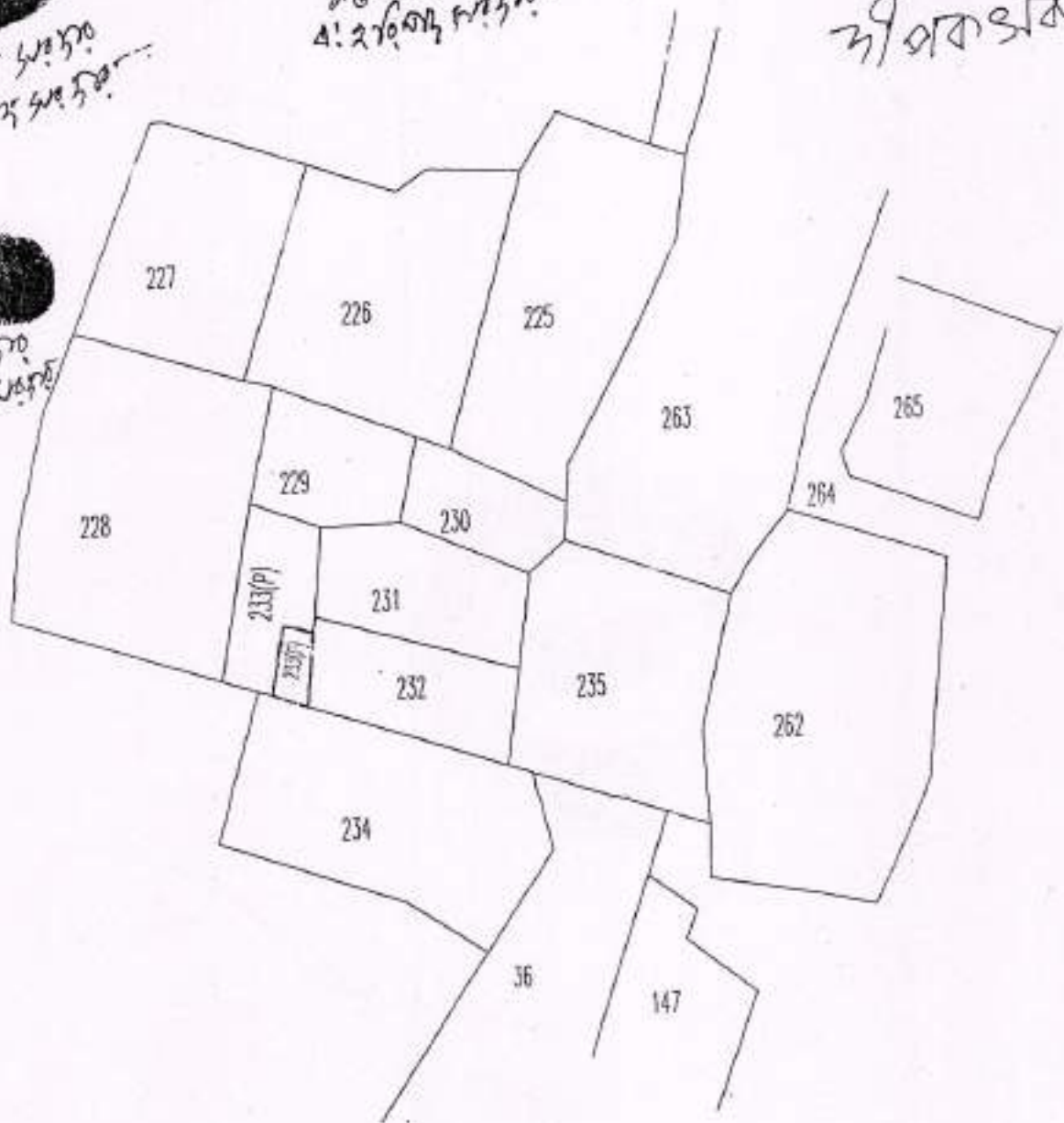


NOTE:- Part of R.S. Dag No. 233 being the subject matter of sale shown verged WITHIN "RED" borders.

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*(Handwritten note in Bengali script: "সিগনাল সিস্টেম - ১: ২৩০৫ ৫১৫০ -")*

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- 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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- MANI BUILDERS PRIVATE LIMITED
- RAJMANI DEVELOPERS PRIVATE LIMITED

*Dulakheche*  
 Authorised Signatory

*Dulakheche*  
 Authorised Signatory





MAP OR PLAN FORMING PART OF THE FOREGOING DOCUMENT CONCERNING R.S. DAG. NO. 232 IN MOUZA - CHAKPACHURIA P.S.- RAJARHAT, J.L. NO.-33, IN THE DISTRICT OF 24 PARGANAS(NORTH).



NOTE:- R.S. Dag No. 232 being the subject matter of sale shown verged WITHIN "RED" borders

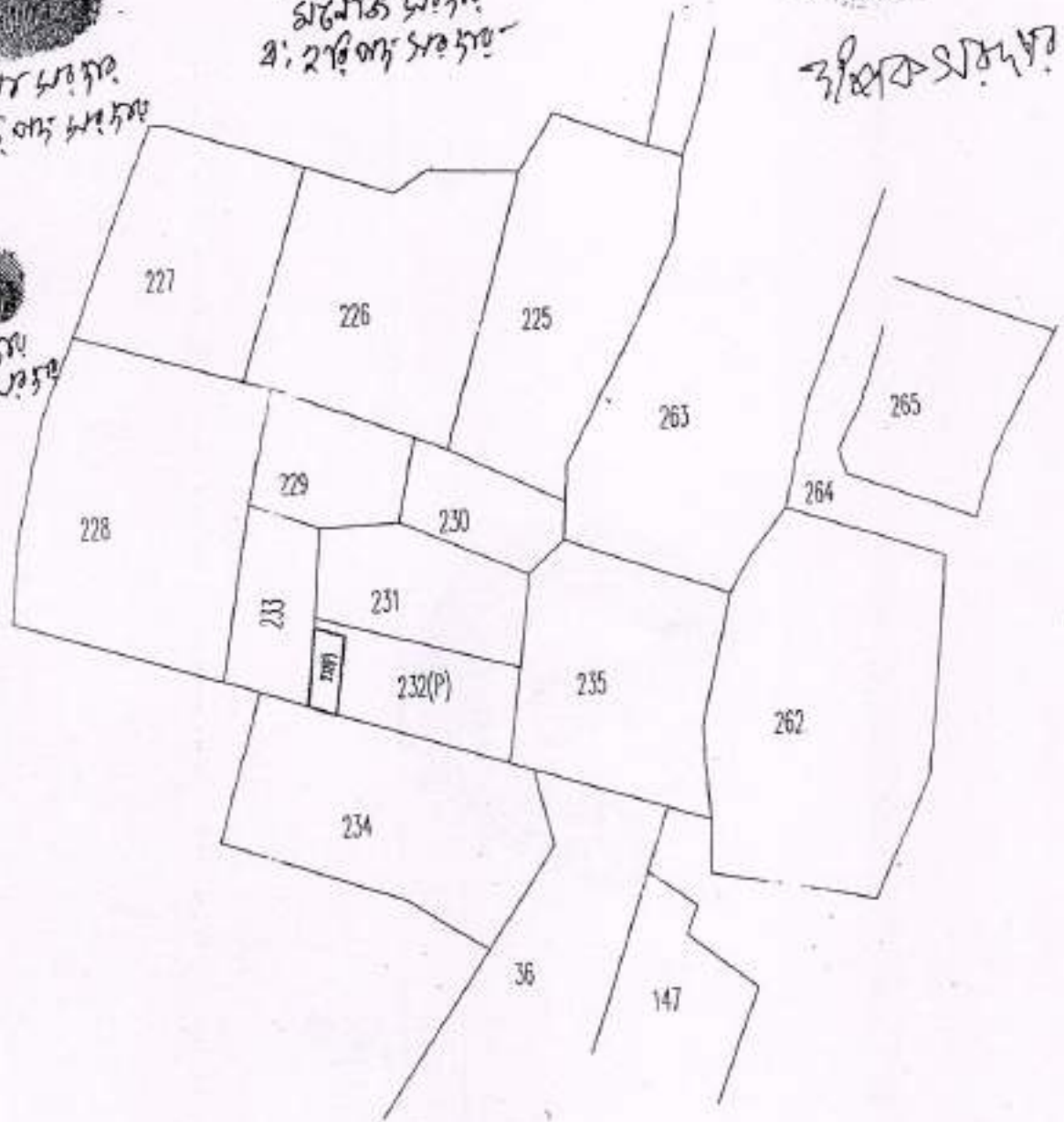
*Handwritten Bengali notes:*  
 পূর্ব-পশ্চিম  
 সীমানা  
 লাইন  
 সীমানা  
 লাইন  
 সীমানা  
 লাইন

*Handwritten Bengali notes:*  
 পূর্ব-পশ্চিম  
 সীমানা  
 লাইন

*Handwritten Bengali notes:*  
 পূর্ব-পশ্চিম  
 সীমানা  
 লাইন

*Handwritten Bengali notes:*  
 পূর্ব-পশ্চিম  
 সীমানা  
 লাইন

*Handwritten Bengali notes:*  
 পূর্ব-পশ্চিম  
 সীমানা  
 লাইন



- 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
- MANILA BUILDERS PRIVATE LIMITED
- RAJMANI DEVELOPERS PRIVATE LIMITED

*Dulakhecha*  
 Authorised Signatory

*Dulakhecha*  
 Authorised Signatory



*[Handwritten mark]*

*[Handwritten signature]*

*[Faint, illegible text]*

9 APR 2000

### SPECIMEN FORM FOR TEN FINGER PRINTS



අනුමැතිය  
දි: 2015.05.20

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



අනුමැතිය

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



අනුමැතිය  
දි: 2015.05.20

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



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



ASST. DIR. FOR ACQUISITION

9 APR 2008

A handwritten signature in black ink, written over the typed name and date.

### SPECIMEN FORM FOR TEN FINGER PRINTS

2015/11/15  
 2015/11/15  
 2015/11/15



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

2015/11/15  
 2015/11/15  
 2015/11/15



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



Inlakhche.

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



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



A

~~Handwritten signature or scribble~~

9 APR 2000

**BIDHAN NAGAR**  
Endorsement For deed Number :I-04929 of :2008  
(Serial No. 03961, 2008)

On 09/04/2008

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

Presented for registration at 13.52 on :09/04/2008, at the Private residence by Paras Mal Rakhecha, Claimant.

Admission of Execution(Under Section 58)

Execution is admitted on :09/04/2008 by

1. Bherati Sardar, wife of Late M. Sardar, Chak Pachuria, Thana Rajarhat, By caste Hindu, by Profession :---
2. Dipak Sardar, son of Late M. Sardar, Chak Pachuria, Thana Rajarhat, By caste Hindu, by Profession :---
3. Manoj Sardar, son of Late M. Sardar, Chak Pachuria, Thana Rajarhat, By caste Hindu, by Profession :---
4. Lekha Rani Sardar, daughter of Late M. Sardar, Kulberia, Thana Bhangore, By caste Hindu, by Profession :---
5. Sikha Rani Sardar, daughter of Late M. Sardar, Karidauga, Thana Bhangore, By caste Hindu, by Profession :---
6. Paras Mal Rakhecha, Authorised Signatory, Vaika Pvt. Ltd. & Others, 2 D, Queens Park, Koi, Kol, profession Business

Identified By Haripada Sardar, son of S. Ch. Sardar Chakpachuria North 24 Pgs Thana: Rajarhat, by caste Hindu, By Profession :---

Executed by guardian

1. Execution is admitted by Bharati Sardar, wife of Late M. Sardar, Chak Pachuria, Thana: Rajarhat, by Profession :---, as the guardian of minor 1. Dipankar Sardar  
Identified By Haripada Sardar, son of S. Ch. 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

O 11/04/2008

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- 500000/-  
Certified that the required stamp duty of this document is Rs 25000 /- and the Stamp duty paid as: Impressive Rs- 1000

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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*[Handwritten Signature]*  
Additional District Sub-Inspector  
Mithanagar (Salt Lake)

15 APR 2008

**BIDHAN NAGAR**  
Endorsement For deed Number :I-04929 of :2008  
(Serial No. 03961, 2008)

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On 15/04/2008

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) = 5489/- on:15/04/2008

Deficit stamp duty

Deficit stamp duty : Rs 24050/- is paid by the draft no. :038548, Draft date:10/04/2008, Bank name:STATE BANK OF INDIA, Ballygunj, recieved on :15/04/2008.

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

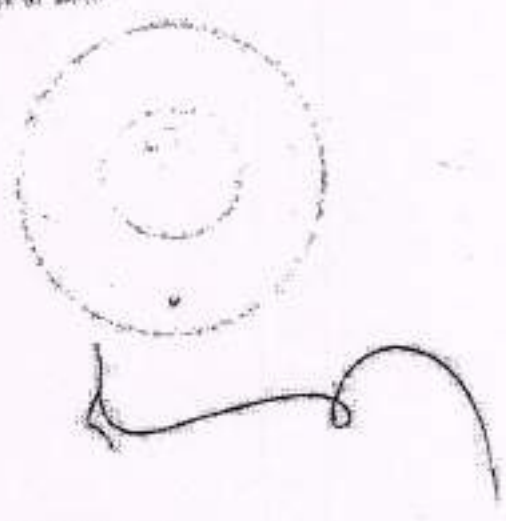


Additional District Sub-  
Mudhannagar (Salt Lake)

15 APR 2008

Statement of Registration under section 69 and Rule 69

1. Name of the person  
2. Register number 5  
3. Page from 5425 to 5444  
4. The date for the year 2009



1. Name of the person 16 April 2009  
2. Register number DISTRICT SUB-REGISTRAR  
3. Page from A. D. S. R. BISHAY NAGAR  
4. Date Bengal

DATED THIS 9<sup>TH</sup> DAY OF APRIL 2008

BETWEEN

BHARTI SARDAR & ORS.  
.. VENDORS

AND

MANI VATIKA PVT. LTD. & OTHERS  
... PURCHASERS

DEED OF CONVEYANCE

SARAOGI & COMPANY  
Advocates  
4C Punwani Chambers, 4<sup>th</sup> Floor  
7B Kiran Shanker Roy Road  
Kolkata # 700 001