

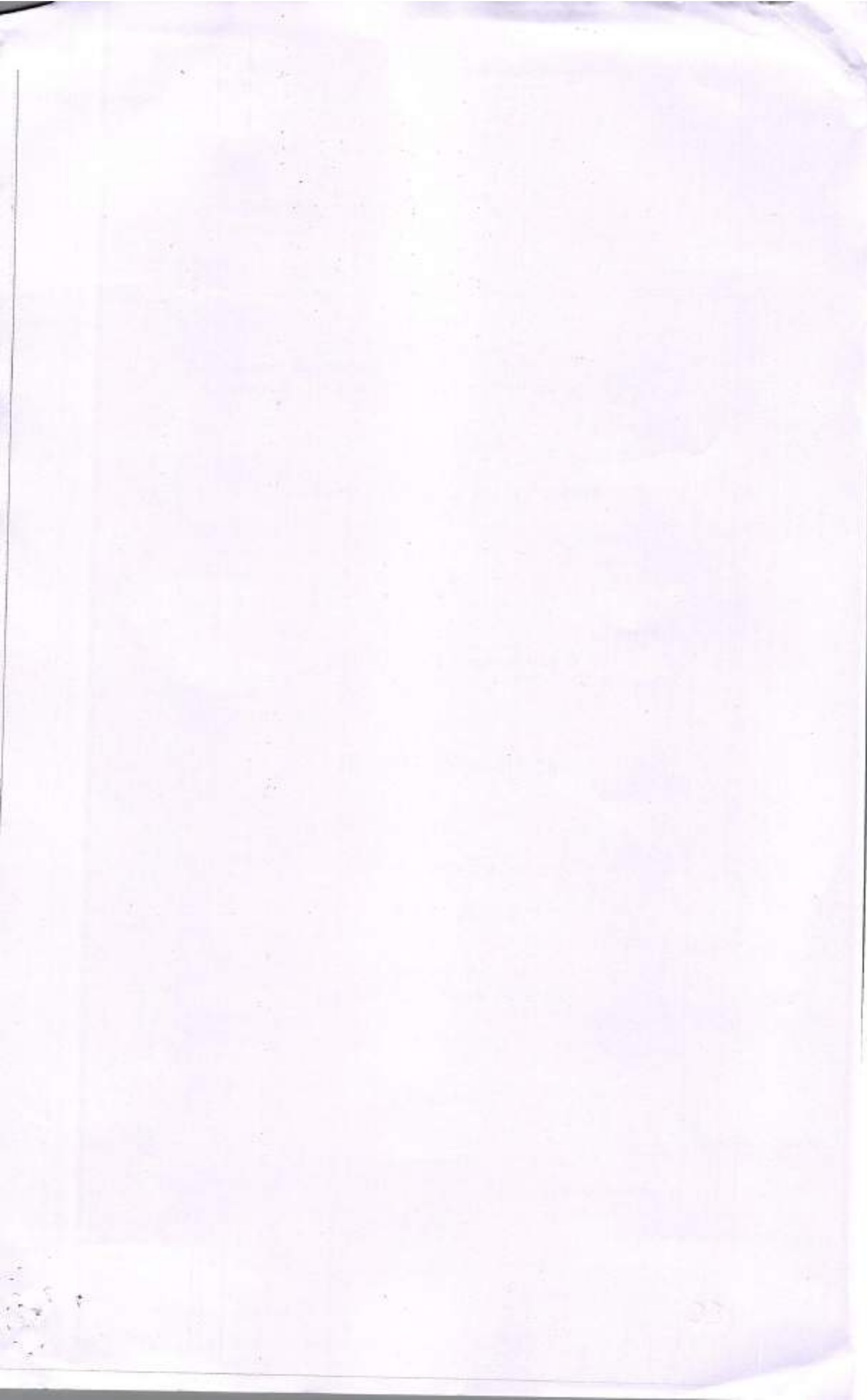
16.05.2008

(Original)

Property :

**MOUZA: CHAKPACHURIA
RAJARHAT****DAG NOS. 263****AREA: 2.318 SATAKS****DEED OF CONVEYANCE****PRADEEP SARDAH & ANR.****... VENDORS****A N D****MANI VATIKA PVT. LTD. & ORS.****... PURCHASERS**

Registered with The ADSR Bishan Nagar in Book No.
I Volume No. 6 Page Nos. 13688 to 18705 being
number 06702 for the year 2008.



भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

INDIA

INDIA

पश्चिम बंगाल WEST BENGAL

B 453463

6 MAY 2008

1

THIS DEED OF CONVEYANCE made this 16th day of May Two Thousand Eight

BETWEEN

(1) PRADEEP SARDAR son of Santosh Sardar, residing at Chakpachuria, Police Station Rajarhat, District North 24 Parganas,

Prd

P. S. S.

15291

Sanagi Das Adhikari
7/5, K. S. Roy Road, Calcutta

L S VENDOR
HIGH COURT CAL
[Handwritten signature]

Dulakhocha
(Paras Mal Rakhecha)

4763 V.C

- MAH YATIKA PRIVATE LIMITED
- MAH FARMHOUSE PRIVATE LIMITED
- MAH CULTIVATION PRIVATE LIMITED
- MAH FLORICULTURE PVT. LTD.
- MAH AGRICULTURAL FARMS PVT. LTD.
- MAH FLOWER PRODUCTS PVT. LTD.
- AADHARSEELA GOODS PVT. LTD.
- MAHAKARN PROPERTIES PVT. LTD.
- MAHDEEPA PROPERTIES PVT. LTD.
- MAH AKASH HIRISE PRIVATE LIMITED

Dulakhocha
Authorized Signatory

4763



- MAHAKARN PROPERTIES PRIVATE LIMITED
- MAH KANCHAN PROPERTIES PVT. LTD.
- SUSAGRAN THEUP PRIVATE LIMITED
- MAHAMA DEVELOPERS PRIVATE LIMITED
- SREEMANI CONSTRUCTIONS PVT. LTD.
- VEELAMBER HI RISE PRIVATE LIMITED
- MAHAMA CONSTRUCTIONS PVT. LTD.
- MAHILA BUILDERS PRIVATE LIMITED
- MAHAMA DEVELOPERS PRIVATE LIMITED

Dulakhocha
Authorized Signatory

[Handwritten signature]

PARAS MAL RAKHECHA

(2) **CHHOKO SARDAR** son of Santosh Sardar, residing at Chakpachuria, Police Station Rajarhat, District North 24 Parganas,

- 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. **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 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, containing an area of **8.50 Sataks** (equivalent to **0.85 Acre** or **5.1425 Cottahs**) more or less (out of total 51 sataks comprised in the Dag) situate lying at comprised in and being a divided and demarcated portion of R.S. & L.R. Dag No. 263, 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

[Handwritten signature]

[Handwritten initials]

N.C



4756

ଅଧ୍ୟକ୍ଷଙ୍କ କାମ
ଅଧ୍ୟକ୍ଷଙ୍କ କାମ

N.C



4758

ଅଧ୍ୟକ୍ଷଙ୍କ କାମ

ଅଧ୍ୟକ୍ଷଙ୍କ କାମ
ଅଧ୍ୟକ୍ଷଙ୍କ କାମ
ଅଧ୍ୟକ୍ଷଙ୍କ କାମ
ଅଧ୍ୟକ୍ଷଙ୍କ କାମ



Handwritten signature or scribble.

Small text or stamp fragment.



6 MAY 2008

recorded in the L.R. Records of Rights as the owner / raiyat to the extent of 9 Sataks;

- ii) That the said Gokul Chandra Mondal, a Hindu governed by Dayabhaga School of Hindu Law died Intestate leaving him surviving his sole widow namely Jamuna Mondal and four sons namely Bhupal Chandra Mondal, Sufal Mondal, Shyam Sundar Mondal, Bikash Mondal and six daughters namely Sumitra Mondal, Chandra Mondal, Sabitri Mondal, Sima Mondal, Uma Mondal and Tulsi Mondal (since deceased) as his only heirs and heiress and legal representative, who all upon his death became owners/raiylats of the said 8.5 Satak of land in the said Dag, absolutely and forever and in equal shares, each having equal $1/11^{th}$ undivided share therein;
- iii) The Vendors herein were the Bargadars in respect of the said 8.5 **sataks** recorded in the name of the said Late Gokul Chandra Sardar and their the names were recorded as Bargadars in the Records of Rights in respect of the same.
- iv) That by an Indenture of Conveyance dated 10th April, 2008 and registered with the A.D.S.R., Bidhannagar, in Book No. I, for the year 2008, **Jamuna Mondal & Others** (being some of the legal heirs of the said Gokul Chandra Mondal, to the extent of $3/11^{th}$ 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, containing an area of **2.318 Sataks** (equivalent to **0.2318 Acre** or **1.402 Cottahs**) more or less (out of total 51 sataks comprised in the Dag) situate lying at comprised in and being a divided and demarcated portion of **R.S. & L.R. Dag No. 263**, 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;
- v) 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 / raiyat thereof and the Vendors herein became the full and absolute owners / raiylats of the said Property.
- vi) That the said Property is free from all encumbrances mortgages charges liens lispensens cases vestings attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants

27/5/08



9 MAY 2008

chargadars 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 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

Handwritten signature and initials



Handwritten signature

GOVERNMENT OF KARNATAKA
BELLARY

36 MAY 2008

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) Dag No. 263 which amongst others also comprised a "pukur" was in the late Sixtees filed up and put to agricultural use and is presently a consolidated piece of land with hutments on part thereof.
- C) 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 consideration and on the terms and conditions mutually agreed upon by and between the parties hereto.

[Handwritten signature]

[Handwritten initials]



h

2006

26 MAY 2006

- D) 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.1,50,000/=** (Rupees One Lac Fifty Thousand) 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 lig... 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 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 pattalis 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 all encumbrances mortgages charges liens lispens attachments trusts uses debutters tenancies leases occupancy rights bargadars restrictions restrictive covenants acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever.

Handwritten signature
of *Sl.*



[Handwritten signature]

[Faint, illegible text, possibly a name or title]

36 MAY 2003

II. THE VENDORS DO AND EACH OF THEM DO TH 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 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

Sub
 51



h
ASSISTANT DIRECTOR FOR RESEARCH
National Institute of Health

16 MAY 2005

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' 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 the Purchasers' 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.

Dated

27 54



h

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಕರ್ನಾಟಕ ಸರ್ಕಾರ (State Public Seal)

6 MAY 2008

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 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, lls 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 containing an area of 2.318 Sataks (equivalent to 0.2318 Acre or 1.402 Cottahs) more or less (out of total 51 sataks comprised in the Dag) situate lying at comprised in and being a divided and demarcated portion of R.S. & L.R. Dag No.263, 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, as delineated in the plan annexed hereto duly bordered thereon in "RED", and butted and bounded as follows:

On the **North** : By Dag No. 222;

On the **South** : By Dag No. 235;

Paul

21 51



[Handwritten signature]
[Faint text, possibly name and title]

36 MAY 2000

On the East - By Dag No. 225; and
On the West - By brick Road and Dag No. 264.

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:

Handwritten signature



Handwritten signature

Handwritten notes in Bengali script

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

- 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

Ajuni Karmakar
S/o. late R.C. Karmakar
164/1, H.M. Rd.
Kolkata - 700057

Dulakhecha
Authorized Signatory

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

Dulakhecha
Authorized Signatory



M
SECRETARY TO GOVERNMENT
KARNATAKA

6 MAY 2008

RECEIPT AND MEMO OF CONSIDERATION:

RECEIVED of and from the withinnamed Purchasers the withinmentioned sum of Rs. 1,50,000/= (Rupees One Lac Fifty Thousand) 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. 416209 dated 16.5.2008 on ICICI Bank Ltd. paid by Mani Vatika Pvt. Ltd. on behalf of the withinnamed Purchasers drawn in favour of PRADEEP SARDAR the Vendor Rs.75,000/=
 2. By and out of Cheque No. 416210 dated 16.5.2008 on ICICI Bank Ltd. paid by Mani Vatika Pvt. Ltd. on behalf of the withinnamed Purchasers drawn in favour of CHHOKA SARDAR the Vendor Rs.75,000/=
- Total : Rs.1,50,000/=

(Rupees One Lacs Fifty Thousand) only

WITNESSES:

Ajuna Karmanar

স্বাক্ষরিত

স্বাক্ষরিত

Readover and explained in Bengali Vernacular by me

Ardhendu Chakraborty
(Ardhendu Chakraborty)

প্রদীপ সর্দার

চহুকা সর্দার

Drafted by me:-

M. K. Tripathi
M. K. Tripathi
Advocate
High Court, Calcutta



[Faint, illegible text, possibly a signature or official name]

16 MAY

MAP FOR PART FORMING PART OF THE FOREGOING DOCUMENT CONCERNING PLOT NO. 263 IN MOUZA - CHAKPACHURIA P S - RAJARHAT, J.L. NO - 33, IN THE DISTRICT OF NORTH 24 PARGANAS.



NOTE:- Part of R.S. Dog No. 263 being the subject matter of sale shown verged within "RED" borders.

MANI VATIKA



MANI VATIKA



- 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 PVT. LTD
- MANILA BUILDERS PRIVATE LIMITED
- RAJMANI DEVELOPERS PRIVATE LIMITED

Dulakhecha
Authorised Signatory



ಅಧ್ಯಕ್ಷರು, ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಕಚೇರಿ, ಬೆಂಗಳೂರು

A handwritten signature in black ink, consisting of a stylized, cursive script that starts with a vertical stroke and ends with a long, sweeping horizontal line that curves upwards at the end.

8 6 MAY 2008

SPECIMEN FORM FOR TEN FINGER PRINTS



01-10-2010

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



01-10-2010

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

01-10-2010



Dindakhecha

	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					



[Handwritten signature]
16 MAY 2009

BIDHAN NAGAR
Endorsement For deed Number :I-06702 of :2008
(Serial No. 05487, 2008)

On 16/05/2008

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

Presented for registration at 16.04 hrs on 16/05/2008, at the Private residence by Paras Mal Rakhecha, Claimant.

Admission of Execution(Under Section 58)

Execution is admitted on 16/05/2008 by

1. Pradeep Sardar, son of Santosh Sardar, Chakpachuria Dist 24 Pgs (n), Thana Rajarhat, By caste Hindu, by Profession ----
2. Chhoko Sardar, son of Santosh Sardar, Chakpachuria Dist 24 Pgs (n), Thana Rajarhat, By caste Hindu, by Profession ----
3. Paras Mal Rakhecha, Authorised Signatory, Mani Vatika Pvt Ltd & Others, 2d Queenspark, Kolkata - 700019, Kolkata -700019, profession ----

Identified By Haripadp Sardar, son of - - - - Thana: - by caste Hindu, By Profession ----

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

On 23/05/2008

Certificate of 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. 10.00/-

Payment of Fees:

Stamp Paid in rupees under article : A(1) = 2123/- on:23/05/2008

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- 193198/-

Certified that the required stamp duty of this document is Rs 9660/- and the Stamp duty paid as: Impressive Rs- 1000

Deficit stamp duty

Deficit stamp duty Rs 8700/- is paid, by the draft number 924377, Draft Date 21/05/2008 Bank Name STATE BANK OF INDIA

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




[Handwritten signature]
MİLLÎ EĞİTİM, İLİM VE TEKNOLOJİ BAKANLIĞI
MILLÎ EĞİTİM GENEL MÜDÜRLÜĞÜ (Saklı Defter)

23 MAY 2008

Endorsement For deed Number :I-06702 of :2008
(Serial No. 05487, 2008)

Khata/danga received on :23/05/2008.

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



Handwritten signature above the stamp.
Handwritten signature to the right of the stamp.
AGENCIJA REPUBLIKE SRBIJE ZA
POSREDOVANJE U PROMETU NEKRETNIM
PRAVNIM PREDMETIMA (Sala Bebe 2006)

23 MAY 2006

AKB

Certificate of Registration under section 60 and Rule 69.

Registered In Book - I
CD Volume number 6
Page from 18688 to 18705
being No 06702 for the year 2008.



(Nurul Amin Khan) 26-May-2008
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal

