

7.11.2007

(Original)

Property :

**MOUZA: CHAKPACHURIA
RAJARHAT**

DAG NOS. 263

AREA: 17 SATAKS

DEED OF CONVEYANCE

SHANKAR MONDAL & ORS.

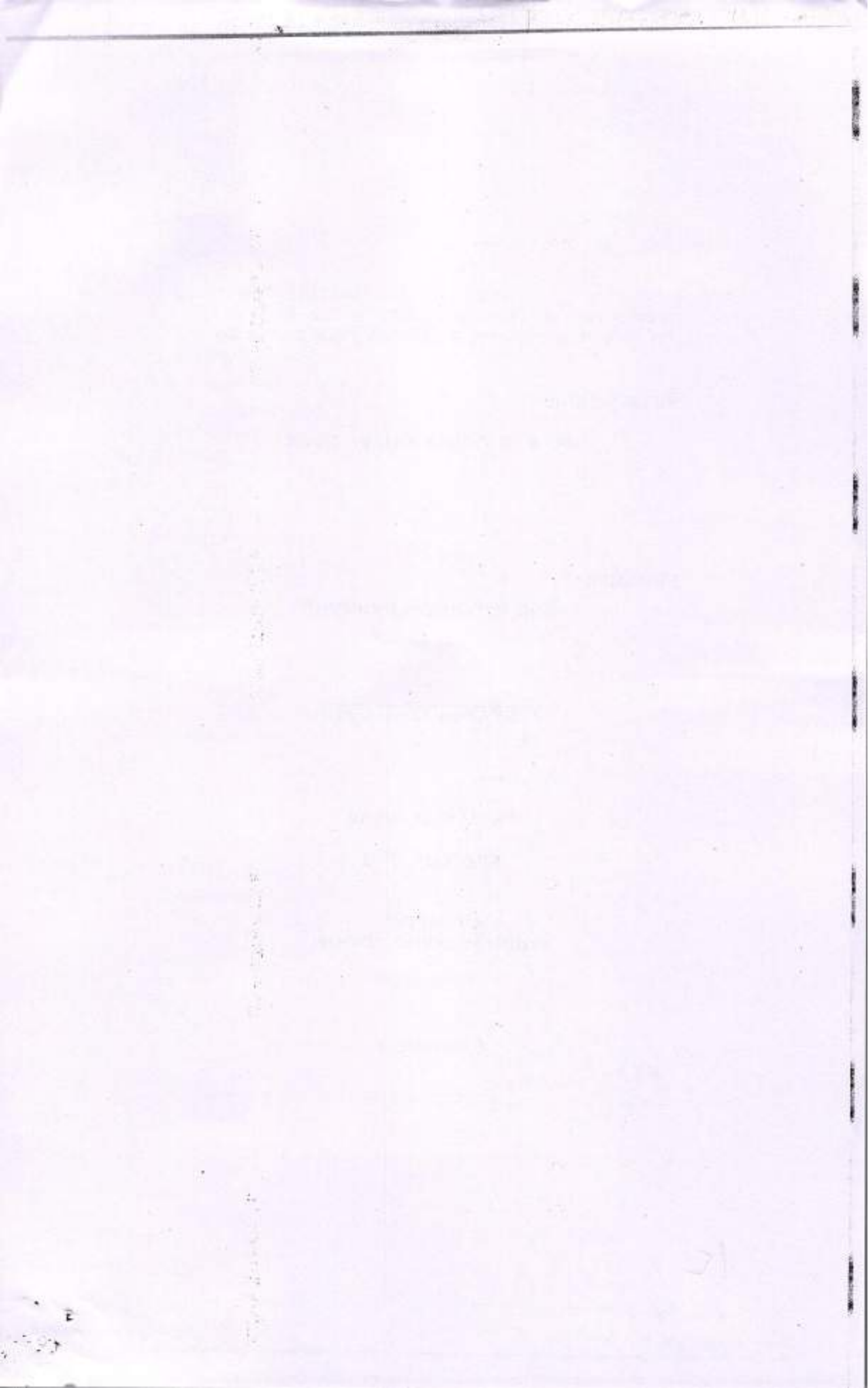
... VENDORS

A N D

MANI VATIKA PVT. LTD. & ORS.

... PURCHASERS

Registered with The ADSR Bidhan Nagar in Book No.
I Volume No. 7 Page Nos. 1421 to 1449 being
number 06917 for the year 2008.



भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

B 361816

Small text on the left side of the stamp, including '1955 duty Stamped Exempt' and 'Schedule I A. No.'.

Handwritten notes in Hindi, including 'पश्चिम बंगाल' and 'पश्चिम बंगाल'.

28 MAY 2000

THIS INDENTURE made this 7th day of November Two Thousand Seven

BETWEEN

VENDORS:

1. SHANKAR MONDAL, Alias Shankar Prasad Mondal, son of Late Siddheswar Mondal, residing at Madhya Hatgachha, Bamanghata Ke L Si, Police Station Rajarhat, Kolkata 700059, District North 24 Parganas;
2. CHANDAN BALA MONDAL, Alias Chandana Mondal, widow of

55232

Surya & Co. Agents



NAME
 ADDRESS
 PS
 22 SEP 2007
 SURANJAN MUKHERJEE
 Licensed Stamp
 No. 12345
 Dist. ...

X 5 5000
 12345
 Registered Office of the Company
 of the City
 State
 India

Rakhecha
 (PARAS MAL RAKHECHA)
 3156 ✓

- 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

Rakhecha
 Authorised Signatory
 3156 ✓

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

Rakhecha
 Authorised Signatory



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P. K. ...

Registered Office of the Company

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Late Siddheswar Mondal, residing at Hatgachha, Police Station Rajarhat, Kolkata 700059, District North 24 Parganas;

- 3a. **SACHIRANI MONDAL (Naskar)** wife of Nilmoni Naskar and daughter of Late Ananta Kumar Mondal, residing at Jotvim, Police Station Ke L Si, District South 24 Parganas;
- 3b. **RAJBALA MONDAL (Naskar)** wife of Late Nishi Kanta Naskar and daughter of Late Ananta Kumar Mondal, residing at Thakdari, Police Station Mahisbathan 2, District North 24 Parganas;
- 3c. **TAPAS MONDAL** son of Late Tarak Chandra Mondal residing at Hatgachha, Police Station Rajarhat, District North 24 Parganas;
- 3di. **(SMT.) SEFALI RANI SARDAR, alias Shefali Rani Mondal** wife of Kartick Chandra Sardar and daughter of Late Indu Bala Mondal, residing at Kathalberia, Police Station Rajarhat, District North 24 Parganas;
- 3dii. **(SMT.) SUMITA SARKAR** wife of Harendranath Sarkar and daughter of Late Indu Bala Mondal, residing at Sallpur, Police Station Rajarhat, District North 24 Parganas;
- 3diii. **(SMT.) MALATI MONDAL** wife of Hemanta Mondal and daughter of Late Indu Bala Mondal, residing at Raghunathpur, Police Station Rajarhat, District North 24 Parganas;
- 3div. **KANAK KISHORE MONDAL** son of late Ranjan Mondal, and grand-son of Late Indu Bala Mondal, residing at Kulberia, Police Station Rajarhat, District North 24 Parganas;
- 3ei. **BISWANATH MONDAL**
- 3eii. **NIRANJAN MONDAL**
- 3eiii. **SUSANTA MONDAL**
- 3eiv. **MATHUR MONDAL**, - all sons of Late Urmila Mondal and Late Gour Chandra Mondal, residing at Village Thakdari, Post Office Krishnapur, Police Station Rajarhat, District North 24 Parganas;
- 3ev. **(SMT.) SULEKHA MONDAL** wife of Bablu Mondal and daughter of Late Urmila Mondal, residing at Chandpur, Police Station Rajarhat, District North 24 Parganas;
- 3evi. **(SMT.) SANKARI MONDAL** wife of Late Ranjan Mondal and daughter of Late Urmila Mondal, residing at Kamdhenu, Police Station Rajarhat, District North 24 Parganas;

- 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 legal representatives successors executors administrators) of the **ONE PART**

A N D

PURCHASERS:

1. MANI VATIKA PRIVATE LIMITED, 2. MANI FARMHOUSE PRIVATE LIMITED, 3. MANI CULTIVATION PRIVATE LIMITED, 4. MANI

FLORICULTURE PRIVATE LIMITED, 5. MANI AGRICULTURAL FARMS PRIVATE LIMITED, 6. MANI FLOWER PRODUCTS PRIVATE LIMITED, 7. AADHARSEELA GOODS PRIVATE LIMITED, 8. MANIKARN PROPERTIES PRIVATE LIMITED, 9. MANIDEEPA PROPERTIES PRIVATE LIMITED, 10. MANI AKASH HIRISE PRIVATE LIMITED, 11. MANIKAM PROPERTIES PRIVATE LIMITED, 12. MANI KANCHAN PROPERTIES PRIVATE LIMITED, 13. SUSWAPAN TIEUP PRIVATE LIMITED, 14. MANIAM DEVELOPERS PRIVATE LIMITED, 15. SHREEMANI CONSTRUCTIONS PRIVATE LIMITED, 16. NEELAMBER HI RISE PRIVATE LIMITED, 17. MANIAM CONSTRUCTIONS PRIVATE LIMITED, 18. MANIAM BUILDERS PRIVATE LIMITED, 19. RAJMANI DEVELOPERS PRIVATE LIMITED, all companies duly incorporated under the Companies Act, 1956 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**:

A. The Vendors herein have held out, represented before and assured the Purchaser, 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 That** the piece and parcel of land containing an area of **17 Satak (equivalent to 0.17 Acres or 10 Cottahs 4 Chittacks)** more or less situate lying at comprised in and being a divided and demarcated portion of R.S. & L.R. Dag No.263 recorded in various Khatian numbers in Mouza Chakpachuria, J.L.No.33, Police Station Rajarhat, in the District of North 24-Parganas, fully described in the **SCHEDULE** hereunder written and hereinafter referred to as "the **SAID PROPERTIES**" and their names and/or the names of their predecessors is recorded in the L.R. Records of Rights as the owners / raiyats thereof in the manner following:

VENDORS' NAMES	L.R. KHATIAN NO.	SHARE	Area Owned being sold (in Satak)
Sankar Mondal	1598	0.0833	4
Chandan Bala Mondal	574	0.0833	4

Melate Mondal



3169

Kanak Kishore Mondal



3170

বিকাশ কলিতা



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বিকা কলিতা



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বিকা কলিতা



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Lko. BANGALORE (Balt. India Office)

7 NOV 2011

1. Sachirani Mondal (Naskar) 2. Rajbala Mondal (Naskar) 3. Tapash Mondal 4. Smt. Sefali Rani Sardar 5. Smt. Sunita Sarkar 6. Smt. Malati Mondal 7. Kanak Kishore Mondal 8. Biswanath Mondal 9. Niranjan Mondal 10. Sushanta Mondal 11. Mathur Mondal 12. Smt. Sulekha Mondal 13. Smt. Sankari Mondal	33 in the name of their predecessor , Ananta Kumar Mondal	0.1667	9
Total :		0.3333	17

- ii) That the names of the said Sankar Mondal, Chandan Bala Mondal **(being the Vendor Nos.1 and 2 herein)** and Ananta Kumar Mondal since deceased are recorded as owners in the Records of Rights, **to the extent of 4 Satak, 4 Satak and 9 Satak respectively;**
- iii a) That the said Ananta Kumar Mondal, 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 his only son namely Tarak Chandra Mondal and four daughters namely the said **Indu Bala Mondal, Urmila Mondal, Sachirani Mondal (being the Vendor No.3a herein)** and **Rajbala Mondal (being the Vendor No.3b herein)** as his only heirs heiresses and legal representatives, who all upon his death inherited and became entitled to his said share in the said Dag absolutely and forever and in equal shares. The name of the said Ananta Kumar Mondal continues to be recorded as the owner in the L.R. Records of Rights;
- iii b) That the said Tarak Chandra Mondal, 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 his only son namely **Tapash Mondal (being the Vendor No.3c)** as his only heir and legal representative, who upon the death of his father inherited and became entitled to his share in the said Dag, absolutely and forever;
- iii c) That the said Indu Bala Mondal, a Hindu during his lifetime and at the time of her death governed by the Dayabhaga School of Hindu Law, died intestate leaving her surviving three daughters, namely the said **Sefali Rani Sardar, Sumita Sarkar, Malati Mondal** and

STANBY/STANT



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Shankar Mondol



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one grand-son, namely, **Kanak Kishore Mondal (being the Vendor Nos.3di to 3div herein)** as her only heiresses, heir and legal representatives, who upon her death inherited and became entitled to her share in the said Dag, absolutely and forever;

- iiid) That the said Urmila Mondal, a Hindu during his lifetime and at the time of her death governed by the Dayabhaga School of Hindu Law, died intestate leaving her surviving four sons namely **Biswanath Mondal, Niranjan Mondal, Sushanta Mondal And Mathur Mondal** and Two daughters namely **Sulekha Mondal and Shankari Mondal** namely **(being the Vendor Nos.3ei to 3evi herein)** as her only heiresses and legal representatives, who upon her death inherited and became entitled to her share in the said Dag, absolutely and forever;
- iv) In the events aforesaid, the Vendors herein have now become and are the full and absolute owners / raiyats of the said Properties.
- vii) 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;
- viii) That the Vendors are in possession of the said Properties without any disturbance obstruction claim or objection whatsoever from any person or persons.
- ix) That the Vendors have duly made payment of the Khajana in respect of the said Properties;
- x) 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;
- xi) 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;
- xii) That the said Properties or any portion thereof is not affected by any notice or scheme or alignment of the Kolkata Metropolitan



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Development Authority or the Government or any other Public Body or Authority;

- xiii) That no declaration has been made or published for acquisition or requisition of the said Properties or any portion thereof under the Land Acquisition Act or any other Act for the time being in force and that the said Land or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any act or case whatsoever;
- xiv) 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;
- xv) 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 Purchaser.
- xvi) 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.
- xvii) That the respective shares of the Vendors in the said Properties or any part thereof is not affected by or subject to (a) any mortgage including mortgage by deposit of title deeds or anomalous mortgage under the Transfer of Property Act, (b) any charge lien lispendens or annuity, (c) any right of residence or maintenance under any testamentary disposition settlement or other documents or under any law, (d) any trust resulting or constructive arising under any debutter name benami transaction or otherwise, (e) any debutter wakf or devseva, (f) any attachment including attachment before judgement of any Court or authority, (g) any right of way water light support drainage or any other easement with any person or



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THE UNIVERSITY OF CHICAGO
LIBRARY

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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 number 263 which amongst others also comprised a "pukur" 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.
- C. The Vendors, being in urgent need of money, approached the Purchaser and offered to sell the said Properties to the Purchaser and relying on, amongst others, the representations assurances declarations and confirmations made and/or given by the Vendors as hereinbefore and also hereinafter contained and believing the same to be true and correct and acting on faith thereof, the Purchaser 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.
- D. The Purchaser has 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 Purchaser.

I. **NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the sum of **Rs. 2,05,417/= (Rupees two lacs five thousand four hundred seventeen)** only of the lawful money of the Union of India in hand and well and truly by the Purchaser 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 acquit release and forever discharge the Purchaser 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 Purchaser **All That** the piece and parcel of land containing an area of **17 Satak (equivalent to 0.17 Acres or equivalent to 10 Cottahs 4 Chittacks)** more or less situate lying at comprised in and being a divided and demarcated portion of R.S. & L.R. Dag No.263 recorded in various Khatian numbers in Mouza Chakpachuria, J.L.No.33, Police Station Rajarhat, in the District of North 24-Parganas, as hereinbefore recited and also fully mentioned



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UNIVERSITY OF CALIFORNIA
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and described in the **SCHEDULE** hereunder written and hereinafter for the sake of brevity referred to as "the **SAID PROPERTIES**" 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 Dags or any of them and also in the 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 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 pattaahs 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 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 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 PURCHASER 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;



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- (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 Purchaser 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 Purchaser 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 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



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U.S. DEPARTMENT OF STATE
WASHINGTON, D.C. 20520

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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 Purchaser 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 Purchaser in the manner aforesaid as shall or may reasonably be required by the Purchaser.

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

1) **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 Purchaser and the Vendors shall indemnify and keep saved harmless and



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indemnified the Purchaser in respect thereof as also for all losses damages claims demands consequences and proceedings as may be suffered by the Purchaser 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 Purchaser herein for the sale and transfer of the said Properties to the Purchaser. The Vendors do hereby further agree covenant and undertake to indemnify to keep saved harmless and indemnified the Purchaser herein against all claims, demands, injury, loss or any other harmful action against the Purchaser 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 Purchaser herein from time to time for having the name of the Purchaser mutated in respect of the said Properties hereby sold and conveyed;

THE SCHEDULE ABOVE REFERRED TO:
(said Properties)

All That the piece and parcel of land containing an area of **17 Satak** (equivalent to 0.17 Acres or equivalent to 10 Cottahs 4 Chittacks) more or less situate lying at comprised in and being a divided and demarcated portion of R.S. & L.R. **Dag No.263** recorded in various Khatian numbers in Mouza Chakpachuria, J.L.No.33, Police Station Rajarhat, in the District of North 24-Parganas, as delineated in the plan annexed hereto duly bordered thereon in "**RED**", and butted and bounded as under:

On the North : by portion of R. S. Dag No. 263,
On the South : by partly by R. S. Dag No. 235,
On the East : by partly by R. S. Dag Nos. 262 and 264,
On the West : by portion of R. S. Dag No. 263.

and details whereof are mentioned hereinbelow:

VENDORS' NAMES	L.R. KHATIAN NO.	SHARE	Area Owned being sold (in Satak)
Sankar Mondal	1598	0.0833	4
Chandan Bala Mondal	574	0.0833	4



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ADDITIONAL LABEL FOR SERIALS
FILMS UNIT (S&T Lab)

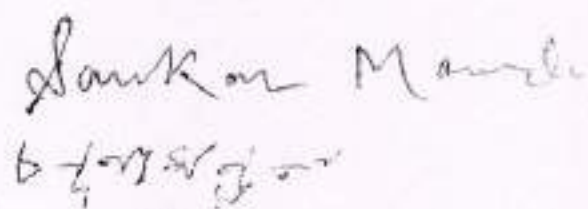
1/10/50

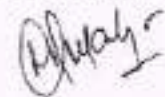
1. Sachirani Mondal(Naskar)	33 in the name of their predecessor, Ananta Kumar Mondal	0.1667	9
2. Rajbala Mondal (Naskar)			
3. Tapash Mondal			
4. Smt. Sefali Rani Sardar			
5. Smt. Sunita Sarkar			
6. Smt. Malati Mondal			
7. Kanak Kishore Mondal			
8. Biswanath Mondal			
9. Niranjan Mondal			
10. Sushanta Mondal			
11. Mathur Mondal			
12. Smt. Sulekha Mondal			
13. Smt. Sankari Mondal			
Total :		0.3333	17

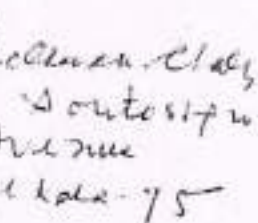
OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

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:

Sankar Mondal


1. 

2. 
 77 Southside
 Avenue
 Kolkata-75

শ্রী মালতী মন্ডল
 সুমিত্রা সরকার
 Malati Mondal



শ্রী কান্তী মন্ডল
 বা.ক. সুকুমার মন্ডল

স্বাক্ষর - বালা নস্কর

Mathur Mondal

শ্রীমতী সুলেখা

Sheenkar Mondal

Kanak Kishore Mondal

শ্রীমতী সুনীতা

শ্রীমতী সফলী রানী

শ্রীমতী সঙ্কারী



AGRICULTURAL UNIVERSITY LIBRARY
Moulvibazar (Salt Lake)

1 NOV 2007

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

1. *Dulakhecha*
Mahendra Kumar Tripathi
S/o. Mr. P. Tripathi
2D, Q. Park
Kolkata - 70019

2. *Dulakhecha*
77 Southpark Avenue
Kolkata - 70015

MANI VATIKA PRIVATE LIMITED
MANI FARMHOUSE PRIVATE LIMITED
MANI CULTIVATION PRIVATE LIMITED
MANI FLORICULTURE PVT. LTD.
MANI AGRICULTURAL 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

MANIKAN 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

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Handwritten signature
Handwritten signature
(B.C. No. W 2/713/78)



A

MANAGER (Salt Lake)

• 7 NOV 2007

RECEIPT AND MEMO OF CONSIDERATION:

RECEIVED of and from the withinnamed Purchaser the withinmentioned sum of Rs.2,05,417/= (Rupees two lacs five thousand four hundred seventeen) only being the consideration in full payable under these presents as per memo written hereinbelow:

MEMO OF CONSIDERATION:

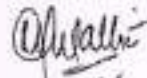
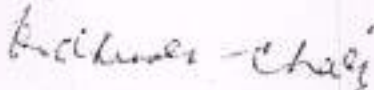
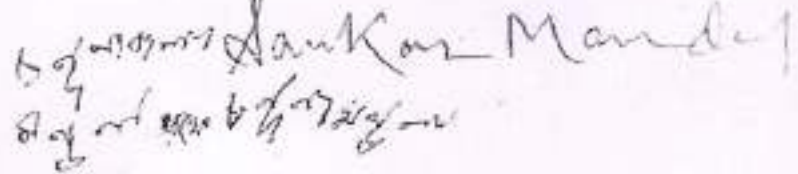
1. By and out of Cheque No. 776180 dated 3.11.2007 on ICICI Bank Ltd. Paid by Mani Vatika Pvt. Ltd. on behalf of the withinnamed Purchasers drawn in favour of Shankar Mondal the Vendor Rs. 51,354/=
2. By and out of Cheque No. 776181 dated 3.11.2007 on ICICI Bank Ltd. Paid by Mani Vatika Pvt. Ltd. on behalf of the withinnamed Purchasers drawn in favour of Chandana Mondal the Vendor Rs. 51,354/=
3. By and out of Cheque No. 776183 dated 3.11.2007 on ICICI Bank Ltd. Paid by Mani Vatika Pvt. Ltd. on behalf of the withinnamed Purchasers drawn in favour of Sachirani Naskar the Vendor Rs. 20,541/=
4. By and out of Cheque No. 776182 dated 3.11.2007 on ICICI Bank Ltd. Paid by Mani Vatika Pvt. Ltd. on behalf of the withinnamed Purchasers drawn in favour of Rajbala Naskar the Vendor Rs. 20,541/=
5. By and out of Cheque No. 776195 dated 3.11.2007 on ICICI Bank Ltd. Paid by Mani Vatika Pvt. Ltd. on behalf of the withinnamed Purchasers drawn in favour of Tapas Mondal the Vendor Rs. 20,542/=
6. By and out of Cheque No. 776190 dated 3.11.2007 on ICICI Bank Ltd. Paid by Mani Vatika Pvt. Ltd. on behalf of the withinnamed Purchasers drawn in favour of Shefali Rani Mondal the Vendor Rs. 5,135/=
7. By and out of Cheque No. 776191 dated 3.11.2007 on ICICI Bank Ltd. Paid by Mani Vatika Pvt. Ltd. on behalf of the withinnamed Purchasers drawn in favour of Sumita Sarkar the Vendor Rs. 5,135/=

8. By and out of Cheque No. 776192 dated 3.11.2007 on ICICI Bank Ltd. Paid by Mani Vatika Pvt. Ltd. on behalf of the withinnamed Purchasers drawn in favour of Malati Mondal the Vendor Rs. 5,135/=
9. By and out of Cheque No. 776193 dated 3.11.2007 on ICICI Bank Ltd. Paid by Mani Vatika Pvt. Ltd. on behalf of the withinnamed Purchasers drawn in favour of Kanak Kishore Mondal the Vendor Rs. 5,136/=
10. By and out of Cheque No. 776184 dated 3.11.2007 on ICICI Bank Ltd. Paid by Mani Vatika Pvt. Ltd. on behalf of the withinnamed Purchasers drawn in favour of Biswanath Mondal the Vendor Rs. 3,424/=
11. By and out of Cheque No. 776185 dated 3.11.2007 on ICICI Bank Ltd. Paid by Mani Vatika Pvt. Ltd. on behalf of the withinnamed Purchasers drawn in favour of Niranjan Mondal the Vendor Rs. 3,424/=
12. By and out of Cheque No. 776186 dated 3.11.2007 on ICICI Bank Ltd. Paid by Mani Vatika Pvt. Ltd. on behalf of the withinnamed Purchasers drawn in favour of Susanta Mondal the Vendor Rs. 3,424/=
13. By and out of Cheque No. 776187 dated 3.11.2007 on ICICI Bank Ltd. Paid by Mani Vatika Pvt. Ltd. on behalf of the withinnamed Purchasers drawn in favour of Mathur Mondal the Vendor Rs. 3,424/=
14. By and out of Cheque No. 776188 dated 3.11.2007 on ICICI Bank Ltd. Paid by Mani Vatika Pvt. Ltd. on behalf of the withinnamed Purchasers drawn in favour of Sulekha Mondal the Vendor Rs. 3,424/=
15. By and out of Cheque No. 776189 dated 3.11.2007 on ICICI Bank Ltd. Paid by Mani Vatika Pvt. Ltd. on behalf of the withinnamed Purchasers drawn in favour of Sankari Mondal the Vendor Rs. 3,424/=

Total : Rs. 2,05,417/=

(Rupees two lacs five thousand four hundred seventeen) only.

WITNESSES:

1.  Malati Mondal
 2.  Business - Chief
-  Sankari Mondal



श्रीराम - ४००
व. २०: २००५

श्रीराम बाला लक्ष्मी
Motilal Mandal
श्रीराम बाला लक्ष्मी
Shankar Mandal

Kanax Kishore Mandal
श्रीराम बाला लक्ष्मी
श्रीराम बाला लक्ष्मी
श्रीराम बाला लक्ष्मी

श्रीराम बाला लक्ष्मी
श्रीराम बाला लक्ष्मी
श्रीराम बाला लक्ष्मी
Malesi Mandal



Handwritten initials or signature.

AGUSTINUS LANTAU GOLF
Mabassarar (Seli Laha)

7 NOV 2007

NOS. 263 IN MOUZA - CHAKPACHURIA P.S. - RAJARHAT, J.L. NO.-33.
 IN THE DISTRICT OF 24 PARGANAS(NORTH).



NOTE:- Part of R.S. Dag Nos. 263 being the subject matter of sale shown verged
 WITHIN "RED" borders.

Shankar Mandel

শঙ্কর মন্ডল
শঙ্কর মন্ডল
শঙ্কর মন্ডল

শঙ্কর মন্ডল
শঙ্কর মন্ডল

শঙ্কর মন্ডল
শঙ্কর মন্ডল
শঙ্কর মন্ডল

শঙ্কর মন্ডল
শঙ্কর মন্ডল



- 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

Mulakherjee
 Authorized Signatory

Mulakherjee
 Authorized Signatory



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಮಂಗಳೂರು (ಸಾಹಿತ್ಯ)

-7 NOV 2001

SPECIMEN FORM FOR TEN FINGER PRINTS



D. Anil Kumar

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



D. Prasad

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



Smt. S. Lakshmi

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



Smt. S. Lakshmi

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



THE GREAT BRITAIN
LIBRARY

111 22



SPECIMEN FORM FOR TEN FINGER PRINTS



Smitesh Mendol

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



Suganya Srinivas

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



Shenkarshi Mendol

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



Kamakhishore Mendol

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



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SECRETARY (Salt Lab)

7 NOV 2003

SPECIMEN FORM FOR TEN FINGER PRINTS



- N. S. K. R. G.

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



- N. S. K. R. G.

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



- N. S. K. R. G.

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



- T. S. K. R. G.

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



AT THE DISTRICT COURT OF
SOUTHERN DISTRICT OF NEW YORK

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NOV 2007

SPECIMEN FORM FOR TEN FINGER PRINTS



Pratima Singh

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



Pooja Singh

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



Mahati Mondal

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



Paras Mal Ramesh

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



Additional District Sub-Registrar
Bhadrachalam (Salt Lake Division)

7 NOV 2002

Government Of West Bengal
Office of the A. D. S. R. BIDHAN NAGAR
BIDHAN NAGAR
Endorsement For deed Number :1-06917 of :2008
(Serial No. 09517, 2007)

On 07/11/2007

Certificate of Market Value(WB PLVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 1545500/-

Certified that the required stamp duty of this document is Rs 77275 /- and the Stamp duty paid as Impresive Rs- 1000

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

Presented for registration at 17.51 hrs on :07/11/2007.at the Office of the A. D. S. R. BIDHAN NAGAR by Paresh Mal Rakhecha, Claimant.

Admission of Execution(Under Section 58)

Execution is admitted on 07/11/2007 by

1. Sankar Mondal, son of Siddeswar Mondal ,Hatgacha K L C ,Thana K L C, By caste Hindu,by Profession ----
2. Ghandan Bai Mondal, wife of Siddeswar Mondal ,Hatgacha K L C ,Thana K L C, By caste Hindu,by Profession :Cultivation
3. Sachirani Naskar, wife of Nilmani Naskar ,Jotbhim K L C ,Thana K L C, By caste Hindu,by Profession :Cultivation
4. Rajbala Naskar, wife of Lt Nishikanta Naskar ,Mahisbathan Rajarhat ,Thana Rajarhat, By caste Hindu,by Profession :Cultivation
5. Tarac Mondal, wife of Lt Tarak Chandra Mondal ,Hatgacha K L C ,Thana K L C, By caste Hindu,by Profession :Cultivation
6. Sefali Rani Sardar, wife of Kartick Chandra Sardar ,Kathalberia Rajarhat ,Thana Rajarhat, By caste Hindu,by Profession :House wife
7. Sumita Sarkar, wife of Harendra Nath Sarkar ,Salipur Haroa ,Thana Haroa, By caste Hindu,by Profession :House wife
8. Malati Mondal, wife of Hemanta Mondal ,Raghunathpur Rajarhat ,Thana Rajarhat, By caste Hindu,by Profession :House wife
9. Kanak Kishore Mondal, wife of Lt Ranjan Mondal ,Kulberia Rajarhat ,Thana Rajarhat, By caste Hindu,by Profession :House wife
10. Biswajit Mondal, wife of Lt Gour Ch Mondal ,Thakdari Rajarhat ,Thana Rajarhat, By caste Hindu,by Profession ----
11. Niranjani Mondal, wife of Lt Gour Ch Mondal ,Thakdari Rajarhat ,Thana Rajarhat, By caste Hindu,by Profession :Cultivation
12. Susanta Mondal, wife of Lt Gour Ch Mondal ,Thakdari Rajarhat ,Thana Rajarhat, By caste Hindu,by Profession :Cultivation
13. Mathur Mondal, wife of Lt Gour Ch Mondal ,Thakdari Rajarhat ,Thana Rajarhat, By caste Hindu,by Profession :Cultivation

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



A

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Government Of West Bengal
Office of the A. D. S. R. BIDHAN NAGAR
BIDHAN NAGAR
Endorsement For deed Number :1-06917 of :2008
(Serial No. 09517, 2007)

14. Sulekha Mondal, wife of Bablu Mondal, Chandpur Rajarhat, Thana Rajarhat, By caste Hindu, by Profession Cultivation
15. Sankari Mondal, wife of Ranjan Mondal, Chandpur Rajarhat, Thana Rajarhat, By caste Hindu, by Profession Cultivation
Identified By S Sardar, son of Lt Nanda Lal Sardar Chakpanchuria Thana: Rajarhat, by caste Hindu, By Profession ----

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

On 08/11/2007

Payment of Fees:

Fee Paid in rupees under article A(1) = 2255/- on: 08/11/2007

Deficit stamp duty

Deficit stamp duty Rs 9300/- is paid, by the draft number 549536, Draft Date 06/11/2007 Bank Name State Bank Of India, Bhowanipore, recieved on :08/11/2007.

Admission of Execution(Under Section 58)

Execution is admitted on 08/11/2007 by

1. Paresh Mal Rakhecha, Authorised Signature Mani Vatika P Ltd And Others, 2 D Queens Park, profession ----
Identified By S Sardar, son of Lt Nanda Lal Sardar Chakpanchuria Thana: Rajarhat, by caste Hindu, By Profession ----

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


On 28/05/2008

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/-

Deficit stamp duty

Deficit stamp duty 1. Rs 38025/- is paid, by the draft number 924474, Draft Date 23/05/2008 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



BRITISH MUSEUM

2 R 1000

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Government Of West Bengal
Office of the A. D. S. R. BIDHAN NAGAR
BIDHAN NAGAR
Endorsement For deed Number :1-06917 of :2008
(Serial No. 09517, 2007)

Narkeldanga, recieved on :28/05/2008. 2 Rs 30000/- is paid. by the draft number S24466. Draft Date 23/05/2008 Bank Name STATE BANK OF INDIA, Narkeldanga, recieved on :28/05/2008.

Deficit Fees paid

Deficit amount of Registration fees is realized under Article in rupees . A(1) = 14740/- on. 28/05/2008.

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

On 29/05/2008

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



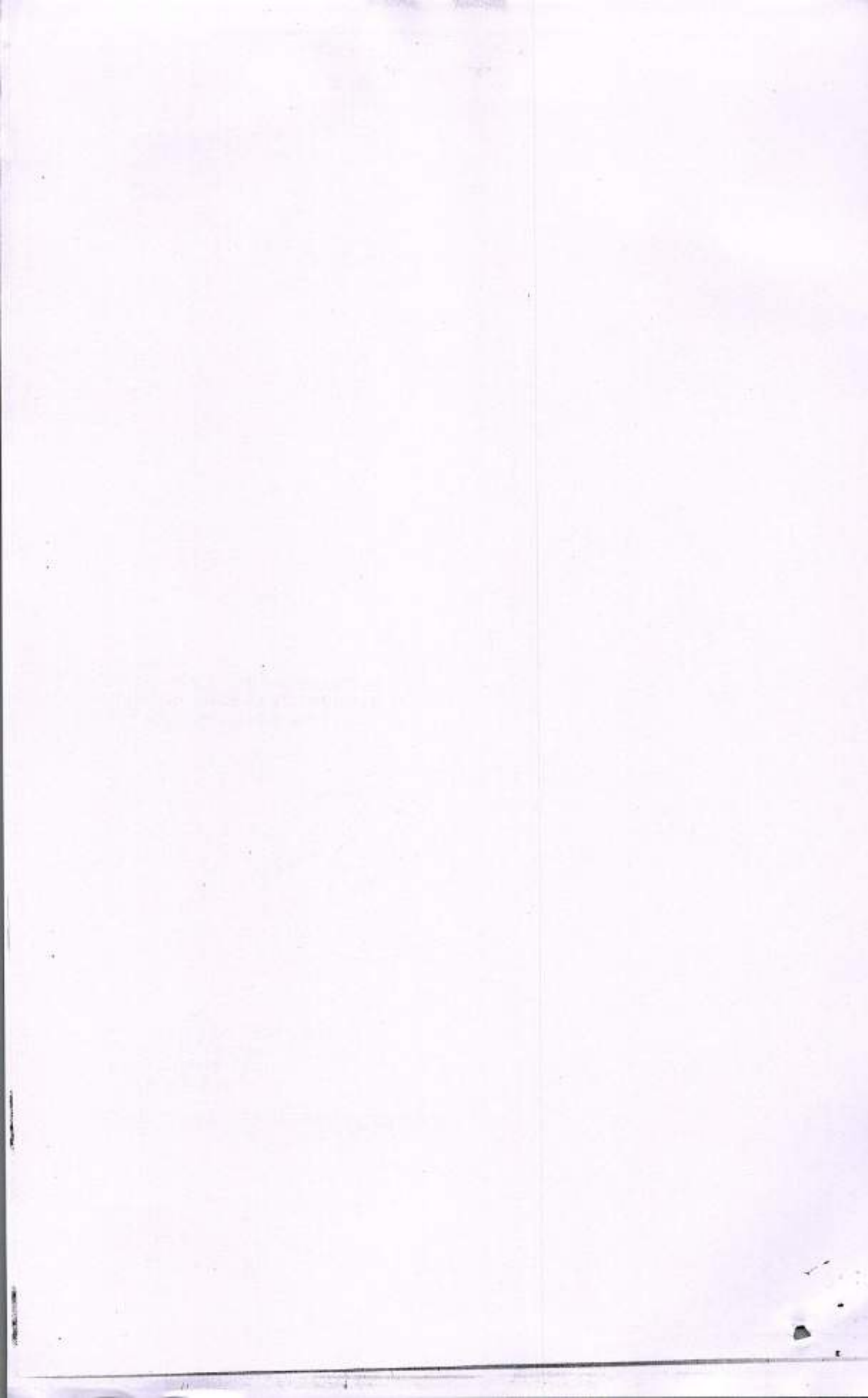
[Nurul Amin Khan]
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN
NAGAR
Govt. of West Bengal



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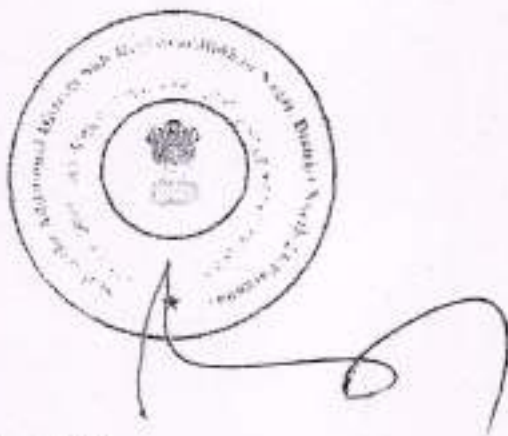
LIBRARY OF THE
BUREAU OF LAND MANAGEMENT

28 MAY 2008



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 7
Page from 1421 to 1449
being No 06917 for the year 2008.



(Nurul Amin Khan) 29-May-2008
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal