

9.10.2007

( Original )

Property :

**MOUZA: CHAKPACHURIA  
RAJARHAT**

**DAG NOS. 235, 236 & 246**  
3'12.50 + 2'12.50

**AREA: 8.9375 SATAKS**

**DEED OF CONVEYANCE**

**MADHUSUDAN SARDAR**

**... VENDOR**

**A N D**

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

**... PURCHASERS**

Registered with The ADSR Bidhan Nagar in Book No.  
I Volume No. 7 Page Nos. 4974 to 4992 being  
number 07102 for the year 2008.

भारतीय नै न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

8/8 80 7

B 361823

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Exemptible under rule 21 and as per 117 of the G. R. L. R. 1958 duty stamp duty under the Indian Stamp Act 1899. Schedule I.A. No. .... Fee Paid.....

Additional Market Sub-Registrar Sub Registrar (Sak Labo) 2 JUN 2008

THIS INDENTURE made this 9th day of October Two Thousand Seven BETWEEN MADHUSUDAN SARDAR (alias Madhu Sardar) son of Late Makham-Sardar (alias Mayal Sardar) residing at village & Post office Chakpanchuria, Police Station Rajarhat, District North 24 Parganas, West Bengal hereinafter referred to as "the VENDOR" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include his heirs legal representatives successors executors and administrators) of

Handwritten notes on the left margin: 10, 44365, 45365, 56800, Sale 27, 83007.

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Handwritten notes at the bottom left: 5/10/07.

RS 225

Surangi & Co. Adv.

K. S. Rao

|                               |       |
|-------------------------------|-------|
| NAME                          | ..... |
| ADD/ADV                       | ..... |
| RS                            | ..... |
| 25 SEP 2007                   |       |
| <b>SURANJAN MUKHERJEE</b>     |       |
| Licensed Stamp Vendor         |       |
| C. C. Court                   |       |
| 2 & 3, K. S. Roy Road, Kol.-1 |       |

Registered for Registration of... A.M/P. @  
 with ... day of ... 2006  
 at ... (Salt Lake City)  
 Addl. District Sub-Registrar



14921

Dulakheche Additional District Sub-Registrar (Salt Lake)



- MANI KATKA PRIVATE LIMITED
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9 OCT 2007

Dulakheche Authorized Signatory



14921

- MANI KATKA PRIVATE LIMITED
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Dulakheche Authorized Signatory

NOV/OCTO...  
 P.S. ...  
 Dist. M. P. ...  
 Hindu / Muslim by Profession ...  
 Address / H/W / Office / Cultivator

NOV/OCTO...  
 P.S. ...  
 Dist. M. P. ...  
 Hindu / Muslim by Profession ...  
 Address / H/W / Office / Cultivator

Dulakheche  
 Additional District Sub-Registrar (Salt Lake)

the **FIRST PART**, 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, all hereinafter collectively referred to as "the **PURCHASERS**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their respective successors or successors in interest and/or assigns) of the **SECOND PART AND MONTU SARDAR** son of Late Sadhan Sardar residing at village & Post office Chakoanchuria, Police Station Rajarhat, District North 24 Parganas, West Bengal hereinafter referred to as "**MONTU**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include his heirs legal representatives successors executors and administrators) of the **THIRD PART**:

**WHEREAS:**

A. The Vendor herein has held out, represented before and assured the Purchaser, Inter alia, as follows:

- i) That the Vendor is seized and possessed of and/or otherwise well and sufficiently entitled as the full and absolute owner / raiyat to **ALL THOSE** the various pieces and parcels of land containing a total area of **8.9375 Sataks** being divided and demarcated portions of various Dags, recorded in Khatian Nos.1234 and 1235, 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 the Vendor's name and/or the names of the Vendor's predecessor/s is recorded in the L.R.Records of Rights as the owner / raiyat thereof in the manner following:

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- arius rōrē



14923

- arius rōrē  
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- arius rōrē



14922  
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9 OCT 2007

| Dag No. | L.R. Khatian No. | Share  | Area Recorded (in Satak) | Area Owned being sold (in Satak) |
|---------|------------------|--------|--------------------------|----------------------------------|
| 235     | 1234             | 0.1250 | 3                        | 3.1250                           |
| 236     | 1234             | 0.1250 | 2                        | 2.1250                           |
| 246     | 1235             | 0.6250 | 4                        | 3.6875                           |
|         |                  |        | <b>Total:</b>            | <b>8.9375</b>                    |

- ii) 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;
- iii) That the Vendor is in possession of the said Properties without any disturbance obstruction claim or objection whatsoever from any person or persons.
- iv) That the Vendor has duly made payment of the Khajana in respect of the said Properties;
- v) 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;
- vi) That the Vendor 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 Vendor ever held any excess land within the meaning of the said Acts or any other act or statute applicable to the said Properties;
- vii) 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;
- viii) 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

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Additional District Sub-Registrar  
Bithanagar, Salt Lake Circle

- 9 OCT 2007

any notice of acquisition or requisition or alignment under any act or case whatsoever;

- ix) 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 Vendor for realization of taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force;
- x) That there is no impediment or restriction under any law for the time being in force in the Vendor selling conveying and transferring the said Properties unto and in favour of the Purchaser.
- xi) 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 is the Vendor aware of any such claim, notice, suit or proceeding and that save and except the Vendor, no other person can claim any right title or interest whatsoever in the said Properties or any part thereof.
- xii) That the said Properties or any part thereof is not affected by or subject to (a) any mortgage including mortgage by deposit of title deeds or anomalous mortgage under the Transfer of Property Act, (b) any charge lien lispendens or annuity, (c) any right of residence or maintenance under any testamentary disposition settlement or other documents or under any law, (d) any trust resulting or constructive arising under any debutter name benami transaction or otherwise, (e) any debutter wakf or devseva, (f) any attachment including attachment before judgement of any Court or authority, (g) any right of way water light support drainage or any other easement with any person or property, (h) any right of any person under any agreement or otherwise, (i) any burden or obligation other than payment of Khajana / Revenue, (j) any other encumbrance of any kind whatsoever or any decree or order including any injunction or prohibitory order;

*DM*





REGIONAL OFFICE SUB-REGISTRATION  
GADHARWARA (Salt Lake)

- 9 OCT 2007

- B. Dag number 235 which amongst others also comprised a "Doba" 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 Vendor being in urgent need of money approached Magus Bengal Estates Pvt. Ltd., (hereinafter called "Magus Bengal") a company incorporated under the provisions of the Companies Act, 1956 and having its Registered Office at Flat No. 6B, Rajhans Building, No. 6, Hastings Park Road, Kolkata 700027 and by and in terms of an Agreement dated 20<sup>th</sup> June 2007 and made by the Vendor herein also described as "the Vendor" on the One Part and the said Magus Bengal therein described as "the Purchaser" of the Other Part, the Vendor agreed to sell and the said Magus Bengal agreed to purchase All That the said Premises on the terms and conditions and the consideration agreed in the said agreement.
- D. On being nominated by the said Magus Bengal, the Vendor has agreed to complete the sale of the said Premises in favour of the Purchasers herein and relying on, amongst others, the representations assurances declarations and confirmations made and/or given by the Vendor 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 Vendor 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.
- E. The Purchasers have at or before execution of this deed of sale paid to the Vendor the entire amounts of the mutually agreed consideration and has called upon the Vendor to grant this conveyance in favour of the Purchasers.
- F. The said Montu is the nephew of the Vendor and it has been the desire of the Vendor that a portion of the sale proceeds of the said premises goes to Montu also and accordingly Montu is joining these presents to transfer and relinquish all and whatever right he has in the said premises and also to receive a part of the sale proceeds as per the desire of the Vendor.

**I. NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the sum of **Rs. 7,56,000/=** (Rupees seven lacs fifty-six thousand) only of the lawful money of the Union of India in

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*[Signature]*



Additional District Sub-Registrar  
Bilhananagar (Salt Lake)

- 9 OCT 2007

hand and well and truly paid and/or deemed to have been paid by the Purchasers to the Vendor at or before the execution hereof (the receipt whereof the Vendor 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 Vendor and the said Montu 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 Vendor in or upon the In the said Dag/s or any of them 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 trust property claim and demand whatsoever both at law or in equity of the Vendor 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 Vendor or any person or persons from whom the Vendor 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.

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Additional District Sub-Registrar  
Mahanagar (Salt Lake City)

7 OCT 2003

**II. THE VENDOR AND THE SAID MONTU DOTH HEREBY COVENANT WITH THE PURCHASERS** as follows:

- (i) **THAT** notwithstanding any act deed matter or thing by the Vendor done committed executed or knowingly permitted or suffered to the contrary the Vendor is 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 Vendor has 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 Vendor has now in themselves good right full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure all the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchasers in the manner aforesaid according to the true intent and meaning of these presents;
- (iv) **AND THAT** the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all encumbrances mortgages charges liens lispendens attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendor or the Vendor's 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 Vendor or any person or persons having or

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Additional Director Sub-Region  
Administrative (Civil) Dept

- 9 OCT 2007

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 Vendor 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 Vendor or any person or persons claiming as aforesaid.

- (vi) **AND THAT** the Vendor 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 Vendor or the Vendor's 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 Vendor 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 Vendor to the Purchasers, and will permit such documents-of-title to be examined, inspected and given in evidence and will also at the like requests and costs make and furnish such true or attested or otherwise copies of or extracts or abstracts from such documents of title as may be required by the Purchasers or any of them and will at all times hereafter keep such documents-of-title safe unobliterated and uncanceled.
- (viii) **AND ALSO THAT** the Vendor 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







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Additional Director Sub-Registrar  
Bikanernagar, Salt Lake Circle

2007

consequences if any suffered by the Purchasers and any of them or the Purchasers' successors or successors in title or interest by reason of any defect in the title of the Vendor 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 Vendor to the Purchasers being found to be untrue, incorrect, false or misleading.

**III. AND THE VENDOR AND THE SAID MONTU DOTH HEREBY FURTHER DECLARE AND ASSURE THE PURCHASERS as follows:**

- i) **THAT** the Vendor is 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 Vendor on a demand being made by the Purchasers and the Vendor 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 Vendor's 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 Vendor 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 Vendor herein has approached and negotiated with the Purchasers herein for the sale and transfer of the said Properties to the Purchasers. The Vendor doth hereby further agree covenant and undertake to indemnify to keep saved harmless and indemnified the Purchasers herein against all claims, demands, injury, lis or any other harmful action against the Purchasers by any person claiming any right on the said Properties or any of them.
- iv) **AND THAT** the Vendor shall sign execute and deliver all papers documents instruments and writings and assist in all manner as may be required by the Purchasers herein from time to time for having the name of the Purchasers mutated in respect of the said Properties hereby sold and conveyed;

**THE SCHEDULE ABOVE REFERRED TO:**  
**(said Properties)**

**ALL THOSE** the various pieces and parcels of land containing a total area of **8.9375 Sataks** being divided and demarcated portions of various Dags,

*Dud*



*[Handwritten signature]*

Additional District Sub-Registrar  
Mehannagar (Salt Lake)

- 9 OCT 2007

recorded in Khatian Nos.1234 and 1235, in Mouza Chakpachuria (J.L.No.33), Police Station Rajarhat, in the District of North 24-Parganas, Sub-Registration Office ADSR, Bidhannagar, as delineated in the plan annexed hereto duly bordered thereon in "RED", and butted and bounded as follows:

R.S. Dag No. 235:

on the North : by partly by R.S. Dag No. 263,  
on the South : by portion of R.S. Dag No. 235,  
on the East : by portion of R.S. Dag No. 235,  
on the West : by partly by R.S. Dag Nos. 230 and 231,

R.S. Dag No. 236:

on the North : by partly by R.S. Dag No. 235,  
on the South : by portion of R.S. Dag No. 236,  
on the East : by portion of R.S. Dag No. 236,  
on the West : by partly by R.S. Dag No. 234,

R.S. Dag No. 246:

on the North : by partly by R.S. Dag No. 236,  
on the South : by portion of R.S. Dag No. 246,  
on the East : by portion of R.S. Dag No. 246,  
on the West : by partly by R.S. Dag Nos. 237 and 238,

and details whereof are mentioned as under:

| Dag No. | L.R. Khatian No. | Share  | Area Recorded (in Satak) | Area Owned being sold (in Satak) |
|---------|------------------|--------|--------------------------|----------------------------------|
| 235     | 1234             | 0.1250 | 3                        | 3.1250                           |
| 236     | 1234             | 0.1250 | 2                        | 2.1250                           |
| 246     | 1235             | 0.6250 | 4                        | 3.6875                           |
|         |                  |        | <b>Total:</b>            | <b>8.9375</b>                    |

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

স্বাক্ষরিত  
 অথবা স্বাক্ষরিত





Handwritten signature or mark.

Additional District Sub-Registrar  
Mehannagar (Salt Lake Circle)

19 OCT 2007

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

*Signature*  
**Mahendra Kumar Tripathi**  
S/o. Mr. P. K. Tripathi  
2D, Queens Park  
Kolkata-700019

*Signature*

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

*Signature*  
Authorized Signatory

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

*Signature*  
Authorized Signatory

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

*Signature*



*Signature*



*Signature*  
Advocate  
(Reg. No. RA/713/78)



Additional District Sub-Registrar  
Maddur (Salt Lake)

29 OCT 2007

**RECEIPT AND MEMO OF CONSIDERATION:**

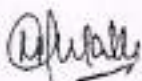
RECEIVED of and from the withinnamed Purchasers the withinmentioned sum of **Rs. 7,56,000/=** (Rupees seven lacs fifty-six thousand) only being the consideration in full payable under these presents as per memo written hereinbelow:

**MEMO OF CONSIDERATION:**

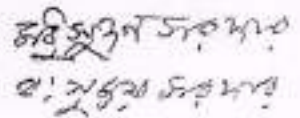
- |    |   |                               |
|----|---|-------------------------------|
| 1. | Earnest Money paid by Magus Bengal Estates Pvt. Ltd. By cheque No. 996323 dated 19.6.2007 on ING Vysya Bank Ltd., Rashbehari Avenue Branch, Kolkata in favour of Madhusudan Sardar as per Agreement dated 20.6.2007 | Rs. 2,20,500.00               |
| 2. | Balance amount paid by, Cheque No. 776201 dated 26.9.2007 on ICICI Bank Ltd., the Purchasers to Madhusudan Saradar  | Rs. 2,20,500.00               |
| 3. | Earnest Money paid by Magus Bengal Estates Pvt. Ltd. By cheque No. 996324 dated 19.6.2007 on ING Vysya Bank Ltd., Rashbehari Avenue Branch, Kolkata in favour of Madhusudan Sardar as per Agreement dated 20.6.2007 | Rs. 43,750.00                 |
| 4. | Balance amount paid by, Cheque No. 776202 dated 26.9.2007 on ICICI Bank Ltd., the Purchasers to Madhusudan Saradar  | Rs. 35,000.00                 |
| 5. | Earnest Money paid by Magus Bengal Estates Pvt. Ltd. By cheque No. 996325 dated 19.6.2007 on ING Vysya Bank Ltd., Rashbehari Avenue Branch, Kolkata in favour of Montu Sardar as per Agreement dated 20.6.2007      | Rs. 1,18,125.00               |
| 6. | Balance amount paid by, Cheque No. 776203 dated 26.9.2007 on ICICI Bank Ltd., the Purchaser to Montu Sardar   | Rs. 1,18,125.00               |
|    | <b>TOTAL :</b>  | <b><u>Rs. 7,56,000.00</u></b> |

(Rupees Seven.lacs fifty six thousand) only

WITNESSES:











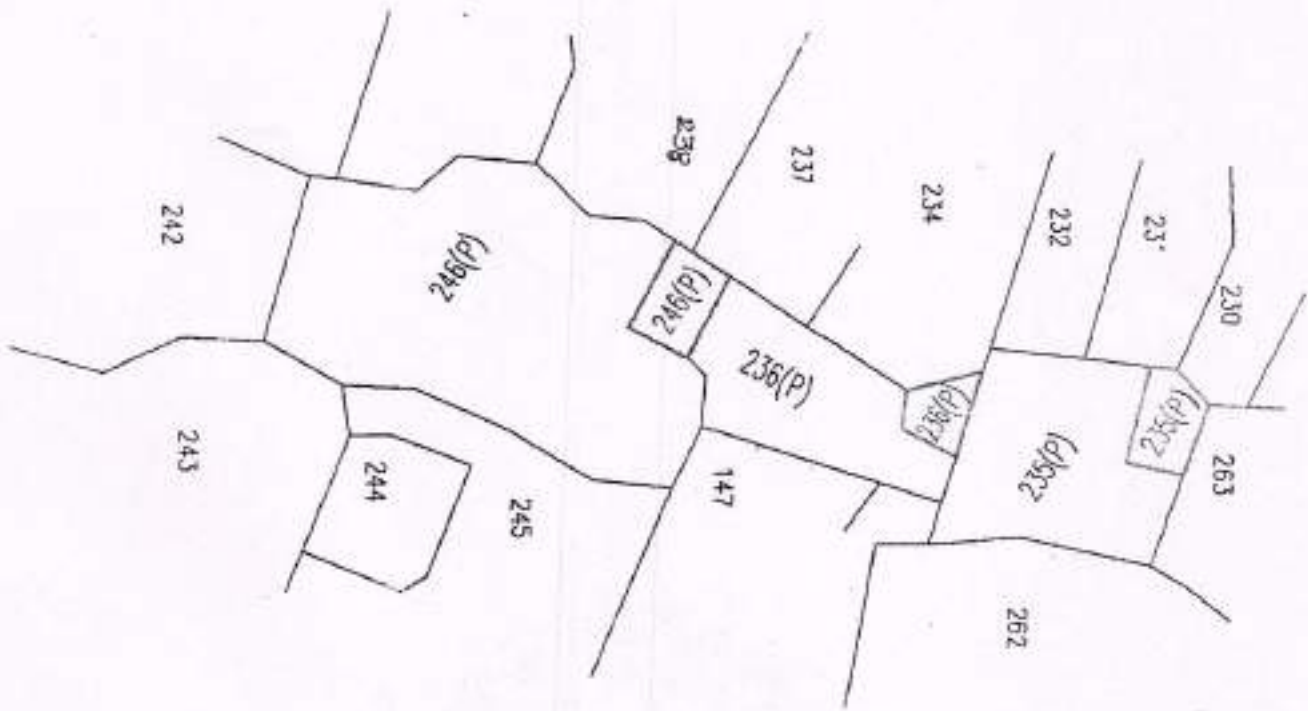
Additional District Sub-Registrar  
Rajahmundry (Salt Lake)

- 9 OCT 2007

MAP OR PLAN FORMING PART OF THE FOREGOING DOCUMENT CONCERNING R.S. DUGS NOS. 235, 236 & 246 IN MOJZA - CHAKPACHURIA P.S. - RAJARHAT, J.L. NO.-33, IN THE DISTRICT OF 24 PARGANAS(NORTH).



NOTE:- Part of R.S. Dug Nos. 235, 236 & 246 being the subject matter of sale shown verged WITHIN "RED" borders.



MANI VATIKA PRIVATE LIMITED  
 MANI FARMHOUSE PRIVATE LIMITED  
 MANI CULTIVATION PRIVATE LIMITED  
 MANI FLORICULTURE PVT. LTD.  
 MANI AGRICULTURAL FARMS PVT. LTD.  
 MANI FLOWER PRODUCTS PVT. LTD.  
 AADHARSEELA GOODS PVT. LTD.  
 MANIKARN PROPERTIES PVT. LTD.  
 MANDEEPA 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.  
 BELAMBER HI RISE PRIVATE LIMITED  
 MANIAM CONSTRUCTIONS PRIVATE LIMITED  
 MANIAM BUILDERS PRIVATE LIMITED  
 RAJMANI DEVELOPERS PRIVATE LIMITED

*Dulakhecha*  
 Authorized Signatory

*Dulakhecha*  
 Authorized Signatory

*অধিকারী*  
*অক্ষয় গুপ্ত*

*অধিকারী*  
*অক্ষয় গুপ্ত*



*[Handwritten Signature]*  
Additional District Sub-~~ject~~  
Hedhanneger (Sgt Lake ~~Case~~)

- 9 OCT 2007

### SPECIMEN FORM FOR TEN FINGER PRINTS



*Pulakheba*

|              | 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 |               |             |               |             |               |



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

*Aravind*

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



*h*  
Additional District Sub-Registrar  
Bikaner ( Salt Lake )

9 OCT 2007

**BIDHAN NAGAR**  
**Endorsement For deed Number :I-07102 of :2008**  
**(Serial No. 08829, 2007)**

On 09/10/2007

Payment of Fees:

Fees Paid in rupees under article : A(1) = 8305/- on:09/10/2007

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- 818000/-

Certified that the required stamp duty of this document is Rs 40900 /- and the Stamp duty paid as: Impressive Rs- 1000

Deficit stamp duty

Deficit stamp duty Rs 44360/- is paid, by the draft number 449212, Draft Date 26/09/2007 Bank Name State Bank Of India, Bhowanipore, Cal, recieved on :09/10/2007.

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

Presented for registration at 18.33 hrs on :09/10/2007, at the Office of the A. D. S. R. BIDHAN NAGAR by Paresh Mal Lakhecha, Claimant.

Admission of Execution(Under Section 58)

Execution is admitted on 09/10/2007 by

1. Madhusudan Sardar alias Madhu Sardar, son of Lt Makham Sardar, Chakpanchuria, Thana Rajarhat, By caste Hindu, by Profession :Others
2. Paresh Mal Lakhecha, Authorised Signatory, Mani Vatika Pvt Ltd & Others, 2d Queens Park, profession Business

Identified By S Sardar son of Lt N Sardar Chakpanchuria Thana, Rajarhat, by caste Hindu, By Profession :Others

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

On 02/06/2008

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 1999.

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



*k*  
Additional District ~~Magistrate~~  
Maddur (Salt Lake ~~Magistrate~~)

2 JUN 2008

Endorsement For deed Number :I-07102 of :2008  
(Serial No. 08829, 2007)

Registration Fees paid

Amount of Registration fees is realized under Article in rupees : A(1) = 682/- on: 02/08/2008

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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Additional District Sub-  
Magistrate (Salt Dept)

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DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2007

BETWEEN

MADHUSUDAN SARDAR (alias Madhu Sardar)  
... VENDOR

AND

MANI VATIKA PRIVATE LIMITED & OTHERS  
... PURCHASERS

AND

MONTU SARDAR  
... MONTU

DEED OF CONVEYANCE


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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 7  
Page from 4974 to 4992  
being No 07102 for the year 2008.



  
(Nurul Amin Khan) 03-June-2008  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A. D. S. R. BIDHAN NAGAR  
West Bengal