

25

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

**MONTU SARDAR & ORS.**

**... VENDORS**

**A N D**

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

**... PURCHASERS**

Registered with The ADSR Bidhan Nagar in Book No.  
I Volume No. 4 Page Nos. 4993 to 5013 being  
number 07103 for the year 2008.

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

भारत  
INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

8/8/07

B 351821

मन्तु सार्दार (पुत्र) लैट सधन सार्दार का बेटा  
- मन्तु

Alternative order rule 41 and 42  
of S. 41 of the W. B. L. R.  
Act 1914 does not apply to stamps  
under the Indian Stamp Act.  
1902. Secretary I.A. Secy.  
Post Office

3 JUN 2008  
Additional District Registrar  
Muzaffarpur (Salt Lake)

THIS INDENTURE made this 9th day of October Two  
Thousand Seven BETWEEN (1) MONTU SARDAR son of Late Sadhan Sardar  
(2) (SMT.) PADI SARDAR wife of Late Sadhan Sardar (3) (SMT.) RASABALA  
SARDAR Alias Arati Sardar wife of Sambhu Sardar and daughter  
of Late Sadhan Sardar (4) (SMT.) JASODA SARDAR wife of Kartick Sardar and

*Handwritten signature*

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- 9 OCT 2007

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ADDRESS (MAY BE)  
ADDRESS (MAY BE)



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SURANJAN MUKHERJEE  
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daughter of Late Sadhan Sardar (5) (SMT.) **FULI SARDAR**, Alias Basanti **Sardar** wife of Khagen Sardar and daughter of Late Sadhan Sardar all residing at Village & Post Office Chak-Pachuria, Police Station Rajarhat, District 24 Parganas (North), West Bengal, hereinafter collectively referred to as "the **VENDORS**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their and each of their respective heirs successors legal representatives successors executors and administrators) of the **ONE PART AND** 1. **MANI VATIKA PRIVATE LIMITED**, 2. **MANI FARMHOUSE PRIVATE LIMITED**, 3. **MANI CULTIVATION PRIVATE LIMITED**, 4. **MANI FLORICULTURE PRIVATE LIMITED**, 5. **MANI AGRICULTURAL FARMS PRIVATE LIMITED**, 6. **MANI FLOWER PRODUCTS PRIVATE LIMITED**, 7. **AADHARSEELA GOODS PRIVATE LIMITED**, 8. **MANIKARN PROPERTIES PRIVATE LIMITED**, 9. **MANIDEEPA PROPERTIES PRIVATE LIMITED**, 10. **MANI AKASH HIRISE PRIVATE LIMITED**, 11. **MANIKAM PROPERTIES PRIVATE LIMITED**, 12. **MANI KANCHAN PROPERTIES PRIVATE LIMITED**, 13. **SUSWAPAN TIEUP PRIVATE LIMITED**, 14. **MANIAM DEVELOPERS PRIVATE LIMITED**, 15. **SHREEMANI CONSTRUCTIONS PRIVATE LIMITED**, 16. **NEELAMBER HI RISE PRIVATE LIMITED**, 17. **MANIAM CONSTRUCTIONS PRIVATE LIMITED**, 18. **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 **OTHER PART**:

**WHEREAS:**

- A. The Vendors herein have held out, represented before and assured the Purchasers, *inter alia*, as follows:
- i) That the Vendors are seized and possessed of and/or otherwise well and sufficiently entitled as the full and absolute owners / raiyats to **ALL THOSE** the various pieces and parcels of land containing a total area of **8.9375 Sataks** being divided and demarcated portions of various Dags, recorded in Khatian No.1749, in Mouza Chakpachuria (J.L.No.33), Police Station Rajarhat, in the District of North 24-Parganas, Sub-Registration Office ADSR, Bidhannagar, fully described in the **SCHEDULE** hereunder written and hereinafter referred to as "the **SAID PROPERTIES**" and their names and/or the names of their predecessors is recorded in the L.R. Records of Rights as the

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अधिकांशक रजि. २  
अधिकांशक रजि. २



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अधिकांशक रजि. २  
अधिकांशक रजि. २



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अधिकांशक रजि. २  
अधिकांशक रजि. २



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अधिकांशक रजि. २  
अधिकांशक रजि. २



14933

अधिकांशक रजि. २  
अधिकांशक रजि. २



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Additional District Sub-Reg.  
Mehannagar (Salt Lake)

9 OCT 2007

अधिकांशक रजि. २  
अधिकांशक रजि. २

owners / raiyats thereof in the manner following:

Dag No.	L.R. Khatian No.	Share	Area Recorded (in Satak)	Area Owned being sold (in Satak)
235	1749	0.1250	3	3.125
236	1749	0.1250	2	2.125
246	1749	0.625	4	3.6875
			<b>Total:</b>	<b>8.9375</b>

- ii) That the Vendors inherited the said Properties from their predecessor, Sadhan Sardar (alias Sadhu Sardar). The said Sadhan Sardar, who was a Hindu during his lifetime and at the time of his death governed by the Dayabhaga School of Hindu Law, died leaving him surviving the Vendors abovenamed as his only heirs and legal representatives, being his son, wife and daughters, who all upon his death inherited and became entitled to the said Properties absolutely and forever and in equal shares. The name of the said Sadhan Sardar continues to be recorded as the Owner of the said Properties in the L.R. Records of Rights.
- iii) That the said Properties are free from all encumbrances mortgages charges liens lispendens cases vestings attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments and liabilities whatsoever or howsoever;
- iv) That the Vendors are in possession of the said Properties without any disturbance obstruction claim or objection whatsoever from any person or persons.
- v) That the Vendors have duly made payment of the Khajana in respect of the said Properties;
- vi) That no part or portion of the said Properties has ever vested in the State under the provisions of the West Bengal Land Reforms Act, 1955 or any other act or statute applicable to the said Properties nor is there any case pending under such Acts or Statutes;
- vii) That the Vendors never held nor hold any excess land within the meaning of the West Bengal Land Reforms Act, 1955 or the Urban Land (Ceiling & Regulation) Act, 1976 any other act or statute applicable to the said Properties, nor did the predecessors-in-title



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Additional District Sub Registrar  
Mehannagar (Salt Lake City)

9 OCT 2007

or interest of the Vendors ever held any excess land within the meaning of the said Acts or any other act or statute applicable to the said Properties;

- viii) That the said Properties or any portion thereof is not affected by any notice or scheme or alignment of the Kolkata Metropolitan Development Authority or the Government or any other Public Body or Authority;
- ix) That no declaration has been made or published for acquisition or requisition of the said Properties or any portion thereof under the Land Acquisition Act or any other Act for the time being in force and that the said Land or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any act or case whatsoever;
- x) That the said Properties or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceeding started at the instance of the Income Tax Authorities or other Government Authorities under the Public Demand Recovery Act or any other Acts or Case or otherwise whatsoever or howsoever and there is no Certificate case or proceeding against the Vendors or any of them for realization of taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force;
- xi) That there is no impediment or restriction under any law for the time being in force in the Vendors selling conveying and transferring the said Properties unto and in favour of the Purchasers.
- xii) That no action, suit, appeal or litigation in respect of the said Properties or in any way concerning the said Properties or any part thereof has been or is pending or filed at any time heretofore and that no person has ever claimed any right title interest or possession whatsoever in the said Properties or any part thereof nor sent any notice in respect thereof nor filed any suit or other legal proceeding in respect thereof nor are the Vendors aware of any such claim, notice, suit or proceeding and that save and except the Vendors, no other person can claim any right title or interest whatsoever in the said Properties or any part thereof.
- xiii) That the respective shares of the Vendors in the said Properties or any part thereof is not affected by or subject to (a) any mortgage

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Deputy District Sub-Registrar  
Maddur (Salt Lake Circle)

- 9 OCT 2007

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;

- 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 Vendors as hereinbefore and also hereinafter contained and believing the same to be true and correct and acting on faith thereof, the Purchasers agreed to purchase and acquire the said Properties from the Vendors absolutely and forever free from all encumbrances mortgages charges liens lispendens attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever and with "khas" peaceful vacant possession of the said Properties.

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Additional Member sub-Reg  
Mahanagar (Sri Loko)

0 OCT 2007

E. The Purchasers have at or before execution of this deed of sale paid to the Vendors respectively the entire amounts of the mutually agreed consideration and has called upon the Vendors to grant this conveyance in favour of the Purchasers.

I. **NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the sum of **Rs.7,56,000/=** (Rupees seven lacs fifty-six thousand) only of the lawful money of the Union of India in hand and well and truly paid and/or deemed to have been paid by the Purchasers to the Vendors at or before the execution hereof (the receipt whereof the Vendors do and each of them doth hereby as also by the receipt and memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof acquit release and forever discharge the Purchasers and the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be) the Vendors do and each of them doth hereby Indefeasibly unconditionally and absolutely grant sell convey transfer assign and assure unto and to the Purchasers **All That the said Properties**, being the properties fully mentioned and described in the **SCHEDULE** hereunder written with all ownership share rights title and interest to own hold possess use and enjoy the same **TOGETHER WITH** all ownership share rights title and interest whatsoever or howsoever of the Vendors *in or upon the in the said Dag/s* and also in all roads, paths and passages leading to and/or abutting and/or appertaining to the said Properties or any of them and/or meant for beneficial use and enjoyment of the said Properties or any of them **TOGETHER WITH** all and singular the intangible assets edifices fixtures gates courts courtyards compound areas sewers drains ways paths passages fences hedges ditches trees walls water water courses lights and all manner of former and other rights liberties benefits privileges easements quasi-easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was held used occupied or enjoyed therewith **TOGETHER WITH** all legal incidence thereof **AND** reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof **AND** all the Raiyati and other estate right title interest use trust property claim and demand whatsoever both at law or in equity of the Vendors into out of or upon the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be **TOGETHER WITH** all deeds pattahs muniments writings and evidences of title in anywise relating to or connected with the said Properties or any of them or any part thereof which now are or is or hereafter may be in possession power custody or control of the Vendors or any person or persons from whom the Vendors may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the same unto and to the use of the Purchasers absolutely and forever for a perfect and indefeasible

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District Sub-Registrar  
Muzar (Salt Lake)

9 OCT 2007

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 restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever.

**II. THE VENDORS DO AND EACH OF THEM DOTH HEREBY COVENANT WITH THE PURCHASERS** as follows:

- (i) **THAT** notwithstanding any act deed matter or thing by the Vendors or any of them done committed executed or knowingly permitted or suffered to the contrary the Vendors are now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be without any manner of encumbrances charges conditions uses trusts or any other thing whatsoever to alter defeat encumber or make void the same;
- (ii) **AND THAT** the Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title;
- (iii) **AND THAT** notwithstanding any act deed or thing whatsoever done as aforesaid the Vendors have ~~now~~ in themselves good right full power and absolute authority and indefeasible title to grant self 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 lispens 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

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Additional Market Sub Register  
Muzungu (Salt Lake)

9 OCT 1967

interest therein through under or in trust for the Vendors or the Vendors' predecessors-in-title.

(v) **AND THAT** the Purchasers shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any of them or any person or persons having or lawfully rightfully or equitably claiming as aforesaid and free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendors or any of them and all person or persons having or lawfully rightfully or equitably claiming as aforesaid and effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate right title interest charges mortgages leases tenancies encumbrances restrictions restrictive covenants liens attachments 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 or any of them.

(vii) **AND THAT** the Vendors and each of them shall from time to time and at all times hereafter unless prevented by fire or other inevitable accident upon every reasonable requests and at the costs and expenses of the Purchasers or any of them produce or cause to be produced to the Purchasers or their agent or agents or any person or persons as the Purchasers or any of them may direct or appoint or in any suit or proceeding or otherwise the documents-of-title relating to the said Properties, including the Parcha and those hereinbefore recited, which have not been expressly delivered by the Vendors to the Purchasers, and will permit such documents-of-title to be examined, inspected and given

D.W.





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Additional District Sub-Registrar  
Sudhansu Kumar (Sali Loko Circle)

9 OCT 2007

in evidence and will also at the like requests and costs make and furnish such true or attested or otherwise copies of or extracts or abstracts from such documents of title as may be required by the Purchasers or any of them and will at all times hereafter keep such documents-of-title safe unobliterated and uncanceled.

- (viii) **AND ALSO THAT** the Vendors shall at all times hereafter indemnify and keep saved harmless and indemnified the Purchasers and each of them and the Purchasers' successors or successors in title and interest against all losses, damages, costs, charges, expenses, claims, demands and consequences if any suffered by the Purchasers or any of them or the Purchasers' successors or successors in title or interest by reason of any defect in the title of the Vendors to the said Properties or any of them or by reason of any of the representations declarations and assurances made and/or given by the Vendors to the Purchasers being found to be untrue, incorrect, false or misleading.

**III. AND THE VENDORS DO AND EACH OF THEM DOTH HEREBY FURTHER DECLARE AND ASSURE THE PURCHASERS** as follows:

- i) **THAT** the Vendors are and shall always be liable for payment of all arrears of rates, taxes, khajana, land revenue and other outgoings and impositions payable in respect of the said Properties for the period upto the date hereof, whether demanded or not till date by the authorities concerned, and all such outgoings shall be forthwith paid by the Vendors on a demand being made by the Purchasers and the Vendors shall indemnify and keep saved harmless and indemnified the Purchasers in respect thereof as also for all losses damages claims demands consequences and proceedings as may be suffered by the Purchasers due to non-payment or delay in payment thereof;
- ii) **AND THAT** the said Properties are under the Vendors' own direct possession / cultivation and that there is no Bargadar or Bhag Chasi in the said Properties or any of them, or any part thereof;
- iii) **AND THAT** the Vendors had first offered the said Properties to the respective owners of properties contiguous and/or adjacent to the said Properties and that upon their refusal to purchase the same, the Vendors herein has approached and negotiated with the Purchasers herein for the sale and transfer of the said Properties to the Purchasers. The Vendors do hereby further agree covenant and undertake to indemnify to keep saved harmless and indemnified the Purchasers herein against all claims, demands, injury, loss or any other harmful action against the Purchasers by any person claiming any right on the said Properties or any of them.

*Paul*



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Additional District Sub-Registrar  
Bhubaneswar (Salt Lake)

- 9 OCT 2007

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 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, recorded in Khatian No.1749, 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 portion of R.S. Dag No. 235,  
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 No. 231,

R.S. Dag No. 236:

on the North : by portion of R.S. Dag No. 236,  
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 Nos. 236 and 147,  
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 portion of R.S. Dag No. 246 and partly by R.S. Dag No. 236,

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	1749	0.1250	3	3.125
236	1749	0.1250	2	2.125
246	1749	0.6250	4	3.6875
			<b>Total:</b>	<b>8.9375</b>



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Director, State and Regional  
Education, Salt Lake City

9 OCT 2007

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

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written.

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

*[Handwritten signatures in Bengali]*

*[Fingerprints and handwritten signatures in Bengali]*

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

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

*[Handwritten signature]*

MANI VATIKA PRIVATE LIMITED  
MANI FARMHOUSE PRIVATE LIMITED  
MANI CULTIVATION PRIVATE LIMITED  
MANI FLORICULTURE PVT. LTD.  
MANI AGRICULTURAL PVT. LTD.  
MANI FLOWER PVT. LTD.  
AADHARSHILA GROUP PVT. LTD.  
MANKARA ROPEWORK PVT. LTD.  
MANIDEEP GROUP PVT. LTD.  
MANI AKASH RISE PVT. LIMITED

*[Signature]*  
Authorized Signatory

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

*[Signature]*  
Authorized Signatory



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Additional Registrar Sub-Registrar  
Mahanagar (Salt Lake)

- 9 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. By and out of Cheque No. 996318 dated 19.6.2007 on ING Vysya Bank Ltd. Paid by Magus Bengal Estates Pvt. Ltd. on behalf of the withinnamed Purchasers drawn in favour of Montu Sardar Rs. 2,10,756/=
2. By Cheque No. 776205 dated 26.9.2007 of ICICI Bank Ltd. in favour of Montu Sardar Rs. 2,10,756/=
3. By and out of Cheque No. 996319 dated 19.6.2007 on ING Vysya Bank Ltd. Paid by Magus Bengal Estates Pvt. Ltd. on behalf of the withinnamed Purchasers drawn in favour of Padibala Sardar Rs. 95,568/=
4. By Cheque No. 776206 dated 26.9.2007 of ICICI Bank Ltd. in favour of Padibala Sardar Rs. 95,568/=
5. By and out of Cheque No. 996320 dated 19.6.2007 on ING Vysya Bank Ltd. Paid by Magus Bengal Estates Pvt. Ltd. on behalf of the withinnamed Purchasers drawn in favour of Arati Sardar, alias Rasabala Sardar Rs. 23,892/=
6. By Cheque No. 776207 dated 26.9.2007 of ICICI Bank Ltd. in favour of Arati Sardar, alias Rasabala Sardar Rs. 23,892/=
7. By and out of Cheque No. 996321 dated 19.6.2007 on ING Vysya Bank Ltd. Paid by Magus Bengal Estates Pvt. Ltd. on behalf of the withinnamed Purchasers drawn in favour of Jasoda Sardar Rs. 23,892/=





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addition: District Sub-Region  
Administrator (Salt Lake City)

- 9 OCT 2007

- |         |  |                       |
|---------|--|-----------------------|
| 8.      | By Cheque No. 776208 dated 26.9.2007 of ICICI Bank Ltd. in favour of Jasoda Sardar   | Rs. 23,892/=          |
| 9.      | By and out of Cheque No. 996322 dated 19.6.2007 on ING Vysya Bank Ltd. Paid by Magus Bengal Estates Pvt. Ltd. on behalf of the withinnamed Purchasers drawn in favour of Basanti Sardar, alias Full Sardar | Rs. 23,892/=          |
| 10.     | By Cheque No. 776209 dated 26.9.2007 of ICICI Bank Ltd. in favour of Basanti Sardar, alias Full Sardar   | Rs. 23,892/=          |
| Total : |  | <u>Rs. 7,56,000/=</u> |

**(Rupees Seven lacs fifty six thousand) only**

**WITNESSES:**

*[Signature]*  
*[Signature]*

*[Fingerprint]*      *[Signature]*

*[Fingerprint]*      *[Signature]*

*[Fingerprint]*      *[Signature]*

*[Fingerprint]*      *[Signature]*

*[Fingerprint]*      *[Signature]*

*[Signature]*  
*[Signature]*  
*[Signature]*  
 (B. @ R. NO. WB/713/28)



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~~University of Utah~~  
~~Salt Lake City~~

- 9 OCT 2007

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



NOTE:- Part of R.S. Dag 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.  
 AADHAR KOLA GOODS PVT. LTD.  
 MANIKAM PROPERTIES PVT. LTD.  
 MANI AKASH PROPERTIES PVT. LTD.  
 MANI AKASH HIRSE PRIVATE LIMITED

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

*Dulakhecha*

Authorised Signatory

*Dulakhecha*

Authorised Signatory

*Handwritten notes and signatures in the bottom left corner, including 'Dulakhecha' and other illegible text.*



*Handwritten notes and signatures in the bottom right corner, including 'Dulakhecha' and other illegible text.*



A

Sub-Registrar  
Khanapur (Salt Lake)

- 9 OCT 2007

## SPECIMEN FORM FOR TEN FINGER PRINTS



Dulakhecha

	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					

Dulakhecha



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

Dulakhecha



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

Dulakhecha









*[Handwritten signature]*







State of Utah - Rep.  
Salt Lake County

7 OCT 2007

### SPECIMEN FORM FOR TEN FINGER PRINTS

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

2-0219 5170  
 2-0219 5170

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

2-0219 5170  
 2-0219 5170

		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					





**BIDHAN NAGAR**  
Endorsement For deed Number :I-07101 of :2008  
(Serial No. 06827, 2007)

In 09/10/2007

Payment of Fees:

Rs Paid in respect of per article A(1) = 8305/- on 09/10/2007

Rate of Market Value (WB PIVL rules 1999)

The said market value of this property which is the subject matter of the deed has been assessed at Rs. 111600/-

and 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 449210. Draft Date 26/09/2007 Bank Name State Bank Of India, Bhubaneswar, O.A, received on 09/10/2007

Stamp duty under Section 52 & (rule 22A(3) 46(1))


Presented for registration at Bhubaneswar on 09/10/2007 at the Office of the A. D. S. R. BIDHAN NAGAR by Parashuram Lakshmi Chandra

Admission of Execution(Under Section 58)

Execution is admitted on 09/10/2007 by

1. Mohan Sardar, son of Lt Sadhan Sardar, Chakpanchun Rajarhat, Thana Rajarhat, By caste Hindu by Professional House wife
2. Mahesh Sardar, son of Lt Sadhan Sardar, Chakpanchun Rajarhat, Thana Rajarhat, By caste Hindu by Professional House wife
3. Mahesh Sardar, son of Sarojha Sardar, Chakpanchun Rajarhat, Thana Rajarhat, By caste Hindu by Professional House wife
4. Jasraj Sardar, wife of Kartick Sardar, Chakpanchun Rajarhat, Thana Rajarhat, By caste Hindu by Professional House wife
5. Fak Sardar, wife of Kragen Sardar, Chakpanchun Rajarhat, Thana Rajarhat, By caste Hindu by Professional House wife
6. Parash. Mst. Lakshmi, Authorised Signature Mani Valika P Ltd & Others 2 D Queeris Park, professional business
7. Mahesh Sardar, son of Lt Nandlal Sardar, Chakpanchun Thana Rajarhat, by caste Hindu By Professional

Name of the Registering officer: Nural Anan Khan  
Designation : ADDITIONAL DISTRICT SUB-REGISTRAR

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



... (Salt Lake City)

2 JUN 2008

**DISTRICT NAGAR**  
Endorsement For deed Number :1-07163 of :2008  
(Actia No. 08827, 2007)

On 02/06/2008

Article of Admissibility(Rule 43)

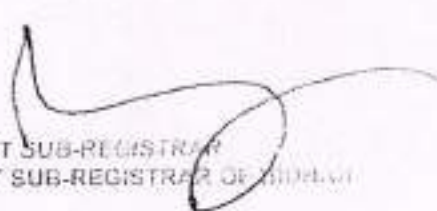
Admissible under rule 21 of West Bengal Registration Rule, 1962, duly stamped under schedule 1A, Article number 23 of Indian Stamp Act 1899 also under section 5 of West Bengal Land Reforms Act, 1955. Court fee stamp paid Rs. 10.00

Deficit Fees paid:

Deficit amount of Registration fees realized under Article in rupees : A(1) = 682/- on 02/06/2008

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 DISTRICT  
NAGAR  
Govt. of West Bengal



Page 2 of 2

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LIBRARY OF THE UNIVERSITY OF TORONTO

DATED THIS 9<sup>th</sup> DAY OF October 2007

BETWEEN

MONTU SARDAR & ORS.

... VENDORS

AND

MANI VATIKA PRIVATE LIMITED & OTHERS

... PURCHASERS

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 4993 to 5013  
being No 07103 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