

226 - 1.55 Satak
263 - 1.2750 Satak
2.8250

34

34

Date: 29.10.2021

(Xerox Copy)

Property:
Daag No. 226, 263
Chakpachuria, Kolkata

SALE DEED

Between

Mr. Abani Mondal & five others

.....Vendors

Mr. Debraj Sardar & two others

...Confirming Parties

M/s. Mani Vatika Pvt Ltd & 15 others

....Purchasers

Registered with Add Registrar A.R.A I, Book. 1, Volume number 1901-2021,
Page from 508711 to 508807, being No. 190109129 for the year 2021

09137/2021

I-9129/2021



29/10/21
5-57

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

QNO. (2) 2167212/2021

MV = Rs. 27,96,750/-

A. R. A. AG 346869
1

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

24 NOV 2021 Additional Registrar of Assurances-I, Kolkata

INDENTURE

THIS INDENTURE made this 29th day of October Two Thousand Twenty-one BETWEEN (1) ABANI MONDAL (PAN: EBUPM8182G, Voter Card No.: CCR0197970, Aadhaar Card No.: 552887923837) son of Late Tarak Chandra Mondal, residing at Madhya Hatgacha, Hatgacha Bhangar-II, KLC, South 24 Parganas, West Bengal 700059, (2) RAJAT MONDAL (PAN: DOIPM6666F, Voter Card No.:

Visit Case No. 2338/2021

J(1) - 250000

J(2) - 200000

Total - 450000

Realised On

29.10.2021

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Handwritten notes in Hindi:
- मीरिका राय
- अक्ष कुमार राय
- सुश्रीम राम प्रसाद शर्मा
- का - 70004
- श्यामराज
- श्यामराज
- जलम - सेवा

Alipur Police Court, K-1-27

STAMP VENDOR
SUBHANKAR DAS

Alipur Collectorate, 24 Pgs. (S)

High Court, Calcutta
Room No 21, 4th Floor
4, K.S. Roy Street, Kolkata - 700017
Contact No. 847 4847 0229
E-mail: ms/c7@gmail.com

Vendor:
Address:
Name:
No. **Rs-100/-** - Date:

30541

20 SEP 2021

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WB/14/107/102618, Aadhaar Card No.: 387212841749) son of Late Tarak Chandra Mondal, residing at Madhya Hatgacha, Hatgacha Bhangar-II, KLC, South 24 Parganas, West Bengal 700059, (3) (SMT.) BHARATI NASKAR (PAN: AOVFN8157Q, Voter Card No.: WB/20/091/720475, Aadhaar Card No.: 211496525740) wife of Hem Chandra Naskar and daughter of Late Tarak Chandra Mondal, residing at Shikharpur, North 24 Parganas, West Bengal 700135, (4) (SMT.) SHEBA NASKAR (PAN: ARIPN7668Q, Voter Card No.: WB/20/091/651803, Aadhaar Card No.: 294980208005) wife of Astopada Naskar and daughter of Late Tarak Chandra Mondal, residing at Patharghata, North 24 Parganas, West Bengal 700135, (5) (SMT.) KALPANA NASKAR (PAN: BCRPM0593D, Voter Card No.: WB/15/106/ 030657, Aadhaar Card No.: 468493235288) wife of Shashti Naskar and daughter of Late Tarak Chandra Mondal, residing at Tardaha, Moushai, Tarda Kapasati, Bhangar-I, South 24 Parganas, West Bengal 743330 (6) (SMT.) PRATIMA NASKAR also known as MONDAL (PAN: ARWPN0841P, Voter Card No.: WB/15/106/030061, Aadhaar Card No.: 398032136327) wife of Anup Naskar and daughter of Late Tarak Chandra Mondal, residing at Moushal, Tardaha Moushai, Champahati, Bhangar-I, South 24 Parganas, West Bengal 743330, - all hereinafter collectively referred to as "the VENDORS" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their respective heirs, successors, legal representatives, executors and administrators and assigns) of the **FIRST PART**;

AND

(1) **DEBRAJ SARDAR** (PAN: BUUPS7396Q, Aadhaar Card No.: 306476989417, Voter Card No.: YMM2858827) son of Late Bipati Sardar, residing at Post Office Chakpachuria, Police Station Technocity (former New Town prior thereto Rajarhat), North 24 Parganas, West Bengal 700156, (2) **SANJAY MONDAL** also known as Sanjoy Mondal (PAN: FWKPM4880H, Voter Card No.: CCR2296937 Aadhaar Card No.: 975552110438) son of Buli Mondal, residing at Village & post Office Madhya Hatgacha, Hatgacha, Police Station-Bhangar-II, KLC, South 24 Parganas, West Bengal 700059, and (3) **DEBU SARDAR** (PAN: IEBPS2174N, Voter Card No.: WB/20/091/684116, Aadhaar Card No.: 477970022449) son of Subal Sardar, residing at Village & Post Office Chakpachuria, Police Station New Town (Now Techno City), North 24 Parganas, West Bengal 700156, by virtue of registered Power of Attorney dated 05th March, 2021 granted by Vendor Nos. 1 to 6 abovenamed and registered with the office of ADSR Rajarhat, New Town, North



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24 Parganas, recorded in Book I, Volume No. 1523-2021, Pages 222508 to 222545, Being No.152305201 for the year 2021, all by Caste-Hindu, all by Nationality-Indian, all hereinafter collectively referred to as "the CONFIRMING PARTIES" (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 and assigns) of the **SECOND PART**;

AND

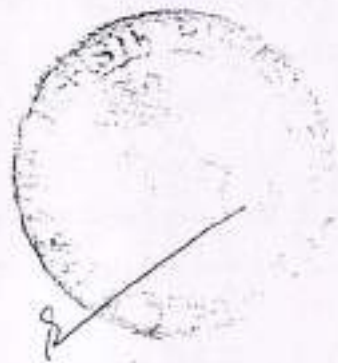
(1) **MANI VATIKA PRIVATE LIMITED**, (CIN: U70101WB2006PTC 107875, PAN: AAECM5829L) having its Registered office at No. 4A, Nandalal Basu Sarani, Police Station Shakespeare Sarani, Post Office Middleton Row, Kolkata 700071, (2) **MANI FARMHOUSE PRIVATE LIMITED** (CIN: U01409WB2005PTC105906, PAN: AAECM4502C) having its registered Office at No. 164/1, Manicktala Main Road, Police Station Phoolbagan, Post Office Kankurgachi, Kolkata 700054, (3) **MANI CULTIVATION PRIVATE LIMITED** (CIN: U01409WB2005PTC105908, PAN: AAECM4504E) having its registered Office at No. 164/1, Manicktala Main Road, Police Station Phoolbagan, Post Office Kankurgachi, Kolkata 700054, (4) **MANI FLORICULTURE PRIVATE LIMITED** (CIN: U01409WB2005PTC105907, PAN: AAECM4503D) having its Registered office at No. 164/1, Manicktala Main Road, Police Station Phoolbagan, Post Office Kankurgachi, Kolkata 700054, (5) **MANI AGRICULTURAL FARMS PRIVATE LIMITED** (CIN: U01409WB2005PTC105905, PAN: AAECM4506G) having its Registered office at No. 164/1, Manicktala Main Road, Police Station Phoolbagan, Post Office Kankurgachi, Kolkata 700054, (6) **MANI FLOWER PRODUCTS PRIVATE LIMITED** (CIN: U01409WB2005PTC105904, PAN: AAECM4505F) having its Registered Office at No. 4A, Nandalal Basu Sarani, Police Station Shakespeare Sarani, Post Office Middleton Row, Kolkata 700071, (7) **AADHAARSHEELA GOODS PRIVATE LIMITED** (CIN: U51909WB1995 PTC072273, PAN: AACCA2169D) having its registered Office at No. 164/1, Manicktala Main Road, Police Station Phoolbagan, Post Office Kankurgachi, Kolkata 700054, (8) **MANIDEEPA PROPERTIES PRIVATE LIMITED** (CIN: U70101WB2006PTC107877, PAN: AAFCM0572R) having its registered Office at No. 164/1, Manicktala Main Road, Police Station Phoolbagan, Post Office Kankurgachi, Kolkata 700054, (9) **MANI AKASH HIRISE PRIVATE LIMITED** (CIN: U70101WB2006PTC107871, PAN: AAECM5835E)



having its registered Office at No. 164/1, Manicktala Main Road, Police Station Phoolbagan, Post Office Kankurgachi, Kolkata 700054, (10) **MANI KANCHAN PROPERTIES PRIVATE LIMITED** (CIN: U70101WB2006PTC 108862, PAN: AAECM6963B) having its Registered Office at No. 4A, Nandalal Basu Sarani, Police Station Shakespeare Sarani, Post Office Middleton Row, Kolkata 700071, (11) **MANIAM DEVELOPERS PRIVATE LIMITED** (CIN: U45400WB2007PTC118363, PAN: AAFCM3190F) having its Registered Office at No. 4A, Nandalal Basu Sarani, Police Station Shakespeare Sarani, Post Office Middleton Row, Kolkata 700071, (12) **MANIAM CONSTRUCTIONS PRIVATE LIMITED** (CIN: U45400WB2007PTC118360, PAN: AAFCM3189C) having its Registered Office at No. 4A, Nandalal Basu Sarani, Police Station Shakespeare Sarani, Post Office Middleton Row, Kolkata 700071, (13) **MANIKARN PROPERTIES PRIVATE LIMITED** (CIN: U70101WB2005PTC 107884, PAN: AAECM6021C) having its Registered Office at No. 164/1, Manicktala Main Road, Police Station Phoolbagan, Post Office Kankurgachi, Kolkata 700054, (14) **MANIKAM PROPERTIES PRIVATE LIMITED** (CIN: U70101WB2006PTC107886, PAN: AAECM5862H) having its Registered Office at No. 4A, Nandalal Basu Sarani, Police Station Shakespeare Sarani, Post Office Middleton Row, Kolkata 700071, (15) **MANILA BUILDERS PRIVATE LIMITED** (CIN: U45400WB2007PTC118364, PAN: AAFCM3191E) having its Registered Office at No. 164/1, Manicktala Main Road, Police Station Phoolbagan, Post Office Kankurgachi, Kolkata 700054, and (16) **SUSWAPAN TIE-UP PRIVATE LIMITED** (CIN: U52190WB1995PTC068719, PAN: AAHCS1229B) having its Registered Office at No. 164/1, Manicktala Main Road, Police Station Phoolbagan, Post Office Kankurgachi, Kolkata 700054, - all the Companies being represented by their Authorised Signatory, Mr. Prithwiraj Mukherjee son of Late Kiron Mukherjee (PAN: NOEPM4359L, Aadhaar No.: 717685852420, Voter ID No.: MLN1549005, Mobile No.: 9831841167), by Caste Hindu, by Nationality Indian, residing at Kona Choudhury Para, Post Office Kona, Police Station Liluah, Howrah 711114, West Bengal, - all hereinafter 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 and each of their respective successors or successors-in-interest and assigns) of the **THIRD PART**:

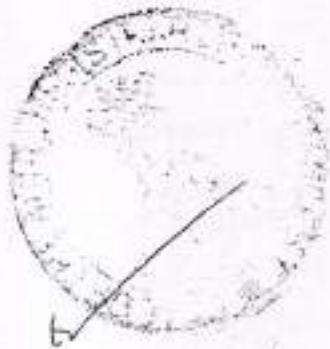
WHEREAS:

- A. The Vendors and the Confirming Parties herein have held out, represented before and assured the Purchaser, inter alia, as follows:



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- i) That one **Ananta Kumar Mondal** (by the way of inheritance from his father **Late Hari Das Mondal**) was seized and possessed of and/or otherwise well and sufficiently entitled as the sole and absolute owner / raiyat to Firstly All That the piece and parcel of land, presently recorded as "Bastu", containing an area of 10.33 Sataks (out of total area of 31 Sataks comprised in the concerned Dag) more or less situate lying at comprised in and being a divided and demarcated portion of R.S. & L.R.Dag No.226 and Secondly All That the piece and parcel of land, presently recorded as "Housing Complex", containing an area of 8.5 Sataks (out of total area of 25.5 Sataks owned by his father **Hari Das Mondal** and out of total area of 51 Sataks comprised in the concerned Dag) 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 L.R. Khatian No.33 (old Khatian No. 768 and RS Khatian No.353) in Mouza Chakpachuria, J.L.No.33, Police Station Rajarhat, in the District of North 24-Parganas, absolutely and forever;
- ii) 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** and **Rajbala Mondal** as his only heirs heiresses and legal representatives, who all upon his death inherited and became entitled to his share in the said L.R. Dag Nos.226 and 263, 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 under L.R. Khatian No.33;
- iii) 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 four sons namely **Ashoke Mondal**, **Abani Mondal** (being Vendor No.1 herein), **Rajat Mondal** (being Vendor No.2 herein) and **Tapash Mondal** and four daughters namely **Bharati Naskar** (being Vendor No.3 herein), **Sheba Naskar** (being Vendor No.4 herein), **Kalpana Naskar** (being Vendor No.5 herein) and **Pratima Naskar** (being Vendor No.6 herein) as his only heirs heiresses and legal



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representatives, who all upon his death inherited and became entitled to his share in the said L.R. Dag Nos.226 and 263, absolutely and forever and in equal shares.

- iv) In the events aforesaid the Vendors herein became seized and possessed of and/or otherwise well and sufficiently entitled as the full and absolute owners / raiyats to Firstly All That a divided and demarcated portion of land, presently recorded as "Bastu", containing an area of 1.55 Sataks (out of total area of 31 Sataks comprised in the said Dag) more or less situate lying at comprised in and being R.S. & L.R.Dag No.226 and Secondly All That a divided and demarcated portion of the piece and parcel of land, presently recorded as "Housing Complex", containing an area of 1.275 Sataks (out of total area of 51 Sataks comprised in the concerned Dag) more or less situate lying at comprised in and being a divided and demarcated portion of R.S. & L.R. Dag No.263 both recorded in L.R. Khatian No.33 (recorded in the name of Ananta Mondal) (old Khatian No.768 and RS Khatian No.353) both aggregating to a total area of 2.825 Sataks in Mouza Chakpachuria, J.L.No.33, Police Station Technocity (formerly New Town and prior thereto Rajarhat), in the District of North 24-Parganas, fully described in the SCHEDULE hereunder written and hereinafter referred to as "the SAID PROPERTY", absolutely and forever;
- v) That the said Property is free from all encumbrances mortgages charges liens lispendens cases vestings attachments trusts uses debuffers tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments and liabilities whatsoever or howsoever;
- vi) That the Vendors are in possession of the said Property without any disturbance obstruction claim or objection whatsoever from any person or persons.
- vii) That the Vendors have duly made payment of the Khajana in respect of the said Property;



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- viii) That no part or portion of the said Property 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 Property nor is there any case pending under such Acts or Statutes;
- ix) 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 Property, nor did the predecessors-in-title or interest of the Vendors ever held any excess land within the meaning of the said Acts or any other act or statute applicable to the said Property;
- x) That the said Property or any portion thereof is not affected by any notice or scheme or alignment of the Kolkata Metropolitan Development Authority or the Government or any other Public Body or Authority;
- xi) That no declaration has been made or published for acquisition or requisition of the said Property or any portion thereof under the Land Acquisition Act or any other Act for the time being in force and that the said Land or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any act or case whatsoever;
- xii) That the said Property or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceeding started at the instance of the Income Tax Authorities or other Government Authorities under the Public Demand Recovery Act or any other Acts or Case or otherwise whatsoever or howsoever and there is no Certificate case or proceeding against the Vendors or any of them for realization of taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force;
- xiii) That there is no impediment or restriction under any law for the time being in force in the Vendors selling conveying and transferring the said Property unto and in favour of the Purchasers.
- xiv) That no action, suit, appeal or litigation in respect of the said Property or in any way concerning the said Property or any part thereof has been or



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is pending or filed at any time heretofore and that no person has ever claimed any right title interest or possession whatsoever in the said Property or any part thereof nor sent any notice in respect thereof nor filed any suit or other legal proceeding in respect thereof nor are the Vendors aware of any such claim, notice, suit or proceeding and that save and except the Vendors, no other person can claim any right title or interest whatsoever in the said Property or any part thereof.

- (v) That the respective shares of the Vendors in the said Property or any part thereof is not affected by or subject to (a) any mortgage including mortgage by deposit of title deeds or anomalous mortgage under the Transfer of Property Act, (b) any charge lien *lispendens* or annuity, (c) any right of residence or maintenance under any testamentary disposition settlement or other documents or under any law, (d) any trust resulting or constructive arising under any debutter name *benami* transaction or otherwise, (e) any debutter *wakf* or *devseva*, (f) any attachment including attachment before judgement of any Court or authority, (g) any right of way water light support drainage or any other easement with any person or property, (h) any right of any person under any agreement or otherwise, (i) any burden or obligation other than payment of *Khajana / Revenue*, (j) any other encumbrance of any kind whatsoever or any decree or order including any injunction or prohibitory order.
- B. The Vendors, being in urgent need of money, approached the Purchasers and offered to sell the said Property to the Purchasers 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 Property from the Vendors absolutely and forever free from all encumbrances mortgages charges liens *lispendens* attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants *bargadars bhagchasis* acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever and with "khas" peaceful vacant possession of the said Property.



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- C. The Confirming Parties have joined in as parties to these presents to confirm and assure the Purchasers that they have no share right title or interest whatsoever in the said Properties and that the same belongs to the Vendors absolutely and forever free from all claims and demands of the Confirming Parties and all else.
- D. The Purchasers have at or before execution of this deed of sale paid to the Vendors and the Confirming Parties 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.18,50,000/= (Rupees Eighteen Lacs Fifty 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 and the *Confirming Parties* 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 and the *Confirming Parties* do and each one of them doth hereby concur confirm release relinquish disclaim assign convey and assure unto and to the Purchasers **All That the said Property**, 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 and each one of them, as also of the *Confirming Parties* and each one of them (if any) in or upon in the said *Dag/s* and also in all roads, paths and passages leading to and/or abutting and/or appertaining to the said Property and/or meant for beneficial use and enjoyment of the said Property or any of them **TOGETHER WITH** all and singular the intangible assets edifices fixtures gates courts courtyards compound areas sewers drains ways paths passages



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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 Property or any of them or any part thereof which now are or is or hereafter may be in possession power custody or control of the Vendors or any person or persons from whom the Vendors may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the same unto and to the use of the Purchasers absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances mortgages charges liens lispendens attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever.

- II. THE VENDORS AND THE CONFIRMING PARTIES DO AND EACH OF THEM DO TH HEREBY COVENANT WITH THE PURCHASERS as follows:
- (i) THAT notwithstanding any act deed matter or thing by the Vendors 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 or the Confirming Parties have not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title;
- (iii) **AND THAT** notwithstanding any act deed or thing whatsoever done as aforesaid the Vendors have now good right full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure all the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchasers in the manner aforesaid according to the true intent and meaning of these presents;
- (iv) **AND THAT** the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all encumbrances mortgages charges liens lispendens attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendors or the Vendors' predecessors-in-title;
- (v) **AND THAT** the Purchasers shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or the Confirming Parties 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 and the Confirming Parties 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

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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 the Confirming Parties 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 or the Confirming Parties 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 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 Property, including the Parcha and those hereinbefore recited, which have not been expressly delivered by the Vendors to the Purchasers, and will permit such documents-of-title to be examined, inspected and given in evidence and will also at the like requests and costs make and furnish such true or attested or otherwise copies of or extracts or abstracts from such documents of title as may be required by the Purchasers 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 and the Confirming Parties and each one of them shall at all times hereafter indemnify and keep saved harmless and indemnified the Purchasers and each of them and the Purchasers' successors or



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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 Property or by reason of any of the representations declarations and assurances made and/or given by the Vendors and the Confirming Parties to the Purchasers being found to be untrue, incorrect, false or misleading;

- (ix) AND ALSO THAT notwithstanding anything elsewhere to the contrary contained in this deed or in the records of rights or anywhere else, it is hereby declared recorded and confirmed by the Vendors and the Confirming Parties and each one of them that the Vendors and the Confirming Parties and each one of them are hereby conveying unto the Purchaser all and whatever the rights title and interest that the Vendors' have in the said Dag (mentioned in the Schedule hereunder written) to the end and intent that with effect from this day the Vendors and the Confirming Parties and each one of them shall stand fully divested of all their respective rights title and interest in the said Dag and the Purchasers alone shall be the full and absolute owners thereof and in case any share right title or interest be found to be vested in the Vendors and the Confirming Parties and each one of them, then the same shall also be deemed to have been transferred and conveyed in favour of the Purchasers by these presents itself.

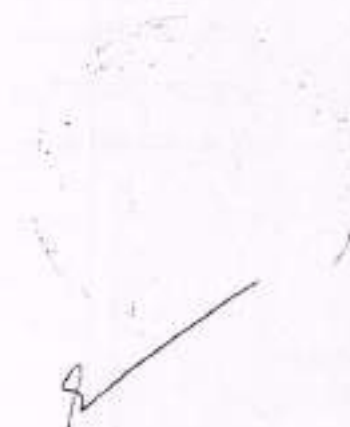
- III. AND THE CONFIRMING PARTIES DO AND EACH OF THEM DO TH HEREBY FURTHER DECLARE AND ASSURE THE PURCHASERS that they have no share right title or interest whatsoever in the said Property and the same belongs to the Vendors absolutely and forever free from all claims and demands of the Confirming Parties and all else and in case it be found or transpired that the Confirming Parties or any of them had or have any share right title or interest whatsoever in the said Property or any part thereof, then the same stands transferred conveyed assigned assured released and relinquished in favour of the Purchasers by these presents itself and the consideration thereof shall be deemed to be included in the consideration paid by the Purchasers under these presents.



[Handwritten mark]

IV. AND THE VENDORS AND THE CONFIRMING PARTIES DO AND EACH OF THEM DO TH HEREBY FURTHER DECLARE AND ASSURE THE PURCHASERS as follows:

- i) THAT the Vendors are and shall always be liable for payment of all arrears of rates, taxes, khajana, land revenue and other outgoings and impositions payable in respect of the said Property for the period upto the date hereof, whether demanded or not till date by the authorities concerned, and all such outgoings shall be forthwith paid by the Vendors on a demand being made by the Purchasers and the Vendors shall indemnify and keep saved harmless and indemnified the Purchasers in respect thereof as also for all losses damages claims demands consequences and proceedings as may be suffered by the Purchasers due to non-payment or delay in payment thereof;
- ii) AND THAT the said Property is under the Vendors' own direct possession and that there is no Bargadar or Bhag Chasi in the said Property or any part thereof;
- iii) AND THAT the Vendors have duly complied with all provisions of law before executing and registering these presents.
- iv) AND THAT the Vendors and the Confirming Parties shall sign execute and deliver all papers documents instruments and writings and assist in all manner as may be required by the Purchasers herein from time to time for having the name of the Purchasers mutated in respect of the said Property hereby sold and conveyed.



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THE SCHEDULE ABOVE REFERRED TO:

(said Property)

FIRSTLY ALL THAT the piece and parcel of land, presently recorded as "Bastu", containing an area of 1.5500 Sataks (out of total area of 31 Sataks comprised in the said Dag) more or less situate lying at comprised in and being a divided and demarcated portion of R.S. & L.R. Dag No.226 AND SECONDLY ALL THAT the piece and parcel of land, presently recorded as "Housing Complex", containing an area of 1.2750 Sataks (out of total area of 51 Sataks comprised in the said Dag) more or less situate lying at comprised in and being a divided and demarcated portion of R.S. & L.R. Dag No.263 both recorded in L.R. Khatian No.33 (recorded in the name of Ananta Kumar Mondal) (Old Khatian No.768 and R.S. Khatian No. 353) both aggregating to a total area of 2.8250 Sataks in Mouza Chakpachuria, J.L.No.33, Police Station Technocity (formerly New Town and prior thereto 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:

Related to L.R. Dag No.226 :

On the North : Partly by Dag Nos.224,

On the South : Partly by Dag Nos.228, 229,

On the East : By Dag No.225,

On the West : Partly by Dag Nos.224 and 227.

Related to L.R. Dag No.263 :

On the North : By Dag No.212,

On the South : By Dag No.235,

On the East : Partly by Dag Nos.264 and 262,

On the West : Partly by Dag Nos.223, 225 and 230.

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

1900 100 100



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:

1. Somen Dey
2. Mondal's Institution,
Street - Kolkata - 700 006

Abani Mondal
(Abani Mondal)

2. Anil Sharma
AA-11/10, Deshbandhu
Nagar, Baginhati,
Kolkata - 700059

Rajat Mondal
(Rajat Mondal)

ভার্গবী নস্কর
(Bharti Naskar)

L.T.I. Of Sheba Naskar
By the Pen of Sheba Naskar
(Sheba Naskar)

কাল্পনা নস্কর

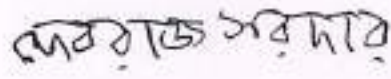
(Kalpana Naskar)

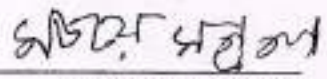
প্রতিমা নস্কর
(Pratima Naskar)

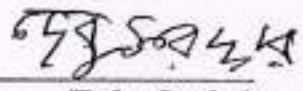
2 8 OCT 2021



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

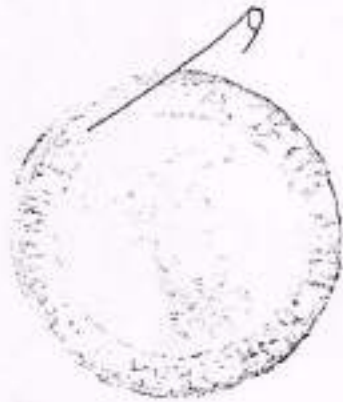
1. Suman Dey
2. Mond's Institution
Street Kolkata - 700006.
- 

 (Debraj Sardar)
2. Amit Sharma
AA-11/10, Deshbandhu
Nagers, Bagichhati,
Kolkata - 700059
- 

 (Sanjay Mondal)
- 

 (Debu Sardar)

29 OCT 2021



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

MANI VATIKA PVT. LTD.
MANI FARMHOUSE PVT. LTD.
MANI CULTIVATION PVT. LTD.
MANI FLORICULTURE PVT. LTD.
MANI AGRICULTURAL FARMS PVT. LTD.
MANI FLOWER PRODUCTS PVT. LTD.
AADHARSEELA GOODS PVT. LTD.
MANIKARN PROPERTIES PVT. LTD.

Premjit Muz
Authorised Signatory

① Somen Dey

② Anil Sharma

MANI DEEPA PROPERTIES PVT. LTD.
MANI AKASH HIRISES PVT. LTD.
MANIKAM PROPERTIES PVT. LTD.
MANI KANCHAN PROPERTIES PVT. LTD.
SUSWAPAN TIEUP PVT. LTD.
MANIAM DEVELOPERS PVT. LTD.
MANIAM CONSTRUCTIONS PVT. LTD.
MANILA BUILDERS PVT. LTD.

Premjit Muz
Authorised Signatory



29 OCT 2021

RECEIPT AND MEMO OF CONSIDERATION:

RECEIVED on and from the within named Purchasers the within mentioned sum of Rs.18,50,000/= (Rupees Eighteen Lacs Fifty Thousand) only being the consideration in full payable under these presents as per memo written hereinbelow:

MEMO OF CONSIDERATION:

By and out of Cheques all dated -----, 2021 drawn on ICICI Bank, R. N. Mukherjee Branch, Kolkata 700001, drawn by the Purchasers in favour of the Vendors and as directed and instructed by the Vendors, as detailed herein:

Sl. No.	Cheque No.	Name	Gross Consideration (Rs.)	TDS (Rs.)	Consideration paid (Rs.)
1	000251	ABANI MONDAL	140000	1400	138600
2	000252	RAJAT MONDAL	110000	1100	108900
3	000253	BHARTI NASKAR	140000	1400	138600
4	000254	SHEBA NASKAR	140000	1400	138600
5	000255	KALPANA NASKAR	140000	1400	138600
6	000261	PRATIMA NASKAR	140000	1400	138600
7	000257	DEBRAJ SARDAR	780000	7800	772200
8	000258	SANJAY MONDAL	130000	1300	128700
9	000259	DEBU SARDAR	130000	1300	128700
TOTAL			1850000	18500	1831500

(Rupees Eighteen Lacs Fifty Thousand) only

Abani Mondal
(Abani Mondal)

Rajat Mondal
(Rajat Mondal)

✓

29 OCT 2021

MAP OR PLAN FORMING PART OF THE FOREGOING DOCUMENT CONCERNING
 R.S. & L.R. DAG NO. 226 & 263 IN MOUZA - CHAKPACHURIA P.S.-RAJARHAT,
 J.L. NO.-33, IN THE DISTRICT OF 24 NORTH PARGANAS.



NOTE:- Outline of R.S. & L.R. Dag No. 226 & 263 shown within "RED" borders,
 out of which 1.55 satak & 1.275 satak more or less, respectively are
 subject matter of foregoing document.

MANI VATIKA PVT. LTD.
 MANI FARMHOUSE PVT. LTD.
 MANI CULTIVATION PVT. LTD.
 MANI FLORICULTURE PVT. LTD.
 MANI AGRICULTURAL FARMS PVT. LTD.
 MANI FLOWER PRODUCTS PVT. LTD.
 RADHARSEELA GOODS PVT. LTD.
 MANIKARN PROPERTIES PVT. LTD.

[Handwritten Signature]

Authorised Signatory

L.T.I. OF *Shiba Naskar*
 By the Pen of *[Handwritten Name]*

Alevari Mandal

কর প্রদান

কর প্রদান

প্রতিমা নং 200

ভাঙ্গী নকশা

INDIEEPA PROPERTIES PVT. LTD.
 AKASH HIRISES PVT. LTD.
 KANKAM PROPERTIES PVT. LTD.
 KANCHAN PROPERTIES PVT. LTD.
 USWAPAN TIEUP PVT. LTD.
 MANIAM DEVELOPERS PVT. LTD.
 MANIAM CONSTRUCTIONS PVT. LTD.
 TANILA BUILDERS PVT. LTD.

[Handwritten Signature]
 Authorised Signatory

