

the period upto the date hereof (including liabilities that may arise subsequent to the date hereof but belonging and/or pertaining to the period prior to this date) and the Vendors shall indemnify and keep saved harmless and indemnified the Purchasers in respect thereof as also for all losses damages claims suits demands and proceedings as may be suffered by the Purchasers or any of them due to non-payment or delay in payment thereof.

**THE FIRST SCHEDULE ABOVE REFERRED TO:
(said Premises)**

All That the piece and parcel of revenue free land containing an area of 15 Cottahs 2 Square Feet more or less, situate lying at and being Municipal Premises No.160 Manicktala Main Road (formerly Premises No.88 Manicktala Main Road), Kolkata, 700054, with structures thereat made of asbestos tiles and corrugated sheds measuring about 1000 Square Feet more or less, comprised in Division-2, Sub Division-5, Touzi No.1298/2833, being Holding No.73, Dihi Panchannagram, under Police Station Manicktala, Sub-Registration Office Sealdah, within the municipal limits of the Corporation of Calcutta (now Kolkata Municipal Corporation), Ward No.32, as delineated in the Plan annexed hereto duly bordered thereon in "RED" and butted and bounded in the manner as follows -

On the **North** : By Premises No. 159 Manicktala Main Road;
On the **East** : By 12 feet wide Common Passage/Road leading to Eastern Metropolitan Bypass;
On the **South** : By Premises No. 33 Canal Circular Road and thereafter by 157B Manicktala Main Road; and
On the **West** : By Premises No. 33 Canal Circular Road, Kolkata.

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

WITH all rights of easement and the right to use and enjoy, including the right of user and of ingress and egress with men materials and vehicles of any description, over and in respect of the 250' (two hundred and fifty feet) long and 12' (twelve feet) wide Common Passage on the Eastern side of the said Premises No.160 Manicktala Main Road, Kolkata and leading upto the Eastern Metropolitan Bypass as dealt with morefully heretofore and as delineated in the Plan annexed hereto duly bordered therein in "BLUE".

**THE SECOND SCHEDULE ABOVE REFERRED TO:
(said Premises : being the property hereby conveyed)**

ALL THAT an independent and distinct undivided 4 (Four) Cottahs of homestead land in the said Municipal Premises No.160 Manicktala Main Road (formerly Premises No.88 Manicktala Main Road), Kolkata 700054 containing an area of 15 Cottahs 2 Square Feet with structures thereat made of asbestos tiles and corrugated sheds

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measuring about 1000 Square Feet more or less described in the **First Schedule** hereinabove written, together with the exclusive physical occupation and possession of seven rooms and one kitchen and bath and privy at the north western corner of the said premises No.160 Manicktala Main Road (formerly Premises No.88 Manicktala Main Road), Kolkata 700054 and all together with all rights of easement and the right to use and enjoy, including the right of user and of ingress and egress with men materials and vehicles of any description, over and in respect of the 250' (two hundred and fifty feet) long and 12' (twelve feet) wide Common Passage on the Eastern side of the said Premises No.160 Manicktala Main Road, Kolkata and leading upto the Eastern Metropolitan Bypass as morefully dealt with heretofore.

THE THIRD SCHEDULE ABOVE REFERRED TO:
(Devolution of Title)

1. By a Kobala (in Bengali) dated the 13th July 1928, duly registered in the office of the Sub-Registrar, Sealdah and recorded in Book No.1 Volume No.21 Pages 95 to 98 Being No.1240 for the year 1928, one Smt. Subarnamoyee Dassi for the consideration mentioned therein granted sold transferred and conveyed unto and to one Mahadeb Singh **All That** the piece and parcel of land containing an area of 15 Cottahs 2 Square Feet more or less, situate lying at and being Municipal Premises No.160 Manicktala Main Road (formerly Premises No.88 Manicktala Main Road), Kolkata, comprised in Division-2, Sub Division-5, Touzi No.1298/2833, being Holding No.73, Dihi Panchannagram, Sub-Registration Office Sealdah within the municipal limits of the Corporation of Calcutta (now Kolkata Municipal Corporation), morefully and particularly mentioned and described in the **First Schedule** hereunder written and hereinafter referred to as "the **said Premises**".
2. The said Mahadeb Singh, a Hindu, died intestate long time ago leaving him surviving his widow Smt. Bechumoni Bewa and two sons namely, Kanailal Singh and Balai Chandra Singh as his only heirs and legal representatives, who all upon his death inherited and became entitled to the said Premises absolutely and forever and in equal one-third undivided shares.
3. The said Balai Chandra Singh, a Hindu, died intestate on or about 10th April 1957 and his undivided one-third share in the said Premises was inherited by his legal heirs (hereinafter for the sake of brevity referred to as "the **Heirs of Balai Chandra Singh**").
4. The said Kanailal Singh, a Hindu, died intestate on 27th December 1958 leaving behind him surviving his widow namely Smt. Panchibala Singh, three sons namely Madan Singh, Ratan Singh and Shankar Singh, and three daughters Chitra Mondal, Kanchan Singh and Mira Hazra, as his only heirs heiresses and legal representatives (hereinafter for the sake of brevity referred to as "the

Sandhya Das.

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Heirs of Kanailal Singh"), who all upon his death inherited and became entitled to his one-third undivided share in the said Premises absolutely and forever and in equal shares.

5. The said Bechumoni Bewa, a Hindu, died intestate on 02nd April, 1966 leaving her surviving aforesaid Heirs of Balai Chandra Singh and the Heirs of Kanailal Singh as her only heirs heiresses and legal representatives.
6. In the events aforesaid, the Heirs of Balai Chandra Singh became entitled to one-half undivided share in the said Premises and the said Heirs of Kanailal Singh became entitled to the remaining one-half undivided share in the said Premises, absolutely and forever.
7. In or about the year 1980, the Heirs of Balai Chandra Singh (namely Gopal Singh and others) filed a suit for partition, being Title Suit No.35 of 1980 in the 9th Court of the Subordinate Judge at Alipore against the said Heirs of Kanailal Singh (Gopal Singh & Ors. - versus - Madan Chandra Singh & Ors.), for partition and accounts of joint properties.
8. By Order dated 14.03.1983 passed in the said Title Suit No.35 of 1980, the learned 9th Court of the Subordinate Judge at Alipore decreed the said Suit in preliminary form and decreed that the Heirs of Balai Chandra Singh had one-half undivided share in the said Premises and that Heirs of Kanailal Singh had one-half undivided share in the said Premises.
9. Under and by virtue of three separate Sale Deeds all dated 6th October 1994 and duly registered at the office of the Registrar of Assurances, Kolkata being the Deed Nos.749, 640 and 464 of 1997, the Heirs of Balai Chandra Singh for the consideration therein mentioned sold and transferred their one-half undivided share or interest in the said Premises No.160 Manicktala Main Road, Kolkata, unto and in favour of Dulal Kanti Saha, Santanu Kumar Saha, Jayanta Kumar Saha and Jaya Rani Saha, absolutely and forever.
10. By a Saaf Kobala (in Bengali) dated the 30th March 2004 and duly registered in the office of the A.D.S.R. Sealdah and recorded in Book No.I Volume No.30 Pages 1 to 12 being No.512 for the year 2006, the said Heirs of Kanailal Singh, namely Madan Singh, Ratan Singh, Shankar Singh, Chitra Mondal, Kanchan Singh, Mira Hazra and Panchibala Singh, for the consideration therein mentioned granted sold transferred and conveyed unto and to Gobindo Das and Smt. Sandhya Das, being the Vendors herein, **All That** the said Property described in the **Second Schedule** hereinabove written, absolutely and forever free from encumbrances and liabilities whatsoever **With** the rights of easement and the right to use and enjoy, including the right of user and of ingress and egress, over and along the said Common Passage, being 250' (two hundred and fifty

Sandhya Das.

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feet) long and 12' (twelve feet) wide Common Passage on the Eastern side of the said Premises No.160 Manicktala Main Road, Kolkata as therein mentioned.

- 11. In the events aforesaid, the Vendors herein became and still are seized and possessed of and/or otherwise well and sufficiently entitled to the said Property, absolutely and forever free from all encumbrances and liabilities whatsoever.

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:

(Signature)
Sandhya Das.

1) Arati Das
wife of Sankar Das

162/B, M.M. Road - #
KOL-54
2) Sujip Saha
121/4a M.M. ROAD
KOL-54

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

(Signature)
P.V. Paul
164/1, Manicktala Main Road
Kolkata-700054

ABHISTHA TIEUP PVT LTD.
BOBSON BARTER PRIVATE LIMITED,
BRISK COMMOTRADE PRIVATE LIMITED,
FACIT CONTRADE PRIVATE LIMITED,
FISCHER TRADERS PRIVATE LIMITED,
JEWEL STAR DEALERS PRIVATE LIMITED,
JEWEL STAR DISTRIBUTORS PRIVATE LIMITED,
MANALI COMMODITIES PRIVATE LIMITED,
MONTRADIC VYAPAAR PRIVATE LIMITED,

(Signature)
Authorised Signatory

MANI AKASH PRIVATE LIMITED
MANIHAR BUILDERS PRIVATE LIMITED
MANIKARAN DEVELOPERS PRIVATE LIMITED
MANIDEEPA ENCLAVE PRIVATE LIMITED
MANI GOPAL NIKET PRIVATE LIMITED
MANILA HIRISE PRIVATE LIMITED,
MANIAM ENCLAVE PRIVATE LIMITED,
MANI GOPAL ENCLAVE PRIVATE LIMITED
MANI UDAY PROPERTIES PRIVATE LIMITED

(Signature)
Authorised Signatory



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MANI GOPAL VILLA PRIVATE LIMITED,
MANI HIRISE PRIVATE LIMITED,
SHREE MANI VANIJYA PRIVATE LIMITED,
GUARDIAN VANIJYA PRIVATE LIMITED,
SURYANSHI BARTER PRIVATE LIMITED,
SHORYA VYAPAR PRIVATE LIMITED,
ZIMCO MERCANTILE PRIVATE LIMITED,
SNEHDEEP VINCOM PRIVATE LIMITED,
MANI PARK ESTATES PRIVATE LIMITED,

Pruthviraj Mukherjee

Authorised Signatory

MEGASIN BARTER PRIVATE LIMITED,
NARANG TRACOM PRIVATE LIMITED,
NAV SIKHA MERCANTILE PRIVATE LIMITED,
SUNSTAR VYAPAAR PRIVATE LIMITED,
SUNSHINE TRACON PRIVATE LIMITED,
MANIDEEPA NIKET PRIVATE LIMITED,
MANI VILLA PROPERTIES PRIVATE LIMITED,
MANI MATRIX VILLA PRIVATE LIMITED,
MANI KUNJ PROPERTIES PRIVATE LIMITED

Pruthviraj Mukherjee

Authorised Signatory



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RECEIPT AND MEMO OF CONSIDERATION:

RECEIVED of and from the withinnamed Purchasers the withinmentioned sum of Rs. 1,10,00,000/- (Rupees One crore ten lacs) only being the consideration in full payable under these presents and paid by Mani Hirise Pvt. Ltd. on behalf of all the Purchasers to the Vendors as per memo written hereinbelow:

MEMO OF CONSIDERATION:

Sl. No.	Particulars of payments	Amount (Rs.)
(i)	By and out of Cheque No. 487913 dated 12.04.2010 drawn on AXIS Bank, Kolkata in favour of Gobinda Das.	5,00,000/-
(ii)	By and out of Cheque No. 487914 dated 12.04.2010 drawn on AXIS Bank, Kolkata in favour of Sandhya Das.	5,00,000/-
(iii)	By and out of Bankers Cheque No. 053381 dated 16.04.2010 drawn by Axis Bank Ltd. Kankurgachi Branch Kolkata in favour of Gobinda Das.....	45,00,000/-
(iv)	By and out of Bankers Cheque No. 053379 dated 16.04.2010 drawn by Axis Bank Ltd. Kankurgachi Branch, Kolkata in favour of Gobinda Das.....	5,00,000/-
(v)	By and out of Bankers Cheque No. 053378 dated 16.04.2010 drawn by Axis Bank Ltd. Kankurgachi Branch, Kolkata in favour of Sandhya Das.....	45,00,000/-
(iv)	By and out of Bankers Cheque No. 053377 dated 16.04.2010 drawn by Axis Bank Ltd. Kankurgachi Branch, Kolkata in favour of Sandhya Das.....	5,00,000/-
		1,10,00,000/-

(Rupees One crore ten lacs) only

WITNESSES:

- (i) Arati Das.
(ii) SUDIPTA SAHA

Sandhya Das.

Mahendra Tripathi
Advocate

High Court, Calcutta



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SPECIMEN FORM FOR TEN FINGER PRINTS



10.7.10

Govind Babu

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



Sandhya Das

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



Prishwin Mukherjee

	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					



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Government Of West Bengal
Office Of the A. D. S. R. SEALDAH
District:-South 24-Parganas

Endorsement For Deed Number : I - 01145 of 2010
(Serial No. 01307 of 2010)

On 16/04/2010

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-11000000/-

Certified that the required stamp duty of this document is Rs.- 770000 /- and the Stamp duty paid as: Impressive Rs.- 100/-

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 15.53 hrs on :16/04/2010, at the Private residence by Prithwiraj Mukherjee ,Claimant.

Admission of Execution(Under Section 58,W.B.Registration Rules,1962)

Execution is admitted on 16/04/2010 by

1. Gobinda Das, son of Late Jitendra Nath Das , 159, Maniktala Main Road, Thana:-Maniktala, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Business
2. Smt. Sandhya Das, wife of Shri Gobinda Das , 159, Maniktala Main Road, Thana:-Maniktala, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Service
3. Prithwiraj Mukherjee
Authorised Signatory, Abhista Tieup Pvt. Ltd. And Other 35 Company, 2e Queens Park, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- .
By Profession : Business

Identified By Chandralekha Goswami, daughter of . . , Sealdah Civil Court, Cal, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Advocate.

(Ajay Kumar Mukherjee)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 19/04/2010

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Payment of Fees:

Fee Paid in rupees under article : A(1) = 120989/- on 19/04/2010

Deficit stamp duty

Deficit stamp duty Rs. 770000/- is paid, by the draft number 972738, Draft Date 16/04/2010, Bank Name State Bank of India, OVERSEAS BRANCH KOLKATA, received on 19/04/2010

(Ajay Kumar Mukherjee)
ADDITIONAL DISTRICT SUB-REGISTRAR

(Ajay Kumar Mukherjee)
ADDITIONAL DISTRICT SUB-REGISTRAR

19/04/2010 15:40:00

EndorsementPage 1 of 1

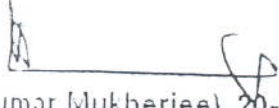


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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 3
Page from 5934 to 5953
being No 01145 for the year 2010.




(Ajay Kumar Mukherjee) 20-April-2010
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. SEALDAH
West Bengal

