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Continuation Sheet

CERTIFICATE OF PRELIMINARY TITLE SCRUTINY BY ADV. ALOK SAFUI

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PART - (I)

INTRODUCTION TO THE SUBJECT-MATTER

1. **NAME OF THE PROJECT: -**

Name of the Real Estate Project is "TURQUOISE"

2. **NAME & ADDRESS OF THE PRESENT OWNERS: -**

(a) **M/S. AKANKSHIT COMMODITIES PRIVATE LIMITED (CIN - U52100WB2014PTC200828 & PAN - AAMCA5223C)** a Company incorporated under the Companies Act, 1956, having its registered office at Bakrahat Road, Thakurpukur, Post Office - Rasapunja, Police Station - Bishnupur, Kolkata - 700104, South 24 Parganas, West Bengal, represented by one of its directors Mr. Lalit Kumar Bhutoria (PAN - AFVFB8282R& AADHAAR NO. - 4502 5687 4268) son of Mr. Prakaash Bhutoria, working for gain at M/s. Akankshit Commodities Private Limited, by faith - Hindu, by profession - Business, residing at 4 Pretoria Street, Post Office - Middleton Row, Police Station - Shakespeare Sarani, Kolkata - 700071.

(b) **M/S. TIRUPATI ENCLAVE PRIVATE LIMITED (CIN - U70101WB1996PTC081139 & PAN - AABCT1390G)** a Company incorporated under the Companies Act, 1956, having its registered office at 23A Netaji Subhas Road, 4th Floor, Room No. - 18, Post Office - General Post Office, Police Station - Hare Street, Kolkata - 700001, West Bengal, represented by one of its directors Mrs. Kanta Bhutoria (PAN - AEOPB5052R& AADHAAR NO. - 7867 1325 5269) wife of Mr. Prakaash Bhutoria, working for gain at M/s. Tirupati Enclave Private Limited, by faith - Hindu, by occupation - Business, residing at 4 Pretoria Street, Post

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Office - Middleton Row, Police Station - Shakespeare Sarani, Kolkata - 700071.

(c) **M/S. TIRUPATI CARRIER LIMITED (CIN - U63013WB2002PLC095192 & PAN - AABCT9173B)** a company incorporated under the Companies Act, 1956, having its registered office at Bakrahat Road, Thakurpukur, Post Office - Rasapunja, Police Station - Bishnupur, Kolkata - 700104, South 24 Parganas, West Bengal, represented by one of its directors Mrs. Kanta Bhutoria (PAN - AEOPB5052R& AADHAAR NO. - 7867 1325 5269) wife of Mr. Prakaash Bhutoria, working for gain at M/s. Tirupati Carrier Limited, by faith - Hindu, by occupation - Business, residing at 4 Pretoria Street, Post Office - Middleton Row, Police Station - Shakespeare Sarani, Kolkata - 700071.

(d) **M/S. OM TOWERS PRIVATE LIMITED (CIN - U45201WB1996PTC081119 & PAN - AAAC03421E)** a Company incorporated under the Companies Act, 1956, having its registered office at Bakrahat Road, Thakurpukur, Post Office - Rasapunja, Police Station - Bishnupur, Kolkata - 700104, South 24 Parganas, West Bengal, represented by one of its directors Mr. Lalit Kumar Bhutoria (PAN - AFVVPB8282R& AADHAAR NO. - 4502 5687 4268) son of Mr. Prakaash Bhutoria, working for gain at M/s. Om Towers Private Limited, by faith - Hindu, by profession - Business, residing at 4 Pretoria Street, Post Office - Middleton Row, Police Station - Shakespeare Sarani, Kolkata - 700071.

(e) **M/S. SMJ EMIMP LIMITED (CIN - U70102WB1988PLC045113 & PAN - AAHCS2567G)** a company incorporated under the Companies Act, 1956, having its registered office at 23A, Netaji Subhas Road, 4th Floor, Room No. - 06, Post Office - General Post Office, Police Station - Hare Street, Kolkata - 700001, represented by one of its directors Mrs. Kanta Bhutoria (PAN - AEOPB5052R& AADHAAR NO. - 7867 1325 5269) wife of Mr. Prakaash Bhutoria, working for gain at M/s. SMJ Eximp Limited, by faith - Hindu, by

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occupation - Business, residing at 4 Pretoria Street, Post Office - Middleton Row, Police Station - Shakespeare Sarani, Kolkata - 700071.

- (f) **M/S. SHIV NIKETAN LIMITED (CIN - U70101WB1996PLC081121 & PAN - AAEC3891G)** a company incorporated under the Companies Act, 1956, having its registered office at Bakrahat Road, Thakurpukur, Post Office - Rasapunja, Police Station - Bishnupur, Kolkata - 700104, South 24 Parganas, West Bengal, represented by one of its directors Mrs. Pushpa Bhutoria (PAN - AEOPB5050P & AADHAAR NO. - 3827 6923 2661) wife of Mr. Arrun Bhutoria working for gain at M/s, Shiv Niketan Limited, by faith - Hindu, by occupation - Business, residing at 4 Pretoria Street, Post Office - Middleton Row, Police Station - Shakespeare Sarani, Kolkata - 700071.

3. NAME & ADDRESS OF THE DEVELOPER: -

M/S. SHIV NIKETAN LIMITED (CIN - U70101WB1996PLC081121 & PAN - AAEC3891G) a company incorporated under the Companies Act, 1956, having its registered office at Bakrahat Road, Thakurpukur, Post Office - Rasapunja, Police Station - Bishnupur, Kolkata - 700104, South 24 Parganas, West Bengal, represented by one of its directors Mrs. Pushpa Bhutoria (PAN - AEOPB5050P & AADHAAR NO. - 3827 6923 2661) wife of Mr. Arrun Bhutoria working for gain at M/s. Shiv Niketan Limited, by faith - Hindu, by occupation - Business, residing at 4 Pretoria Street, Post Office - Middleton Row, Police Station - Shakespeare Sarani, Kolkata - 700071.

4. DESCRIPTION OF THE PROJECT PROPERTY: -

All that pieces and parcels of land admeasuring about 170.90 decimal out of which 161.05 decimal comprised in R.S. Dag Nos. - 421(P), 422(P), 423(P), 424(P), 425(P), 426(P), 438(P), corresponding to L.R. Dag Nos. - 478(P), 479(P), 480(P), 481(P), 482(P), 483(P), 497(P) under L.R. Khatian Nos. - 1454, 1800, 1255, 1448 in Mouza - Naoabad, J.L. No. - 19, P.S. - Bishnupur, P.O. - Rasapunja and within the jurisdiction of Rasapunja Gram Panchayat, Kolkata - 700104, South 24 Parganas and out of which 09.85 decimal comprised in which

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morefully and particularly described in the mentioned "SCHEDULE - A" and
"SCHEDULE - B" and also butted and bounded in the following manner:

SCHEDULE - "A"

(Land Area in Mouza - Naoabad)

R.S. Dag No.	L.R. Dag No.	L.R. Khatian No.	Mouza	J.L. No.	Area (in Dec.)
421	478	1454	Naoabad	19	24.06
422	479	1454	Naoabad	19	51.23
423	480	1454	Naoabad	19	01.70
424	481	1800	Naoabad	19	18.93
		1255	Naoabad	19	02.50
		1448	Naoabad	19	26.83
425	482	1448	Naoabad	19	20.80
426	483	1448	Naoabad	19	13.10
438	497	1448	Naoabad	19	1.90
TOTAL LAND AREA = 161.05 DECIMAL					

SCHEDULE - "B"

(Land Area in Mouza - Uttar Kazirhat)

R.S. Dag No.	L.R. Dag No.	L.R. Khatian No.	Mouza	J.L. No.	Area (in Dec.)
119	119	1348	Uttar Kazirhat	22	01.33
		1625	Uttar Kazirhat	22	01.25
		1405	Uttar Kazirhat	22	01.33
121	121	1303	Uttar Kazirhat	22	02.67

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122	122	1303	Uttar Kazirhat	22	03.26
TOTAL LAND AREA = 09.85 DECIMAL					

PART - (II)

DEVOLUTION OF TITLE

1. R.S./L.R. DAG NO. - 421/478: -

DEED NO. - 1816/2016:

WHEREAS, by a registered deed of conveyance dated 29th November, 2007, registered in the office of Additional Registrar Assurance - I, Kolkata, in Book No. - 1, CD Volume No. - 4, pages from 4397 to 4414, being No. 01419 for the year 2010 made between Bimal Naskar and Others therein referred to as the Vendors of the One Part and Knowledge Infratech Private Limited therein referred to as the Purchaser of the Other Part, the said Bimal Naskar and Others sold, transferred, conveyed, assigned and assured unto and in favour of the said Knowledge Infratech Private Limited all that piece and parcel of Sali land admeasuring 30 Decimal comprised in R.S. Dag No. 421 corresponding to L.R. Dag No. 478 under L.R. Khatian No. 204, Touji No. 1313, J.L. 19, R.S. No. 157 lying and situated at Mouza - Naoabad, under Rasapunja Gram Panchayat, P.S. - Bishnupur, P.O. - Rasapunja, A.D.S.R. Bishnupur, in the District of South 24 Parganas, free from all encumbrances and charges, lien, lispendens, trust, barga, requisition and acquisition claims and demands whatsoever and the name of the said Knowledge Infratech Private Limited has been recorded in the L.R. record of Block Land and Land Reforms Office as absolute owner in L.R. Khatian No. - 1011 thereof;

AND WHEREAS, by virtue of the aforesaid deed the said Knowledge Infratech Private Limited being the Vendor herein are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to in fee simple in possession of

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all that piece and parcel of Sali Land admeasuring about 30 decimal comprised in R.S. Dag No. 421 corresponding to L.R. Dag No. 478 under L.R. Khatian No. 1011, Touji No. 1313, J.L. No. 19, R.S. No. 157 lying and situated at Mouza - Naoabad under Rasapunja Gram Pnachayat, P.S. - Bishnupur, P.O. - Rasapunja, A.D.S.R. Bishnupur, South 24 Parganas ;

AND WHEREAS, the SMJ Eximp Limited has requested the said Knowledge Infratech Private Limited to execute and register the Deed of Conveyance in respect of the said land which the said Knowledge Infratech Private Limited has agreed to do on the terms and conditions agreed mutually between the both parties;

AND THEREAFTER, by virtue of registered deed of conveyance dated 09.03.2016, registered in the office of Additional District Sub Registrar, Bishnupur, South 24 Parganas, recorded in Book No. - 1, CD Volume No. - 1613-2016, pages from 41829 to 41850, being no. **161301816 for the year 2016** made between **Knowledge Infratech Private Limited** therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Sali Land admeasuring 30 decimal comprised in R.S. Dag No. - 421 corresponding to L.R. Dag No. - 478 lying and situated at Mouza - Naoabad, J.L. No. - 19, P.S. - Bishnupur, P.O. - Rasapunja, under the jurisdiction of Rasapunja Gram Panchayat, South 24 Parganas to **SMJ Eximp Limited** therein referred to as the Purchaser of the Other Part.

AND THEREFORE, SMJ EXIMP LIMITED became an absolute owner of ALL THAT piece and parcel of Sali Land admeasuring 30 decimal comprised in R.S. Dag No. - 421 corresponding to L.R. Dag No. - 478 lying and situated at Mouza - Naoabad, J.L. No. - 19, P.S. - Bishnupur, P.O. - Rasapunja, under the jurisdiction of Rasapunja Gram Panchayat, South 24 Parganas and has been recorded in the L.R. record of appropriate Block Land and Land Reforms Office in **L.R. Khatian No. - 1454** thereof.


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2. **R.S./L.R. DAG NO. - 422/479**

DEED NO. 1816/2016:

WHEREAS, by virtue of a registered Deed of Conveyance dated 29th November 2007, registered in the office of Additional Registrar of Assurance - I, Kolkata, recorded in Book No. - I, CD Volume No. - 4, page from 4415 to 4437, being No. - 01420 for the year 2010 made between Bimal Naskar and Others therein referred to as the Vendors of the One Part and Knowledge Infratech Private Limited therein referred to as the Purchasers of the Other Part, the said Bimal Naskar and Others sold, transferred, conveyed, assigned and assured unto and in favour of the said Knowledge Infratech Private Limited, ALL THAT piece and parcel of Sali Land admeasuring 41 Decimal be the same a little more or less comprised in R.S. Dag No. - 422 corresponding to L.R. Dag No. - 479 under L.R. Khatian Nos. - 204, 392, 451, 521 and 610, Touji No. - 1313, J.L. No. - 19, R.S. No. - 157, lying and situated at Mouza - Naoabad, under the jurisdiction of Rasapunja Gram Pnachayat, P.S. - Bishnupur, P.O. - Rasapunja, A.D.S.R. Bishnupur, in the District of South 24 Parganas, free from all encumbrances and charges, lien, lispens, trust, barga, requisition and acquisition, claims and demands whatsoever and the name of the said Knowledge Infratech Private Limited has been recorded in the L.R. record of Block Land and Land Reforms Office as absolute owner in L.R. Khatian No. - 1011 thereof;

AND WHEREAS, by virtue of the aforesaid deed the said Knowledge Infratech Private Limited absolutely seized and possessed of and/or otherwise well and sufficiently entitled to in free simple possession of ALL THAT piece and parcel of Sali Land admeasuring 41 Decimal under L.R. Khatian No. - 1011, Touji No. - 1313, J.L. No. - 19, R.S. No. - 157, lying and situated at Mouza - Naoabad, under Rasapunja Gram Panchayat. P.S. - Bishnupur, P.O. - Rasapunja, A.D.S.R. Bishnupur, in the District of South 24 Parganas, free from all encumbrances and charges, lien, lispens, trust, barga, requisition and acquisition, claims and demands whatsoever;

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AND WHEREAS, the SMJ Eximp Limited has requested the said Knowledge Infratech Private Limited to execute and register the Deed of Conveyance in respect of the said land which the said Knowledge Infratech Private Limited has agreed to do on the terms and conditions agreed mutually between the both parties;

AND THEREAFTER, by virtue of registered deed of conveyance dated 09.03.2016, registered in the office of Additional District Sub Registrar, Bishnupur, South 24 Parganas, recorded in Book No. - I, CD Volume No. - 1613-2016, pages from 41829 to 41850, being no. **161301816 for the year 2016** made between **Knowledge Infratech Private Limited** therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Sali Land admeasuring 41 decimal comprised in R.S. Dag No. - 422 corresponding to L.R. Dag No. - 479 lying and situated at Mouza - Naoabad, J.L. No. - 19, P.S. - Bishnupur, P.O. - Rasapunja, under the jurisdiction of Rasapunja Gram Panchayat, South 24 Parganas to **SMJ Eximp Limited** therein referred to as the Purchaser of the Other Part.

AND THEREFORE, SMJ EXIMP LIMITED became an absolute owner of ALL THAT piece and parcel of Sali Land admeasuring 41 decimal comprised in R.S. Dag No. - 422 corresponding to L.R. Dag No. - 479 lying and situated at Mouza - Naoabad, J.L. No. - 19, P.S. - Bishnupur, P.O. - Rasapunja, under the jurisdiction of Rasapunja Gram Panchayat, South 24 Parganas and has been recorded in the L.R. record of appropriate Block Land and Land Reforms Office in **L.R. Khatian No. - 1454** thereof.

DEED No. - 1819/2016:

WHEREAS, by virtue of a registered Deed of Conveyance dated 12th October 2007, registered in the office of Additional Registrar Assurance - I, Kolkata,


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recorded in Book No. - I, CD Volume No. - 4, page from 3396 to 3415, being No. - 01363 for the year 2010 made between Biswanath Naskar and Other therein referred to as the Vendors of the One Part and Knowledge Infratech Private Limited therein referred to as the Purchaser of the Other part, the said Biswanath Naskar and Others sold, transferred, conveyed, assigned and assured unto and in favour of the said Knowledge Infratech Private Limited ALL THAT piece and parcel of Sali Land admeasuring 24 Decimal be the same a little more or less comprised in R.S. Dag No. - 422 corresponding to L.R. Dag No. - 479 under L.R. Khatian No. - 652, Touji No. - 1313, J.L. No. - 19, R.S. No. - 157, lying and situated at Mouza - Naoabad, under the jurisdiction of Rasapunja Gram Panchayat, P.S. - Bishnupur, P.O. - Rasapunja, A.D.S.R. Bishnupur, in the District of South 24 Parganas, free from all encumbrances and charges, lien, lispendens, trust, barga, requisition, acquisition, claims and demands whatsoever and the name of the said Knowledge Infratech Private Limited has been recorded in the L.R. record of appropriate Block Land and Land Reforms Office as absolute owner in L.R. Khatian No. - 1011 thereof.

AND WHEREAS, by virtue of aforesaid deed the said Knowledge Infratech Private Limited absolutely seized and possessed of and/or otherwise well and sufficiently entitled to in free simple in possession of ALL THAT piece and parcel of Sali Land admeasuring about 24 Decimal be the same a little more or less comprised in R.S. Dag No. - 422 corresponding to L.R. Dag No. - 479 under L.R. Khatian No. - 1011, Touji No. - 1313, J.L. No. - 19, R.S. No. - 157, lying and situated at Mouza - Naoabad under Rasapunja Gram Panchayat, P.S. - Bishnupur, P.O. - Rasapunja, in the district of South 24 Parganas and the said land is free from all encumbrances and charges, lien, lispendens, trust, barga, requisition and acquisition, claims and demands whatsoever;


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AND WHEREAS, the SMJ Eximp Limited has requested the said Knowledge Infratech Private Limited to execute and register the Deed of Conveyance in respect of the said land which the said Knowledge Infratech Private Limited has agreed to do on the terms and conditions agreed mutually between the both parties;

AND THEREAFTER, by virtue of registered deed of conveyance dated 09.03.2016, registered in the office of Additional District Sub Registrar, Bishnupur, South 24 Parganas, recorded in Book No. - I, CD Volume No. - 1613-2016, pages from 41851 to 41872, being no. **161301819 for the year 2016** made between **Knowledge Infratech Private Limited** therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Sali Land admeasuring 24 decimal comprised in R.S. Dag No. - 422 corresponding to L.R. Dag No. - 479 lying and situated at Mouza - Naoabad, J.L. No. - 19, P.S. - Bishnupur, P.O. - Rasapunja, under the jurisdiction of Rasapunja Gram Panchayat, South 24 Parganas to **SMJ Eximp Limited** therein referred to as the Purchaser of the Other Part.

AND THEREFORE, SMJ EXIMP LIMITED became an absolute owner of ALL THAT piece and parcel of Sali Land admeasuring 24 decimal comprised in R.S. Dag No. - 422 corresponding to L.R. Dag No. - 479 lying and situated at Mouza - Naoabad, J.L. No. - 19, P.S. - Bishnupur, P.O. - Rasapunja, under the jurisdiction of Rasapunja Gram Panchayat, South 24 Parganas and has been recorded in the L.R. record of appropriate Block Land and Land Reforms Office in **L.R. Khatian No. - 1454** thereof.

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3. **R.S./L.R. DAG NO. - 423/480: -**

DEED No. 1816/2016:

WHEREAS, by virtue of a registered Deed of Conveyance dated 29th November 2007, registered in the office of Additional Registrar of Assurance - I, Kolkata, recorded in Book No. - I, CD Volume No. - 4, page from 4397 to 4414, being No. - 01429 for the year 2010 made between Bimal Naskar and Others therein referred to as the Vendors of the One Part and Knowledge Infratech Private Limited therein referred to as the Purchasers of the Other Part, the said Bimal Naskar and Others sold, transferred, conveyed, assigned and assured unto and in favour of the said Knowledge Infratech Private Limited, ALL THAT piece and parcel of Sali Land admeasuring 01 Decimal be the same a little more or less comprised in R.S. Dag No. - 423 corresponding to L.R. Dag No. - 480 under L.R. Khatian No. - 204, Touji No. - 1313, J.L. No. - 19, R.S. No. - 157, lying and situated at Mouza - Naoabad, under the jurisdiction of Rasapunja Gram Panchayat, P.S. - Bishnupur, P.O. - Rasapunja, A.D.S.R. Bishnupur, in the District of South 24 Parganas, free from all encumbrances and charges, lien, lispendens, trust, barga, requisition and acquisition, claims and demands whatsoever and the name of the said Knowledge Infratech Private Limited has been recorded in the L.R. record of Block Land and Land Reforms Office as absolute owner in L.R. Khatian No. - 1011 thereof;

AND WHEREAS, by virtue of aforesaid deed the said Knowledge Infratech Private Limited absolutely seized and possessed of and/or otherwise well and sufficiently entitled to in free simple in possession of ALL THAT piece and parcel of Sali Land admeasuring about 01 Decimal be the same a little more or less comprised in R.S. Dag No. - 423 corresponding to L.R. Dag No. - 480 under L.R. Khatian No. - 1011, Touji No. - 1313, J.L. No. - 19, R.S. No. - 157, lying and situated at Mouza - Naoabad under Rasapunja Gram Panchayat, P.S. -


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Bishnupur, P.O. - Rasapunja, in the district of South 24 Parganas and the said land is free from all encumbrances and charges, lien, lispensens, trust, barga, requisition and acquisition, claims and demands whatsoever;

AND WHEREAS, the SMJ Eximp Limited has requested the said Knowledge Infratech Private Limited to execute and register the Deed of Conveyance in respect of the said land which the said Knowledge Infratech Private Limited has agreed to do on the terms and conditions agreed mutually between the both parties;

AND THEREAFTER, by virtue of registered deed of conveyance dated 09.03.2016, registered in the office of Additional District Sub Registrar, Bishnupur, South 24 Parganas, recorded in Book No. - I, CD Volume No. - 1613-2016, pages from 41829 to 41850, being no. **161301816 for the year 2016** made between **Knowledge Infratech Private Limited** therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Sali Land admeasuring 01 decimal comprised in R.S. Dag No. - 423 corresponding to L.R. Dag No. - 480 lying and situated at Mouza - Naoabad, J.L. No. - 19, P.S. - Bishnupur, P.O. - Rasapunja, under the jurisdiction of Rasapunja Gram Panchayat, South 24 Parganas to **SMJ Eximp Limited** therein referred to as the Purchaser of the Other Part.

AND THEREFORE, SMJ EXIMP LIMITED became an absolute owner of ALL THAT piece and parcel of Sali Land admeasuring 01 decimal comprised in R.S. Dag No. - 422 corresponding to L.R. Dag No. - 479 lying and situated at Mouza - Naoabad, J.L. No. - 19, P.S. - Bishnupur, P.O. - Rasapunja, under the jurisdiction of Rasapunja Gram Panchayat, South 24 Parganas and has been recorded in the L.R. record of appropriate Block Land and Land Reforms Office in **L.R. Khatian No. - 1454**thereof.

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DEED No. - 1819/2016:

WHEREAS, by virtue of a registered Deed of Conveyance dated 12th October 2007, registered in the office of Additional Registrar Assurance - I, Kolkata, recorded in Book No. - I, CD Volume No. - 4, page from 3396 to 3415, being No. - 01363 for the year 2010 made between Biswanath Naskar and Other therein referred to as the Vendors of the One Part and Knowledge Infratech Private Limited therein referred to as the Purchaser of the Other part, the said Biswanath Naskar and Others sold, transferred, conveyed, assigned and assured unto and in favour of the said Knowledge Infratech Private Limited ALL THAT piece and parcel of Sali Land admeasuring 01 Decimal be the same a little more or less comprised in R.S. Dag No. - 423 corresponding to L.R. Dag No. - 480 under L.R. Khatian No. - 652, Touji No. - 1313, J.L. No. - 19, R.S. No. - 157, lying and situated at Mouza - Naoabad, under the jurisdiction of Rasapunja Gram Panchayat, P.S. - Bishnupur, P.O. - Rasapunja, A.D.S.R. Bishnupur, in the District of South 24 Parganas, free from all encumbrances and charges, lien, lispendens, trust, barga, requisition, acquisition, claims and demands whatsoever and the name of the said Knowledge Infratech Private Limited has been recorded in the L.R. record of appropriate Block Land and Land Reforms Office as absolute owner in L.R. Khatian No. - 1011 thereof.

AND WHEREAS, by virtue of aforesaid deed the said Knowledge Infratech Private Limited absolutely seized and possessed of and/or otherwise well and sufficiently entitled to in free simple in possession of ALL THAT piece and parcel of Sali Land admeasuring about 01 Decimal be the same a little more or less comprised in R.S. Dag No. - 423 corresponding to L.R. Dag No. - 480 under L.R. Khatian No. - 1011, Touji No. - 1313, J.L. No. - 19, R.S. No. - 157, lying and situated at Mouza - Naoabad under Rasapunja Gram Panchayat, P.S. - Bishnupur, P.O. - Rasapunja, in the district of South 24 Parganas and the said

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land is free from all encumbrances and charges, lien, lispendens, trust, barga, requisition and acquisition, claims and demands whatsoever;

AND WHEREAS, the SMJ Eximp Limited has requested the said Knowledge Infratech Private Limited to execute and register the Deed of Conveyance in respect of the said land which the said Knowledge Infratech Private Limited has agreed to do on the terms and conditions agreed mutually between the both parties;

AND THEREAFTER, by virtue of registered deed of conveyance dated 09.03.2016, registered in the office of Additional District Sub Registrar, Bishnupur, South 24 Parganas, recorded in Book No. - I, CD Volume No. - 1613-2016, pages from 41851 to 41872, being no. **161301819 for the year 2016** made between **Knowledge Infratech Private Limited** therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Sali Land admeasuring 01 decimal comprised in R.S. Dag No. - 423 corresponding to L.R. Dag No. - 480 lying and situated at Mouza - Naoabad, J.L. No. - 19, P.S. - Bishnupur, P.O. - Rasapunja, under the jurisdiction of Rasapunja Gram Panchayat, South 24 Parganas to **SMJ Eximp Limited** therein referred to as the Purchaser of the Other Part.

AND THEREFORE, SMJ EXIMP LIMITED became an absolute owner of ALL THAT piece and parcel of Sali Land admeasuring 01 decimal comprised in R.S. Dag No. - 423 corresponding to L.R. Dag No. - 480 lying and situated at Mouza - Naoabad, J.L. No. - 19, P.S. - Bishnupur, P.O. - Rasapunja, under the jurisdiction of Rasapunja Gram Panchayat, South 24 Parganas and has been recorded in the L.R. record of appropriate Block Land and Land Reforms Office in **L.R. Khatian No. - 1454** thereof.

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4. **R.S./L.R. DAG NO. - 424/481: -**

DEED NO. - 4981/2020:

WHEREAS, by virtue of Deed of Gift dated 28th September, 2018, registered in the office of Additional District Sub- Registrar, Bishnupur, South 24 Parganas, recorded in Book No. - I, CD Volume No. - 1613-2018, page from 139731 to 139746, being No. - 5855 for the year 2018, made between Panchu Charan Naskar therein referred to as the Donor of the One Part, the said Panchu Charan Naskar transferred, conveyed, assigned and assured unto and in favour of his own daughter named as Sikha Das Naskar, from natural and unconditional love and affection ALL THAT piece and parcel of Sali Land admeasuring 18.93 Decimal be the same a little more or less comprised in R.S. Dag No. - 424 corresponding to L.R. Dag No. - 481 under L.R. Khatian No. - 329, Touji No. - 14, J.L. No. - 19, R.S. No. -133 and 136, lying and situated at Mouza - Naoabad under the jurisdiction of Rasapunja Gram Panchayat, P.S. - Bishnupur, P.O. - Rasapunja, in the District of South 24 Parganas, free from all encumbrances and charges, lien, lispendens, trust, barga, requisition, acquisition, claims and demands whatsoever and the name of the said Mrs. Sikha Das Naskar has been recorded in the L.R. record of appropriate Block Land and Land Reforms Office as absolute owner in L.R. Khatian No. - 1652 thereof.

AND WHEREAS, by virtue of aforesaid deed the said Mrs. Sikha Das Naskar absolutely seized and possessed of and/or otherwise well and sufficiently entitled to in free simple in possession of ALL THAT piece and parcel of Sali Land admeasuring about 18.93 Decimal be the same a little more or less comprised in R.S. Dag No.- 423 corresponding to L.R. Dag No. - 480 under L.R. Khatian No. - 1652, Touji No. - 14, J.L. No. - 19, R.S. No. - 133 & 138, lying and situated at Mouza - Naoabad under Rasapunja Gram Panchayat, P.S. -


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Bishnupur, P.O. - Rasapunja, in the district of South 24 Parganas and the said land is free from all encumbrances and charges, lien, lispendens, trust, barga, requisition and acquisition, claims and demands whatsoever;

AND WHEREAS, the Akankshit Commodities Private Limited has requested the said Mrs. Sikha Das Naskar to execute and register the Deed of Conveyance in respect of the said land which the said Mrs. Sikha Das Naskar has agreed to do on the terms and conditions agreed mutually between the both parties;

AND THEREAFTER, by virtue of registered deed of conveyance dated 10.12.2020, registered in the office of Additional District Sub Registrar, Bishnupur, South 24 Parganas, recorded in Book No. - 1, CD Volume No. - 1613-2020, pages from 131759 to 131776, being no. **161304981 for the year 2016** made between **Mrs. Sikha Das Naskar** therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Sali Land admeasuring 18.9336 decimal comprised in R.S. Dag No. - 424 corresponding to L.R. Dag No. - 481 lying and situated at Mouza - Naoabad, J.L. No. - 19, P.S. - Bishnupur, P.O. - Rasapunja, under the jurisdiction of Rasapunja Gram Panchayat, South 24 Parganas to **Akankshit Commodities Private Limited** therein referred to as the Purchaser of the Other Part.

AND THEREFORE, ANAKNSHIT COMMODITIES PRIVATE LIMITED became an absolute owner of ALL THAT piece and parcel of Sali Land admeasuring 18.9336 decimal comprised in R.S. Dag No. - 424 corresponding to L.R. Dag No. - 481 lying and situated at Mouza - Naoabad, J.L. No. - 19, P.S. - Bishnupur, P.O. - Rasapunja, under the jurisdiction of Rasapunja Gram Panchayat, South 24 Parganas and has been recorded in the L.R. record of appropriate Block Land and Land Reforms Office in **L.R. Khatian No. - 1800** thereof.


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DEED No. - 1401/2022:

WHEREAS, by virtue of Bengali Deed of Sale dated 25th March, 2011, registered in the office of Additional District Sub- Registrar, Bishnupur, South 24 Parganas, recorded in Book No. - I, CD Volume No. - 06, page from 1283 to 1301, being No. - 1836 for the year 2011, made between Mr. Ratikanta Ray, Mr. Surojit Ray & Mrs. Sandhya Ray therein referred to as the Vendors of the One Part, the said Vendors transferred, conveyed, assigned and assured unto and in favour of Mr. Ashoke Bhowmick ALL THAT piece and parcel of Sali Land admeasuring 02.50 Decimal be the same a little more or less comprised in R.S. Dag No. - 424 corresponding to L.R. Dag No. - 481 under L.R. Khatian No. - 329, Touji No. - 14, J.L. No. - 19, lying and situated at Mouza - Naoabad under the jurisdiction of Rasapunja Gram Panchayat, P.S. - Bishnupur, P.O. - Rasapunja, in the District of South 24 Parganas, free from all encumbrances and charges, lien, lispensens, trust, barga, requisition, acquisition, claims and demands whatsoever and the name of the said Mr. Ashoke Bhowmick has been recorded in the L.R. record of appropriate Block Land and Land Reforms Office as absolute owner in L.R. Khatian No. - 1342 thereof.

AND WHEREAS, by virtue of aforesaid deed the said Mr. Ashoke Bhowmick absolutely seized and possessed of and/or otherwise well and sufficiently entitled to in free simple in possession of ALL THAT piece and parcel of Sali Land admeasuring about 02.50 Decimal be the same a little more or less comprised in R.S. Dag No. - 424 corresponding to L.R. Dag No. - 481 under L.R. Khatian No. - 1342, Touji No. - 14, J.L. No. - 19, lying and situated at Mouza - Naoabad under Rasapunja Gram Panchayat, P.S. - Bishnupur, P.O. - Rasapunja, in the district of South 24 Parganas and the said land is free from all encumbrances and charges, lien, lispensens, trust, barga, requisition and acquisition, claims and demands whatsoever;

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AND WHEREAS, the Shiv Niketan Limited has requested the said Mr. Ashoke Bhowmick to execute and register the Deed of Conveyance in respect of the said land which the said Mr. Ashoke Bhowmick has agreed to do on the terms and conditions agreed mutually between the both parties;

AND THEREAFTER, by virtue of registered deed of conveyance dated 18.02.2022, registered in the office of Additional District Sub Registrar, Bishnupur, South 24 Parganas, recorded in Book No. - I, CD Volume No. - 1613-2022, pages from 38818 to 38836, being no. **161301401 for the year 2022** made between **Mr. Ashoke Bhowmick** therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Sali Land admeasuring 02.50 decimal comprised in R.S. Dag No. - 424 corresponding to L.R. Dag No. - 481 lying and situated at Mouza - Naoabad, J.L. No. - 19, P.S. - Bishnupur, P.O. - Rasapunja, under the jurisdiction of Rasapunja Gram Panchayat, South 24 Parganas to **Shiv Niketan Limited** therein referred to as the Purchaser of the Other Part.

AND THEREFORE, SHIV NIKETAN LIMITED became an absolute owner of ALL THAT piece and parcel of Sali Land admeasuring 02.50 decimal comprised in R.S. Dag No. - 424 corresponding to L.R. Dag No. - 481 lying and situated at Mouza - Naoabad, J.L. No. - 19, P.S. - Bishnupur, P.O. - Rasapunja, under the jurisdiction of Rasapunja Gram Panchayat, South 24 Parganas and has been recorded in the L.R. record of appropriate Block Land and Land Reforms Office in **L.R. Khatian No. - 1448** thereof.

DEED No. - 4171/2022:

WHEREAS, by virtue of Deed of Gift dated 27th February, 1989, registered in the office of Additional District Sub- Registrar, Bishnupur, South 24 Parganas, recorded in Book No. - I, CD Volume No. - 14, page from 85 to 90, being No. -

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1123 for the year 1989, ALL THAT piece and parcel of Sali Land admeasuring 14.50 Decimal be the same a little more or less comprised in R.S. Dag No. - 424 corresponding to L.R. Dag No. - 481 under R.S. Khatian No. - 411, Touji No. - 14, J.L. No. - 19, lying and situated at Mouza - Naoabad under the jurisdiction of Rasapunja Gram Panchayat, P.S. - Bishnupur, P.O. - Rasapunja, in the District of South 24 Parganas, free from all encumbrances and charges, lien, lispensens, trust, barga, requisition, acquisition, claims and demands whatsoever and the name of the Shri Dilip Kumar Haldar and Smt. Namita Naskar Haldar has been recorded in the L.R. record of appropriate Block Land and Land Reforms Office as absolute owner thereof.

AND THEREFORE, by virtue of Deed of Sale dated 7th May, 2014, registered in the office of Additional District Sub- Registrar, Bishnupur, South 24 Parganas, recorded in Book No. - 1, CD Volume No. - 10, page from 179 to 195, being No. - 2785 for the year 2011, made between Shri Dilip Kumar Haldar and Smt. Namita Naskar Haldar therein referred to as the Vendors of the One Part, the said Vendors transferred, conveyed, assigned and assured unto and in favour of Mr. Bireswar Naskar ALL THAT piece and parcel of Sali Land admeasuring 14.50 Decimal be the same a little more or less comprised in R.S. Dag No. - 424 corresponding to L.R. Dag No. - 481 under L.R. Khatian No. - 329, Touji No. - 14, J.L. No. - 19, lying and situated at Mouza - Naoabad under the jurisdiction of Rasapunja Gram Panchayat, P.S. - Bishnupur, P.O. - Rasapunja, in the District of South 24 Parganas, free from all encumbrances and charges, lien, lispensens, trust, barga, requisition, acquisition, claims and demands whatsoever and the name of the said Mr. Bireswar Naskar has been recorded in the L.R. record of appropriate Block Land and Land Reforms Office as absolute owner in L.R. Khatian No. - 1223 thereof.

AND WHEREAS, by virtue of aforesaid deed the said Mr. Bireswar Naskar absolutely seized and possessed of and/or otherwise well and sufficiently


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entitled to in free simple in possession of ALL THAT piece and parcel of Sali Land admeasuring about 14.50 Decimal be the same a little more or less comprised in R.S. Dag No.- 424 corresponding to L.R. Dag No. - 481 under L.R. Khatian No. - 1223, Touji No. - 14, J.L. No. - 19, lying and situated at Mouza - Naoabad under Rasapunja Gram Panchayat, P.S. - Bishnupur, P.O. - Rasapunja, in the district of South 24 Parganas and the said land is free from all encumbrances and charges, lien, lispensens, trust, barga, requisition and acquisition, claims and demands whatsoever;

AND WHEREAS, the Shiv Niketan Limited has requested the said Mr. Bireswar Naskar to execute and register the Deed of Conveyance in respect of the said land which the said Mr. Bireswar naskar has agreed to do on the terms and conditions agreed mutually between the both parties;

AND THEREAFTER, by virtue of registered deed of conveyance dated 26.05.2022, registered in the office of Additional District Sub Registrar, Bishnupur, South 24 Parganas, recorded in Book No. - I, CD Volume No. - 1613-2022, pages from 100757 to 100776, being no. **161304171 for the year 2022** made between **Mr. Bireswar Naskar** therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Sali Land admeasuring 14.50 decimal comprised in R.S. Dag No. - 424 corresponding to L.R. Dag No. - 481 lying and situated at Mouza - Naoabad, J.L. No. - 19, P.S. - Bishnupur, P.O. - Rasapunja, under the jurisdiction of Rasapunja Gram Panchayat, South 24 Parganas to **Shiv Niketan Limited** therein referred to as the Purchaser of the Other Part.

AND THEREFORE, SHIV NIKETAN LIMITED became an absolute owner of ALL THAT piece and parcel of Sali Land admeasuring 14.50 decimal comprised in R.S. Dag No. - 424 corresponding to L.R. Dag No. - 481 lying and situated at Mouza - Naoabad, J.L. No. - 19, P.S. - Bishnupur, P.O. - Rasapunja, under the jurisdiction of Rasapunja Gram Panchayat, South 24 Parganas and has been


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recorded in the L.R. record of appropriate Block Land and Land Reforms Office
in L.R. Khatian No. - 1448 thereof.

DEED No. - 5467/2022:

WHEREAS, The Susanta Naskar is the absolute owner, possessioner and occupier of the Sali landed property measuring an area about 1.6688 Decimal appertaining to R.S. Dag No. - 424 corresponding to L.R. Dag No. - 481 under L.R. Khatian No. - 835 and 1821, lying and situated at Mouza - Naoabad, J.L. No. - 19, Touzi No. - 14, Paragana Magura within the limits of Rasapunja Gram Panchayat under P.S. - Bishnupur and A.D.S.R. Bishnupur, District - South 24 Parganas alongwith easement rights, title, interest and profit whatsoever therein, which is free from all encumbrances;

AND WHEREAS, L.R. Record was finally published in the name of one Susanta Naskar son of Mr. Bankim Chandra Naskar of Village Rasapunja that is the present vendor and the said Susanta Naskar became the absolute owner, possessioner and occupier of the said land and also by paying Khazna and taxes to the appropriate authority concerned without any hindrance from any corner;

AND WHEREAS, the Shiv Niketan Limited has requested the said Mr. Susanta Naskar to execute and register the Deed of Conveyance in respect of the said land which the said Mr. Susanta Naskar has agreed to do on the terms and conditions agreed mutually between the both parties;

AND THEREAFTER, by virtue of registered deed of conveyance dated 22.07.2022, registered in the office of Additional District Sub Registrar, Bishnupur, South 24 Parganas, recorded in Book No. - 1, CD Volume No. - 1613-2022, pages from 129262 to 129285, being no. **161305467 for the year 2022** made between **Mr. Susanta Naskar** therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Sali Land admeasuring 01.6688 decimal comprised in R.S. Dag No. - 424 corresponding to

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L.R. Dag No. - 481 lying and situated at Mouza - Naoabad, J.L. No. - 19, P.S. - Bishnupur, P.O. - Rasapunja, under the jurisdiction of Rasapunja Gram Panchayat, South 24 Parganas to **Shiv Niketan Limited** (therein referred to as the Purchaser of the Other Part.

AND THEREFORE, SHIV NIKETAN LIMITED became an absolute owner of ALL THAT piece and parcel of Sali Land admeasuring 01.6688 decimal comprised in R.S. Dag No. - 424 corresponding to L.R. Dag No. - 481 lying and situated at Mouza - Naoabad, J.L. No. - 19, P.S. - Bishnupur, P.O. - Rasapunja, under the jurisdiction of Rasapunja Gram Panchayat, South 24 Parganas and has been recorded in the L.R. record of appropriate Block Land and Land Reforms Office in **L.R. Khatian No. - 1448** thereof.

DEED No. - 6910/2022:

WHEREAS, by virtue of Legal Heirship one Mr. Pannalal Naskar and Mrs. Nandarani Naskar transferred, conveyed, assigned and assured unto and in favour of Mr. Shambhunath Haldar and Mrs., Gita Haldar by a deed of sale dated 2nd July, 1991, registered in A.D.S.R. Bishnupur, recorded in Book No. - I, CD Volume No. - 30, pages from 325 to 330, being No. - 4209 for the year 1991, ALL THAT piece and parcel of Sali Land admeasuring 07.6776 Decimal be the same a little more or less comprised in R.S. Dag No. - 424 corresponding to L.R. Dag No. - 481 under R.S. Khatian No. - 411, Touji No. - 14, J.L. No. - 19, lying and situated at Mouza - Naoabad under the jurisdiction of Rasapunja Gram Panchayat, P.S. - Bishnupur, P.O. - Rasapunja, in the District of South 24 Parganas, free from all encumbrances and charges, lien, lispens, trust, barga, requisition, acquisition, claims and demands whatsoever.

AND THEREFORE, by virtue of Deed of Sale dated 10th August, 2009, registered in the office of Additional District Sub- Registrar, Bishnupur, South 24 Parganas, recorded in Book No. - I, CD Volume No. - 15, page from 1526 to

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1547, being No. - 4549 for the year 2009, made between Mr. Shambhunath Haldar and Mrs., Gita Haldar therein referred to as the Vendors of the One Part, the said Vendors transferred, conveyed, assigned and assured unto and in favour of Mrs. Sabita Ghosh, ALL THAT piece and parcel of Sali Land admeasuring 07.6776 Decimal be the same a little more or less comprised in R.S. Dag No. - 424 corresponding to L.R. Dag No. - 481 under Touji No. - 14, J.L. No. - 19, lying and situated at Mouza - Naoabad under the jurisdiction of Rasapunja Gram Panchayat, P.S. - Bishnupur, P.O. - Rasapunja, in the District of South 24 Parganas, free from all encumbrances and charges, lien, lispendens, trust, barga, requisition, acquisition, claims and demands whatsoever and the name of the said Mr. Sabita Ghosh has been recorded in the L.R. record of appropriate Block Land and Land Reforms Office as absolute owner in L.R. Khatian No. - 1154 thereof.

AND WHEREAS, by virtue of aforesaid deed the said Mrs. Sabita Ghosh absolutely seized and possessed of and/or otherwise well and sufficiently entitled to in free simple in possession of ALL THAT piece and parcel of Sali Land admeasuring about 07.6776 Decimal be the same a little more or less comprised in R.S. Dag No. - 424 corresponding to L.R. Dag No. - 481 under L.R. Khatian No. - 1154, Touji No. - 14, J.L. No. - 19, lying and situated at Mouza - Naoabad under Rasapunja Gram Panchayat, P.S. - Bishnupur, P.O. - Rasapunja, in the district of South 24 Parganas and the said land is free from all encumbrances and charges, lien, lispendens, trust, barga, requisition and acquisition, claims and demands whatsoever;

AND WHEREAS, the Shiv Niketan Limited has requested the said Mrs. Sabita Ghosh to execute and register the Deed of Conveyance in respect of the said land which the said Mrs. Sabita Ghosh has agreed to do on the terms and conditions agreed mutually between the both parties;


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AND THEREAFTER, by virtue of registered deed of conveyance dated 21.09.2022, registered in the office of Additional District Sub Registrar, Bishnupur, South 24 Parganas, recorded in Book No. - I, CD Volume No. - 1613-2022, pages from 155847 to 155860, being no. **161306910 for the year 2022** made between **Mrs. Sabita Ghosh** therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Sali Land admeasuring 07.6776 decimal comprised in R.S. Dag No. - 424 corresponding to L.R. Dag No. - 481 lying and situated at Mouza - Naoabad, J.L. No. - 19, P.S. - Bishnupur, P.O. - Rasapunja, under the jurisdiction of Rasapunja Gram Panchayat, South 24 Parganas to **Shiv Niketan Limited** therein referred to as the Purchaser of the Other Part.

AND THEREFORE, SHIV NIKETAN LIMITED became an absolute owner of ALL THAT piece and parcel of Sali Land admeasuring 07.6776 decimal comprised in R.S. Dag No. - 424 corresponding to L.R. Dag No. - 481 lying and situated at Mouza - Naoabad, J.L. No. - 19, P.S. - Bishnupur, P.O. - Rasapunja, under the jurisdiction of Rasapunja Gram Panchayat, South 24 Parganas and has been recorded in the L.R. record of appropriate Block Land and Land Reforms Office in **L.R. Khatian No. - 1448** thereof.

DEED No. - 8471/2022:

WHEREAS, by virtue of Deed of Sale dated 15th February, 2005, registered in the year of 2006 from the office of Additional District Sub-Registrar, Bishnupur, South 24 Parganas, recorded in Book No. - I, CD Volume No. - 100, page from 245 to 248, being No. - 5033 for the year 2006, made between Mr. Srikanta Mondal therein referred to as the Vendors of the One Part, the said Vendors transferred, conveyed, assigned and assured unto and in favour of Mr. Biswanath Ghorui ALL THAT piece and parcel of Sali Land admeasuring 03.00 Decimal be the same a little more or less comprised in R.S. Dag No. - 424 corresponding to L.R. Dag No. - 481 under Touji No. - 14, J.L. No. - 19, lying


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and situated at Mouza - Naoabad under the jurisdiction of Rasapunja Gram Panchayat, P.S. - Bishnupur, P.O. - Rasapunja, in the District of South 24 Parganas, free from all encumbrances and charges, lien, lispensens, trust, barga, requisition, acquisition, claims and demands whatsoever and the name of the said Mr. Biswanath Ghorui has been recorded in the L.R. record of appropriate Block Land and Land Reforms Office as absolute owner in L.R. Khatian No. - 1038 thereof.

AND WHEREAS, by virtue of aforesaid deed the said Mr. Biswanath Ghorui absolutely seized and possessed of and/or otherwise well and sufficiently entitled to in free simple in possession of ALL THAT piece and parcel of Sali Land admeasuring about 03.00 Decimal be the same a little more or less comprised in R.S. Dag No. - 424 corresponding to L.R. Dag No. - 481 under L.R. Khatian No. - 1038, Touji No. - 14, J.L. No. - 19, lying and situated at Mouza - Naoabad under Rasapunja Gram Panchayat, P.S. - Bishnupur, P.O. - Rasapunja, in the district of South 24 Parganas and the said land is free from all encumbrances and charges, lien, lispensens, trust, barga, requisition and acquisition, claims and demands whatsoever;

AND WHEREAS, the Shiv Niketan Limited has requested the said Mr. Biswanath Ghorui to execute and register the Deed of Conveyance in respect of the said land which the said Mr. Biswanath Ghorui has agreed to do on the terms and conditions agreed mutually between the both parties;

AND THEREAFTER, by virtue of registered deed of conveyance dated 09.12.2022, registered in the office of Additional District Sub Registrar, Bishnupur, South 24 Parganas, recorded in Book No. - I, CD Volume No. - 1613-2022, pages from 190133 to 190151, being no. **161308471 for the year 2022** made between **Mr. Biswanath Ghorui** therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Sali Land admeasuring 03.00 decimal comprised in R.S. Dag No. -

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424 corresponding to L.R. Dag No. - 481 lying and situated at Mouza - Naoabad, J.L. No. - 19, P.S. - Bishnupur, P.O. - Rasapunja, under the jurisdiction of Rasapunja Gram Panchayat, South 24 Parganas to **Shiv Niketan Limited** therein referred to as the Purchaser of the Other Part.

AND THEREFORE, SHIV NIKETAN LIMITED became an absolute owner of ALL THAT piece and parcel of Sali Land admeasuring 03.00 decimal comprised in R.S. Dag No. - 424 corresponding to L.R. Dag No. - 481 lying and situated at Mouza - Naoabad, J.L. No. - 19, P.S. - Bishnupur, P.O. - Rasapunja, under the jurisdiction of Rasapunja Gram Panchayat, South 24 Parganas and has been recorded in the L.R. record of appropriate Block Land and Land Reforms Office in **L.R. Khatian No. - 1448** thereof.

5. **R.S./L.R. DAG NO. - 425/482: -**

DEED No. - 3376/2022:

WHEREAS, by virtue of Deed of Partition dated 1st day of August, 1986, registered in the year of 1986 from the office of Additional District Sub-Registrar, Bishnupur, South 24 Parganas, recorded in Book No. - I, CD Volume No. - 63, page from 197 to 213, being No. - 5239 for the year 1986, Mr. Jyotish Mondal absolutely seized and possessed of and/or otherwise well and sufficiently entitled to in free simple in possession of ALL THAT piece and parcel of Sali Land admeasuring about 10.40 Decimal be the same a little more or less comprised in R.S. Dag No. - 425 corresponding to L.R. Dag No. - 482 under L.R. Khatian No. - 572, Touji No. - 14, J.L. No. - 19, lying and situated at Mouza - Naoabad under Rasapunja Gram Panchayat, P.S. - Bishnupur, P.O. - Rasapunja, in the district of South 24 Parganas and the said land is free from all encumbrances and charges, lien, lispensens, trust, barga, requisition and acquisition, claims and demands whatsoever;

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AND WHEREAS, the Shiv Niketan Limited has requested the said Mr. Jyotish Mondal to execute and register the Deed of Conveyance in respect of the said land which the said Mr. Jyotish Mondal has agreed to do on the terms and conditions agreed mutually between the both parties;

AND THEREAFTER, by virtue of registered deed of conveyance dated 26.04.2022, registered in the office of Additional District Sub Registrar, Bishnupur, South 24 Parganas, recorded in Book No. - I, CD Volume No. - 1613-2022, pages from 87771 to 87786, being no. **161303376 for the year 2022** made between **Mr. Jyotish Mondal** therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Sali Land admeasuring 10.40 decimal comprised in R.S. Dag No. - 425 corresponding to L.R. Dag No. - 482 lying and situated at Mouza - Naoabad, J.L. No. - 19, P.S. - Bishnupur, P.O. - Rasapunja, under the jurisdiction of Rasapunja Gram Panchayat, South 24 Parganas to **Shiv Niketan Limited** therein referred to as the Purchaser of the Other Part.

AND THEREFORE, SHIV NIKETAN LIMITED became an absolute owner of ALL THAT piece and parcel of Sali Land admeasuring 10.40 decimal comprised in R.S. Dag No. - 425 corresponding to L.R. Dag No. - 482 lying and situated at Mouza - Naoabad, J.L. No. - 19, P.S. - Bishnupur, P.O. - Rasapunja, under the jurisdiction of Rasapunja Gram Panchayat, South 24 Parganas and has been recorded in the L.R. record of appropriate Block Land and Land Reforms Office in **L.R. Khatian No. - 1448** thereof.

DEED No. - 5699/2022:

WHEREAS, by virtue of Deed of Partition dated 1st day of August, 1986, registered in the year of 1986 from the office of Additional District Sub-Registrar, Bishnupur, South 24 Parganas, recorded in Book No. - I, CD Volume No. - 63, page from 197 to 213, being No. - 5239 for the year 1986, Late Montu Sekhar Mondal absolutely seized and possessed of and/or otherwise well and sufficiently entitled to in free simple in possession of ALL THAT piece and parcel

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of Sali Land admeasuring about 10.40 Decimal be the same a little more or less comprised in R.S. Dag No.- 425 corresponding to L.R. Dag No. - 482 under L.R. Khatian No. - 572, Touji No. - 14, J.L. No. - 19, lying and situated at Mouza - Naoabad under Rasapunja Gram Panchayat, P.S. - Bishnupur, P.O. - Rasapunja, in the district of South 24 Parganas and the said land is free from all encumbrances and charges, lien, lispendens, trust, barga, requisition and acquisition, claims and demands whatsoever;

AND WHEREAS, after demise of Mantu Sekhar Mondal, left behind his widow Ms. Kanak Mondal and his only son Mr. Subhashis Mondal and they became absolute owners and occupiers of the said land by way of inheritance and succession.

AND WHEREAS, the Shiv Niketan Limited has requested the said Ms. Kanak Mondal and Mr. Subhashis Mondal to execute and register the Deed of Conveyance in respect of the said land which the said Ms. Kanak Mondal and Mr. Subhashis Mondal has agreed to do on the terms and conditions agreed mutually between the both parties;

AND THEREAFTER, by virtue of registered deed of conveyance dated 05.07.2022, registered in the office of Additional District Sub Registrar, Bishnupur, South 24 Parganas, recorded in Book No. - I, CD Volume No. - 1613-2022, pages from 136227 to 136246, being no. **161305699 for the year 2022** made between **Ms. Kanak Mondal and Mr. Subhashis Mondal** therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT picce and parcel of Sali Land admeasuring 10.40 decimal comprised in R.S. Dag No. - 425 corresponding to L.R. Dag No. - 482 lying and situated at Mouza - Naoabad, J.L. No. - 19, P.S. - Bishnupur, P.O. - Rasapunja, under the jurisdiction of Rasapunja Gram Panchayat, South 24 Parganas to **Shiv Niketan Limited** therein referred to as the Purchaser of the Other Part.


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AND THEREFORE, SHIV NIKETAN LIMITED became an absolute owner of ALL THAT piece and parcel of Sali Land admeasuring 10.40 decimal comprised in R.S. Dag No. - 425 corresponding to L.R. Dag No. - 482 lying and situated at Mouza - Naoabad, J.L. No. - 19, P.S. - Bishnupur, P.O. - Rasapunja, under the jurisdiction of Rasapunja Gram Panchayat, South 24 Parganas and has been recorded in the L.R. record of appropriate Block Land and Land Reforms Office in **L.R. Khatian No. - 1448** thereof.

6. **R.S./L.R. DAG NO. - 426/483: -**

DEED No. - 2171/2022:

WHEREAS, by virtue of Deed of Sale dated 7th June, 2017, registered in the year of 2017 from the office of Additional District Sub- Registrar, Bishnupur, South 24 Parganas, recorded in Book No. - I, CD Volume No. - 1613-2017, page from 59729 to 59742, being No. - 161302837 for the year 2017, made between Mr. Jyotish Mondal therein referred to as the Vendors of the One Part, the said Vendors transferred, conveyed, assigned and assured unto and in favour of Mr. Chandan Maity ALL THAT piece and parcel of Sali Land admeasuring 02.75 Decimal be the same a little more or less comprised in R.S. Dag No. - 426 corresponding to L.R. Dag No. - 483 under Touji No. - 14, J.L. No. - 19, lying and situated at Mouza - Naoabad under the jurisdiction of Rasapunja Gram Panchayat, P.S. - Bishnupur, P.O. - Rasapunja, in the District of South 24 Parganas, free from all encumbrances and charges, lien, lispendens, trust, barga, requisition, acquisition, claims and demands whatsoever and the name of the said Mr. Chandan Maity has been recorded in the L.R. record of appropriate Block Land and Land Reforms Office as absolute owner in L.R. Khatian No. - 1507 thereof.

AND WHEREAS, by virtue of aforesaid deed the said Mr. Chandan Maity absolutely seized and possessed of and/or otherwise well and sufficiently entitled to in free simple in possession of ALL THAT piece and parcel of Sali


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Land admeasuring about 02.75 Decimal be the same a little more or less comprised in R.S. Dag No.- 426 corresponding to L.R. Dag No. - 483 under L.R. Khatian No. - 1507, Touji No. - 14, J.L. No. - 19, lying and situated at Mouza - Naoabad under Rasapunja Gram Panchayat, P.S. - Bishnupur, P.O. - Rasapunja, in the district of South 24 Parganas and the said land is free from all encumbrances and charges, lien, lispendens, trust, barga, requisition and acquisition, claims and demands whatsoever;

AND WHEREAS, the Shiv Niketan Limited has requested the said Mr. Chandan Maity to execute and register the Deed of Conveyance in respect of the said land which the said Mr. Chandan Maity has agreed to do on the terms and conditions agreed mutually between the both parties;

AND THEREAFTER, by virtue of registered deed of conveyance dated 14.03.2022, registered in the office of Additional District Sub Registrar, Bishnupur, South 24 Parganas, recorded in Book No. - 1, CD Volume No. - 1613-2022, pages from 64203 to 64222, being no. **161302171 for the year 2022** made between **Mr. Chandan Maity** therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Sali Land admeasuring 02.75decimalcomprised in R.S. Dag No. - 426 corresponding to L.R. Dag No. - 483 lying and situated at Mouza - Naoabad, J.L. No. - 19, P.S. - Bishnupur, P.O. - Rasapunja, under the jurisdiction of Rasapunja Gram Panchayat, South 24 Parganas to **Shiv Niketan Limited** therein referred to as the Purchaser of the Other Part.

AND THEREFORE, SHIV NIKETAN LIMITED became an absolute owner of ALL THAT piece and parcel of Sali Land admeasuring 02.75 decimal comprised in R.S. Dag No. - 426 corresponding to L.R. Dag No. - 483 lying and situated at Mouza - Naoabad, J.L. No. - 19, P.S. - Bishnupur, P.O. - Rasapunja, under the jurisdiction of Rasapunja Gram Panchayat, South 24 Parganas and has been

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recorded in the L.R. record of appropriate Block Land and Land Reforms Office
in L.R. Khatian No. - 1448 thereof.

DEED No. - 2796/2022:

WHEREAS, by virtue of Law of Inheritance and Succession, Mr. Arjun Mondal & Mr. Nemai Mondal absolutely seized and possessed of and/or otherwise well and sufficiently entitled to in free simple in possession of ALL THAT piece and parcel of Sali Land admeasuring about 04.40 Decimal be the same a little more or less comprised in R.S. Dag No.- 426 corresponding to L.R. Dag No. - 483 under L.R. Khatian No. - 527, Touji No. - 14, J.L. No. - 19, lying and situated at Mouza - Naoabad under Rasapunja Gram Panchayat, P.S. - Bishnupur, P.O. - Rasapunja, in the district of South 24 Parganas and the said land is free from all encumbrances and charges, lien, lispendens, trust, barga, requisition and acquisition, claims and demands whatsoever;

AND WHEREAS, the Shiv Niketan Limited has requested the said Mr. Arjun Mondal and Mr. Nemai Mondal to execute and register the Deed of Conveyance in respect of the said land which the said Mr. Arjun Mondal and Mr. Nemai Mondal has agreed to do on the terms and conditions agreed mutually between the both parties;

AND THEREAFTER, by virtue of registered deed of conveyance dated 04.04.2022, registered in the office of Additional District Sub Registrar, Bishnupur, South 24 Parganas, recorded in Book No. - I, CD Volume No. - 1613-2022, pages from 77430 to 77446, being no. **161302796 for the year 2022** made between **Mr. Arjun Mondal and Mr. Nemai Mondal** therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Sali Land admeasuring 04.40 decimal comprised in R.S. Dag No. - 426 corresponding to L.R. Dag No. - 483 lying and situated at Mouza - Naoabad, J.L. No. - 19, P.S. - Bishnupur, P.O. - Rasapunja, under the

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jurisdiction of Rasapunja Gram Panchayat, South 24 Parganas to **Shiv Niketan Limited** therein referred to as the Purchaser of the Other Part.

AND THEREFORE, SHIV NIKETAN LIMITED became an absolute owner of ALL THAT piece and parcel of Sali Land admeasuring 04.40 decimal comprised in R.S. Dag No. - 426 corresponding to L.R. Dag No. - 483 lying and situated at Mouza - Naoabad, J.L. No. - 19, P.S. - Bishrupur, P.O. - Rasapunja, under the jurisdiction of Rasapunja Gram Panchayat, South 24 Parganas and has been recorded in the L.R. record of appropriate Block Land and Land Reforms Office in **L.R. Khatian No. - 1448** thereof.

DEED No. - 2955/2022:

WHEREAS, by virtue of Law of Inheritance and Succession, Mr. Dudh Kumar Mondal absolutely seized and possessed of and/or otherwise well and sufficiently entitled to in free simple in possession of ALL THAT piece and parcel of Sali Land admeasuring about 02.20 Decimal be the same a little more or less comprised in R.S. Dag No. - 426 corresponding to L.R. Dag No. - 483 under L.R. Khatian No. - 527, Touji No. - 14, J.L. No. - 19, lying and situated at Mouza - Naoabad under Rasapunja Gram Panchayat, P.S. - Bishrupur, P.O. - Rasapunja, in the district of South 24 Parganas and the said land is free from all encumbrances and charges, lien, lispendens, trust, barga, requisition and acquisition, claims and demands whatsoever;

AND WHEREAS, after demise of Late Dudh Kumar Mondal, left behind his widow Ms. Anima Mondal and his sons Mr. Santu Mondal, Mr. Mintu Mondal and Mr. Pintu Mondal and they became absolute owners and occupiers of the said land by way of inheritance and succession.

AND WHEREAS, the Shiv Niketan Limited has requested the said Legal Heirs of Late Dudh Kumar Mondal to execute and register the Deed of Conveyance in respect of the said land which the said Ms. Anima Mondal, Mr. Santu Mondal,


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Mr. Mintu Mondal and Mr. Pintu Mondal has agreed to do on the terms and conditions agreed mutually between the both parties;

AND THEREAFTER, by virtue of registered deed of conveyance dated 07.04.2022, registered in the office of Additional District Sub Registrar, Bishnupur, South 24 Parganas, recorded in Book No. - I, CD Volume No. - 1613-2022, pages from 80440 to 80457, being no. **161302955 for the year 2022** made between **Ms. Anima Mondal, Mr. Santu Mondal, Mr. Mintu Mondal and Mr. Pintu Mondal** therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Sali Land admeasuring 02.20 decimal comprised in R.S. Dag No. - 426 corresponding to L.R. Dag No. - 483 lying and situated at Mouza - Naoabad, J.L. No. - 19, P.S. - Bishnupur, P.O. - Rasapunja, under the jurisdiction of Rasapunja Gram Panchayat, South 24 Parganas to **Shiv Niketan Limited** therein referred to as the Purchaser of the Other Part.

AND THEREFORE, SHIV NIKETAN LIMITED became an absolute owner of ALL THAT piece and parcel of Sali Land admeasuring 02.20 decimal comprised in R.S. Dag No. - 426 corresponding to L.R. Dag No. - 483 lying and situated at Mouza - Naoabad, J.L. No. - 19, P.S. - Bishnupur, P.O. - Rasapunja, under the jurisdiction of Rasapunja Gram Panchayat, South 24 Parganas and has been recorded in the L.R. record of appropriate Block Land and Land Reforms Office in **L.R. Khatian No. - 1448** thereof.

DEED No. - 2954/2022:

WHEREAS, by virtue of Law of Inheritance and Succession, Mr. Rajkumar Kumar Mondal absolutely seized and possessed of and/or otherwise well and sufficiently entitled to in free simple in possession of ALL THAT piece and parcel of Sali Land admeasuring about 02.20 Decimal be the same a little more or less comprised in R.S. Dag No.- 426 corresponding to L.R. Dag No. - 483 under L.R. Khatian No. - 527, Touji No. - 14, J.L. No. - 19, lying and situated at Mouza -


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Naoabad under Rasapunja Gram Panchayat, P.S. - Bishnupur, P.O. - Rasapunja, in the district of South 24 Parganas and the said land is free from all encumbrances and charges, lien, lispendens, trust, barga, requisition and acquisition, claims and demands whatsoever;

AND WHEREAS, the Shiv Niketan Limited has requested the said Mr. Rajkumar Mondal to execute and register the Deed of Conveyance in respect of the said land which the said Mr. Rajkumar Mondal has agreed to do on the terms and conditions agreed mutually between the both parties;

AND THEREAFTER, by virtue of registered deed of conveyance dated 07.04.2022, registered in the office of Additional District Sub Registrar, Bishnupur, South 24 Parganas, recorded in Book No. - I, CD Volume No. - 1613-2022, pages from 80424 to 80439, being no. **161302954 for the year 2022** made between **Mr. Rajkumar Mondal** therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Sali Land admeasuring 02.20 decimal comprised in R.S. Dag No. - 426 corresponding to L.R. Dag No. - 483 lying and situated at Mouza - Naoabad, J.L. No. - 19, P.S. - Bishnupur, P.O. - Rasapunja, under the jurisdiction of Rasapunja Gram Panchayat, South 24 Parganas to **Shiv Niketan Limited** therein referred to as the Purchaser of the Other Part.

AND THEREFORE, SHIV NIKETAN LIMITED became an absolute owner of ALL THAT piece and parcel of Sali Land admeasuring 02.20 decimal comprised in R.S. Dag No. - 426 corresponding to L.R. Dag No. - 483 lying and situated at Mouza - Naoabad, J.L. No. - 19, P.S. - Bishnupur, P.O. - Rasapunja, under the jurisdiction of Rasapunja Gram Panchayat, South 24 Parganas and has been recorded in the L.R. record of appropriate Block Land and Land Reforms Office in **L.R. Khatian No. - 1448** thereof.


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DEED No. - 2949/2022:

WHEREAS, by virtue of Law of Inheritance and Succession, Mr. Khagendra Nath Mondal absolutely seized and possessed of and/or otherwise well and sufficiently entitled to in free simple in possession of ALL THAT piece and parcel of Sali Land admeasuring about 02.20 Decimal be the same a little more or less comprised in R.S. Dag No.- 426 corresponding to L.R. Dag No. - 483 under L.R. Khatian No. - 527, Touji No. - 14, J.L. No. - 19, lying and situated at Mouza - Naoabad under Rasapunja Gram Panchayat, P.S. - Bishnupur, P.O. - Rasapunja, in the district of South 24 Parganas and the said land is free from all encumbrances and charges, lien, lispensens, trust, barga, requisition and acquisition, claims and demands whatsoever;

AND WHEREAS, the Shiv Niketan Limited has requested the said Mr. Khagendra Nath Mondal to execute and register the Deed of Conveyance in respect of the said land which the said Mr. Khagendra Nath Mondal has agreed to do on the terms and conditions agreed mutually between the both parties;

AND THEREAFTER, by virtue of registered deed of conveyance dated 07.04.2022, registered in the office of Additional District Sub Registrar, Bishnupur, South 24 Parganas, recorded in Book No. - I, CD Volume No. - 1613-2022, pages from 80343 to 80358, being no. **161302949 for the year 2022** made between **Mr. Khagendra Nath Mondal** therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Sali Land admeasuring 02.20 decimal comprised in R.S. Dag No. - 426 corresponding to L.R. Dag No. - 483 lying and situated at Mouza - Naoabad, J.L. No. - 19, P.S. - Bishnupur, P.O. - Rasapunja, under the jurisdiction of Rasapunja Gram Panchayat, South 24 Parganas to **Shiv Niketan Limited** therein referred to as the Purchaser of the Other Part.

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AND THEREFORE, SHIV NIKETAN LIMITED became an absolute owner of ALL THAT piece and parcel of Sali Land admeasuring 02.20 decimal comprised in R.S. Dag No. - 426 corresponding to L.R. Dag No. - 483 lying and situated at Mouza - Naoabad, J.L. No. - 19, P.S. - Bishnupur, P.O. - Rasapunja, under the jurisdiction of Rasapunja Gram Panchayat, South 24 Parganas and has been recorded in the L.R. record of appropriate Block Land and Land Reforms Office in **L.R. Khatian No. - 1448** thereof.

7. **R.S./L.R. DAG NO. - 438/497: -**

DEED No. - 3635/2022:

WHEREAS, by virtue of Law of Inheritance and Succession, after demise of Late Amulya Kumar Roy alias Amulya Charan Roy left behind his legal heirs name (1) Purnendu Shekhar Roy, (2) Parimal Roy, (3) Mr. Nirmal chandra Roy, (4) Mr. Bimal Roy alias Bimalendu Roy and (5) Ms. Basanti Roy absolutely seized and possessed of and/or otherwise well and sufficiently entitled to in free simple in possession of ALL THAT piece and parcel of Sali Land admeasuring about 08.25 Decimal be the same a little more or less comprised in R.S. Dag No.- 438 corresponding to L.R. Dag No. - 497 under L.R. Khatian No. - 32, Touji No. - 14, J.L. No. - 19, lying and situated at Mouza - Naoabad under Rasapunja Gram Panchayat, P.S. - Bishnupur, P.O. - Rasapunja, in the district of South 24 Parganas and the said land is free from all encumbrances and charges, lien, lispensens, trust, barga, requisition and acquisition, claims and demands whatsoever;

AND WHEREAS, after demise of one of the sons of said Late Amulya Kumar Roy alias Amulya Charan Roy i.e. Late Bimal Roy alias Bimalendu Roy, left behind his only son Partha Roy and five daughter i.e. (1) Mrs. Madhumita Das, (2) Mrs. Sunita Mondal, (3) Mrs. Sutapa Mondal, (4) Mrs. Sujata Naskar and (5) Mrs. SulekhaNaskar and they became absolute owners and occupiers of the said land by way of inheritance and succession;

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AND WHEREAS, the Shiv Niketan Limited has requested the said Legal Heirs of Late Amulya Charan Roy and Late Bimal Roy to execute and register the Deed of Conveyance in respect of the said land which the said (1) Mr. Purnendu Sekhar Roy, (2) Mr. Parimal Roy, (3) Mr. Nirmal Chandra Roy, (4) Mrs. Basanti Haldar, (5) Mr. Partha Roy, (6) Mrs. Madhumita Das, (7) Mrs. Sunita Mondal, (8) Mrs. Sutapa Mondal, (9) Mrs. Sujata Naskar, (10) Mrs. Sulekha Naskar has agreed to do on the terms and conditions agreed mutually between the both parties;

AND THEREAFTER, by virtue of registered deed of conveyance dated 17.05.2022, registered in the office of Additional District Sub Registrar, Bishnupur, South 24 Parganas, recorded in Book No. - I, CD Volume No. - 1613-2022, pages from 93619 to 93645, being no. **161303635 for the year 2022** made between (1) Mr. Purnendu Sekhar Roy, (2) Mr. Parimal Roy, (3) Mr. Nirmal Chandra Roy, (4) Mrs. Basanti Haldar, (5) Mr. Partha Roy, (6) Mrs. Madhumita Das, (7) Mrs. Sunita Mondal, (8) Mrs. Sutapa Mondal, (9) Mrs. Sujata Naskar, (10) Mrs. Sulekha Naskar therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Sali Land admeasuring 08.25 decimal comprised in R.S. Dag No. - 438 corresponding to L.R. Dag No. - 497 lying and situated at Mouza - Naoabad, J.L. No. - 19, P.S. - Bishnupur, P.O. - Rasapunja, under the jurisdiction of Rasapunja Gram Panchayat, South 24 Parganas to **Shiv Niketan Limited** therein referred to as the Purchaser of the Other Part.

AND THEREFORE, SHIV NIKETAN LIMITED became an absolute owner of ALL THAT piece and parcel of Sali Land admeasuring 08.75 decimal comprised in R.S. Dag No. - 438 corresponding to L.R. Dag No. - 497 lying and situated at Mouza - Naoabad, J.L. No. - 19, P.S. - Bishnupur, P.O. - Rasapunja, under the jurisdiction of Rasapunja Gram Panchayat, South 24 Parganas and has been


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recorded in the L.R. record of appropriate Block Land and Land Reforms Office in L.R. Khatian No. - 1448 thereof.

8. **R.S. & L.R. DAG NO. - 119: -**

DEED NO. - 6930/2011:

WHEREAS, by virtue of Deed of Sale dated 5th May, 1973, registered in the year of 1973 from the office of Additional District Sub- Registrar, Bishnupur, South 24 Parganas, vide deed No. 4880 for the year 1973, made between Arun Chandra Sen therein referred to as the Vendors of the One Part, the said Vendors transferred, conveyed, assigned and assured unto and in favour of Kartik Chandra Naskar ALL THAT piece and parcel of Sali Land admeasuring 01.333 Decimal be the same a little more or less comprised in R.S. & L.R. Dag No. - 119 under J.L. No. - 22, lying and situated at Mouza - Uttar Kazirhat under the jurisdiction of Paschim Bishnupur Gram Panchayat, P.S. - Bishnupur, P.O. - Rasapunja, in the District of South 24 Parganas, free from all encumbrances and charges, lien, lispendens, trust, barga, requisition, acquisition, claims and demands whatsoever and the name of the said Mr. Kartik Chandra Naskar has been recorded in the L.R. record of appropriate Block Land and Land Reforms Office as absolute owner in L.R. Khatian No. - 153 thereof.

AND WHEREAS, by virtue of aforesaid deed the said Mr. Kartik Chandra Naskar absolutely seized and possessed of and/or otherwise well and sufficiently entitled to in free simple in possession of ALL THAT piece and parcel of Sali Land admeasuring about 01.333 Decimal be the same a little more or less comprised in R.S. & L.R. Dag No.-119 under L.R. Khatian No. - 153, J.L. No. - 22, lying and situated at Mouza - Uttar Kazirhat under Paschim Bishnupur Gram Panchayat, P.S. - Bishnupur, P.O. - Rasapunja, in the district of South 24 Parganas and the said land is free from all encumbrances and charges, lien,

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lispendens, trust, barga, requisition and acquisition, claims and demands whatsoever;

AND WHEREAS, the Tirupati Enclave Private Limited has requested the said Mr. Kartik Chandra Naskar to execute and register the Deed of Conveyance in respect of the said land which the said Mr. Kartik Chandra Naskar has agreed to do on the terms and conditions agreed mutually between the both parties;

AND THEREAFTER, by virtue of registered deed of conveyance dated 16.12.2011, registered in the office of Additional District Sub Registrar, Bishnupur, South 24 Parganas, recorded in Book No. - I, CD Volume No. - 25, pages from 1667 to 1682, being no. **161306930 for the year 2011** made between **Mr. Kartik Chandra Naskar** therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Sali Land admeasuring 01.333decimal comprised in R.S. & L.R. Dag No. - 119 lying and situated at Mouza - Uttar Kazirhat, J.L. No. - 22, P.S. - Bishnupur, P.O. - Rasapunja, under the jurisdiction of Paschim Bishnupur Gram Panchayat, South 24 Parganas to **Tirupati Enclave Private Limited** therein referred to as the Purchaser of the Other Part.

AND THEREFORE, TIRUPATI ENCLAVE PRIVATE LIMITED became an absolute owner of ALL THAT piece and parcel of Sali Land admeasuring 01.333 decimal comprised in R.S. & L.R. Dag No. - 119 lying and situated at Mouza - Uttar Kazirhat, J.L. No. - 22, P.S. - Bishnupur, P.O. - Rasapunja, under the jurisdiction of Paschim Bishnupur Gram Panchayat, South 24 Parganas and has been recorded in the L.R. record of appropriate Block Land and Land Reforms Office in **L.R. Khatian No. - 1348** thereof.

DEED No. - 0173/2016:

WHEREAS, by virtue of Law of Inheritance and Succession, after demise of Late Abinas Mondal left behind one of his legal heirs namely Mr. Sujoy Mondal


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absolutely seized and possessed of and/or otherwise well and sufficiently entitled to in free simple in possession of ALL THAT piece and parcel of Sali Land admeasuring about 01.25 Decimal be the same a little more or less comprised in R.S. & L.R. Dag No.- 119 under L.R. Khatian No. - 32, Touji No. - 3, 4 & 5, J.L. No. - 22, lying and situated at Mouza - Uttar Kazirhat, under Paschim Bishnupur Gram Panchayat, P.S. - Bishnupur, P.O. - Rasapunja, in the district of South 24 Parganas and the said land is free from all encumbrances and charges, lien, lispendens, trust, barga, requisition and acquisition, claims and demands whatsoever;

AND WHEREAS, the Tirupati Enclave Private Limited has requested the said Mr. Sujoy Mondal to execute and register the Deed of Conveyance in respect of the said land which the said Mr. Sujoy Mondal has agreed to do on the terms and conditions agreed mutually between the both parties;

AND THEREAFTER, by virtue of registered deed of conveyance dated 24.11.2015, registered in the office of Additional District Sub Registrar, Bishnupur, South 24 Parganas, recorded in Book No. - 1, CD Volume No. - 1613-2016, pages from 4770 to 4787, being no. **161300173 for the year 2016** made between **Mr. Sujoy Mondal** therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Sali Land admeasuring 01.25 decimal comprised in R.S. & L.R. Dag No. - 119 lying and situated at Mouza - Uttar Kazirhat, J.L. No. - 22, P.S. - Bishnupur, P.O. - Rasapunja, under the jurisdiction of Paschim Bishnupur Gram Panchayat, South 24 Parganas to **Tirupati Carrier Limited** therein referred to as the Purchaser of the Other Part.

AND THEREFORE, TIRUPATI CARRIER LIMITED became an absolute owner of ALL THAT piece and parcel of Sali Land admeasuring 01.25 decimal comprised in R.S. & L.R. Dag No. - 119 lying and situated at Mouza - Uttar Kazirhat, J.L. No. - 22, P.S. - Bishnupur, P.O. - Rasapunja, under the jurisdiction of Paschim


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Bishnupur Gram Panchayat, South 24 Parganas and has been recorded in the L.R. record of appropriate Block Land and Land Reforms Office in **L.R. Khatian No. - 1625** thereof.

DEED No. - 4806/2013:

WHEREAS, by virtue of Deed of Sale dated 11th May, 1973, registered in the year of 1973 from the office of Additional District Sub- Registrar, Bishnupur, South 24 Parganas, Recorded in Book No. - I, Volume No. - 52, pages from 97 to 99, being deed No. 4876 for the year 1973, made between Arun Chandra Sen therein referred to as the Vendors of the One Part, the said Vendors transferred, conveyed, assigned and assured unto and in favour of Mr. Suraj Chandra Mondol and Mr. Sujay Chandra Mondol ALL THAT piece and parcel of Sali Land admeasuring 01.333 Decimal be the same a little more or less comprised in R.S. & L.R. Dag No. - 119 under J.L. No. - 22, lying and situated at Mouza - Uttar Kazirhat under the jurisdiction of Paschim Bishnupur Gram Panchayat, P.S. - Bishnupur, P.O. - Rasapunja, in the District of South 24 Parganas, free from all encumbrances and charges, lien, lispendens, trust, barga, requisition, acquisition, claims and demands whatsoever and the name of the said Mr. Suraj Chandra Mondol and Mr. Sujay Chandra Mondol has been recorded in the L.R. record of appropriate Block Land and Land Reforms Office as absolute owner thereof.

AND WHEREAS, by virtue of aforesaid deed the said Mr. Suraj Chandra Mondol & Mr. Sujay Chandra Mondol absolutely seized and possessed of and/or otherwise well and sufficiently entitled to in free simple in possession of ALL THAT piece and parcel of Sali Land admeasuring about 01.333 Decimal be the same a little more or less comprised in R.S. & L.R. Dag No.- 119 under J.L. No. - 22, lying and situated at Mouza - Uttar Kazirhat under Paschim Bishnupur Gram Panchayat, P.S. - Bishnupur, P.O. - Rasapunja, in the district of South 24 Parganas and the said land is free from all encumbrances and charges, lien,

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lispendens, trust, barga, requisition and acquisition, claims and demands whatsoever;

AND WHEREAS, the Shiv Niketan Private Limited (presently Shiv Niketan Limited) has requested the said Mr. Suraj Chandra Mondol and Mr. Sujoy Chandra Mondol to execute and register the Deed of Conveyance in respect of the said land which the said Mr. Suraj Chandra Mondol and Mr. Sujay Chandra Mondol has agreed to do on the terms and conditions agreed mutually between the both parties;

AND THEREAFTER, by virtue of registered deed of conveyance dated 16.08.2010, registered in the office of Additional District Sub Registrar, Bishnupur, South 24 Parganas, recorded in Book No. - 1, CD Volume No. - 15, pages from 2111 to 2123, being no. **161304946 for the year 2010** made between **Mr. Kartik Chandra Naskar** therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Sali Land admeasuring 01.333 decimal comprised in R.S. & L.R. Dag No. - 119 lying and situated at Mouza - Uttar Kazirhat, J.L. No. - 22, P.S. - Bishnupur, P.O. - Rasapunja, under the jurisdiction of Paschim Bishnupur Gram Panchayat, South 24 Parganas to **Shiv Niketan Private Limited (presently Shiv Niketan Limited)** therein referred to as the Purchaser of the Other Part.

AND THEREFORE, SHIV NIKETAN PRIVATE LIMITED (PRESENTLY SHIV NIKETAN LIMITED) became an absolute owner of ALL THAT piece and parcel of Sali Land admeasuring 01.333 decimal comprised in R.S. & L.R. Dag No. - 119 lying and situated at Mouza - Uttar Kazirhat, J.L. No. - 22, P.S. - Bishnupur, P.O. - Rasapunja, under the jurisdiction of Paschim Bishnupur Gram Panchayat, South 24 Parganas and has been recorded in the L.R. record of appropriate Block Land and Land Reforms Office in **L.R. Khatian No. - 1303** thereof.


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AND WHEREAS, the Om Towers Private Limited has requested the said Shiv Niketan Private Limited (presently Shiv Niketan Limited) to execute and register the Deed of Conveyance in respect of the said land which the said Shiv Niketan Private Limited (presently Shiv Niketan Limited) has agreed to do on the terms and conditions agreed mutually between the both parties;

AND THEREAFTER, by virtue of registered deed of conveyance dated 12.05.2013, registered in the office of Additional District Sub Registrar, Bishnupur, South 24 Parganas, recorded in Book No. - I, CD Volume No. - 11, pages from 5255 to 5286, being no. **04806 for the year 2013** made between **Shiv Niketan Niketan Private Limited (presently Shiv Niketan Limited)** therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Sali Land admeasuring 01.333 decimal comprised in R.S. & L.R. Dag No. - 119 lying and situated at Mouza - Uttar Kazirhat, J.L. No. - 22, P.S. - Bishnupur, P.O. - Rasapunja, under the jurisdiction of Paschim Bishnupur Gram Panchayat, South 24 Parganas to **Om Towers Private Limited** therein referred to as the Purchaser of the Other Part.

AND THEREFORE, OM TOWERS PRIVATE LIMITED became an absolute owner of ALL THAT piece and parcel of Sali Land admeasuring 01.333 decimal comprised in R.S. & L.R. Dag No. - 119 lying and situated at Mouza - Uttar Kazirhat, J.L. No. - 22, P.S. - Bishnupur, P.O. - Rasapunja, under the jurisdiction of Paschim Bishnupur Gram Panchayat, South 24 Parganas and has been recorded in the L.R. record of appropriate Block Land and Land Reforms Office in **L.R. Khatian No. - 1405** thereof.

9. **R.S. & L.R. DAG NO. - 121: -**

DEED NO. - 6100/2022:

WHEREAS, by virtue of Law of Inheritance and Succession, after demise of Late Chokunath Naskar alias Chokuram Naskar left behind his widow Ms. Saraswati Naskar and two sons namely Mr. Pulin Naskar and Mr. Anil Naskar absolutely


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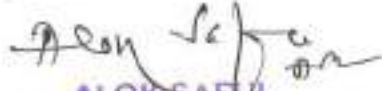
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seized and possessed of and/or otherwise well and sufficiently entitled to in free simple in possession of ALL THAT piece and parcel of Danga Land admeasuring about 02.67 Decimal be the same a little more or less comprised in R.S. & L.R. Dag No.- 121 under L.R. Khatian No. - 968, Touji No. - 3, 4 & 5, J.L. No. - 22, lying and situated at Mouza - Uttar Kazirhat, under Paschim Bishnupur Gram Panchayat, P.S. - Bishnupur, P.O. - Rasapunja, in the district of South 24 Parganas and the said land is free from all encumbrances and charges, lien, lispensens, trust, barga, requisition and acquisition, claims and demands whatsoever;

AND WHEREAS, after demise of Late Saraswati Naskar and Mr. Anil Naskar, by virtue of Law of Inheritance and Succession Mr. Pulin Naskar absolutely seized and possessed of and/or otherwise well and sufficiently entitled to in free simple in possession of ALL THAT piece and parcel of Danga Land admeasuring about 02.67 Decimal be the same a little more or less comprised in R.S. & L.R. Dag No.- 121 under L.R. Khatian No. - 30 & 868, Touji No. - 3, 4 & 5, J.L. No. - 22, lying and situated at Mouza - Uttar Kazirhat, under Paschim Bishnupur Gram Panchayat, P.S. - Bishnupur, P.O. - Rasapunja, in the district of South 24 Parganas and the said land is free from all encumbrances and charges, lien, lispensens, trust, barga, requisition and acquisition, claims and demands whatsoever;

AND WHEREAS, the Shiv Niketan Limited has requested the said Mr. Pulin Naskar to execute and register the Deed of Conveyance in respect of the said land which the said Mr. Pulin Naskar has agreed to do on the terms and conditions agreed mutually between the both parties;

AND THEREAFTER, by virtue of registered deed of conveyance dated 10.08.2022, registered in the office of Additional District Sub Registrar, Bishnupur, South 24 Parganas, recorded in Book No. - I, CD Volume No. - 1613-2022, pages from 138092 to 138109, being no. **161306100 for the year 2022** made between **Mr. Pulin Naskar** therein referred to as the Vendor of the


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One Part sold, transferred and conveyed ALL THAT piece and parcel of Danga Land admeasuring 02.67 decimal comprised in R.S. & L.R. Dag No. - 121 lying and situated at Mouza - Uttar Kazirhat, under L.R. Khatian No. - 30, 868, J.L. No. - 22, P.S. - Bishnupur, P.O. - Rasapunja, under the jurisdiction of Paschim Bishnupur Gram Panchayat, South 24 Parganas to **Shiv Niketan Limited** therein referred to as the Purchaser of the Other Part.

AND THEREFORE, SHIV NIKETAN LIMITED became an absolute owner of ALL THAT piece and parcel of Danga Land admeasuring 02.67 decimal comprised in R.S. & L.R. Dag No. - 121 lying and situated at Mouza - Uttar Kazirhat, J.L. No. - 22, P.S. - Bishnupur, P.O. - Rasapunja, under the jurisdiction of Paschim Bishnupur Gram Panchayat, South 24 Parganas and has been recorded in the L.R. record of appropriate Block Land and Land Reforms Office in **L.R. Khatian No. - 1303** thereof.

10. **R.S. & L.R. DAG NO. - 122: -**

DEED NO. - 4171/2022:

WHEREAS, by virtue of Deed of Sale executed on 30/09/1997 and registered on 24/11/2000 from the office of Additional District Sub- Registrar, Bishnupur, South 24 Parganas, being deed No. 3830 for the year 2000, made between Mr. Anil Naskar and others ALL THAT piece and parcel of Danga Land admeasuring 00.5857 Decimal be the same a little more or less comprised in R.S. & L.R. Dag No. - 122 under J.L. No. - 22, lying and situated at Mouza - Uttar Kazirhat under the jurisdiction of Paschim Bishnupur Gram Panchayat, P.S. - Bishnupur, P.O. - Rasapunja, in the District of South 24 Parganas, free from all encumbrances and charges, lien, lispendens, trust, barga, requisition, acquisition, claims and demands whatsoever and the name of the said Mr. Anil Naskar has been recorded in the L.R. record of appropriate Block Land and Land Reforms Office as absolute owner thereof.


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AND WHEREAS, by virtue of aforesaid deed said Mr. Anil Naskar transferred, conveyed, assigned and assured unto and in favour of Mr. Bireswar Naskar ALL THAT piece and parcel of Danga Land admeasuring 00.5857 Decimal be the same a little more or less comprised in R.S. & L.R. Dag No. - 122 under J.L. No. - 22, lying and situated at Mouza - Uttar Kazirhat under the jurisdiction of Paschim Bishnupur Gram Panchayat, P.S. - Bishnupur, P.O. - Rasapunja, in the District of South 24 Parganas, thorough a registered deed of sale dated 07/05/2014, registered in the Office of Additional District Sub-Registrar Bishnupur, South 24 Parganas, recorded in Book No. - 1, CD Volume No: - 10, pages from 179 to 195, being deed No. 161302785 for the year 2014, which is free from all encumbrances and charges, lien, lispensens, trust, barga, requisition, acquisition, claims and demands whatsoever and the name of the said Mr. Bireswar Naskar has been recorded in the L.R. record of appropriate Block Land and Land Reforms Office as absolute owner thereof.

AND WHEREAS, by virtue of aforesaid deed the said Mr. Bireswar Naskar absolutely seized and possessed of and/or otherwise well and sufficiently entitled to in free simple in possession of ALL THAT piece and parcel of Danga Land admeasuring about 00.5857 Decimal be the same a little more or less comprised in R.S. & L.R. Dag No.- 122 under J.L. No. - 22, lying and situated at Mouza - Uttar Kazirhat under Paschim Bishnupur Gram Panchayat, P.S. - Bishnupur, P.O. - Rasapunja, in the district of South 24 Parganas and the said land is free from all encumbrances and charges, lien, lispensens, trust, barga, requisition and acquisition, claims and demands whatsoever;

AND WHEREAS, the Shiv Niketan Limited has requested the said Mr. Bireswar Naskar to execute and register the Deed of Conveyance in respect of the said land which the said Mr. Bireswar Naskar has agreed to do on the terms and conditions agreed mutually between the both parties;


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AND THEREAFTER, by virtue of registered deed of conveyance dated 26.05.2022, registered in the office of Additional District Sub Registrar, Bishnupur, South 24 Parganas, recorded in Book No. - 1, CD Volume No. - 1613-2022, pages from 100757 to 100776, being no. **161304171 for the year 2022** made between **Mr. Bireswar Naskar** therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Danga Land admeasuring 00.5857 decimal comprised in R.S. & L.R. Dag No. - 122 lying and situated at Mouza - Uttar Kazirhat, J.L. No. - 22, P.S. - Bishnupur, P.O. - Rasapunja, under the jurisdiction of Paschim Bishnupur Gram Panchayat, South 24 Parganas to **Shiv Niketan Limited** therein referred to as the Purchaser of the Other Part.

AND THEREFORE, SHIV NIKETAN LIMITED became an absolute owner of ALL THAT piece and parcel of Danga Land admeasuring 00.5857 decimal comprised in R.S. & L.R. Dag No. - 122 lying and situated at Mouza - Uttar Kazirhat, J.L. No. - 22, P.S. - Bishnupur, P.O. - Rasapunja, under the jurisdiction of Paschim Bishnupur Gram Panchayat, South 24 Parganas and has been recorded in the L.R. record of appropriate Block Land and Land Reforms Office in **L.R. Khatian No. - 1303** thereof.

DEED No. - 6100/2022:

WHEREAS, by virtue of Law of Inheritance and Succession, after demise of Late Chokunath Naskar alias Chokuram Naskar left behind his widow Ms. Saraswati Naskar and two sons namely Mr. Pulin Naskar and Mr. Anil Naskar absolutely seized and possessed of and/or otherwise well and sufficiently entitled to in free simple in possession of ALL THAT piece and parcel of Danga Land admeasuring about 02.67 Decimal be the same a little more or less comprised in R.S. & L.R. Dag No.- 122 under L.R. Khatian No. - 968, Touji No. - 3, 4 & 5, J.L. No. - 22, lying and situated at Mouza - Uttar Kazirhat, under Paschim Bishnupur Gram Panchayat, P.S. - Bishnupur, P.O. - Rasapunja, in the district of South 24


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29/11/23

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Continuation Sheet

Parganas and the said land is free from all encumbrances and charges, lien, lispensens, trust, barga, requisition and acquisition, claims and demands whatsoever;

AND WHEREAS, after demise of Late Saraswati Naskar and Mr. Anil Naskar, by virtue of Law of inheritance and Succession Mr. Pulin Naskar absolutely seized and possessed of and/or otherwise well and sufficiently entitled to in free simple in possession of ALL THAT piece and parcel of Danga Land admeasuring about 02.67 Decimal be the same a little more or less comprised in R.S. & L.R. Dag No. - 122 under L.R. Khatian No. - 30 & 868, Touji No. - 3, 4 & 5, J.L. No. - 22, lying and situated at Mouza - Uttar Kazirhat, under Paschim Bishnupur Gram Panchayat, P.S. - Bishnupur, P.O. - Rasapunja, in the district of South 24 Parganas and the said land is free from all encumbrances and charges, lien, lispensens, trust, barga, requisition and acquisition, claims and demands whatsoever;

AND WHEREAS, the Shiv Niketan Limited has requested the said Mr. Pulin Naskar to execute and register the Deed of Conveyance in respect of the said land which the said Mr. Pulin Naskar has agreed to do on the terms and conditions agreed mutually between the both parties;

AND THEREAFTER, by virtue of registered deed of conveyance dated 10.08.2022, registered in the office of Additional District Sub Registrar, Bishnupur, South 24 Parganas, recorded in Book No. - I, CD Volume No. - 1613-2022, pages from 138092 to 138109, being no. **161306100 for the year 2022** made between **Mr. Pulin Naskar** therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Danga Land admeasuring 02.67 decimal comprised in R.S. & L.R. Dag No. - 122 lying and situated at Mouza - Uttar Kazirhat, under L.R. Khatian No. - 30, 868, J.L. No. - 22, P.S. - Bishnupur, P.O. - Rasapunja, under the jurisdiction of Paschim Bishnupur Gram Panchayat, South 24 Parganas to **Shiv Niketan Limited** therein referred to as the Purchaser of the Other Part.

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AND THEREFORE, SHIV NIKETAN LIMITED became an absolute owner of ALL THAT piece and parcel of Danga Land admeasuring 02.67 decimal comprised in R.S. & L.R. Dag No. - 122 lying and situated at Mouza - Uttar Kazirhat, J.L. No. - 22, P.S. - Bishnupur, P.O. - Rasapunja, under the jurisdiction of Paschim Bishnupur Gram Panchayat, South 24 Parganas and has been recorded in the L.R. record of appropriate Block Land and Land Reforms Office in **L.R. Khatian No. - 1303** thereof.

SCHEDULE - "C"

(Details of present Ownership of the said property)

Owner	R.S. Dag No.	L.R. Dag No.	Deed No.	L.R. Khatian	Area of Land (in Dec.)
SMJ EXIMP LIMITED	421	478	1816/2016	1454	24.06
SMJ EXIMP LIMITED	422	479	1819/2016 1816/2016	1454	51.23
SMJ EXIMP LIMITED	423	480	1819/2016 1816/2016	1454	01.70
AKANKSHIT COMMODITIES PRIVATE LIMITED	424	481	4981/2020	1800	18.93
BHUTORIA CONSTRUCTION PRIVATE LIMITED	424	481	1401/2022	1255	02.50
SHIV NIKETAN LIMITED	424	481	4171/2022 5467/2022 6910/2022	1448	26.83


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			8471/2022		
SHIV NIKETAN LIMITED	425	482	3376/2022 5699/2022	1448	20.80
SHIV NIKETAN LIMITED	426	483	2171/2022 2796/2022 2955/2022 2954/2022 2949/2022	1448	13.10
SHIV NIKETAN LIMITED	438	497	3635/2022	1448	01.90
TIRUPATI ENCLAVE PRIVATE LIMITED	119	119	6930/2011	1348	01.33
TIRUPATI CARRIER LIMITED	119	119	0173/2016	1625	01.25
OM TOWERS PRIVATE LIMITED	119	119	4806/2013	1405	01.33
SHIV NIKETAN LIMITED	121	121	6100/2022	1303	02.67
SHIV NIKETAN LIMITED	122	122	4171/2022 6100/2022	1303	03.26

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PART - (III)

CONCLUSION

SR. NO.	COMMENTS & OBSERVATIONS
a)	In view of the preliminary observation and scrutiny, it is certified that (1) AKANKSHIT COMMODITIES PRIVATE LIMITED, (2) TIRUPATI ENCLAVE PRIVATE LIMITED, (3) TIRUPATI CARRIER LIMITED, (4) OM TOWERS PRIVATE LIMITED, (5) SMJ EXIMP LIMITED & (6) SHIV NIKETAN LIMITED are the absolute owners having clear and marketable right, title and interest with respect of the said property, however I would further require to scrutinize the chain title deeds to give final report;
b)	It is further observed that the Owners have entered into a registered Development Agreement and Development Power of Attorney, thereby granting all the rights for development of the said property in favour of Shiv Niketan Limited, so as to facilitate the development and transfer of the said property by Shiv Niketan Limited and to give effect to the understanding arrived at between the parties under the said Development Agreement and Development Power of Attorney;
c)	Hence as per the preliminary report it is certified that Shiv Niketan Limited has complete and absolute development rights in respect of Development of the said Property.

With Best Regards,


ALOK SAFUI
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