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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 "SENIOR ESTATE"

2. NAME & ADDRESS OF THE PRESENT OWNERS: -

(a) BHUTORIA CONSTRUCTION PRIVATE LIMITED (CIN - U70101WB1996PTC081135& PAN - AABCB3033G) 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 Bhutoria Construction Private Limited, By Nationality - Indian, By faith - Hindu, By occupation - Business, residing at 4, Pretoria Street, Post Office - Middleton Row, Police Station - Shakespeare Sarani, Kolkata - 700071, West Bengal;

(b) CHARLES COMMERCIAL PRIVATE LIMITED (CIN - U70100WB1996PTC081136& PAN - AABCC2791A) 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 - AFVPB8282R& AADHAAR NO. - 4502 5687 4268) son of Mr. Prakaash Bhutoria, working for gain at Charles Commercial Private Limited, By Nationality - Indian, By faith - Hindu, By occupation - Business, residing at 4 Pretoria Street, Post Office - Middleton Row, Police Station - Shakespeare Sarani, Kolkata -700071.

(c) 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,

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represented by one of its directors Mr. Lalit Kumar Bhutoria (PAN - AFVPB8282R& AADHAAR NO. - 4502 5687 4268) son of Mr. Prakaash Bhutoria, working for gain at 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.

- (d) **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 Shiv Niketan Limited, By Nationality - Indian, 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: -

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 Shiv Niketan Limited, By Nationality - Indian, 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 piece and parcel of land total measuring about 349.57 decimals be same a little more of less comprised in R.S. Dag No. - 365(P), 377(P), 380(P), 388(P), 391(P), 392(P), 393(P), 394(P), 395(P), 396(P), 397(P), corresponding to L.R. Dag Nos. - 418(P), 433(P), 436(P), 444(P), 445(P), 447(P), 448(P), 449(P), 450(P), 451(P), 452(P), 453(P), 454(P) recorded in L.R. Khatian Nos. - 1255, 1800, 1448 and 1401 situated in Mouza - Naoabad, J.L. No. - 19, Post office - Rasapunja, Police Station - Bishnupur, under the jurisdiction of the Rasapunja Gram Panchayat, Kolkata - 700104, South 24 Parganas, West Bengal, 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" (Said Property/Land Area)

R.S. DAG No.	L.R. DAG No.	L.R. KHATIAN No.	MOUZA	J.L. No.	AREA (IN DEC.)
365	418	1255	Naoabad	19	24.70
377	433	1800	Naoabad	19	122.00
380	436	1448	Naoabad	19	01.00
388	444	1448	Naoabad	19	01.50
389	445	1255	Naoabad	19	01.60
391	447	1800	Naoabad	19	17.33
392	448	1401	Naoabad	19	48.00
393	449	1800	Naoabad	19	11.00
394	450	1800	Naoabad	19	16.00
395	451	1800	Naoabad	19	11.00
396	452	1800	Naoabad	19	08.00
397	453	1800	Naoabad	19	33.19
398	454	1800	Naoabad	19	54.25
TOTAL LAND AREA = 349.57 DECIMAL					

SCHEDULE - "B" (Share of Owners)

R.S. DAG No.	L.R. DAG No.	L.R. KHATIAN No.	MOUZA	J.L. No.	PROPERTY AREA (IN DEC.)	PROPERTY OWNED BY			
						BHUTORIA CONSTRUCTION PVT. LTD.	CHARLES COMMERCIAL PVT. LTD.	ARANKSHIT COMMODITIES PVT. LTD.	SHIV NIKETAN LTD.
365	418	1255	Naoabad	19	24.70	24.70	00.00	00.00	00.00
377	433	1800	Naoabad	19	122.00	00.00	00.00	122.00	00.00
380	436	1448	Naoabad	19	01.00	00.00	00.00	00.00	01.00
388	444	1448	Naoabad	19	01.50	00.00	00.00	00.00	01.50
389	445	1255	Naoabad	19	01.60	01.60	00.00	00.00	00.00
391	447	1800	Naoabad	19	17.33	00.00	00.00	17.33	00.00
392	448	1401	Naoabad	19	48.00	00.00	32.00	16.00	00.00
393	449	1800	Naoabad	19	11.00	00.00	00.00	11.00	00.00
394	450	1800	Naoabad	19	16.00	00.00	00.00	16.00	00.00
395	451	1800	Naoabad	19	11.00	00.00	00.00	11.00	00.00
396	452	1800	Naoabad	19	08.00	00.00	00.00	08.00	00.00

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397	453	1800	Naoabad	19	33.19	00.00	00.00	33.19	00.00
398	454	1800	Naoabad	19	54.25	00.00	00.00	54.25	00.00
TOTAL LAND AREA = 349.57 DECIMAL									

PART – (II)

DEVOLUTION OF TITLE

1. **R.S./L.R. DAG NO. – 365/418: -**

DEED No. – 6340/2021:

WHEREAS, by two numbers of registered deed of Gift oneexecuted on 28thFebruary, 2007 and registered in the year 2010 in the office of District Sub-Registrar – IV, Alipore, South 24 Parganas, recorded in Book No. – I, CD Volume No. – 8, pages from 778 to 805, being No. 04160 for the year 2010 made between Jamuna Sardar and Others therein referred to as the Donor of the One Part and Shankar Kumar Sardar therein referred to as the Donee of the Other Part, and also another one registered deed of Gift dated 3rd May, 2010, registered in the office of Additional District Sub-Registrar, Bishnupur, South 24 Parganas, recorded in Book No. – I, CD Volume No. – 8, Pages from 744 to 758, being No. 02423 for the year 2010 between Bimal Chandra Mondal and others therein referred to as Donor of the One Part and Shankar Kumar Sardar therein referred to as the Donee of the Other Part. Whereas by virtue of the said registered deed of Gift the said Jamuna Sardar and Others and Bimal Chandra Mondal and others absolutely and unconditionally transferred, conveyed, assigned and assured unto and in favour of the said Shankar Kumar Sardar all that piece and parcel of Sali land admeasuring 94 Decimal comprised in R.S. Dag No. 365 corresponding to L.R. Dag No. 418under R.S. Kharian No. – 78 corresponding to L.R. Khatian No. 630, Touji No. 14, J.L. 19, R.S. No. 136 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, lispdens, trust, barga, requisition and acquisition claims and demands whatsoever and the name of the said Shakar Kumar Sardar has been recorded in the L.R. record of Block Land and Land Reforms Office as absolute owner thereof;

AND WHEREAS, by virtue of the aforesaid deed the said Shankar Kumar Sardar being the Vendor herein are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to in fee simple in possession of all that piece and parcel of Sali Land admeasuring about 94 decimal comprised in R.S.


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Dag No. 365 corresponding to L.R. Dag No. 418 under R.S. Kharian No. - 78 corresponding to L.R. Khatian No. 630, Touji No. 14, J.L. 19, R.S. No. 136 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;

AND WHEREAS, the SMJ Eximp Limited has requested the said Shakar Kumar Sardar to execute and register the Deed of Conveyance in respect of the said land which the said Shankar Kumar Sardar 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 22.10.2021, registered in the office of Additional District Sub Registrar, Bishnupur, South 24 Parganas, recorded in Book No. - I, CD Volume No. - 1613-2021, pages from 168261 to 161288, being no. **161306340 for the year 2021** made between **Shankar Kumar Sardar** therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Sali Land admeasuring 28 decimal out of 94 decimal comprised in R.S. Dag No. - 365 corresponding to L.R. Dag No. - 418 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 **Bhutoria Construction Private Limited** therein referred to as the Purchaser of the Other Part.

AND THEREFORE, **Bhutoria Construction Private Limited** became an absolute owner of ALL THAT piece and parcel of Sali Land admeasuring 28 decimal comprised in R.S. Dag No. - 365 corresponding to L.R. Dag No. - 418 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. - 1255** thereof.

2. R.S./L.R. DAG NO. - 377/433

DEED No. 3359/2022:

WHEREAS, by virtue of Deed of Conveyance dated 07.11.2010, registered in the office of A.D.S.R. Bishnupur, South 24 Parganas, recorded in the Book No. - I, CD Volume No. - 8, Pages from 2914 to 2935, being No. 03024 for the year 2010, the vendors namely Parul Bala Mondal and others sold, conveyed and transferred ALL THAT piece and parcel of Shali land admeasuring 35 Decimals comprised in R.S. Dag No. - 377 corresponding to L.R. Dag No. - 433 under L.R.

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Khatian No. - 116 lying and situated at Mouza - Naoabad, J.L. No. - 19, P.O. - Rasapunja, P.S. - Bishnupur and under the jurisdiction of Rasapunja Gram Panchayat, District - South 24 Parganas to Baywatch Real Estate Private Limited:

AND THEREAFTER, by virtue of deed of conveyance dated 24.11.2015, registered in the office of A.D.S.R. Bishnupur, South 24 Parganas and recorded in the Book No. - I, CD Volume No. - 1613-2015, Pages from 56948 to 56967, being No. - 161305776 for the year 2015, the vendor namely Baywatch Real Estate Private Limited sold, transferred and conveyed ALL THAT piece and parcel of Shali land admeasuring about 35 decimals comprised in R.S. Dag No. - 377 corresponding to L.R. Dag No. - 433 under L.R. Khatian No. - 1022 lying and situated at Mouza - Naoabad, J.L. No. - 19, P.O. - Rasapunja, P.S. - Bishnupur and under the jurisdiction of Rasapunja Gram Panchayat, District - South 24 Parganas to Tirupati Carrier Limited;

AND THEREAFTER, by virtue of the aforesaid deed, the said Tirupati Carrier Limited became the absolute owner, free from all encumbrances of ALL THAT piece and parcel of Shali Land admeasuring 35 Decimal comprised in R.S. Dag No. - 377 corresponding to L.R. Dag no. - 433 and recorded under L.R. Khatian No. - 1404, lying and situated at Mouza - Naoabad, J.L. No. - 19, P.O. - Rasapunja, P.S. - Bishnupur, under the jurisdiction of Rasapunja Gram Panchayat, District - South 24 Parganas.

AND WHEREAS, the Tirupati Carrier Limited for their own reasons and purposes decided to sell and transfer the said land and the Purchaser namely Akankshit Commodities Private Limited herein approached the said vendor with a proposal to purchase and acquire the Said Land and the Vendor has agreed to transfer the right, title and interest in respect of the said land in favour of the Purchaser, free from all encumbrances;

AND THEREAFTER, by virtue of registered deed of conveyance dated 25.04.2022, 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 89298 to 89324, being no. **161303359 for the year 2022** made between **Tirupati Carrier Limited** therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Bastu Land admeasuring 35 decimal comprised in R.S. Dag No. - 377 corresponding to L.R. Dag No. - 433 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.

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AND THEREFORE, AKANKSHIT COMMODITIES PRIVATE LIMITED became an absolute owner of ALL THAT piece and parcel of Bastu Land admeasuring 35 decimal comprised in R.S. Dag No. - 377 corresponding to L.R. Dag No. - 433 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.

DEED NO. - 3360/2022:

WHEREAS, by virtue of Deed of Conveyance dated 07.11.2010, registered in the office of A.D.S.R. Bishnupur, South 24 Parganas, recorded in the Book No. - 1, CD Volume No. - 8, Pages from 2914 to 2935, being No. 03024 for the year 2010, the vendors namely Parul Bala Mondal and others sold, conveyed and transferred ALL THAT piece and parcel of Shali land admeasuring 35 Decimals comprised in R.S. Dag No. - 377 corresponding to L.R. Dag No. - 433 under L.R. Khatian No. - 116 lying and situated at Mouza - Naoabad, J.L. No. - 19, P.O. - Rasapunja, P.S. - Bishnupur and under the jurisdiction of Rasapunja Gram Panchayat, District - South 24 Parganas to Baywatch Real Estate Private Limited:

AND THEREAFTER, by virtue of deed of conveyance dated 07.11.2015, registered in the office of A.D.S.R. Bishnupur, South 24 Parganas and recorded in the Book No. - I, CD Volume No. - 1613-2015, Pages from 59011 to 59030, being No. - 161305793 for the year 2015, the vendor namely Baywatch Real Estate Private Limited sold, transferred and conveyed ALL THAT piece and parcel of Shali land admeasuring about 35 decimals comprised in R.S. Dag No. - 377 corresponding to L.R. Dag No. - 433 under L.R. Khatian No. - 1022 lying and situated at Mouza - Naoabad, J.L. No. - 19, P.O. - Rasapunja, P.S. - Bishnupur and under the jurisdiction of Rasapunja Gram Panchayat, District - South 24 Parganas to Tirupati Carrier Limited;

AND THEREAFTER, by virtue of the aforesaid deed, the said Tirupati Carrier Limited became the absolute owner, free from all encumbrances of ALL THAT piece and parcel of Shali Land admeasuring 35 Decimal comprised in R.S. Dag No. - 377 corresponding to L.R. Dag no. - 433 and recorded under L.R. Khatian No. - 1404, lying and situated at Mouza - Naoabad, J.L. No. - 19, P.O. - Rasapunja, P.S. - Bishnupur, under the jurisdiction of Rasapunja Gram Panchayat, District - South 24 Parganas.

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AND WHEREAS, the Tirupati Carrier Limited for their own reasons and purposes decided to sell and transfer the said land and the Purchaser namely Akankshit Commodities Private Limited herein approached the said vendor with a proposal to purchase and acquire the Said Land and the Vendor has agreed to transfer the right, title and interest in respect of the said land in favour of the Purchaser, free from all encumbrances;

AND THEREAFTER, by virtue of registered deed of conveyance dated 25.04.2022, 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 89244 to 89269, being no. **161303360 for the year 2022** made between **Tirupati Carrier Limited** therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Bastu Land admeasuring 35 decimal comprised in R.S. Dag No. - 377 corresponding to L.R. Dag No. - 433 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, AKANKSHIT COMMODITIES PRIVATE LIMITED became an absolute owner of ALL THAT piece and parcel of Bastu Land admeasuring 35 decimal comprised in R.S. Dag No. - 377 corresponding to L.R. Dag No. - 433 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.

DEED No. 3361/2022:

WHEREAS, by virtue of Deed of Conveyance dated 20.11.2010, registered in the office of A.D.S.R. Bishnupur, South 24 Parganas, recorded in the Book No. - I, CD Volume No. - 8, Pages from 2914 to 2935, being No. 03024 for the year 2010, the vendors namely Parul Bala Mondal and others sold, conveyed and transferred ALL THAT piece and parcel of Shali land admeasuring 122 Decimals comprised in R.S. Dag No. - 377 corresponding to L.R. Dag No. - 433 under L.R. Khatian No. - 116 lying and situated at Mouza - Naoabad, J.L. No. - 19, P.O. - Rasapunja, P.S. - Bishnupur and under the jurisdiction of Rasapunja Gram Panchayat, District - South 24 Parganas to Baywatch Real Estate Private Limited:

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AND THEREAFTER, by virtue of deed of conveyance dated 20.11.2015, registered in the office of A.D.S.R. Bishnupur, South 24 Parganas and recorded in the Book No. - I, CD Volume No. - 1613-2015, Pages from 56948 to 56967, being No. - 161305776 for the year 2015, the vendor namely Baywatch Real Estate Private Limited sold, transferred and conveyed ALL THAT piece and parcel of Shali land admeasuring about 25 decimals comprised in R.S. Dag No. - 377 corresponding to L.R. Dag No. - 433 under L.R. Khatian No. - 1022 lying and situated at Mouza - Naoabad, J.L. No. - 19, P.O. - Rasapunja, P.S. - Bishnupur and under the jurisdiction of Rasapunja Gram Panchayat, District - South 24 Parganas to Tirupati Carrier Limited;

AND THEREAFTER, by virtue of the aforesaid deed, the said Tirupati Carrier Limited became the absolute owner, free from all encumbrances of ALL THAT piece and parcel of Shali Land admeasuring 25 Decimal comprised in R.S. Dag No. - 377 corresponding to L.R. Dag no. - 433 and recorded under L.R. Khatian No. - 1404, lying and situated at Mouza - Naoabad, J.L. No. - 19, P.O. - Rasapunja, P.S. - Bishnupur, under the jurisdiction of Rasapunja Gram Panchayat, District - South 24 Parganas.

AND WHEREAS, the Tirupati Carrier Limited for their own reasons and purposes decided to sell and transfer the said land and the Purchaser namely Akankshit Commodities Private Limited herein approached the said vendor with a proposal to purchase and acquire the Said Land and the Vendor has agreed to transfer the right, title and interest in respect of the said land in favour of the Purchaser, free from all encumbrances;

AND THEREAFTER, by virtue of registered deed of conveyance dated 25.04.2022, 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 89325 to 89351, being no. **161303361 for the year 2022** made between **Tirupati Carrier Limited** therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Bastu Land admeasuring 25 decimal comprised in R.S. Dag No. - 377 corresponding to L.R. Dag No. - 433 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, AKANKSHIT COMMODITIES PRIVATE LIMITED became an absolute owner of ALL THAT piece and parcel of Bastu Land admeasuring 25 decimal comprised in R.S. Dag No. - 377 corresponding to L.R. Dag No. - 433 lying and situated at Mouza - Naoabad, J.L. No. - 19, P.S. - Bishnupur, P.O. -


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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.

DEED No. - 3363/2022:

WHEREAS, by virtue of Deed of Conveyance dated 20.11.2010, registered in the office of A.D.S.R. Bishnupur, South 24 Parganas, recorded in the Book No. - I, CD Volume No. - 8, Pages from 2914 to 2935, being No. 03024 for the year 2010, the vendors namely Parul Bala Mondal and others sold, conveyed and transferred ALL THAT piece and parcel of Shali land admeasuring 27 Decimals comprised in R.S. Dag No. - 377 corresponding to L.R. Dag No. - 433 under L.R. Khatian No. - 116 lying and situated at Mouza - Naoabad, J.L. No. - 19, P.O. - Rasapunja, P.S. - Bishnupur and under the jurisdiction of Rasapunja Gram Panchayat, District - South 24 Parganas to Baywatch Real Estate Private Limited:

AND THEREAFTER, by virtue of deed of conveyance dated 07.11.2015, registered in the office of A.D.S.R. Bishnupur, South 24 Parganas and recorded in the Book No. - I, CD Volume No. - 1613-2015, Pages from 56928 to 56947, being No. - 161305775 for the year 2015, the vendor namely Baywatch Real Estate Private Limited sold, transferred and conveyed ALL THAT piece and parcel of Shali land admeasuring about 27 decimals comprised in R.S. Dag No. - 377 corresponding to L.R. Dag No. - 433 under L.R. Khatian No. - 1022 lying and situated at Mouza - Naoabad, J.L. No. - 19, P.O. - Rasapunja, P.S. - Bishnupur and under the jurisdiction of Rasapunja Gram Panchayat, District - South 24 Parganas to Tirupati Carrier Limited;

AND THEREAFTER, by virtue of the aforesaid deed, the said Tirupati Carrier Limited became the absolute owner, free from all encumbrances of ALL THAT piece and parcel of Shali Land admeasuring 27 Decimal comprised in R.S. Dag No. - 377 corresponding to L.R. Dag no. - 433 and recorded under L.R. Khatian No. - 1404, lying and situated at Mouza - Naoabad, J.L. No. - 19, P.O. - Rasapunja, P.S. - Bishnupur, under the jurisdiction of Rasapunja Gram Panchayat, District - South 24 Parganas.

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AND WHEREAS, the Tirupati Carrier Limited for their own reasons and purposes decided to sell and transfer the said land and the Purchaser namely Akankshit Commodities Private Limited herein approached the said vendor with a proposal to purchase and acquire the Said Land and the Vendor has agreed to transfer the right, title and interest in respect of the said land in favour of the Purchaser, free from all encumbrances;

AND THEREAFTER, by virtue of registered deed of conveyance dated 25.04.2022, 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 89352 to 89377, being no. **161303363 for the year 2022** made between **Tirupati Carrier Limited** therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Bastu Land admeasuring 27 decimal comprised in R.S. Dag No. – 377 corresponding to L.R. Dag No. – 433 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, AKANKSHIT COMMODITIES PRIVATE LIMITED became an absolute owner of ALL THAT piece and parcel of Bastu Land admeasuring 27 decimal comprised in R.S. Dag No. – 377 corresponding to L.R. Dag No. – 433 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.

3. R.S./L.R. DAG NO. – 380/436: -

DEED NO. – 6324/2009:

WHEREAS, by virtue of a Bengali Kobala dated 10th February, 2006, registered in the office of Additional District Sub- Registrar, Bishnupur, South 24 Parganas, recorded in Book No. – I, CD Volume No. – 9, page from 205 to 212, being No. – 00937 for the year 2006, made between Smt. Durga Bala Biswas and other therein referred to as the Vendor of the One Part, the said Smt. Durga Bala Biswas transferred, conveyed, assigned and assured unto and in favour of

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Mr. Bimal Kumar Bose, ALL THAT piece and parcel of Sali Land admeasuring 26.50 Decimal be the same a little more or less comprised in R.S. Dag No. - 380 corresponding to L.R. Dag No. - 433 under L.R. Khatian No. - Kri 247, 123, 605, 648, Touji No. - B-1, 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. Bimal Kumar Biswas 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. Bimal Kumar Bose 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 26.50 Decimal be the same a little more or less comprised in R.S. Dag No.- 380 corresponding to L.R. Dag No. - 436 under L.R. Khatian No. - Kri 247, 123, 605, 648, Touji No. - B-1, 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 (formerly Shiv Niketan Private Limited) has requested the said Ms. Bimal Kumar Bose to execute and register the Deed of Conveyance in respect of the said land which the said Mr. Bimal Kumar Biswas 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 01.12.2009, registered in the office of Additional District Sub Registrar, Bishnupur, South 24 Parganas, recorded in Book No. - I, CD Volume No. - 19, pages from 4206 to 4226, being no. **06324 for the year 2009** made between **Mr. Bimal Kumar Bose** therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Sali Land admeasuring 26.50 decimal comprised in R.S. Dag No. - 380 corresponding to L.R. Dag No. - 436 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 (formerly Shiv Niketan Private Limited)** therein referred to as the Purchaser of the Other Part.

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AND THEREFORE, Shiv Niketan Limited (formerly Shiv Niketan Private Limited) became an absolute owner of ALL THAT piece and parcel of Sali Land admeasuring 26.50 decimal comprised in R.S. Dag No. - 380 corresponding to L.R. Dag No. - 436 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.

4. **R.S./L.R. DAG NO. - 388/444: -**
DEED NO. - 6244/2021:

WHEREAS, by virtue of Deed of Sale dated 3rd day of April, 1974, registered in the office of Additional District Sub- Registrar, Bishnupur, South 24 Parganas, being deed No. - 4214 for the year 1974, made in favour of Mr. Bimal Kumar Naskar, ALL THAT piece and parcel of Sali Land admeasuring 02.00 Decimal be the same a little more or less comprised in R.S. Dag No. - 388 corresponding to L.R. Dag No. - 444 under R.S. Khatian No. - 32, 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. Bimal Kumar Naskar has been recorded in the L.R. record of appropriate under L.R. Khatian No. - 451 under the jurisdiction of appropriate Block Land and Land Reforms Office as absolute owner thereof.

AND WHEREAS, the Bhutoria Construction Private Limited has requested the said Mr. Bimal Kumar Naskar to execute and register the Deed of Conveyance in respect of the said land which the said Mr. Bimal Kumar 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 09.10.2021, registered in the office of Additional District Sub Registrar, Bishnupur, South 24 Parganas, recorded in Book No. - I, CD Volume No. - 1613-2021, pages from 166686 to 166704, being no. **161306244 for the year 2021** made between **Mr. Bimal Kumar Naskar** therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of

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Sali Land admeasuring 02.00 decimal comprised in R.S. Dag No. - 388 corresponding to L.R. Dag No. - 444 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 **Bhutoria Construction Private Limited** therein referred to as the Purchaser of the Other Part.

AND THEREFORE, BHUTORIA CONSTRUCTION PRIVATE LIMITED became an absolute owner of ALL THAT piece and parcel of Sali Land admeasuring 02.00 decimal comprised in R.S. Dag No. - 388 corresponding to L.R. Dag No. - 444 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. - 1255** thereof.

5. R.S./L.R. DAG NO. - 389/445: -

DEED NO. - 6244/2021:

WHEREAS, by virtue of Deed of Sale dated 3rd day of April, 1974, registered in the office of Additional District Sub- Registrar, Bishnupur, South 24 Parganas, being deed No. - 4214 for the year 1974, made in favour of Mr. Bimal Kumar Naskar, ALL THAT piece and parcel of Sali Land admeasuring 02.125 Decimal be the same a little more or less comprised in R.S. Dag No. - 389 corresponding to L.R. Dag No. - 445 under R.S. Khatian No. - 32, 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. Bimal Kumar Naskar has been recorded in the L.R. record of appropriate under L.R. Khatian No. - 451 under the jurisdiction of appropriate Block Land and Land Reforms Office as absolute owner thereof.

AND WHEREAS, the Bhutoria Construction Private Limited has requested the said Mr. Bimal Kumar Naskar to execute and register the Deed of Conveyance in respect of the said land which the said Mr. Bimal Kumar 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 09.10.2021, registered in the office of Additional District Sub Registrar, Bishnupur, South 24 Parganas, recorded in Book No. - I, CD Volume No. - 1613-2021, pages from 166686 to 166704, being no. **161306244 for the year 2021** made between **Mr. Bimal Kumar Naskar** therein referred to as the Vendor


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of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Sali Land admeasuring 02.125 decimal comprised in R.S. Dag No. - 389 corresponding to L.R. Dag No. - 445 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 **Bhutoria Construction Private Limited** therein referred to as the Purchaser of the Other Part.

AND THEREFORE, BHUTORIA CONSTRUCTION PRIVATE LIMITED became an absolute owner of ALL THAT piece and parcel of Sali Land admeasuring 02.125 decimal comprised in R.S. Dag No. - 389 corresponding to L.R. Dag No. - 445 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. - 1255** thereof.

6. R.S./L.R. DAG NO. - 391/447: -

DEED NO. - 3662/2022:

WHEREAS, one Chhabirani Mondal procured and purchased ALL THAT piece and parcel of land admeasuring 52 decimal be the same little more or less comprised in R.S. Dag No. - 391 corresponding to L.R. Dag No. - 445 lying and situated at Mouza - Naoabad, J.L. No. - 19, Touji No. - 14, P.O. - Rasapunja, P.S. - Bishnupur, within the jurisdiction of Rasapunja Gram Panchayat and Additional District Sub-Registrar, Bishnupur, South 24 Parganas along with easement rights, title, interest, possession and profit whatsoever therein, which is free from all short of encumbrances by a registered deed of sale dated 2nd day of July, 1971, in the office of A.D.S.R. Bishnupur, South 24 Parganas, recorded in Book No. - I, CD Volume No. - 64, pages from 197 200, being No. 6410 for the year 1971;

AND WHEREAS, the said Chhabirani Mondal, after such purchase became the absolute owner, possessioner and occupier of the said property and mutated the same after her name is Present Halka Operation vide L.R. Khatian No. - 209 and was possessing and occupying the same by paying rent and taxes to the appropriate authority to gifted the same vide registered Deed of Gift which was duly registered and recorded in Book - I, Volume no. - 1613-2017, pages from 59384 to 59368, being No. - 161302845, executed on 20/05/2017 in the office of A.D.S.R. Bishnupur, District - South 24 Parganas, in favour of Ms. Susmita Mondal alongwith her other co-sharer i.e. Bishakha Mondal and Anjali Mondal:

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AND WHEREAS, the said Susmita Mondal, herein proceured the 1/3 share of the total land measuring 52 decimal, i.e. 17.33 decimal and became the absolute owner, possessioner and occupier of the same said property ad have been possessing and occupying the same by paying rent and taxes to the appropriate authority concerned without any hindrance from any corner;

AND WHEREAS, the Akankshit Commodities Private Limited has requested the said Mrs. Susmita Mondal to exccute and register the Deed of Conveyance in respect of the said land which the said Mrs. Susmita 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 18.05.2022, 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 94960 to 94978, being no. **161303662 for the year 2022** made between **Mrs. Susmita Mondal** therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Sali Land admeasuring 17.33 decimal comprised in R.S. Dag No. - 391 corresponding to L.R. Dag No. - 447 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, AKANKSHIT COMMODITIES PRIVATE LIMITED became an absolute owner of ALL THAT piece and parcel of Sali Land admeasuring 17.33 decimal comprised in R.S. Dag No. - 391 corresponding to L.R. Dag No. - 447 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.

7. R.S./L.R. DAG NO. - 392/448: -

DEED NO. - 5850/2014:

WHEREAS, by virtue of Deed of Sale dated 29th January, 2008, from the office of Additional Registrar Assurance - 1, Kolkata, recorded in Book No. - 1, Volume No. - 1, pages from 01 to 19, being No. 1145 for the year 2008, made between Daibki Mondal and Others therein referred to as the Vendors of the One Part,

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the said Vendors transferred, conveyed, assigned and assured unto and in favour of Baywatch Real Estate Private Limited therein referred to as Purchaser of the Other Part, ALL THAT piece and parcel of Sali Land admeasuring 16 Decimal be the same a little more or less comprised in R.S. Dag No. – 392 corresponding to L.R. Dag No. – 448 under 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 Baywatch Real Estate 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. – 1022 thereof.

AND WHEREAS, by virtue of aforesaid deed the said Baywatch Real Estate 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 16 Decimal be the same a little more or less comprised in R.S. Dag No. – 392 corresponding to L.R. Dag No.- 448 under L.R. Khatian No. – 1022, 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 Charles Commercial Private Limited has requested the said Baywatch Real Estate Private Limited to execute and register the Deed of Conveyance in respect of the said land which the said Baywatch Real Estate 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 25.09.2014, registered in the office of Additional District Sub Registrar, Bishnupur, South 24 Parganas, recorded in Book No. – I, CD Volume No. – 22, pages from 3032 to 3047, being no. **05850 for the year 2014** made between **Baywatch Real estate 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 16 decimal comprised in R.S. Dag No. – 392 corresponding to L.R. Dag No. – 448 lying and situated at Mouza – Naoabad, J.L. No. – 19, P.S. –

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Bishnupur, P.O. – Rasapunja, under the jurisdiction of Rasapunja Gram Panchayat, South 24 Parganas to **Charles Commercial Private Limited** therein referred to as the Purchaser of the Other Part.

AND THEREFORE, CHARLES COMMERCIAL PRIVATE LIMITED became an absolute owner of ALL THAT piece and parcel of Sali Land admeasuring 16 decimal comprised in R.S. Dag No. – 392 corresponding to L.R. Dag No. – 448 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. – 1401** thereof.

DEED No. – 5849/2014:

WHEREAS, by virtue of Deed of Sale dated 21st July, 2008, from the office of Additional Registrar Assurance – I, Kolkata, recorded in Book No. – I, CD Volume No. – 22, pages from 1957 to 1980, being No. 8895 for the year 2010, made between Ananda Naskar and Others therein referred to as the Vendors of the One Part, the said Vendors transferred, conveyed, assigned and assured unto and in favour of Baywatch Real Estate Private Limited therein referred to as Purchaser of the Other Part, ALL THAT piece and parcel of Sali Land admeasuring 16 Decimal be the same a little more or less comprised in R.S. Dag No. – 392 corresponding to L.R. Dag No. – 448 under 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 Baywatch Real Estate 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. – 1022 thereof.

AND WHEREAS, by virtue of aforesaid deed the said Baywatch Real Estate 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 16 Decimal be the same a little more or less comprised in R.S. Dag No. – 392 corresponding to L.R. Dag No.- 448 under L.R. Khatian No. – 1022, J.L. No. – 19, lying and situated at Mouza – Naoabad under Rasapunja Gram Panchayat, P.S. – Bishnupur, P.O. – Rasapunja, in the district


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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 Charles Commercial Private Limited has requested the said Baywatch Real Estate Private Limited to execute and register the Deed of Conveyance in respect of the said land which the said Baywatch Real Estate 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 25.09.2014, registered in the office of Additional District Sub Registrar, Bishnupur, South 24 Parganas, recorded in Book No. - I, CD Volume No. - 22, pages from 3016 to 3031, being no. **05849 for the year 2014** made between **Baywatch Real estate 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 16 decimal comprised in R.S. Dag No. - 392 corresponding to L.R. Dag No. - 448 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 **Charles Commercial Private Limited** therein referred to as the Purchaser of the Other Part.

AND THEREFORE, CHARLES COMMERCIAL PRIVATE LIMITED became an absolute owner of ALL THAT piece and parcel of Sali Land admeasuring 16 decimal comprised in R.S. Dag No. - 392 corresponding to L.R. Dag No. - 448 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. - 1401** thereof.

DEED No. - 2127/2023:

WHEREAS, by virtue of Deed of Sale dated 9th October, 2002, from the office of A.D.S.R. Bishnupur, South 24 Parganas, recorded in Book No. - I, Volume No. - 46, pages from 211 to 214, being No. 4088 for the year 2002, made between Uday Naskar therein referred to as the Vendors of the One Part, the said Vendors transferred, conveyed, assigned and assured unto and in favour of Chandan Mondal therein referred to as Purchaser of the Other Part, ALL THAT


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piece and parcel of Sali Land admeasuring 16 Decimal be the same a little more or less comprised in R.S. Dag No. - 392 corresponding to L.R. Dag No. - 448 under 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 Chandan Mondal has been recorded in the L.R. record of appropriate Block Land and Land Reforms Office as absolute owner in L.R. Khatian No. - 953 thereof.

AND WHEREAS, by virtue of aforesaid deed the said Chandan 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 16 Decimal be the same a little more or less comprised in R.S. Dag No. - 392 corresponding to L.R. Dag No.- 448 under L.R. Khatian No. - 953, 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 Akankshit Commodities Private Limited has requested the said Chandan Mondal to execute and register the Deed of Conveyance in respect of the said land which the said Chandan 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 27.03.2023, registered in the office of Additional District Sub Registrar, Bishnupur, South 24 Parganas, recorded in Book No. - I, Volume No. - 1603-2023, pages from 44494 to 44514, being no. **161302127 for the year 2023** made between **Chandan Mondal** therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Sali Land admeasuring 16 decimal comprised in R.S. Dag No. - 392 corresponding to L.R. Dag No. - 448 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.

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AND THEREFORE, AKANKSHIT COMMIDITIES PRIVATE LIMITED became an absolute owner of ALL THAT piece and parcel of Sali Land admeasuring 16 decimal comprised in R.S. Dag No. - 392 corresponding to L.R. Dag No. - 448 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.

8. R.S./L.R. DAG NO. - 393/449: -
DEED NO. - 2127/2023:

WHEREAS, one Mr. Purna Chnadra Bangal, son of Late Priyonath Bangal of village Naoabad, procured and purchased the landed property admeasuring an area about 11 decimal comprised in R.S. Dag No. - 393 corresponding to L.R. Dag No. - 449 lying and situated in Mouza - Naoabad, J.L. No. - 19, P.O. - Rasapunja, P.S. - Bishnupur, within the jurisdiction of Rasapunja Gram Panchayat, South 24 Parganas vide a registered Deed of Conveyance dated 14th March, 1979, registered in the office of A.D.S.R. Bishnupur, South 24 Parganas and recorded in Book No. - I, CD Volume No. - 27, pages from 255 to 257, being No. - 01812 for the year 1979 from Debendranath Bangal and Others.

AND WHEREAS, the said Mr. Purna Chandra Bangal became the absolute owner, possessioner and occupier of the said land and was possessing and occupying the same by paying rent and taxes to the appropriate authority and therefore sold, conveyed and transferred the same vide a registered Deed of Conveyance dated 5th June, 2002, registered in the office of A.D.S.R. Bishnupur, South 24 Parganas and recorded in Book No. - I, CD volume No. - 25, pages from 308 to 312, being No. - 02207 for the year 2002 in favour of Mr. Chandan Mondal

AND WHEREAS, by virtue of aforesaid deed the said Chandan 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 11 Decimal be the same a little more or less comprised in R.S. Dag No. - 393 corresponding to L.R. Dag No.- 449 under L.R. Khatian No. - 953, J.L. No. - 19, lying and situated at Mouza - Naoabad under Rasapunja Gram Panchayat, P.S. - Bishnupur, P.O. - Rasapunja, in the district

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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 Chandan Mondal to execute and register the Deed of Conveyance in respect of the said land which the said Chandan 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 27.03.2023, registered in the office of Additional District Sub Registrar, Bishnupur, South 24 Parganas, recorded in Book No. - I, Volume No. - 1603-2023, pages from 44494 to 44514, being no. **161302127 for the year 2023** made between **Chandan Mondal** therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Sali Land admeasuring 11decimal comprised in R.S. Dag No. - 393 corresponding to L.R. Dag No. - 449 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, AKANKSHIT COMMIDITIES PRIVATE LIMITED became an absolute owner of ALL THAT piece and parcel of Sali Land admeasuring 11 decimal comprised in R.S. Dag No. - 393 corresponding to L.R. Dag No. - 449 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.

**9. R.S./L.R. DAG NO. - 394/450: -
DEED NO. - 1875/2023:**

WHEREAS, L.R. Records gave been finally published in the name of one Subal Chandra Ghosh alias Subal Ghosh (Vendor No. - 1) vide L.R. Khatian Nos. 745 and 749 and L.R. Record was finally published in the name of one Bimal Kumar Ghosh alias Bimal Kumar Bangal vide L.R. Khatian Nos. - 449 and 452 and said Bimal Kumar Ghosh alias Bimal Bangal while seized and possessed the same by paying rent and taxes to the appropriate authority concerned died intestate

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leaving behind his widow Namita Ghosh (Vendor No. - 2) and two sons i.e. Alok Kumar Ghosh (Vendor No. - 3), Pulak Ghosh (Vendor No. - 4) and no other and L.R. record was finally published in the name of one Shyamal Kumar Ghosh alias Shyamal Bangal vide L.R. Khatian Nos. 645 and 647 and said Shyamal Kumar Ghosh alias Shyamal Bangal while seized and possessed the same by paying rent and taxes to the appropriate authority concerned died intestate leaving behind his widow Jayanti Ghosh (Vendor No. - 5) and two daughters i.e. Dola naskar (Vendor No. - 6) Mala Bera (Vendor No. - 7) no other and L.R. Record was finally published in the name of Jugal Kishor Ghosh alias Jugal Kishor Bangal while seized and possessed the same by paying rebt and taxes to the appropriate authority concerned died intestate leaving behind his widow Pratima Ghosh (Vendor No. - 8) and only son Malay Ghosh (deceased) and three daughters i.e. Ila Ghosh (Vendor No. - 10), Dali Ghosh (Vendor No. - 11) and Bela Barik (Vendor No. - 12) and no other and said Malay Ghosh (son of Jugal Kishor Ghosh) died intestate leaving behind his widow Ranjusari Ghosh (Vendor No. - 9);

AND WHEREAS, accordance with the Hindu Law of Succession after demise of said Jugal Kishor Bangal alias Ghosh, Bimal Kumar Bangal alias Ghosh and Shyamal Kumar Bangal alias Ghosh and Malay Ghosh, we the present vendors herein jointly procured the ALL THAT piece and parcel of Shali Land admeasuring 18 decimal be the little more of less comprised in R.S. Dag No. - 394 corresponding to L.R. Dag No. - 450 under R.S. Khatian No. - 73 corresponding to L.R. Khatian Nos. - 449, 569, 645 and 745 lying and situated at Mouza - Naoabad, J.L. No. - 19, Touji No. - 14, within the jurisdiction of Rasapunja Gram Panchayat, P.O. - Rasapunja, P.S. - Bishnupur, South 24 Parganas, by way of inheritance and succession from the predecessors of Jugal Kishor Bangal alias Ghosh, Bimal Kumar Bangal alias Ghosh and Shyamal Kumar Bangal alias Ghosh and Malay Ghosh and jointly became the absolute owners, possessioners and occupiers of the same said scheduled property and jointly became the absolute owners, possessioners and occupiers of the said property and jointly have been possessing and occupying the same by paying rent and taxes to the appropriate authority concerned without any hindrance from any corner;

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AND WHEREAS, the Akankshit Commodities Private Limited has requested the said Subal Chandra Ghosh and Other as mentioned hereinabove to execute and register the Deed of Conveyance in respect of the said land which the said mentioned Vendors/Owners 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 13.03.2023, registered in the office of Additional District Sub Registrar, Bishnupur, South 24 Parganas, recorded in Book No. - I, Volume No. - 1603-2023, pages from 41852 to 41885, being no. **161301875 for the year 2023** made between **Subal Chandra Ghosh & Others** therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Sali Land admeasuring 18 decimal comprised in R.S. Dag No. - 394 corresponding to L.R. Dag No. - 450 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, AKANKSHIT COMMIDITIES PRIVATE LIMITED became an absolute owner of ALL THAT piece and parcel of Sali Land admeasuring 18 decimal comprised in R.S. Dag No. - 394 corresponding to L.R. Dag No. - 450 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.

**10. R.S./L.R. DAG NO. - 395/451: -
DEED No. - 3518/2023:**

WHEREAS, one Priyanath Bangal alias Priyanath Ghosh was the absolute owner, possessioner, and occupier of ALL THAT piece and parcel of Shali Land admeasuring 01.8339 decimal comprised in the R.S. Dag No. - 395 corresponding to L.R. Dag No. - 451 under L.R. Khatian Nos. - 408 and 267, lying and situated at Mouza - Naoabad, J.L. No. - 19, Touji No. - 14, within the jurisdiction of Rasapunja Gram Panchayat, P.O. - Rasapunja, P.S. - Bishnupur, South 24 Parganas, and was possessing and occupying the same by paying rent and taxes to the appropriate authority concerned and died intestate leaving behind his widow Dhirabala Bangal alias Dhirabala Ghosh and his four sons i.e.

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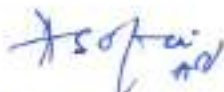
Ananda Prasad Bangal alias Ananda Prakash Ghosh, Purna Chandra Bangal alias Purna Chandra Ghosh and Basanta Kumar Bangal alias Basanta Kumar Ghosh and Bijay Krishna Bangal alias Bijoy Krishna Ghosh and two daughters i.e. Parul Bala Den alias Parul Bala Del and Nebu Bala Ghosh and no other;

AND WHEREAS, in accordance with the Hindu Law of Succession after the demise of said Priya Nath Bangal alias Priya Nath Ghosh, his legal heirs named above jointly procured the same said property by way of inheritance and successions from their predecessor Late Priya Nath Bangal alias Ghosh and jointly became the absolute owners, possessioners and occupiers of the same said property and mutated the same after their name in present Halka Operation vide L.R. Khatian Nos. - 267, 13, 408, 426, 443, 398 and 1758 respectively;

AND WHEREAS, amongst the aforesaid legal heirs of the said Late Priya Nath Bangal alias Priya Nath Ghosh one Dhirabala Bangal alias Dhirabala Ghosh died intestate leaving behind her four sons i.e. Ananda Prasad Bangal alias Ananda Prasad Ghosh, Purna Chandra Bangal alias Purna Chandra Ghosh, Basanta Kumar Bangal alias Basanta Kumar Ghosh, Bijoy Krishna Bangal alias Bijoy Krishna Ghosh and two daughters i.e. Parul Bala Den alias Parul Bala Del and Nebu Bala Ghosh and no other;

AND WHEREAS, in accordance with the Hindu law of Succession after the demise of said Dhirabala Bangal alias Dhirabala Ghosh, said Purna Chandra Bangal alias Purna Chandra Ghosh procured the proportionate land property by way of inheritance and succession for his predecessor mother ate Dhirabala Bangal alias Dhirabala Ghosh and became the absolute owner, possessioner and occupier of the same said property and was possessing and occupying the same by paying rent and taxes to the appropriate authority concerned died intestate leaving behind his two sons i.e. Amit Ghosh and Asit Ghosh and two daughters i.e. Anita Sardar and Sunita Sardar and no other;

AND WHEREAS, after demise of Purna Chandra Bangal alias Purna Chandra Ghosh, the present owners/vendors herein jointly procured the same said land by way of inheritance and succession from the predecessors Late Purna Chandra Bangal alias Purna Chandra Ghosh and became the absolute owners, possessioners, occupiers of the same said property and jointly have been



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possessing and occupying the same by paying rent and taxes to the appropriate authority concerned without any hindrance from any corner;

AND WHEREAS, the Akankshit Commodities Private Limited has requested the said Amit Ghosh and Other as mentioned hereinabove to execute and register the Deed of Conveyance in respect of the said land which the said mentioned Vendors/Owners 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 19.05.2023, registered in the office of Additional District Sub Registrar, Bishnupur, South 24 Parganas, recorded in Book No. - I, Volume No. - 1603-2023, pages from 75823 to 75847, being no. **161303518 for the year 2023** made between **Amit Ghosh & Others** therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Sali Land admeasuring 01.8339 decimal comprised in R.S. Dag No. - 395 corresponding to L.R. Dag No. - 451 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, AKANKSHIT COMMIDITIES PRIVATE LIMITED became an absolute owner of ALL THAT piece and parcel of Sali Land admeasuring 01.8339 decimal comprised in R.S. Dag No. - 395 corresponding to L.R. Dag No. - 451 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.

DEED NO. - 3516/2023:

WHEREAS, one Priyanath Bangal alias Priyanath Ghosh was the absolute owner, possessioner, and occupier of ALL THAT piece and parcel of Shali Land admeasuring 01.8339 decimal comprised in the R.S. Dag No. - 395 corresponding to L.R. Dag No. - 451 under L.R. Khatian Nos. - 408 and 267, lying and situated at Mouza - Naoabad, J.L. No. - 19, Touji No. - 14, within the jurisdiction of Rasapunja Gram Panchayat, P.O. - Rasapunja, P.S. - Bishnupur,

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South 24 Parganas, and was possessing and occupying the same by paying rent and taxes to the appropriate authority concerned and died intestate leaving behind his widow Dhirabala Bangal alias Dhirabala Ghosh and his four sons i.e. Ananda Prasad Bangal alias Ananda Prakash Ghosh, Purna Chandra Bangal alias Purna Chandra Ghosh and Basanta Kumar Bangal alias Basanta Kumar Ghosh and Bijay Krishna Bangal alias Bijoy Krishna Ghosh and two daughters i.e. Parul Bala Den alias Parul Bala Del and Nebu Bala Ghosh and no other;

AND WHEREAS, in accordance with the Hindu Law of Succession after the demise of said Priya Nath Bangal alias Priya Nath Ghosh, his legal heirs named above jointly procured the same said property by way of inheritance and successions from their predecessor Late Priya Nath Bangal alias Ghosh and jointly became the absolute owners, possessioners and occupiers of the same said property and mutated the same after their name in present Halka Operation vide L.R. Khatian Nos. - 267, 13, 408, 426, 443, 398 and 1758 respectively;

AND WHEREAS, amongst the aforesaid legal heirs of the said Late Priya Nath Bangal alias Priya Nath Ghosh one Dhirabala Bangal alias Dhirabala Ghosh died intestate leaving behind her four sons i.e Ananda Prasad Bangal alias Ananda Prasad Ghosh, Purna Chandra Bangal alias Purna Chandra Ghosh, Basanta Kumar Bangal alias Basanta Kumar Ghosh, Bijoy Krishna Bangal alias Bijoy Krishna Ghosh and two daughters i.e. Parul Bala Den alias Parul Bala Del and Nebu Bala Ghosh and no other;

AND WHEREAS, in accordance with the Hindu law of Succession, after the demise of the said Dhirabala Bangal alias Dhirabala Ghosh, said Bijay Krishna Bangal alias Bijay Krishna Ghosh procured the proportionate landed property by way of inheritance and succession from his predecessor mother Late Dhirabala Bangal alias Dhirabala Ghosh and became the absolute owner, possessioner, occupier of the same said land and was possessing and occupying the same by paying rent and taxes to the appropriate authority concerned and died intestate leaving behind her widow Uttara Ghosh (deceased) and two sons i.e. Nikhil Ghosh and Nirmal Ghosh and only daughter Sabita Ghosh and no other;

AND WHEREAS, in accordance with the Hindu Law of Succession, after the demise of the said Bijay Krishna Bangal alias Bijay Krishna Ghosh, his said legal heirs the present vendors herein jointly procured the said land by way of

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inheritance and succession from the their predecessor Late Bijoy Krishna Bangal alias Bijoy Krishna Ghosh and became the absolute owners, possessioners and occupiers of the said land and jointly have been possessing and occupying the same by paying rent and taxes to the appropriate authority without any hindrance from any corner;

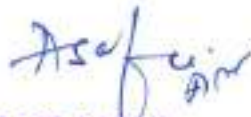
AND WHEREAS, the Akankshit Commodities Private Limited has requested the said Nikhil Ghosh and Other as mentioned hereinabove to execute and register the Deed of Conveyance in respect of the said land which the said mentioned Vendors/Owners has agreed to do on the terms and conditions agreed mutually between the both parties;

AND THEREAFTER, by virtue of registered deed of conveyance dated 19.05.2023, registered in the office of Additional District Sub Registrar, Bishnupur, South 24 Parganas, recorded in Book No. - I, Volume No. - 1603-2023, pages from 75775 to 75798, being no. **161303516 for the year 2023** made between **Nikhil Ghosh & Others** therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Sali Land admeasuring 01.8339 decimal comprised in R.S. Dag No. - 395 corresponding to L.R. Dag No. - 451 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, AKANKSHIT COMMIDITIES PRIVATE LIMITED became an absolute owner of ALL THAT piece and parcel of Sali Land admeasuring 01.8339 decimal comprised in R.S. Dag No. - 395 corresponding to L.R. Dag No. - 451 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.

DEED No. - 3514/2023:

WHEREAS, one Priyanath Bangal alias Priyanath Ghosh was the absolute owner, possessioner, and occupier of ALL THAT piece and parcel of Shali Land admeasuring 01.8328 decimal comprised in the R.S. Dag No. - 395



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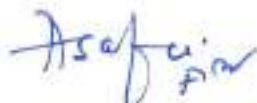
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corresponding to L.R. Dag No. - 451 under L.R. Khatian Nos. - 408 and 267, lying and situated at Mouza - Naoabad, J.L. No. - 19, Touji No. - 14, within the jurisdiction of Rasapunja Gram Panchayat, P.O. - Rasapunja, P.S. - Bishnupur, South 24 Parganas, and was possessing and occupying the same by paying rent and taxes to the appropriate authority concerned and died intestate leaving behind his widow Dhirabala Bangal alias Dhirabala Ghosh and his four sons i.e. Ananda Prasad Bangal alias Ananda Prakash Ghosh, Purna Chandra Bangal alias Purna Chandra Ghosh and Basanta Kumar Bangal alias Basanta Kumar Ghosh and Bijay Krishna Bangal alias Bijoy Krishna Ghosh and two daughters i.e. Parul Bala Den alias Parul Bala Del and Nebu Bala Ghosh and no other;

AND WHEREAS, in accordance with the Hindu Law of Succession after the demise of said Priya Nath Bangal alias Priya Nath Ghosh, his legal heirs named above jointly procured the same said property by way of inheritance and successions from their predecessor Late Priya Nath Bangal alias Ghosh and jointly became the absolute owners, possessioners and occupiers of the same said property and mutated the same after their name in present Halka Operation vide L.R. Khatian Nos. - 267, 13, 408, 426, 443, 398 and 1758 respectively;

AND WHEREAS, amongst the aforesaid legal heirs of the said Late Priya Nath Bangal alias Priya Nath Ghosh one Dhirabala Bangal alias Dhirabala Ghosh died intestate leaving behind her four sons i.e. Ananda Prasad Bangal alias Ananda Prasad Ghosh, Purna Chandra Bangal alias Purna Chandra Ghosh, Basanta Kumar Bangal alias Basanta Kumar Ghosh, Bijoy Krishna Bangal alias Bijoy Krishna Ghosh and two daughters i.e. Parul Bala Den alias Parul Bala Del and Nebu Bala Ghosh and no other;

AND WHEREAS, in accordance with the Hindu Law of Succession after the demise of said Dhirabala Bangal alias Dhirabala Ghosh, said Basanta Kumar Bangal alias Basanta Kumar Ghosh procured the proportionate landed property by way of inheritance and succession from his predecessor mother Late Dhirabala Bangal alias Dhirabala Ghosh and became the absolute owner, possessioner, occupier of the said land and was possessing and occupying the same by paying rent and taxes to the appropriate authority concerned and died intestate leaving behind his widow Bularani Ghosh and one Son Rabidranath Ghosh and one daughter Rina Ghosh and no other;



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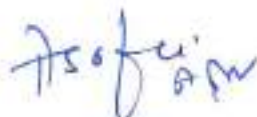
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AND WHEREAS, in accordance with the Hindu Law of Succession after the demise of said Basanta Kumar Bangal alias Bansanta Kumar Ghosh, his legal heirs i.e the present vendor herein jointly procured the same land by way of inheritance and succession from their predecessor Late Basanta Kumar Bangal alias Basanta Kumar Ghosh and jointly became the absolute owners, possessioners and occupiers of the said land and jointly have been possessing and occupying the same by paying rent and taxes to the appropriate authority concerned without any hindrance from any corner;

AND WHEREAS, the Akankshit Commodities Private Limited has requested the said Bularani Ghosh and Others as mentioned hereinabove to execute and register the Deed of Conveyance in respect of the said land which the said mentioned Vendors/Owners 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 19.05.2023, registered in the office of Additional District Sub Registrar, Bishnupur, South 24 Parganas, recorded in Book No. - I, Volume No. - 1603-2023, pages from 75726 to 75749, being no. **161303514 for the year 2023** made between **Bularani Ghosh & Others** therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Sali Land admeasuring 01.8328 decimal comprised in R.S. Dag No. - 395 corresponding to L.R. Dag No. - 451 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, AKANKSHIT COMMIDITIES PRIVATE LIMITED became an absolute owner of ALL THAT piece and parcel of Sali Land admeasuring 01.8328 decimal comprised in R.S. Dag No. - 395 corresponding to L.R. Dag No. - 451 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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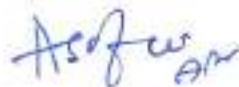
DEED No. - 3513/2023:

WHEREAS, one Priyanath Bangal alias Priyanath Ghosh was the absolute owner, possessioner, and occupier of ALL THAT piece and parcel of Shali Land admeasuring 01.8328 decimal comprised in the R.S. Dag No. - 395 corresponding to L.R. Dag No. - 451 under L.R. Khatian Nos. - 408 and 267, lying and situated at Mouza - Naoabad, J.L. No. - 19, Touji No. - 14, within the jurisdiction of Rasapunja Gram Panchayat, P.O. - Rasapunja, P.S. - Bishnupur, South 24 Parganas, and was possessing and occupying the same by paying rent and taxes to the appropriate authority concerned and died intestate leaving behind his widow Dhirabala Bangal alias Dhirabala Ghosh and his four sons i.e. Ananda Prasad Bangal alias Ananda Prakash Ghosh, Purna Chandra Bangal alias Purna Chandra Ghosh and Basanta Kumar Bangal alias Basanta Kumar Ghosh and Bijay Krishna Bangal alias Bijoy Krishna Ghosh and two daughters i.e. Parul Bala Den alias Parul Bala Del and Nebu Bala Ghosh and no other;

AND WHEREAS, in accordance with the Hindu Law of Succession after the demise of said Priya Nath Bangal alias Priya Nath Ghosh, his legal heirs named above jointly procured the same said property by way of inheritance and successions from their predecessor Late Priya Nath Bangal alias Ghosh and jointly became the absolute owners, possessioners and occupiers of the same said property and mutated the same after their name in present Halka Operation vide L.R. Khatian Nos. - 267, 13, 408, 426, 443, 398 and 1758 respectively;

AND WHEREAS, amongst the aforesaid legal heirs of the said Late Priya Nath Bangal alias Priya Nath Ghosh one Dhirabala Bangal alias Dhirabala Ghosh died intestate leaving behind her four sons i.e. Ananda Prasad Bangal alias Ananda Prasad Ghosh, Purna Chandra Bangal alias Purna Chandra Ghosh, Basanta Kumar Bangal alias Basanta Kumar Ghosh, Bijoy Krishna Bangal alias Bijoy Krishna Ghosh and two daughters i.e. Parul Bala Den alias Parul Bala Del and Nebu Bala Ghosh and no other;

AND WHEREAS, in accordance with the Hindu Law of Succession after the demise of said Dhirabala Bangal alias Dhirabala Ghosh, said Nebu Bala Ghosh procured the proportionate landed property by way of inheritance and succession from his predecessor mother Late Dhirabala Bangal alias Dhirabala Ghosh and became the absolute owner, possessioner, occupier of the said land



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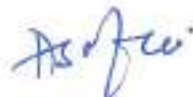
and was possessing and occupying the same by paying rent and taxes to the appropriate authority concerned and died intestate leaving behind her two sons Sakar Ghosh and Sambhunath Ghosh and no other;

AND WHEREAS, in accordance with the Hindu Law of Succession after the demise of said Nebu Bala Ghosh, his legal heirs i.e the present vendor herein jointly procured the same land by way of inheritance and succession from their predecessor Late Nebu Bala Ghosh and jointly became the absolute owners, possessioners and occupiers of the said land and jointly have been possessing and occupying the same by paying rent and taxes to the appropriate authority concerned without any hindrance from any corner;

AND WHEREAS, the Akankshit Commodities Private Limited has requested the said Shankar Ghosh and Sambhunath Ghosh as mentioned hereinabove to execute and register the Deed of Conveyance in respect of the said land which the said mentioned Vendors/Owners 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 19.05.2023, registered in the office of Additional District Sub Registrar, Bishnupur, South 24 Parganas, recorded in Book No. - I, Volume No. - 1603-2023, pages from 75702 to 75725, being no. **161303513 for the year 2023** made between **Shankar Ghosh and Sambhunath Ghosh** therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Sali Land admeasuring 01.8328 decimal comprised in R.S. Dag No. - 395 corresponding to L.R. Dag No. - 451 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, AKANKSHIT COMMIDITIES PRIVATE LIMITED became an absolute owner of ALL THAT piece and parcel of Sali Land admeasuring 01.8328 decimal comprised in R.S. Dag No. - 395 corresponding to L.R. Dag No. - 451 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. – 3510/2023:

WHEREAS, one Priyanath Bangal alias Priyanath Ghosh was the absolute owner, possessioner, and occupier of ALL THAT piece and parcel of Shali Land admeasuring 01.8339 decimal comprised in the R.S. Dag No. – 395 corresponding to L.R. Dag No. – 451 under L.R. Khatian Nos. – 408 and 267, lying and situated at Mouza – Naoabad, J.L. No. – 19, Touji No. – 14, within the jurisdiction of Rasapunja Gram Panchayat, P.O. – Rasapunja, P.S. – Bishnupur, South 24 Parganas, and was possessing and occupying the same by paying rent and taxes to the appropriate authority concerned and died intestate leaving behind his widow Dhirabala Bangal alias Dhirabala Ghosh and his four sons i.e. Ananda Prasad Bangal alias Ananda Prakash Ghosh, Purna Chandra Bangal alias Purna Chandra Ghosh and Basanta Kumar Bangal alias Basanta Kumar Ghosh and Bijay Krishna Bangal alias Bijoy Krishna Ghosh and two daughters i.e. Parul Bala Den alias Parul Bala Del and Nebu Bala Ghosh and no other;

AND WHEREAS, in accordance with the Hindu Law of Succession after the demise of said Priya Nath Bangal alias Priya Nath Ghosh, his legal heirs named above jointly procured the same said property by way of inheritance and successions from their predecessor Late Priya Nath Bangal alias Ghosh and jointly became the absolute owners, possessioners and occupiers of the same said property and mutated the same after their name in present Halka Operation vide L.R. Khatian Nos. – 267, 13, 408, 426, 443, 398 and 1758 respectively;

AND WHEREAS, amongst the aforesaid legal heirs of the said Late Priya Nath Bangal alias Priya Nath Ghosh one Dhirabala Bangal alias Dhirabala Ghosh died intestate leaving behind her four sons i.e Ananda Prasad Bangal alias Ananda Prasad Ghosh, Purna Chandra Bangal alias Purna Chandra Ghosh, Basanta Kumar Bangal alias Basanta Kumar Ghosh, Bijoy Krishna Bangal alias Bijoy Krishna Ghosh and two daughters i.e. Parul Bala Den alias Parul Bala Del and Nebu Bala Ghosh and no other;

AND WHEREAS, in accordance with the Hindu law of Succession, after the demise of the said Dhirabala Bangal alias Dhirabala Ghosh, her one of the sons Ananda Prasad Ghosh the present vendor herein procured the proportionate landed property by way of inheritance and succession from his mother Late Dhirabala Bangal alias Dhirabala Ghosh and became the absolute owner,

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possessioner and occupier of the said land and have been possessing and occupying the same and paying rent and taxes to the appropriate authority concerned without any hindrance from any corner;

AND WHEREAS, the Akankshit Commodities Private Limited has requested the said Ananda Prasad Ghosh as mentioned hereinabove to execute and register the Deed of Conveyance in respect of the said land which the said mentioned Vendors/Owners 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 19.05.2023, registered in the office of Additional District Sub Registrar, Bishnupur, South 24 Parganas, recorded in Book No. - I, Volume No. - 1603-2023, pages from 75635 to 75655, being no. **161303510 for the year 2023** made between **Ananda Prasad Ghosh** therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Sali Land admeasuring 01.8339 decimal comprised in R.S. Dag No. - 395 corresponding to L.R. Dag No. - 451 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, AKANKSHIT COMMIDITIES PRIVATE LIMITED became an absolute owner of ALL THAT piece and parcel of Sali Land admeasuring 01.8339 decimal comprised in R.S. Dag No. - 395 corresponding to L.R. Dag No. - 451 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.

DEED No. - 3663/2023:

WHEREAS, one Priyanath Bengal alias Priyanath Ghosh was the absolute owner, possessioner, and occupier of ALL THAT piece and parcel of Shali Land admeasuring 01.8328 decimal comprised in the R.S. Dag No. - 395 corresponding to L.R. Dag No. - 451 under L.R. Khatian Nos. - 408 and 267, lying and situated at Mouza - Naoabad, J.L. No. - 19, Touji No. - 14, within the jurisdiction of Rasapunja Gram Panchayat, P.O. - Rasapunja, P.S. - Bishnupur,

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South 24 Parganas, and was possessing and occupying the same by paying rent and taxes to the appropriate authority concerned and died intestate leaving behind his widow Dhirabala Bangal alias Dhirabala Ghosh and his four sons i.e. Ananda Prasad Bangal alias Ananda Prakash Ghosh, Purna Chandra Bangal alias Purna Chandra Ghosh and Basanta Kumar Bangal alias Basanta Kumar Ghosh and Bijay Krishna Bangal alias Bijoy Krishna Ghosh and two daughters i.e. Parul Bala Den alias Parul Bala Del and Nebu Bala Ghosh and no other;

AND WHEREAS, in accordance with the Hindu Law of Succession after the demise of said Priya Nath Bangal alias Priya Nath Ghosh, his legal heirs named above jointly procured the same said property by way of inheritance and successions from their predecessor Late Priya Nath Bangal alias Ghosh and jointly became the absolute owners, possessioners and occupiers of the same said property and mutated the same after their name in present Halka Operation vide L.R. Khatian Nos. - 267, 13, 408, 426, 443, 398 and 1758 respectively;

AND WHEREAS, amongst the aforesaid legal heirs of the said Late Priya Nath Bangal alias Priya Nath Ghosh one Dhirabala Bangal alias Dhirabala Ghosh died intestate leaving behind her four sons i.e Ananda Prasad Bangal alias Ananda Prasad Ghosh, Purna Chandra Bangal alias Purna Chandra Ghosh, Basanta Kumar Bangal alias Basanta Kumar Ghosh, Bijoy Krishna Bangal alias Bijoy Krishna Ghosh and two daughters i.e. Parul Bala Den alias Parul Bala Del and Nebu Bala Ghosh and no other;

AND WHEREAS, in accordance with the Hindu law of Succession, after the demise of the said Dhirabala Bangal alias Dhirabala Ghosh, her daughter Parul Bala Den alias Parul Bala Del the present vendor herein procured the proportionate landed property by way of inheritance and succession from his mother Late Dhirabala Bangal alias Dhirabala Ghosh and became the absolute owner, possessioner and occupier of the said land and have been possessing and occupying the same and paying rent and taxes to the appropriate authority concerned without any hindrance from any corner;

AND WHEREAS, the Akankshit Commodities Private Limited has requested the said Parul Bala Den alias Parul Bala Del as mentioned hereinabove to execute and register the Deed of Conveyance in respect of the said land which the said

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mentioned Vendors/Owners 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 19.05.2023, registered in the office of Additional District Sub Registrar, Bishnupur, South 24 Parganas, recorded in Book No. - I, Volume No. - 1603-2023, pages from 79369 to 79389, being no. **161303663 for the year 2023** made between **Parul Bala Den alias Parul Bala Del** therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Sali Land admeasuring 01.8328 decimal comprised in R.S. Dag No. - 395 corresponding to L.R. Dag No. - 451 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, AKANKSHIT COMMIDITIES PRIVATE LIMITED became an absolute owner of ALL THAT piece and parcel of Sali Land admeasuring 01.8328 decimal comprised in R.S. Dag No. - 395 corresponding to L.R. Dag No. - 451 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.

11. R.S./L.R. DAG NO. - 396/452: -

DEED No. - 2128/2023:

WHEREAS, by virtue of Deed of Sale dated 1st September, 2005 and registered on 29.03.2006 from the office of A.D.S.R. Bishnupur, South 24 Parganas, recorded in Book No. - I, Volume No. - 65, pages from 351 to 356, being No. 3860 for the year 2006, made between Mohan Ghosh alias Mohan Bangal therein referred to as the Vendors of the One Part, the said Vendors transferred, conveyed, assigned and assured unto and in favour of Pabitra Mondal therein referred to as Purchaser of the Other Part, ALL THAT piece and parcel of Sali Land admeasuring 10 Decimal be the same a little more or less comprised in R.S. Dag No. - 396 corresponding to L.R. Dag No. - 452 under 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

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24 Parganas, free from all encumbrances and charges, lien, lispendens, trust, barga, requisition, acquisition, claims and demands whatsoever and the name of the said Chandan Mondal has been recorded in the L.R. record of appropriate Block Land and Land Reforms Office as absolute owner in L.R. Khatian No. - 1634 thereof.

AND WHEREAS, by virtue of aforesaid deed the said Pabitra 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 Decimal be the same a little more or less comprised in R.S. Dag No. - 396 corresponding to L.R. Dag No.- 452 under L.R. Khatian No. - 1634, 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 Akankshit Commodities Private Limited has requested the said Pabitra Mondal to execute and register the Deed of Conveyance in respect of the said land which the said Pabitra 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 27.03.2023, registered in the office of Additional District Sub Registrar, Bishnupur, South 24 Parganas, recorded in Book No. - I, Volume No. - 1603-2023, pages from 44515 to 44534, being no. **161302128 for the year 2023** made between **Pabitra Mondal** therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Sali Land admeasuring 10decimal comprised in R.S. Dag No. - 396 corresponding to L.R. Dag No. - 452 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, AKANKSHIT COMMIDITIES PRIVATE LIMITED became an absolute owner of ALL THAT piece and parcel of Sali Land admeasuring 10 decimal comprised in R.S. Dag No. - 396 corresponding to L.R. Dag No. - 452 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

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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.

**12. R.S./L.R. DAG NO. - 397/453: -
DEED NO. - 3988/2022:**

WHEREAS, one Surendranath Bangal alias Surendranath Ghosh was the absolute owner, possessioner and occupier of the Shali Landed property measuring about 06.1875 decimal out of 55 decimal comprised in R.S. Dag no. - 397 corresponding to L.R. Dag No. - 453 under R.S. Khatian No. - 72 corresponding to L.R. Khatian Nos. - 36, 544 and 513, lying and situated at Mouza - Naoabad, J.L. No. - 19, R.S. No. - 136, Touji No. - 14, within the jurisdiction of Rasapunja Gram Panchayat under P.O. - Rasapunja and P.S. - Bishnupur, South 24 Parganas and was possessing and occupying the same by paying rent and taxes to the appropriate authority concerned and died intestate leaving behind him his widow Manomina Bangal alias Manomina Ghosh, one son Ashok Ghosh and three daughters i.e. Rina Ghosh, Tapasi Dhuli and Archana Ghosh and no other;

AND WHEREAS, in accordance with the Hindu Law of Succession after the demise of said Surendranath Ghosh, his legal heirs named above jointly procured the same said land by way of inheritance and succession from their predecessor Late Surendranath Ghosh and mutated the same after their name in Present Halka Operation vide L.R. Khatian No. - 36, 544, 235, 4, 513, are were jointly seized and possessed the same by paying the rent and taxes to the appropriate authority concerned and one Manomina Ghosh died intestate leaving behind him her one son namely Ashok Ghosh and three daughters i.e. Rina Ghosh, Tapasi Dhuli, and Archana Ghosh and no other;

AND WHEREAS, in accordance with the Hindu Law of Succession after the demise of Manomina Ghosh her legal heirs named above jointly procured the same said land by way of inheritance and succession from their predecessor mother Late Manomina Ghosh and jointly became the absolute owners, possessioners, occupier of the and were jointly possessing, occupying the said land by paying rent and taxes to the appropriate authority concerned and the said Rina Ghosh sold, conveyed and transferred her proportionate share of the landed property measuring an area about 02.75 decimal in the said Dag vide a

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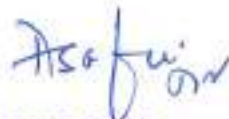
registered Deed of Conveyance which was duly registered and recorded in Book No. - I, Volume No. - 55, pages from 15 to 16, being No. - 4571, executed on 04.07.1986, in the year 1986, from the office of A.D.S.R. Bishnupur, South 24 Parganas, in favour of his brother Ashok Ghosh for the valuable consideration mentioned therein;

AND WHEREAS, after such purchase from Rina Ghosh and final procurement from his father Surendranath Ghosh and mother Manomina Ghosh and became the absolute owner, possessioner and occupier of the same said land and was possessing and occupying the same by paying rent and taxes to the appropriate authority concerned and died intestate leaving behind him his widow Dali Ghosh and two sons i.e. Shuvankar Ghosh, Bubail Ghosh and only daughter Soma Ghosh and no other;

AND WHEREAS, in accordance with the Hindu Law of Succession after the demise of said Ashok Ghosh his legal heirs named above jointly procured the same said scheduled property by way of inheritance and succession from their predecessor Late Ashok Ghosh and became the absolute owners, possessioners and occupiers of the same said land and jointly have been possessing and occupying the said land by paying rent and taxes to the appropriate authority concerned without any hindrance;

AND WHEREAS, the Akankshit Commodities Private Limited has requested the said Ms. Dali Ghosh and Others to execute and register the Deed of Conveyance in respect of the said land which the said owners/vendors 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 31.05.2022, registered in the office of Additional District Sub Registrar, Bishnupur, South 24 Parganas, recorded in Book No. - I, Volume No. - 1603-2022, pages from 100155 to 100177, being no. **161303988 for the year 2022** made between **Ms. Dali Ghosh and Others** therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Sali Land admeasuring 06.1875decimal comprised in R.S. Dag No. - 397 corresponding to L.R. Dag No. - 453 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.



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Continuation Sheet

AND THEREFORE, AKANKSHIT COMMODITIES PRIVATE LIMITED became an absolute owner of ALL THAT piece and parcel of Sali Land admeasuring 06.1875 decimal comprised in R.S. Dag No. - 397 corresponding to L.R. Dag No. - 453 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.

DEED No. - 1875/2023:

WHEREAS, L.R. Records gave been finally published in the name of one Subal Chandra Ghosh alias Subal Ghosh (Vendor No. - 1) vide L.R. Khatian Nos. 745 and 749 and L.R. Record was finally published in the name of one Bimal Kumar Ghosh alias Bimal Kumar Bangal vide L.R. Khatian Nos. - 449 and 452 and said Bimal Kumar Ghosh alias Bimal Bangal while seized and possessed the same by paying rent and taxes to the appropriate authority concerned died intestate leaving behind his widow Namita Ghosh (Vendor No. - 2) and two sons i.e. Alok Kumar Ghosh (Vendor No. - 3), Pulak Ghosh (Vendor No. - 4) and no other and L.R. record was finally published in the name of one Shyamal Kumar Ghosh alias Shyamal Bangal vide L.R. Khatian Nos. 645 and 647 and said Shyamal Kumar Ghosh alias Shyamal Bangal while seized and possessed the same by paying rent and taxes to the appropriate authority concerned died instate leaving behind his widow Jayanti Ghosh (Vendor No. - 5) and two daughters i.e. Dola naskar (Vendor No. - 6) Mala Bera (Vendor No. - 7) no other and L.R. Record was finally published in the name of Jugal Kishor Ghosh alias Jugal Kishor Bangal while seized and possessed the same by paying rebt and taxes to the appropriate authority concerned died intestate leaving behind his widow Pratima Ghosh (Vendor No. - 8) and only son Malay Ghosh (deceased) and three daughters i.e Ila Ghosh (Vendor No. - 10), Dali Ghosh (Vendor No. - 11) and Bela Barik (Vendor No. - 12) and no other and said Malay Ghosh (son of Jugal Kishor Ghosh) died intestate leaving behind his widow Ranjusari Ghosh (Vendor No. - 9);

AND WHEREAS, accordance with the Hindu Law of Succession after demise of said Jugal Kishor Bangal alias Ghosh, Bimal Kumar Bangal alias Ghosh and Shyamal Kumar Bangal alias Ghosh and Malay Ghosh, we the present vendors


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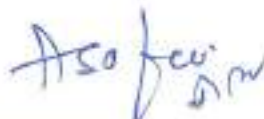
Continuation Sheet

herein jointly procured the ALL THAT piece and parcel of Shali Land admeasuring 13.75 decimal be the little more of less comprised in R.S. Dag No. - 397 corresponding to L.R. Dag No. - 453 under R.S. Khatian No. - 74 corresponding to L.R. Khatian Nos. - 452, 571, 647 and 749 lying and situated at Mouza - Naoabad, J.L. No. - 19, Touji No. - 14, within the jurisdiction of Rasapunja Gram Panchayat, P.O. - Rasapunja, P.S. - Bishnupur, South 24 Parganas, by way of inheritance and succession from the predecessors of Jugal Kishor Bangal alias Ghosh, Bimal Kumar Bangal alias Ghosh and Shyamal Kumar Bangal alias Ghosh and Malay Ghosh and jointly became the absolute owners, possessioners and occupiers of the same said scheduled property and jointly became the absolute owners, possessioners and occupiers of the said property and jointly have been possessing and occupying the same by paying rent and taxes to the appropriate authority concerned without any hindrance from any corner;

AND WHEREAS, the Akankshit Commodities Private Limited has requested the said Subal Chandra Ghosh and Other as mentioned hereinabove to execute and register the Deed of Conveyance in respect of the said land which the said mentioned Vendors/Owners 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 13.03.2023, registered in the office of Additional District Sub Registrar, Bishnupur, South 24 Parganas, recorded in Book No. - I, Volume No. - 1603-2023, pages from 41852 to 41885, being no. **161301875 for the year 2023** made between **Subal Chandra Ghosh & Others** therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Sali Land admeasuring 13.75decimal comprised in R.S. Dag No. - 397 corresponding to L.R. Dag No. - 453 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, AKANKSHIT COMMIDITIES PRIVATE LIMITED became an absolute owner of ALL THAT piece and parcel of Sali Land admeasuring 13.75decimal comprised in R.S. Dag No. - 397 corresponding to L.R. Dag No. - 453 lying and situated at Mouza - Naoabad, J.L. No. - 19, P.S. - Bishnupur, P.O. - Rasapunja, under the jurisdiction of Rasapunja Gram Panchayat, South



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Continuation Sheet

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.

DEED No. - 0356/2023:

AND WHEREAS, R.S. Record was finally published in the name of one Parul Bala Ghosh vide R.S. Khatian No. - 74 and L.R. Record was also finally published in the name of one Parul Bala Ghosh vide L.R. Khatian No. - 809 and said Parul Bala Ghosh while seized and possessed the ALL THAT piece and parcel of Shali Land admeasuring about 27.50 decimal comprised in R.S. Dag No. - 397 corresponding to L.R. Dag No. - 453 under R.S. Khatian No. - 74 corresponding to L.R. Khatian No. - 809, lying and situated at Mouza - Naoabad, J.L. No. - 19, Touji No. - 14, within the jurisdiction of Rasapunja Gram Panchayat, P.O. - Rasapunja and P.S. - Bishnupur, South 24 Parganas, alongwith easement rights, title, interest, possession and profit whatsoever their, which is free from all encumbrances, and paying rent and taxes to the appropriate authority concerned and gifted the said land vide a registered Deed of Gift which was duly registered and recorded in Book No. - I, CD Volume No. - 19, pages from 296 to 312, being No. 06715, executed on 10.10.2012 in the year 2012 from the office of A.D.S.R. Bishnupur, South 24 Parganas, in favour of her son Nemai Chandra Ghosh;

AND WHEREAS, said Nemai Chandra Ghosh became the absolute owner, possessioner and occupier of the same said land and mutated the same after his name in Present Halka Operation vide L.R. Khatian No. - 1191 and was possessing and occupying the same paying rent and taxes to the appropriate authority concerned declared and registered a General Power of Attorney which was duly registered and recorded in Book No. - IV, Volume no. - 1613-2015, pages from 2891 to 2907, being No. - 161300416 executed on 17.11.2015 in the year 2015 for sale of said land in favour of Mr. Dinanath Pal and Shyamal Sardar;

AND WHEREAS, with the consent of said Nemai Chandra Ghosh, then vendor Dinanath Pal and Shyamal Sardar jointly jointly sold, conveyed and transferred the same vide a registered Deed of Conveyance which was duly registered and recorded in Book no. - I, Volume No. - 1613-2016, being No. 161303410

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executed on 27.06.2016 in the year 2016 in the office of A.D.S.R. Bishnupur, South 24 Parganas, in favour of Tumpa Mondal;

AND WHEREAS, after such purchase, the said Tumpa Mondal herein became the absolute owner, possessioner and occupier of the same said land and mutated the same after her name in present Halka Operation vide L.R. Khatian No. – 1601 and have been possessing and occupying the said land by paying rent and taxes to the appropriate authority concerned without any hindrance from any corner;

AND WHEREAS, the Akankshit Commodities Private Limited has requested the said Mrs. Tumpa Mondal and Other as mentioned hereinabove to execute and register the Deed of Conveyance in respect of the said land which the said mentioned Vendor/Owner 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 18.01.2023, registered in the office of Additional District Sub Registrar, Bishnupur, South 24 Parganas, recorded in Book No. – I, Volume No. – 1603-2023, pages from 11847 to 11865, being no. **161300356 for the year 2023** made between **Mrs. Tumpa Mondal** therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Sali Land admeasuring 27.50 decimal comprised in R.S. Dag No. – 397 corresponding to L.R. Dag No. – 453 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, AKANKSHIT COMMIDITIES PRIVATE LIMITED became an absolute owner of ALL THAT piece and parcel of Sali Land admeasuring 27.50 decimal comprised in R.S. Dag No. – 397 corresponding to L.R. Dag No. – 453 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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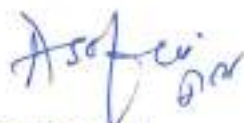
**13. R.S./L.R. DAG NO. - 398/454: -
DEED NO. - 3358/2022:**

WHEREAS, by virtue of Deed of Conveyance dated 29.01.2008, registered in the office of Additional Registrar Assurance - I, Kolkata, recorded in the Book No. - I, CD Volume No. - 1, Pages from 01 to 09, being No. 01145 for the year 2008, the vendors namely Daibaki Mondal and others sold, conveyed and transferred ALL THAT piece and parcel of Shali land admeasuring 27 Decimals comprised in R.S. Dag No. - 398 corresponding to L.R. Dag No. - 454 under L.R. Khatian No. - 275 lying and situated at Mouza - Naoabad, J.L. No. - 19, P.O. - Rasapunja, P.S. - Bishnupur and under the jurisdiction of Rasapunja Gram Panchayat, District - South 24 Parganas to Baywatch Real Estate Private Limited;

AND THEREAFTER, by virtue of deed of conveyance dated 25.09.2014, registered in the office of A.D.S.R. Bishnupur, South 24 Parganas and recorded in the Book No. - I, CD Volume No. - 22, Pages from 3032 to 3047, being No. - 05850 for the year 2014, the vendor namely Baywatch Real Estate Private Limited sold, transferred and conveyed ALL THAT piece and parcel of Shali land admeasuring about 27 decimals comprised in R.S. Dag No. - 398 corresponding to L.R. Dag No. - 454 under L.R. Khatian No. - 1022 lying and situated at Mouza - Naoabad, J.L. No. - 19, P.O. - Rasapunja, P.S. - Bishnupur and under the jurisdiction of Rasapunja Gram Panchayat, District - South 24 Parganas to Charles Commercial Private Limited;

AND THEREAFTER, by virtue of the aforesaid deed, the said Charles Commercial Private Limited became the absolute owner, free from all encumbrances of ALL THAT piece and parcel of Shali Land admeasuring 27 Decimal comprised in R.S. Dag No. - 398 corresponding to L.R. Dag no. - 498 and recorded under L.R. Khatian No. - 1401, lying and situated at Mouza - Naoabad, J.L. No. - 19, P.O. - Rasapunja, P.S. - Bishnupur, under the jurisdiction of Rasapunja Gram Panchayat, District - South 24 Parganas.

AND WHEREAS, the Charles Commercial Private Limited for their own reasons and purposes decided to sell and transfer the said land and the Purchaser namely Akankshit Commodities Private Limited herein approached the said vendor with a proposal to purchase and acquire the Said Land and the Vendor



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Continuation Sheet

has agreed to transfer the right, title and interest in respect of the said land in favour of the Purchaser, free from all encumbrances;

AND THEREAFTER, by virtue of registered deed of conveyance dated 25.04.2022, 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 89378 to 89399, being no. **161303358 for the year 2022** made between **Charles Commercial Private Limited** therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Shali Land admeasuring 27 decimal comprised in R.S. Dag No. – 398 corresponding to L.R. Dag No. – 454 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, AKANKSHIT COMMODITIES PRIVATE LIMITED became an absolute owner of ALL THAT piece and parcel of Bastu Land admeasuring 27 decimal comprised in R.S. Dag No. – 398 corresponding to L.R. Dag No. – 454 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.

DEED No. – 3362/2022:

WHEREAS, by virtue of Deed of Conveyance dated 13.12.2008, registered in the office of A.D.S.R. Bishnupur, South 24 Parganas, recorded in the Book No. – I, CD Volume No. – 23, Pages from 1311 to 1327, being No. 05795 for the year 2008, the vendors namely Nanda Rani Naskar and others sold, conveyed and transferred ALL THAT piece and parcel of Shali land admeasuring 27.25 Decimals comprised in R.S. Dag No. – 398 corresponding to L.R. Dag No. – 454 under L.R. Khatian No. – 322 lying and situated at Mouza – Naoabad, J.L. No. – 19, P.O. – Rasapunja, P.S. – Bishnupur and under the jurisdiction of Rasapunja Gram Panchayat, District – South 24 Parganas to Shiv Niketan Private Limited (presently Shiv Niketan Limited);



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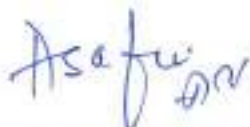
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AND THEREAFTER, by virtue of deed of conveyance dated 12.05.2013, registered in the office of A.D.S.R. Bishnupur, South 24 Parganas and recorded in the Book No. - I, CD Volume No. - 11, Pages from 5000 to 5013, being No. - 04805 for the year 2013, the vendor namely Shiv Niketan Private Limited (presently Shiv Niketan Limited) sold, transferred and conveyed ALL THAT piece and parcel of Shali land admeasuring about 27.25 decimals comprised in R.S. Dag No. - 398 corresponding to L.R. Dag No. - 454 under L.R. Khatian No. - 1448 lying and situated at Mouza - Naoabad, J.L. No. - 19, P.O. - Rasapunja, P.S. - Bishnupur and under the jurisdiction of Rasapunja Gram Panchayat, District - South 24 Parganas to Bhutoria Construction Private Limited;

AND THEREAFTER, by virtue of the aforesaid deed, the said Bhutoria Construction Private Limited became the absolute owner, free from all encumbrances of ALL THAT piece and parcel of Shali Land admeasuring 27.25 Decimal comprised in R.S. Dag No. - 398 corresponding to L.R. Dag no. - 498 and recorded under L.R. Khatian No. - 1255, lying and situated at Mouza - Naoabad, J.L. No. - 19, P.O. - Rasapunja, P.S. - Bishnupur, under the jurisdiction of Rasapunja Gram Panchayat, District - South 24 Parganas.

AND WHEREAS, the Bhutoria Construction Private Limited for their own reasons and purposes decided to sell and transfer the said land and the Purchaser namely Akankshit Commodities Private Limited herein approached the said vendor with a proposal to purchase and acquire the Said Land and the Vendor has agreed to transfer the right, title and interest in respect of the said land in favour of the Purchaser, free from all encumbrances;

AND THEREAFTER, by virtue of registered deed of conveyance dated 25.04.2022, 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 89270 to 89297, being no. **161303362 for the year 2022** made between **Bhutoria Construction Private Limited** therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Shali Land admeasuring 27.25 decimal comprised in R.S. Dag No. - 398 corresponding to L.R. Dag No. - 454 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.



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AND THEREFORE, AKANKSHIT COMMODITIES PRIVATE LIMITED became an absolute owner of ALL THAT piece and parcel of Bastu Land admeasuring 27 decimal comprised in R.S. Dag No. - 398 corresponding to L.R. Dag No. - 454 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.

SCHEDULE - "C"

[Details of present Ownership of the said property]

Owner	R.S. Dag No.	L.R. Dag No.	Deed No.	L.R. Khatian	Mouza	J.L. No.	Area of Land (in Dec.)
BHUTORIA CONSTRUCTION PRIVATE LIMITED	365	418	6340/2021	1255	Naoabad	19	24.70
AKANKSHIT COMMODITIES PRIVATE LIMITED	377	433	3359/2022 3360/2022 3361/2022 3363/2022	1800	Naoabad	19	122.00
SHIV NIKETAN LIMITED (FORMERLY SHIV NIKETAN PRIVATE LIMITED)	380	436	6324/2009	1448	Naoabad	19	01.00
BHUTORIA CONSTRUCTION PRIVATE LIMITED	388	444	6244/2021	1255	Naoabad	19	01.50
BHUTORIA CONSTRUCTION PRIVATE LIMITED	389	445	6244/2021	1255	Naoabad	19	01.60
AKANKSHIT COMMODITIES PRIVATE LIMITED	391	447	3662/2022	1800	Naoabad	19	17.33
CHARLES COMMERCIAL	392	448	5850/2014 5849/2014	1401	Naoabad	19	32.00

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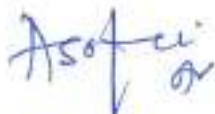
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PRIVATE LIMITED							
AKANKSHIT COMMODITIES PRIVATE LIMITED	392	448	2127/2023	1800	Naoabad	19	16.00
AKANKSHIT COMMODITIES PRIVATE LIMITED	393	449	2127/2023	1800	Naoabad	19	11.00
AKANKSHIT COMMODITIES PRIVATE LIMITED	394	450	1875/2023	1800	Naoabad	19	16.00
AKANKSHIT COMMODITIES PRIVATE LIMITED	395	451	3518/2023 3516/2023 3514/2023 3513/2023 3510/2023 3663/2023	1800	Naoabad	19	11.00
AKANKSHIT COMMODITIES PRIVATE LIMITED	396	452	2128/2023	1800	Naoabad	19	08.00
AKANKSHIT COMMODITIES PRIVATE LIMITED	397	453	3988/2022 1875/2023 0356/2023	1800	Naoabad	19	33.19
AKANKSHIT COMMODITIES PRIVATE LIMITED	398	454	3358/2022 3362/2022	1800	Naoabad	19	54.25



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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) SHIV NIKETAN LIMITED, (3) CHARLES COMMERCIAL PRIVATE LIMITED, (4) BHUTORIA CONSTRUCTION PRIVATE LIMITED are the absolute owners having clear and marketable right, title and interest with respect of the said property;
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,

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