

13.06.2023

To,
M/s. Natural Infranirman Private Limited,
Registered Office at 9A, Lord Sinha Road,
P.O. Middleton Row, P.S. Shakespeare Sarani,
Kolkata 700071.

No Encumbrances Certificate and detailed report on title.

Ref : An area of Land measuring area Land measuring area 87 Cottahs 15 Chittacks 30 Sq.ft. i.e., 4 Bighas 7 Cottahs 15 Chittacks 30 Sq.ft. more or less lying and situated at Premises/Holding No. 36, Ganganagar No. 2, Colony, in Municipal Ward No. 26, P.O. – Ganganagar, Police Station – Narayanpur (formerly – Airport), Kolkata – 700132, in Mouza – Ganganagar, J.L. No. 49, within the jurisdiction of the Madhyamgram Municipality, in the District – North 24 Pargabnas.

Present Owners of the said Plot : **(1) Bengal Ideal Home Maker & Associates Pvt. Ltd, (2) Sri Susanta Sur Roy, (3) Mrs. Sima Sur Roy, (4) Mr. Supravo Sur Roy, (5) Poroshpathor Realcon Pvt. Ltd, (6) M/s. Taramoyee Construction,**

I have caused necessary searches in the Additional Sub-Registry Office at Bidhanagar for the period from 2008 to 2023 and in the District Registry Office at D.S.R.-II for a period from 2008 to 2023 and ARA, Kolkata for period from 2008-2023 have inspected the Settlement Records and all other relevant documents in respect of the aforesaid property.

My report is as follows :

A. By deed of Indenture executed on 17th day of December, 1996 and registered in the office of Additional Registrar of Assurances - II, Kolkata, recorded in Book No.I, CD Volume No. 25, pages 8286 to 8303, as Being No.12535 for the year 2009, the one Ranabir Biswas, the Vendor therein, sold, conveyed and transferred his property being ALL THAT undivided one-equal half part or share in piece or parcel of danga, bastu and doba land, measuring area 58 (fifty eight) decimal, more or less, equivalent to 1 (one) Bigha 15 (fifteen) Cotthas 0 (zero) chittak 36 (thirty six) square feet, more or less, lying and situated at Municipal Holding No.36/1, Ganganagar No.2, Colony, in Municipal Ward No.26, P.O. - Ganganagar, Police Station - Airport, Kolkata - 700132, in Mouza - Ganganagar, J.L. No.49, within the jurisdiction of the Madhyamgram Municipality, District - North - 24-Parganas, details dag, khatian and classification and area as under;

R.S. Dag No.	R.S. Khatian No.	L.R. Dag No.	L.R. Khatian No.	Nature of Land	Area of Land (Decimals)
350	175	350	356	Doba	6
351 (P)	175	351 (P)	356	Danga	42
351/659	175	351/659	356	Bastu	10

to M/S. JIWANRAM SHEODUTTRAI, a partnership firm, at 30D, Jawaharlal Nehru Road, P.O.- Park Street, Police Station - Park Street, Kolkata - 700016, represented by its partners namely, 1) SRI VIMAL PRAKASH, 2) SRI KAMAL PRAKASH, 3) DR. (MS) RAJRANI AGRAWAL, 4) SRI ALOK PRAKASH and 5) SRI KAILASH PATI, the purchaser therein, for valuable consideration as mentioned therein, morefully and particularly described in the Schedule thereunder written.

B. by deed of Indenture executed on 17th day of December, 1996 and registered in the office of Additional Registrar of Assurances - II, Kolkata, recorded in Book No.I, CD Volume No. 25, pages 8651 to 8666, as Being No. 12536 for the year 2009, the one Avijit Biswas, the Vendor therein, sold, conveyed and transferred his property being ALL THAT undivided one-equal half part or share in piece or parcel of danga, bastu and doba land, measuring area 58 (fifty eight) decimal, more or less, equivalent to 1 (one) Bigha 15 (fifteen) Cotthas 0 (zero) chittak 36 (thirty six) square feet, more or less, lying and situated at Municipal Holding No.36/1, Ganganagar No.2, Colony, in Ward No.26, P.O. - Ganganagar, Police Station - Airport, Kolkata - 700132, in Mouza - Ganganagar, J.L. No.49, within the jurisdiction of the Madhyamgram Municipality, District - North - 24-Parganas, to details dag, khatian and calssification and area as under;

R.S. Dag No.	R.S. Khatian No.	L.R. Dag No.	L.R. Khatian No.	Nature of Land	Area of Land (Decimals)
350	175	350	356	Doba	6
351 (P)	175	351 (P)	356	Danga	42
351/659	175	351/659	356	Bastu	10

to M/S. JIWANRAM SHEODUTTRAI, a partnership firm, at 30D, Jawaharlal Nehru Road, P.O.- Park Street, Police Station - Park Street, Kolkata - 700016, represented by its partners namely, 1) SRI VIMAL PRAKASH, 2) SRI KAMAL PRAKASH, 3) DR. (MS) RAJRANI AGRAWAL, 4) SRI ALOK PRAKASH and 5) SRI KAILASH PATI, the purchaser therein, for valuable consideration as mentioned therein, morefully and particularly described in the Schedule thereunder written.

C. By virtue of the aforesaid deeds the said M/S. JIWANRAM SHEODUTTRAI, sole and absolute owner of the property being ALL THAT piece or parcel of danga, bastu and doba land, measuring area 58 (fifty eight) decimal, more or less, equivalent to 1 (one) Bigha 15 (fifteen) Cotthas 0 (zero) chittak 36 (thirty six) square feet, more or less, lying and situated at Municipal Holding No.36/1, Ganganagar No.2, Colony, in Ward No.26, P.O. - Ganganagar, Police Station - Airport, Kolkata - 700132, in Mouza - Ganganagar, J.L. No.49, within the jurisdiction of the Madhyamgram Municipality, District - North - 24-Parganas, to details dag, khatian and calssification and area as under;

R.S. Dag No.	R.S. Khatian No.	L.R. Dag No.	L.R. Khatian No.	Nature of Land	Area of Land (Decimals)
350	175	350	356	Doba	6
351 (P)	175	351 (P)	356	Danga	42
351/659	175	351/659	356	Bastu	10

D. The said Kailash Pati, died intestate on 12/08/2006 leaving behind him his only wife namely Smt. Jayshree Devi Poddar became the owner of his share in the said partnership firm.

E. Upon the death of said Kailash Pati, the partners hereto, continued the said partnership business in terms thereof and that the only legal heir of the said Kailash Pati namely, Smt. Jayshree Devi Poddar, did not became and/or desire to be the partner of the said Partnership firm.

F. The account of the said Kailash Pati in the said Partnership business has been settled and all what was payable to the account of Late Kailash Pati in the said Partnership business has been paid the amount to the only legal heir of Late Kailash Pati namely Smt. Jayshree Devi Poddar, upon receipt of the same, the said Smt. Jayshree Devi Poddar has no right, title, interest and/or benefit in the said Partnership firm as well as the business, in future.

G. The said Alok Prakash, retired from the said Partnership firm, on 24th day of December 2012 and settled the amount as his share in respect of the said firm and same was received and acknowledge from the said partnership firm.

H. After retirement of the said Sri Alok Prakash, the remaining and/or continuing partners of the said firm, namely, 1) SRI VIMAL PRAKASH, 2) SRI KAMAL PRAKASH, 3) DR.(MS) RAJRANI AGRAWAL, and they are the present partners of the firm namely; M/S. Jiwanram Sheoduttrai.

I. The said M/S. JIWANRAM SHEODUTTRAI, owner of the property being ALL THAT piece or parcel of danga, bastu and doba land, measuring area 58 (fifty eight) decimal, more or less, equivalent to 1 (one) Bigha 15 (fifteen) Cotthas 0 (zero) chittak 36 (thirty six) square feet, more or less, lying and situated at Municipal Holding No.36/1, Ganganagar No.2, Colony, in Ward No.26, P.O. - Ganganagar, Police Station - Airport, Kolkata - 700132, in Mouza - Ganganagar, J.L. No.49, within the jurisdiction of the Madhyamgram Municipality, District - North - 24-Parganas, dag, khatian and classification and area details as under:

R.S. Dag No.	R.S. Khatian No.	L.R. Dag No.	L.R. Khatian No.	Nature of Land	Area of Land (Decimals)
350	175	350	356	Doba	6
351 (P)	175	351 (P)	356	Danga	42
351/659	175	351/659	356	Bastu	10

and thereafter mutated its name in the record of the Madhyamgram Municipality being Municipal Holding No. 36/1, Ganganagar No.2, Colony, in Ward No.26, P.O. - Ganganagar, Police Station - Narayanpur (formerly Airport), Kolkata - 700132, in fact.

J. By deed of Conveyance dated 30th day of September, 2019, registered in the office of Additional District Sub-Registrar Bidannagar, Salt Lake City, District – 24-Parganas (North), recorded in Book No.I, Volume No.1504-2019, pages from 1029341 to 102971, as Being No.15402451 for the year 2019, the said M/S. JIWANRAM SHEODUTTRAI, the Vendor therein, sold, conveyed and transferred the property being ALL THAT piece or parcel of proposed Bastu Land as per R.O.R. Danga land, measuring an area 07 (seven) Cottahs 03 (three) chittak 17 (seventeen) square feet, more or less, out of total land measuring area 42 (forty two) decimal, more or less, together with tiles shaded structure measuring area 150 (one hundred fifty) square feet, more or less, being Lot 'A', lying and situated at portion of Municipal Holding No.36/1, Ganganagar No.2, Colony, in Ward No.26, P.O. -

Ganganagar, Police Station - Narayanpur (formerly Airport), Kolkata - 700132, in Mouza - Ganganagar, J.L. No.49, R.S./L.R. Dag No.351 (p) under R.S. Khatian No. 175 corresponding to L.R. Khatian No.356 (P), within the jurisdiction of the Madhyamgram Municipality, in the District - North - 24-Parganas, unto infavour of Mrs. Sima Sur Roy, purchaser therein, for valuable consideration as mentioned therein, more fully and particularly described in the Schedule thereunder written and subsequently also mutated her property and registered the Madhyamgram Municipality and obtained a Municipal Holding No.36/1/1, in Ward No.26 and also mutated her property and registered the B.L.L.R.O, at Barasat and obtained L.R. Khatian No.1046.

K. By deed of Conveyance dated 30th day of September, 2019, registered in the office of Additional District Sub-Registrar Bidannagar, Salt Lake City, District - 24-Parganas (North), recorded in Book No.I, Volume No.1504-2019, pages from 102893 to 102933, as Being No.15402450 for the year 2019, the said M/S. JIWANRAM SHEODUTTRAI, the Vendor therein, sold, conveyed and transferred the property being ALL THAT piece or parcel of proposed Bastu Land as per R.O.R. Doba land, measuring an area 3 (three) Cottahs 10 (ten) chittaks 04 (four) square feet, more or less, togetherwith tiles shaded structure measuring area 50 (fifty) square feet, more or less, being Lot 'B', lying and situated at portion of Municipal Holding No.36/1, Ganganagar No.2, Colony, in Ward No.26, P.O. - Ganganagar, Police Station - Narayanpur (formerly Airport), Kolkata - 700132, in Mouza - Ganganagar, J.L. No.49, R.S./L.R. Dag No.350 under R.S. Khatian No. 175 corresponding to L.R. Khatian No.356 (P), within the jurisdiction of the Madhyamgram Municipality, District - North - 24-Parganas, unto infavour of Poroshpathor Realcom Pvt. Ltd, purchaser therein, for valuable consideration as mentioned therein, more fully and particularly described in the Schedule thereunder written and subsequently also mutated her property and registered the Madhyamgram Municipality and obtained a Municipal Holding No.36/1/3, in Ward No.26 and also mutated its property and registered the B.L.L.R.O, at Barasat and obtained L.R. Khatian No.1110.

L. By deed of Conveyance dated 30th day of September, 2019, registered in the office of Additional District Sub-Registrar Bidannagar, Salt Lake City, District - 24-Parganas (North), recorded in Book No.I, Volume No.1504-2019, pages from 103085 to 103125, as Being No.15402455 for the year 2019, the said M/S. JIWANRAM SHEODUTTRAI, the Vendor therein, sold, conveyed and transferred the property being ALL THAT piece or parcel of proposed Bastu Land as per R.O.R. Danga land, measuring an area 5 (five) Cottahs 06 (six) chittaks 22 (twenty two) square feet, more or less, out of total land measuring an area 42 (forty two) decimals together with tiles shaded structure measuring area 125 (one hundred twenty five) square feet, more or less, being Lot 'C', lying and situated at portion of Municipal Holding No.36/1, Ganganagar No.2, Colony, in Ward No.26, P.O. - Ganganagar, Police Station - Narayanpur (formerly Airport), Kolkata - 700132, in Mouza - Ganganagar, J.L. No.49, R.S./L.R. Dag No.351 (P) under R.S. Khatian No. 175 corresponding to L.R. Khatian No.356 (P), within the jurisdiction of the Madhyamgram Municipality, District - North - 24-Parganas, unto infavour of M/s. Taramoyee Construction, being the purchaser therein, for valuable consideration as mentioned therein, more fully and particularly described in the Schedule thereunder written and subsequently also mutated its property and registered the Madhyamgram Municipality and obtained a Municipal Holding No.36/1/4, in Ward No.26 and also mutated her property and registered the B.L.L.R.O, at Barasat and obtained L.R. Khatian No.1037.

M. By deed of Conveyance dated 1st day of October, 2019, registered in the office of Additional District Sub-Registrar Bidannagar, Salt Lake City, District - 24-

Parganas (North), recorded in Book No.I, Volume No.1504-2019, pages from 104649 to 104689, as Being No.15402492 for the year 2019, the said M/S. JIWANRAM SHEODUTTRAI, the Vendor therein, sold, conveyed and transferred the property being ALL THAT piece or parcel of proposed Bastu Land as per R.O.R. Danga land, measuring an area 05 (five) Cottahs 01 (one) chittak 17 (seventeen) square feet, more or less, out of total land measuring an area 42 (forty two) decimals togetherwith tiles shaded structure measuring area 150 (one hundred fifty) square feet, more or less, being Lot 'D', lying and situated at portion of Municipal Holding No.36/1, Ganganagar No.2, Colony, in Ward No.26, P.O. - Ganganagar, Police Station - Narayanpur (formerly Airport), Kolkata - 700132, in Mouza - Ganganagar, J.L. No.49, R.S./L.R. Dag No.351 (P) under R.S. Khatian No. 175 corresponding to L.R. Khatian No.356 (P), within the jurisdiction of the Madhyamgram Municipality, District - North - 24-Parganas, unto infavour of Bengal Ideal Home Maker & Associates Pvt. Ltd, being the purchaser therein, for valuable consideration as mentioned therein, more fully and particularly described in the Schedule thereunder written and subsequently also mutated her property and registered the Madhyamgram Municipality and obtained a Municipal Holding No.36/1/5, in Ward No.26 and also mutated its property and registered the B.L.L.R.O, at Barasat and obtained L.R. Khatian No.1083.

N. By deed of Conveyance dated 30th day of October, 2019, registered in the office of Additional District Sub-Registrar Bidannagar, Salt Lake City, District - 24-Parganas (North), recorded in Book No.I, Volume No.1504-2019, pages from 103126 to 103166, as Being No.15402456 for the year 2019, the said M/S. JIWANRAM SHEODUTTRAI, the Vendor therein, sold, conveyed and transferred the property being ALL THAT piece or parcel of proposed Bastu Land as per R.O.R. Danga land, measuring an area 7 (seven) Cottahs 11 (eleven) chittaks 14 (fourteen) square feet, more or less, out of total land measuring an area 42 (forty two) decimals togetherwith tiles shaded structure measuring area 150 (one hundred fifty) square feet, more or less, being Lot 'E', lying and situated at portion of Municipal Holding No.36/1, Ganganagar No.2, Colony, in Ward No.26, P.O. - Ganganagar, Police Station - Narayanpur (formerly Airport), Kolkata - 700132, in Mouza - Ganganagar, J.L. No.49, R.S./L.R. Dag No.351 (P) under R.S. Khatian No. 175 corresponding to L.R. Khatian No.356 (P), within the jurisdiction of the Madhyamgram Municipality, District - North - 24-Parganas, unto infavour of Poroshpathor Realcom Pvt. Ltd, being the purchaser therein, for valuable consideration as mentioned therein, more fully and particularly described in the Schedule thereunder written and subsequently also mutated its property and registered the Madhyamgram Municipality and obtained a Municipal Holding No.36/1/1, in Ward No.26 and also mutated her property and registered the B.L.L.R.O, at Barasat and obtained L.R. Khatian No.1045.

O. By deed of Conveyance dated 30th day of October, 2019, registered in the office of Additional District Sub-Registrar Bidannagar, Salt Lake City, District - 24-Parganas (North), recorded in Book No.I, Volume No.1504-2019, pages from 102855 to 102892, as Being No.15402449 for the year 2019, the said M/S. JIWANRAM SHEODUTTRAI, the Vendor therein, sold, conveyed and transferred the property being ALL THAT piece or parcel of Bastu Land, measuring an area 06 (six) Cottahs 00 (zero) chittak 36 (thirty six) square feet, more or less, togetherwith tiles shaded structure measuring area 200 (two hundred) square feet, more or less, being Lot 'F', lying and situated at portion of Municipal Holding No.36/1, Ganganagar No.2, Colony, in Ward No.26, P.O. - Ganganagar, Police Station - Narayanpur (formerly Airport), Kolkata - 700132, in Mouza - Ganganagar, J.L. No.49, R.S./L.R. Dag No.351/659 (p) under R.S. Khatian No. 175 corresponding to L.R. Khatian No.356 (P), within the jurisdiction of the Madhyamgram Municipality, in the District - North

- 24-Parganas, unto infavour of SRI SUSANTA SUR ROY, being the purchaser therein, for valuable consideration as mentioned therein, more fully and particularly described in the Schedule thereunder written and subsequently also mutated his property and registered the Madhyamgram Municipality and obtained a Municipal Holding No.36/1/2, in Ward No.26 and also mutated her property and registered the B.L.L.R.O, at Barasat and obtained L.R. Khatian No.1047.

P. By deed of Indenture dated 9th day of December, 1997, registered in the office of Additional Registrar of Assurances - II, Kolkata, recorded in Book No.I, CD Volume No.25, pages 8232 to 8261, as Being No.12532 for the year 2009, Sri Vimal Prakash, Sri Kamal Prakash and Sri Alok Prakash jointly purchased the property being ALL THAT undivided one-equal half part or share in piece or parcel of danga land, measuring area 2 (two) Bigha 11 (eleven) Cotthas 3 (three) chittaks 23 (twenty three) square feet, more or less, lying and situated at Mouza - Ganganagar, J.L. No.49, R.S. Dag No.351 (p) under R.S. Khatian No.275, P.O. - Ganganagar, Police Station - Airport, Kolkata - 700132, within the jurisdiction of the Madhyamgram Municipality, District - North - 24-Parganas, from Sri Avijit Biswas, the Vendors therein, for valuable consideration as mentioned therein, morefully and particularly described in the Schedule thereunder written.

Q. By deed of Indenture dated 9th day of December, 1997, registered in the office of Additional Registrar of Assurances - II, Kolkata, recorded in Book No.I, CD Volume No.25, pages 9691 to 9720, as Being No.12534 for the year 2009, Sri Vimal Prakash, Sri Kamal Prakash and Sri Alok Prakash jointly purchased the property being ALL THAT undivided one-equal half part or share in piece or parcel of danga land, measuring area 2 (two) Bigha 11 (eleven) Cotthas 3 (three) chittaks 23 (twenty three) square feet, more or less, lying and situated at Mouza - Ganganagar, J.L. No.49, R.S. Dag No.351 (p) under R.S. Khatian No.275, P.O. - Ganganagar, Police Station - Airport, Kolkata - 700132, within the jurisdiction of the Madhyamgram Municipality, District - North - 24-Parganas, from Sri Ranabir Biswas, the Vendors therein, for valuable consideration as mentioned therein, morefully and particularly described in the Schedule thereunder written.

R. By virtue of the said deeds the said Sri Vimal Prakash, Sri Kamal Prakash and Sri Alok Prakash are joint owners in respect of the property being ALL THAT piece or parcel of danga land, measuring area 2 (two) Bigha 11 (eleven) Cotthas 3 (three) chittaks 23 (twenty three) square feet, more or less, lying and situated at Mouza - Ganganagar, J.L. No.49, R.S. Dag No.351 (p) under R.S. Khatian No.275, P.O. - Ganganagar, Police Station - Airport, Kolkata - 700132, within the jurisdiction of the Madhyamgram Municipality, District - North - 24-Parganas, and jointly mutated their names in the record of the Madhyamgram Municipality and obtained a Municipal Holding No.36, Ganganagar, 2 No Colony, in Ward No.26.

S. By deed of Indenture dated 9th day of December, 1997, registered in the office of Additional Registrar of Assurances - II, Kolkata, recorded in Book No.I, CD Volume No.25, pages 8262 to 8285, as Being No.12533 for the year 2009, Sri Vimal Prakash, Sri Kamal Prakash and Sri Alok Prakash jointly purchased the property being ALL THAT piece or parcel of danga land, measuring area 1 (one) Cottha 10 (ten) chittaks 30 (thirty) square feet, more or less, lying and situated at Mouza - Ganganagar, J.L. No.49, R.S. Dag No.351 (p) under R.S. Khatian No.175, P.O. - Ganganagar, Police Station - Airport, Kolkata - 700132, within the jurisdiction of the Madhyamgram Municipality, District - North - 24-Parganas, from Sri Sunil Kumar Mukherjee, the Vendors therein, for valuable consideration as mentioned therein, morefully and particularly described in the Schedule thereunder written.

T. By virtue of the said deed the said Sri Vimal Prakash, Sri Kamal Prakash and Sri Alok Prakash are joint owners in respect of the property being ALL THAT piece or parcel of danga land, measuring area 1 (one) Cottha 10 (ten) chittaks 30 (thirty) square feet, more or less, lying and situated at Mouza - Ganganagar, J.L. No.49, R.S. Dag No.351 (p) under R.S. Khatian No.175, P.O. - Ganganagar, Police Station - Airport, Kolkata - 700132, within the jurisdiction of the Madhyamgram Municipality, District - North - 24-Parganas and jointly mutated their names in the record of the Madhyamgram Municipality and obtained a Municipal Holding No.37, Ganganagar, 2No Colony, in Ward No.26.

U. By virtue of the said deed the said Sri Vimal Prakash, Sri Kamal Prakash and Sri Alok Prakash jointly mutated their names in the record of the Block Land and Land Reforms Office at Madhyamgram and obtained a L.R. Khatian No.357 in the name of Sri Vimal Prakash, L.R. Khatian No.358 in the name of Sri Kamal Prakash, and L.R. Khatian No.359 in the name of Sri Alok Prakash, under R.S./L.R. Dag No.351.

V. The said Sri Vimal Prakash, Sri Kamal Prakash and Sri Alok Prakash became joint owners of the property being ALL THAT piece or parcel of danga land, measuring area 2 (two) Bigha 12 (twelve) Cotthas 14 (fourteen) chittaks 08 (eight) square feet, more or less, lying and situated at Municipal Holding No.36 and 37, Ganganagar No.2, Colony, in Ward No.26, P.O. - Ganganagar, Police Station - Narayanpur (formerly Airport), Kolkata - 700132, in Mouza - Ganganagar, J.L. No.49, R.S./L.R. Dag No.351 (p) under R.S. Khatian No. 275 and 175 corresponding to L.R. Khatian No. 357, 358 and 359 respectively, within the jurisdiction of the Madhyamgram Municipality, District - North - 24-Parganas, and each having undivided owner of 1/3rd part or share in the aforesaid property.

W. By a Deed of Gift, Dated 3rd day of May, 2018, registered at the Office of the Additional Registrar of Assurances - IV, Kolkata, recorded in Book No.I, Volume No.1904-2018, pages from 196063 to 196087 thereof as Being No.190404659 for the year 2018, the said Sri Alok Prakash, the donor therein, out of love and affection as mentioned therein granted, conveyed and transferred his share in the property being ALL THAT undivided 1/3rd part or share in ALL THAT piece or parcel of danga land, measuring area 2 (two) Bigha 12 (twelve) Cotthas 14 (fourteen) chittaks 08 (eight) square feet, more or less, lying and situated at Municipal Holding No.36 and 37, Ganganagar No.2, Colony, in Ward No.26, P.O. - Ganganagar, Police Station - Airport, Kolkata - 700132, in Mouza - Ganganagar, J.L. No.49, R.S./L.R. Dag No.351 (p) under L.R. Khatian No.359, within the jurisdiction of the Madhyamgram Municipality, District - North - 24-Parganas, in favour of his brother namely Sri Vimal Prakash and Sri Kamal Prakash, the donees therein, absolutely and forever, morefully and particularly described in the Schedule thereunder written.

X. By virtue of the said deed of gift the said Sri Vimal Prakash and Sri Kamal Prakash became joint owners of the property being ALL THAT piece or parcel of danga land, measuring area 2 (two) Bigha 12 (twelve) Cotthas 14 (fourteen) chittaks 08 (eight) square feet, more or less, lying and situated at Municipal Holding No.36 and 37, Ganganagar No.2, Colony, in Ward No.26, P.O. - Ganganagar, Police Station - Narayanpur (formerly Airport), Kolkata - 700132, in Mouza - Ganganagar, J.L. No.49, R.S./L.R. Dag No.351 (p) under R.S. Khatian No. 275 and 175 corresponding to L.R. Khatian No. 357, 358 and 359, within the jurisdiction of the Madhyamgram Municipality, District - North - 24-Parganas and jointly mutated their names in the record of the Madhyamgram Municipality and obtained a renumbered Municipal Holding No.36, Ganganagar, 2No Colony, in Ward No.26, in fact.

Y. By deed of Conveyance dated 1st day of October, 2019, registered in the office of Additional District Sub-Registrar Bidannagar, Salt Lake City, District – 24-Parganas (North), recorded in Book No.I, Volume No.1504-2019, pages from 104051 to 104086, as Being No.15402477 for the year 2019, the said Sri Vimal Prakash and Sri Kamal Prakash, the Vendors therein jointly sold, conveyed and transferred their property being ALL THAT piece or parcel of proposed Bastu land and as per ROR danga land, measuring an area 5 (five) Cottahs 10 (ten) chittak 27 (twenty seven) square feet, more or less, out of total land measuring area 2 (two) Bigha 12 (twelve) Cotthas 14 (fourteen) chittaks 08 (eight) square feet, more or less, together with tiles shaded structure measuring area 120 (one hundred twenty) square feet, more or less, being Lot 'H', lying and situated at portion of Municipal Holding No. 36, Ganganagar No.2, Colony, in Ward No.26, P.O. - Ganganagar, Police Station - Narayanpur (formerly Airport), Kolkata - 700132, in Mouza - Ganganagar, J.L. No.49,R.S./L.R. Dag No.351 (p) under R.S. Khatian No. 275 and 175 corresponding to L.R. Khatian No. 357 and 358, within the jurisdiction of the Madhyamgram Municipality, in the District - North - 24-Parganas, and details Dag Nos.; Khatian Nos.; Area of land are given below:-

R.S. DAG NO.	KHATIAN NO.	SALEABLE AREA
		K - Ch - Sq.ft
351 (P)	357	02 - 13 - 13.5
351 (P)	358	02 - 13 - 13.5
	Total	05 - 10 - 27

unto infavour of BENGAL IDEAL HOME MAKER & ASSOCIATES PVT. LTD, being the purchaser therein, for valuable consideration as mentioned therein, more fully and particularly described in the Schedule thereunder written and subsequently also mutated its property and registered the Madhyamgram Municipality and obtained a Municipal Holding No.36/3, in Ward No.26 and also mutated its property and registered the B.L.L.R.O, at Barasat and obtained L.R. Khatian No.1084.

Z. By deed of Conveyance dated 1st day of October, 2019, registered in the office of Additional District Sub-Registrar Bidannagar, Salt Lake City, District – 24-Parganas (North), recorded in Book No.I, Volume No.1504-2019, pages from 104211 to 104247 as Being No.15402481 for the year 2019, the said Sri Vimal Prakash and Sri Kamal Prakash, the Vendors therein jointly sold, conveyed and transferred their property being ALL THAT piece or parcel of proposed Bastu land and as per ROR danga land, measuring an area 6 (six) Cottahs 02 (two) chittak 32 (thirty two) square feet, more or less, out of total land measuring area 2 (two) Bigha 12 (twelve) Cotthas 14 (fourteen) chittaks 08 (eight) square feet, more or less, together with tiles shaded structure measuring area 150 (one hundred fifty) square feet, more or less, being Lot 'I', lying and situated at portion of Municipal Holding No.36, Ganganagar No.2, Colony, in Ward No.26, P.O. - Ganganagar, Police Station - Narayanpur (formerly Airport), Kolkata - 700132, in Mouza - Ganganagar, J.L. No.49,R.S./L.R. Dag No.351 (p) under R.S. Khatian No. 275 and 175 corresponding to L.R. Khatian No. 357 and 358, within the jurisdiction of the Madhyamgram Municipality, in the District - North - 24-Parganas, and details Dag Nos.; Khatian Nos.; Area of land are given below:-

R.S. DAG NO.	KHATIAN NO.	SALEABLE AREA
		K - Ch - Sq.ft
351 (P)	357	03 - 01 - 16
351 (P)	358	03 - 01 - 16
	Total	06 - 02 - 32

unto infavour of M/S. TARAMOYEE CONSTRUCTION, being the purchaser therein, for valuable consideration as mentioned therein, more fully and particularly

described in the Schedule thereunder written and subsequently also mutated her property and registered the Madhyamgram Municipality and obtained a Municipal Holding No.36/4, in Ward No.26 and also mutated its property and registered the B.L.L.R.O, at Barasat and obtained L.R. Khatian No.1024.

AA. By deed of Conveyance dated 1st day of October, 2019, registered in the office of Additional District Sub-Registrar Bidannagar, Salt Lake City, District – 24-Parganas (North), recorded in Book No.I, Volume No.1504-2019, pages from 104174 to 104210 as Being No.15402480 for the year 2019, the said Sri Vimal Prakash and Sri Kamal Prakash, the Vendors therein jointly sold, conveyed and transferred their property being ALL THAT piece or parcel of proposed Bastu land and as per ROR danga land, measuring an area 08 (eight) Cottahs 00 (zero) chittak 21 (twenty one) square feet, more or less, out of total land measuring area 2 (two) Bigha 12 (twelve) Cotthas 14 (fourteen) chittaks 08 (eight) square feet, more or less, togetherwith tiles shaded structure measuring area 180 (one hundred eighty) square feet, more or less, being Lot 'J', lying and situated at portion of Municipal Holding No. 36, Ganganagar No.2, Colony, in Ward No.26, P.O. - Ganganagar, Police Station - Narayanpur (formerly Airport), Kolkata - 700132, in Mouza - Ganganagar, J.L. No.49,R.S./L.R. Dag No.351 (p) under R.S. Khatian No. 275 and 175 corresponding to L.R. Khatian No. 357 and 358, within the jurisdiction of the Madhyamgram Municipality, in the District - North - 24-Parganas, and details Dag Nos.; Khatian Nos.; Area of land are given below:-

R.S. DAG NO.	KHATIAN NO.	SALEABLE AREA
		K - Ch - Sq.ft
351 (P)	357	04 - 00 - 10.5
351 (P)	358	04 - 00 - 10.5
	Total	08 - 00 - 21

unto infavour of PAROSHPATHOR REALCOM PVT. LTD., being the purchaser therein, for valuable consideration as mentioned therein, more fully and particularly described in the Schedule thereunder written and subsequently also mutated its property and registered the MadhyamgramMunicipality and obtained a Municipal Holding No.36/5, in Ward No.26 and also mutated her property and registered the B.L.L.R.O, at Barasat and obtained L.R. Khatian No.1016.

BB. By deed of Conveyance dated 1st day of October, 2019, registered in the office of Additional District Sub-Registrar Bidannagar, Salt Lake City, District – 24-Parganas (North), recorded in Book No.I, Volume No.1504-2019, pages from 104138 to 104173 as Being No.15402479 for the year 2019, the said Sri Vimal Prakash and Sri Kamal Prakash, the Vendors therein jointly sold, conveyed and transferred their property being ALL THAT piece or parcel of proposed Bastu land and as per ROR danga land, measuring an area 08 (eight) Cottahs 00 (three) chittaks 37 (thirty seven) square feet, more or less, out of total land measuring area 2 (two) Bigha 12 (twelve) Cotthas 14 (fourteen) chittaks 08 (eight) square feet, more or less, togetherwith tiles shaded structure measuring area 199 (one hundred ninety nine) square feet, more or less, being Lot 'K', lying and situated at portion of Municipal Holding No.36, Ganganagar No.2, Colony, in Ward No.26, P.O. - Ganganagar, Police Station - Narayanpur (formerly Airport), Kolkata - 700132, in Mouza - Ganganagar, J.L. No.49,R.S./L.R. Dag No.351 (p) under R.S. Khatian No. 245 and 175 corresponding to L.R. Khatian No. 357 and 358, within the jurisdiction of the Madhyamgram Municipality, in the District - North - 24-Parganas, and details Dag Nos.; Khatian Nos.; Area of land are given below:-

R.S. DAG NO.	KHATIAN NO.	SALEABLE AREA
		K - Ch - Sq.ft
351 (P)	357	04 - 00 - 18.5

351 (P)	358	04 - 00 - 18.5
		Total 08 - 00 - 37

unto infavour of MR. SUPRAVO SUR ROY, being the purchaser therein, for valuable consideration as mentioned therein, more fully and particularly described in the Schedule thereunder written and subsequently also mutated her property and registered the Madhyamgram Municipality and obtained a Municipal Holding No.36/6, in Ward No.26 and also mutated his property and registered the B.L.L.R.O, at Barasat and obtained L.R. Khatian No.1015.

CC. By deed of Conveyance dated 1st day of October, 2019, registered in the office of Additional District Sub-Registrar Bidannagar, Salt Lake City, District – 24-Parganas (North), recorded in Book No.I, Volume No.1504-2019, pages from 104690 to 104726 as Being No.15402493 for the year 2019, the said Sri Vimal Prakash and Sri Kamal Prakash, the Vendors therein jointly sold, conveyed and transferred their property being ALL THAT piece or parcel of proposed Bastu land and as per ROR danga land, measuring an area 5 (five) Cottahs 01 (one) chittak 44 (forty four) square feet, more or less, out of total land measuring area 2 (two) Bigha 12 (twelve) Cotthas 14 (fourteen) chittaks 08 (eight) square feet, more or less, togetherwith tiles shaded structure measuring area 170 (one hundred seventy) square feet, more or less, being Lot 'L', lying and situated at portion of Municipal Holding No. 36, Ganganagar No.2, Colony, in Ward No.26, P.O. - Ganganagar, Police Station - Narayanpur (formerly Airport), Kolkata - 700132, in Mouza - Ganganagar, J.L. No.49,R.S./L.R. Dag No.351 (p) under R.S. Khatian No. 275 and 175 corresponding to L.R. Khatian No. 357 and 358, within the jurisdiction of the Madhyamgram Municipality, in the District - North - 24-Parganas, and details Dag Nos.; Khatian Nos.; Area of land are given below:-

R.S. DAG NO.	KHATIAN NO.	SALEABLE AREA
		K - Ch - Sq.ft
351 (P)	357	02 - 08 - 44.5
351 (P)	358	02 - 08 - 44.5
	Total	05 - 01 - 44

unto infavour of BENGAL IDEAL HOME MAKER & ASSOCIATES PVT. LTD, being the purchaser therein, for valuable consideration as mentioned therein, more fully and particularly described in the Schedule thereunder written and subsequently also mutated its property and registered the Madhyamgram Municipality and obtained a Municipal Holding No.36/7, in Ward No.26 and also mutated her property and registered the B.L.L.R.O, at Barasat and obtained L.R. Khatian No.1084.

DD. By deed of Conveyance dated 1st day of October, 2019, registered in the office of Additional District Sub-Registrar Bidannagar, Salt Lake City, District – 24-Parganas (North), recorded in Book No.I, Volume No.1504-2019, pages from 104727 to 104763 as Being No.15402494 for the year 2019, the said Sri Vimal Prakash and Sri Kamal Prakash, the Vendors therein jointly sold, conveyed and transferred their property being ALL THAT piece or parcel of proposed Bastu land and as per ROR danga land, measuring an area 05 (five) Cottahs 03 (three) chittaks 17 (seventeen) square feet, more or less, out of total land measuring area 2 (two) Bigha 12 (twelve) Cotthas 14 (fourteen) chittaks 08 (eight) square feet, more or less, togetherwith tiles shaded structure measuring area 150 (one hundred fifty) square feet, more or less, being Lot 'M', lying and situated at portion of Municipal Holding No. 36, Ganganagar No.2, Colony, in Ward No.26, P.O. - Ganganagar, Police Station - Narayanpur (formerly Airport), Kolkata - 700132, in Mouza - Ganganagar, J.L. No.49,R.S./L.R. Dag No.351 (p) under R.S. Khatian No. 275 and 175 corresponding to L.R. Khatian

No. 357 and 358, within the jurisdiction of the Madhyamgram Municipality, in the District - North - 24-Parganas, and details Dag Nos.; Khatian Nos.; Area of land are given below:-

R.S. DAG NO. KHATIAN NO. SALEABLE AREA		
		K - Ch - Sq.ft
351 (P)	357	02 - 09 - 31
351 (P)	358	02 - 09 - 31
	Total	05 - 03 - 17

unto infavour of POROSHPATHOR REALCON PVT. LTD, being the purchaser therein, for valuable consideration as mentioned therein, more fully and particularly described in the Schedule thereunder written and subsequently also mutated its property and registered the MadhyamgramMunicipality and obtained a Municipal Holding No.36/8, in Ward No.26 and also mutated her property and registered the B.L.L.R.O, at Barasat and obtained L.R. Khatian No.1026.

EE. By deed of Conveyance dated 30th day of September, 2019, registered in the office of Additional District Sub-Registrar Bidannagar, Salt Lake City, District – 24-Parganas (North), recorded in Book No.I, Volume No.1504-2019, pages from 102972 to 103007 as Being No.15402452 for the year 2019, the said Sri Vimal Prakash and Sri Kamal Prakash, the Vendors therein jointly sold, conveyed and transferred their property being ALL THAT piece or parcel of proposed Bastu land and as per ROR danga land, measuring an area 8 (eight) Cottahs 03 (three) chittak 18 (eighteen) square feet, more or less, out of total land measuring area 2 (two) Bigha 12 (twelve) Cotthas 14 (fourteen) chittaks 08 (eight) square feet, more or less, togetherwith tiles shaded structure measuring area 200 (two hundred) square feet, more or less, being Lot 'N', lying and situated at portion of Municipal Holding No.36, Ganganagar No.2, Colony, in Ward No.26, P.O. - Ganganagar, Police Station - Narayanpur (formerly Airport), Kolkata - 700132, in Mouza - Ganganagar, J.L. No.49,R.S./L.R. Dag No.351 (p) under R.S. Khatian No. 275 and 175 corresponding to L.R. Khatian No. 357 and 358, within the jurisdiction of the Madhyamgram Municipality, in the District - North - 24-Parganas, and details Dag Nos.; Khatian Nos.; Area of land are given below:-

R.S. DAG NO. KHATIAN NO. SALEABLE AREA		
		K - Ch - Sq.ft
351 (P)	357	04 - 01 - 31.5
351 (P)	358	04 - 01 - 31.5
	Total	08 - 03 - 18

unto in favour of BENGAL IDEAL HOME MAKER & ASSOCIATES PVT. LTD, being the purchaser therein, for valuable consideration as mentioned therein, more fully and particularly described in the Schedule thereunder written and subsequently also mutated her property and registered the MadhyamgramMunicipality and obtained a Municipal Holding No.36, in Ward No.26 and also mutated its property and registered the B.L.L.R.O, at Barasat and obtained L.R. Khatian No.1083.

FF. The owners herein executed a registered Boundary declaration dated 2nd day of August, 2021, registered at the office of the Additional Registrar of Assurances – IV, Kolkata, recorded in Book No.I, Volume No.1904-2021, pages from 318105 to 318133 as Being No.190406470 for the year 2021, respecting their property being ALL THAT piece or parcel of land, measuring area 87 (eighty seven) cotthas 15 (fifteen) chittaks 30 (thirty) square feet, more or less, lying and situated at Premises/Holding No.36, Ganganagar No.2, Colony, in Ward No.26, P.O. - Ganganagar, Police Station - Narayanpur (formerly Airport), Kolkata - 700132, in Mouza - Ganganagar, J.L. No.49, within the jurisdiction of

the Madhyamgram Municipality, in the District - North - 24-Parganas, and details Dag Nos.; Khatian Nos.; Area of land are given below:-

R.S./L.R. DAG NO.	L.R. KHATIAN NO.	AREA		
		Cottahs	Chittaks	Square feet
350	1048	03	10	04
351(P)	1046, 1037, 356, 1045, 1025, 357, 358, 1024, 1026, 1015, 1016.	78	04	35
351/659	1047	06	00	36
Total Area of Land		87	15	30

Morefully and particularly described in the Schedule thereunder written, also mutated their property and registered the MadhyamgramMunicipality and obtained a Municipal Holding No.36, in Ward No.26.

GG. By virtue of the said deeds the owners herein owners of the property being ALL THAT piece or parcel of bastuland, measuring area 87 (eighty seven) cottahs 15 (fifteen) chittaks 30 (thirty) square feet, more or less, lying and situated at Premises/Holding No.36, Ganganagar No.2, Colony, in Ward No.26, P.O. - Ganganagar, Police Station - Narayanpur (formerly Airport), Kolkata - 700132, in Mouza - Ganganagar, J.L. No.49, within the jurisdiction of the Madhyamgram Municipality, in the District - North - 24-Parganas, and details Dag Nos.; Khatian Nos.; Area of land are given below:-

R.S./L.R. DAG NO.	L.R. KHATIAN NO.	AREA		
		Cottahs	Chittaks	Square feet
350	1110	03	10	04
351(P)	1046, 1037, 356, 1045, 1025, 357, 358, 1024, 1026, 1015, 1016.	78	04	35
351/659	1047	06	00	36
Total Area of Land		87	15	30

Butted and bounded as follows :-

ON THE NORTH : By land of Dag No. 349 and 646,
ON THE SOUTH : By 79'-6" & 20' 6" wide Municipal Road,
ON THE EAST : By 22' - 6" wide Municipal Road,
ON THE WEST : By land of R.S./L.R. Dag No. 351.

HH. By a Development Agreement dated 3rd June, 2023 made by and between **(1) Bengal Ideal Home Maker & Associates Pvt. Ltd, (2) Sri Susanta Sur Roy, (3) Mrs. Sima Sur Roy, (4) Mr. Supravo Sur Roy, (5) Poroshpathor Realcon Pvt. Ltd, (6) M/s. Taramoyee Construction.,** therein collectively referred to as the Owners of the One Part and Natural Infranirman and Private Limited, therein referred to as the Developer of the Other Part and registered in the Office of the Additional Registrar of Assurance -IV, Kolkata in Book No. I, Volume No. 1904-2023, Page 386410 to 386462, Being No. 190407813 for the year 2023 in respect to All That demarcated piece and parcel of land measuring area 87 Cottahs 15 Chittacks 30 Sq.ft. lying and situated at Premises/Holding No. 36, Ganganagar No. 2, Colony, in Municipal Ward No. 26, P.O. - Ganganagar, Police Station - Narayanpur (formerly - Airport), Kolkata - 700132.

II. The Owners have delegated the power to the Promoter which are duly executed and registered on 3rd June, 2023 before Additional Registrar of Assurance IV, Kolkata in Book No. I, Volume No. 1904-2023, Page 393855 to 393887, Being No. 190407815 for the year 2023.

JJ. The plans for construction of the said Buildings has been sanctioned by The Madhyamgram Municipality has granted the commencement certificate to develop the Project vide approval dated _____ bearing no. _____.

The said **(1) Bengal Ideal Home Maker & Associates Pvt. Ltd, (2) Sri Susanta Sur Roy, (3) Mrs. Sima Sur Roy, (4) Mr. Supravo Sur Roy and (5) Poroshpathor Realcon Pvt. Ltd, (6) M/s. Taramoyee Construction**, after purchasing the aforesaid property become the absolute owners of the aforesaid area of 87 Cottahs 15 Chittacks 30 Sq.ft. i.e., 4 Bighas 7 Cottahs 15 Chittacks 30 Sq.ft.. of land as mentioned above/also mutated as a recorded owners in Municipal Office and paid the relevant taxes up to date.

I hereby that the above mentioned land of **(1) Bengal Ideal Home Maker & Associates Pvt. Ltd, (2) Sri Susanta Sur Roy, (3) Mrs. Sima Sur Roy, (4) Mr. Supravo Sur Roy, (5) Poroshpathor Realcon Pvt. Ltd. and (6) M/s. Taramoyee Construction**, is free from all sorts of encumbrances, charges, liabilities lines and lispendents attachment of any kind whatsoever and the said property has an absolutely clear, free and marketable title.

I also hereby certify that the above mentioned land is not subjected to any restriction of Urban Land (Ceiling and Regulation) Act 1976 and the same is not under any claim of any other authority and is fit for equitable mortgage.

The receipts for the relevant searches are enclosed herewith.

Thanking you,

Yours faithfully,

(AWANI KUMAR ROY)

Encl: As above.