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Registrar U/S. 7(2)
North 24 Parganas
District
(D.B.M.-1) 21 SEP 2015
21 SEP 2015

21935

CONVEYANCE

1. Date: 21.09.2015
2. Place: Kolkata
3. Parties:
 - 3.1 Ghosh Brothers Realtors Private Limited [PAN AADCG4730H], a company incorporated under the Companies Act, 1956, having its registered office at 2nd floor, D-204, Block D, City Center Salt Lake, Post Office Lake Town, Kolkata-700064, Police Station Lake Town, through its Directors, (i) Subrata Roy alias Subrata Ray, son of Late Dr. Sudhir Chandra Roy, residing at Rabindra Pally, Post Office Madhyamgram Bazar, Police Station

19600 31 AUG 2015
SL. NO. DATE
NAME
ADD.
AMT. 500/- Five thousand only

Jyoti Ghosh Aggarwal
High Court Chamber



Ghosh
MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE



Identified by me
Manjit Singh
S/o G.K. Singh
58, Kailash Ghosh Road

Registrar U/S. 7(2)
North 24-Parganas
Bardhaman
(D.S.R.-13)

Madhyamgram (previously Barasat), Kolkata-700030, District North 24 Parganas, (2) Sudhita Mukherjee, son of Late Santu Ranjan Mukherjee, residing at 3rd Lane, Olai Chandi, Udaipur, Post Office Nimta, Kolkata-700049, Police Station Nimta, (3) Samar Kumar Das, son of Late Santosh Kumar Das, residing at PC 79, Post Office Arjunpur, Taltola, Kolkata-700059, Police Station Baguiati
(Vendor, includes successors-in-interest)

And

- 3.2 Omega Vanijya Private Limited [PAN AAACO2968E], a company incorporated under the Companies Act, 1956, having its registered office at Block E, New Alipore, 12, Shivnath Shastri Sarani, Post Office New Alipore, Police Station New Alipore, Kolkata-700053, through its Directors, (1) Umang Nemani, son of Raj Kumar Nemani, residing at Block E, New Alipore, 12, Shivnath Shastri Sarani, Post Office New Alipore, Police Station New Alipore, Kolkata-700053 and (2) Rajib Das, son of Dilip Das, residing at Madhyamgram, Ranipark, Post Office Madhyamgram, PIN-700129, Police Station Madhyamgram
(Purchaser, includes successors-in-interest).

Vendor and Purchaser collectively Parties and individually Party.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance
- 4.1 Said Property: Land measuring (i) 71 (seventy one) decimal, more or less, comprised in R.S. *Dag* No. 783, corresponding to L.R. *Dag* No. 1507, recorded in L.R. *Khatian* No. 3526, *Mouza* Jafarpur, J.L. No. 9, Police Station Titagarh, within Mohanpur *Gram Panchayet*, Additional District Registration Office Barrackpore, District North 24 Parganas (First Property) And (ii) 46 (forty six) decimal, more or less, comprised in R.S. *Dag* No. 784, corresponding to L.R. *Dag* No. 1508, recorded in L.R. *Khatian* No. 3526, *Mouza* Jafarpur, J.L. No. 9, Police Station Titagarh, within Mohanpur *Gram Panchayet*, Additional District Registration Office Barrackpore, District North 24 Parganas (Second Property) And (iii) 3 (three) decimal, more or less, comprised in R.S. *Dag* No. 785, corresponding to L.R. *Dag* No. 1509, recorded in L.R. *Khatian* No. 3526, *Mouza* Jafarpur, J.L. No. 9, Police Station titagarh, within Mohanpur *Gram Panchayet*, Additional District Registration Office Barrackpore, District North 24 Parganas (Third Property) And (iv) 70 (seventy) decimal, more or less, comprised in R.S. *Dag* No. 786, corresponding to L.R. *Dag* No. 1510, recorded in L.R. *Khatian* No. 3526, *Mouza* Jafarpur, J.L. No. 9, Police Station Titagarh, within Mohanpur *Gram Panchayet*, Additional District Registration Office Barrackpore, District North 24 Parganas (Fourth Property) And (v) 68 (sixty eight) decimal, more or less, comprised in R.S. *Dag* No. 647, corresponding to L.R. *Dag* No. 1511, recorded in L.R. *Khatian* No. 3526, *Mouza* Jafarpur, J.L. No. 9, Police Station Titagarh, within Mohanpur *Gram Panchayet*, Additional District Registration Office Barrackpore, District North 24 Parganas (Fifth Property) And (vi) 28 (twenty eight) decimal, more or less, comprised in R.S. *Dag* No. 648, corresponding to L.R. *Dag* No. 1512, recorded in L.R. *Khatian*

No. 3526, *Mouza Jafarpur*, J.L. No. 9, Police Station Titagarh within Mohanpur *Gram Panchayet*, Additional District Registration Office Barrackpore, District North 24 Parganas (Sixth Property) And (vii) 1 (one) decimal, more or less, comprised in R.S. *Dag* No. 661, corresponding to L.R. *Dag* No. 1528, recorded in L.R. *Khatian* No. 3526, *Mouza Jafarpur*, J.L. No. 9, Police Station Titagarh, within Mohanpur *Gram Panchayet*, Additional District Registration Office Barrackpore, District North 24 Parganas (Seventh Property) And (viii) 94 (ninety four) decimal, more or less, comprised in R.S. *Dag* No. 644, corresponding to L.R. *Dag* No. 1545, recorded in L.R. *Khatian* No. 3526, *Mouza Jafarpur*, J.L. No. 9, Police Station Titagarh, within Mohanpur *Gram Panchayet*, Additional District Registration Office Barrackpore, District North 24 Parganas (Eighth Property) And (ix) 9 (nine) decimal, more or less, comprised in R.S. *Dag* No. 645, corresponding to L.R. *Dag* No. 1546, recorded in L.R. *Khatian* No. 3526, *Mouza Jafarpur*, J.L. No. 9, Police Station Titagarh, within Mohanpur *Gram Panchayet*, Additional District Registration Office Barrackpore, District North 24 Parganas (Ninth Property) And (x) 40 (forty) decimal, more or less, comprised in R.S. *Dag* No. 646, corresponding to L.R. *Dag* No. 1550, recorded in L.R. *Khatian* No. 3526, *Mouza Jafarpur*, J.L. No. 9, Police Station Titagarh, within Mohanpur *Gram Panchayet*, Additional District Registration Office Barrackpore, District North 24 Parganas (Tenth Property) And (xi) 101 (one hundred and one) decimal, more or less, comprised in R.S. *Dag* No. 623, corresponding to L.R. *Dag* No. 1551, recorded in L.R. *Khatian* No. 3526, *Mouza Jafarpur*, J.L. No. 9, Police Station Titagarh, within Mohanpur *Gram Panchayet*, Additional District Registration Office Barrackpore, District North 24 Parganas (Eleventh Property) And (xii) 32 (thirty two) decimal, more or less, comprised in R.S. *Dag* No. 628, corresponding to L.R. *Dag* No. 1560, recorded in L.R. *Khatian* No. 3526, *Mouza Jafarpur*, J.L. No. 9, Police Station Titagarh, within Mohanpur *Gram Panchayet*, Additional District Registration Office Barrackpore, District North 24 Parganas (Twelfth Property) And (xiii) 11 (eleven) decimal, more or less, comprised in R.S. *Dag* No. 629, corresponding to L.R. *Dag* No. 1561, recorded in L.R. *Khatian* No. 3526, *Mouza Jafarpur*, J.L. No. 9, Police Station Titagarh, within Mohanpur *Gram Panchayet*, Additional District Registration Office Barrackpore, District North 24 Parganas (Thirteenth Property) And (xiv) 24 (twenty four) decimal, more or less, comprised in R.S. *Dag* No. 642, corresponding to L.R. *Dag* No. 1563, recorded in L.R. *Khatian* No. 3526, *Mouza Jafarpur*, J.L. No. 9, Police Station Titagarh, within Mohanpur *Gram Panchayet*, Additional District Registration Office Barrackpore, District North 24 Parganas (Fourteenth Property) And (xv) 49 (forty nine) decimal, more or less, comprised in R.S. *Dag* No. 630, corresponding to L.R. *Dag* No. 1564, recorded in L.R. *Khatian* No. 3526, *Mouza Jafarpur*, J.L. No. 9, Police Station Titagarh, within Mohanpur *Gram Panchayet*, Additional District Registration Office Barrackpore, District North 24 Parganas (Fifteenth Property) And (xvi) 16 (sixteen) decimal, more or less, comprised in R.S. *Dag* No. 631, corresponding to L.R. *Dag* No. 1565, recorded in L.R. *Khatian* No. 3526, *Mouza Jafarpur*, J.L. No. 9, Police Station Titagarh, within Mohanpur *Gram Panchayet*, Additional District Registration Office Barrackpore, District North 24 Parganas (Sixteenth Property) And (xvii) 56 (fifty six) decimal, more or less, comprised in R.S. *Dag* No. 632, corresponding to L.R. *Dag* No. 1566, recorded in L.R. *Khatian* No. 3526, *Mouza Jafarpur*,

J.L. No. 9, Police Station Titagarh, within Mohanpur Gram Panchayet, Additional District Registration Office Barrackpore, District North 24 Parganas (Seventeenth Property) And (xviii) 32 (thirty two) decimal, more or less, comprised in R.S. Dag No. 640, corresponding to L.R. Dag No. 1581, recorded in L.R. Khatian No. 3526, Mouza Jafarpur, J.L. No. 9, Police Station Titagarh, within Mohanpur Gram Panchayet, Additional District Registration Office Barrackpore, District North 24 Parganas (Eighteenth Property) And (xix) 26 (twenty six) decimal, more or less, comprised in R.S. Dag No. 641, corresponding to L.R. Dag No. 1582, recorded in L.R. Khatian No. 3526, Mouza Jafarpur, J.L. No. 9, Police Station Titagarh, within Mohanpur Gram Panchayet, Additional District Registration Office Barrackpore, District North 24 Parganas (Nineteenth Property) And (xx) 102 (one hundred and two) decimal, more or less, comprised in R.S. Dag No. 607, corresponding to L.R. Dag No. 1583, recorded in L.R. Khatian No. 3526, Mouza Jafarpur, J.L. No. 9, Police Station Titagarh, within Mohanpur Gram Panchayet, Additional District Registration Office Barrackpore, District North 24 Parganas (Twentieth Property) And (xxi) 25 (twenty five) decimal, more or less, comprised in R.S. Dag No. 606, corresponding to L.R. Dag No. 1584 recorded in L.R. Khatian No. 3526, Mouza Jafarpur, J.L. No. 9, Police Station Titagarh, within Mohanpur Gram Panchayet, Additional District Registration Office Barrackpore, District North 24 Parganas (Twenty First Property) And (xxii) 5 (five) decimal, more or less, comprised in R.S. Dag No. 602, corresponding to L.R. Dag No. 1585, recorded in L.R. Khatian No. 3526, Mouza Jafarpur, J.L. No. 9, Police Station Titagarh, within Mohanpur Gram Panchayet, Additional District Registration Office Barrackpore, District North 24 Parganas (Twenty Second Property), totaling to 909 (nine hundred and nine) decimal, more or less more or less [the First Property, the Second Property, the Third Mother Property, the Fourth Property, the Fifth Property, the Sixth Property, the Seventh Property, the Eighth Property, the Ninth Property, the Tenth Property, the Eleventh Property, the Twelfth Property, the Thirteenth Property, the Fourteenth Mother Property, the Fifteenth Property, the Sixteenth Property, the Seventeenth Property, the Eighteenth Property, the Nineteenth Property, the Twentieth Property, the Twenty First Property and the Twenty Second Property, collectively Said Property) described in the Schedule below and delineated on the Plan attached and bordered in colour Red thereon together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

5. Background, Representations, Warranties and Covenants

5.1 Representations and Warranties Regarding Title: The Vendor represents, warrants and covenants regarding title as follows:

- Ownership of Haricharan Bera: Haricharan Bera was the absolute owner of land comprised in R.S. *Dag* Nos. 647, 648, 783, 784 and 786, recorded in *Khatian* Nos. 340, 314, 393 and 336, *Mouza* Jafarpur, J.L. No.9, within Mohanpur *Gram Panchayet*, Police Station Titagarh, District North 24-Parganas (Haricharan's Property).
- 5.1.2 Demise of Haricharan Bera: Haricharan Bera, a Hindu governed by the *Dayabhaga* School of Hindu law, died intestate leaving behind him surviving his 5 (five) sons, namely, (i) Akshay Bera, (ii) Kishore Bera, (iii) Karndhar Bera, (iv) Gobardhan Bera and (v) Naba Kumar Bera as his only legal heirs, who jointly and in equal share inherited the entirety of Haricharan's Property.
- 5.1.3 Sale by Akshay Bera: By a Deed of Conveyance dated 14th June, 1968, registered in the Office of the Additional District Sub-Registrar at Barrackpore, District North 24-Parganas, in Book No. I, being Deed No.4066 for the year 1968, Akshay Bera, being one of the legal heirs of Haricharan Bera, sold to his son Nandalal Bera, land measuring (i) 8 (eight) decimal, more or less, comprised in R.S. *Dag* No. 782 and (ii) 63 (sixty three) decimal, more or less, comprised in R.S. *Dag* No.783 totaling to land measuring 71 (seventy one) decimal, more or less, out of Haricharan's Property.
- 5.1.4 Demise of Akshay Bera: Akshay Bera, a Hindu governed by the *Dayabhaga* School of Hindu law, died intestate leaving behind him surviving his 4 (four) sons, namely, (i) Nandalal Bera, (ii) Narayan Chandra Bera, (iii) Anil Bera and (iv) Paresh Bera and 4 (four) daughters, namely, (i) Pramodabala Santra, (ii) Asima Santra, (iii) Primoda Santra and (iv) Shila Sasmal as his only legal heirs and heiresses, who jointly and in equal share inherited the entire right, title and interest of Late Akshay Bera in Haricharan's Property.
- 5.1.5 Demise of Paresh Bera: Paresh Bera, being one of the legal heirs of Late Akshay Bera, a Hindu governed by the *Dayabhaga* School of Hindu law, died intestate leaving behind him surviving his wife Kamala Bera and only daughter, Chaitali Das as his only legal heiress, who inherited the entire right, title and interest of Late Paresh Bera in Haricharan's Property.
- 5.1.6 Demise of Pramodabala Santra: Pramodabala Santra, being one of the legal heirs of Late Akshay Bera, a Hindu governed by the *Dayabhaga* School of Hindu law, died intestate leaving behind her surviving 3 (three) sons, namely, (i) Sankar Santra, (ii) Susanta Santra and (iii) Sudhanshu Santra, as her only legal heirs, who inherited the entire right, title and interest of Late Pramodabala Santra in Haricharan's Property.
- 5.1.7 Demise of Kishore Bera: Kishore Bera, being one of the legal heirs of Late Haricharan Bera, a Hindu governed by the *Dayabhaga* School of Hindu law, died intestate leaving behind him surviving his 7 (seven) sons, namely, (i) Naresh Chandra Bera, (ii) Tarak Chandra Bera, (iii) Birendra Nath Bera, (iv) Lakhan Kumar Bera, (v) Sanjay Bera, (vi) Mrityunjay Bera and (vii) Dhananjay Bera and 3 (three) daughters, namely, (i) Saila Maity, (ii) Sumati Sarkhel and (iii) Rekha Jana, as his only legal heirs and heiress, who inherited the entire right, title and interest of Late Kishore Bera in Haricharan's Property.

- 5.1.8 Demise of Karndhar Bera: Karndhar Bera, being one of the legal heirs of Late Haricharan Bera, a Hindu governed by the *Dayabhaga* School of Hindu law, died intestate leaving behind him surviving his 3 (three) sons, namely, (i) Sujay Bera, (ii) Ajay Bera and (iii) Shyamaprasad Bera and 3 (three) daughters, namely, (i) Dhari Panja, (ii) Basanti Bag and (iii) Shefali Biswas as his only legal heirs and heiress, who inherited the entire right, title and interest of Late Karndhar Bera in Haricharan's Property.
- 5.1.9 Demise of Gobardhan Bera: Gobardhan Bera, being one of the legal heirs of Late Haricharan Bera, a Hindu governed by the *Dayabhaga* School of Hindu law, died intestate leaving behind him surviving his 7 (seven) sons, namely, (i) Bijoy Bera, (ii) Ranjit Bera, (iii) Pradip Bera, (iv) Saroj Bera, (v) Sisir Bera, (vi) Aswini Bera and (vii) Bikash Bera and 2 (two) daughters, namely, (i) Kanon Samui and (ii) Sridebi Dutta as his only legal heirs and heiress, who inherited the entire right, title and interest of Late Gobardhan Bera in Haricharan's Property.
- 5.1.10 Demise of Naba Kumar Bera: Naba Kumar Bera, being one of the legal heirs of Late Haricharan Bera, a Hindu governed by the *Dayabhaga* School of Hindu law, died intestate leaving behind him surviving his 4 (four) daughters, namely, (i) Tarulata Maity, (ii) Binapani Samanta, (iii) Karuna Senapati and (iv) Jasodha Manna as his only legal heiress, who inherited the entire right, title and interest of Late Naba Kumar Bera in Haricharan's Property.
- 5.1.11 Demise of Binapani Samanta: Binapani Samanta, being one of the daughter of Late Naba Kumar Bera, a Hindu governed by the *Dayabhaga* School of Hindu law, died intestate leaving behind her surviving 2 (two) sons, namely, (i) Kamal Samanta and (ii) Nirmal Samanta as her only legal heirs who inherited the entire right, title and interest of Late Binapani Samanta in Haricharan's Property.
- 5.1.12 Demise of Karuna Senapati: Karuna Senapati, being one of the daughter of Late Naba Kumar Bera, a Hindu governed by the *Dayabhaga* School of Hindu law, died intestate leaving behind her surviving 2 (two) sons, namely, (i) Sanat Senapati and (ii) Dilip Senapati, as her only legal heirs who inherited the entire right, title and interest of Late Karuna Senapati in Haricharan's Property.
- 5.1.13 Demise of Jasodha Manna: Jasodha Manna, being one of the daughter of Late Naba Kumar Bera, a Hindu governed by the *Dayabhaga* School of Hindu law died intestate leaving behind her surviving 2 (two) sons, namely, (i) Robin Manna and (ii) Biswanath Manna, as her only legal heirs, who inherited the entire right, title and interest of Late Karuna Senapati in Haricharan's Property.
- 5.1.14 Ownership of Nandalal Bera & Others: Thus, by virtue of inheritance (i) Nandalal Bera, (ii) Narayan Chandra Bera, (iii) Anil Bera, (iv) Kamala Bera, (v) Chaitali Das, (vi) Sankar Santra, (vii) Susanta Santra, (viii) Sudhanshu Santra, (ix) Asima Santra, (x) Primoda Santra, (xi) Shila Sasmal, (xii) Naresh Chandra Bera, (xiii) Tarek Chandra Bera, (xiv) Birendra Nath Bera, (xv) Lakhan Kumar

Bera, (xvi) Sanjay Bera, (xvii) Anilanjay Bera, (xviii) Dhananjay Bera, (xix) Sall. Maity, (xx) Sumad Sarkhel, (xxi) Rekha Jana, (xxii) Sujay Bera, (xxiii) Ajay Bera, (xxiv) Shyamaprasad Bera, (xxv) Dhari Panja, (xxvi) Basanti Bag, (xxvii) Shefali Biswas, (xxviii) Bijoy Bera, (xxix) Ranjit Bera, (xxx) Pradip Bera, (xxxi) Saroj Bera, (xxxii) Sisir Bera, (xxxiii) Aswini Bera, (xxxiv) Bikash Bera, (xxxv) Kanon Samui, (xxxvi) Sridebi Dutta, (xxxvii) Tarulata Maity, (xxxviii) Kamal Samanta, (xxxix) Nirmal Samanta, (xl) Sanat Senapati, (xli) Dilip Senapati, (xlii) Robin Manna and (xliii) Biswanath Manna (collectively Nandalal Bera & Others) have become absolute owners of Haricharan's Property, each of them having their respective share therein.

- 5.1.15 First Purchase by Ghosh Brothers Realtors Private Limited (the Vendor herein): By a Deed of Conveyance dated 6th May, 2009, registered in the Office of the Additional District Sub-Registrar, Barrackpore, North 24-Parganas, in Book No. I, being Deed No.4751 for the year 2009, Nandala Bera & Others sold to Ghosh Brothers Realtors Private Limited (the Vendor herein) land measuring (i) 68 (sixty eight) decimal, more or less, comprised in R.S. *Dag* No.647 and (ii) 28 (twenty eight) decimal, more or less, comprised in R.S. *Dag* No.648 and (iii) 71 (seventy one) decimal, more or less, comprised in R.S. *Dag* No.783 and (iv) 46 (forty six) decimal, more or less, comprised in R.S. *Dag* No.784 and (v) 70 (seventy) decimal, more or less, comprised in R.S. *Dag* No.786, totaling to land measuring 283 (two hundred and eighty three) decimal, more or less.
- 5.1.16 Ownership of Karam Ali: Karam Ali was the absolute owner of land measuring 168 (one hundred and sixty eight) decimal, more or less, comprised in R.S. *Dag* Nos. 602, 606 and 607, recorded in R.S. *Khatian* No.270, *Mouza* Jafarpur, J.L. No.9, within Mohanpur *Gram Panchayet*, Police Station Titagarh, District North 24-Parganas (Karam's Property).
- 5.1.17 Demise of Karam Ali: Karam Ali, a Mohammadan, died intestate leaving behind him surviving his 2 (two) sons, namely, (i) Ahmmad Ali and (ii) Rahmat Ali and 3 (three) daughters, namely, (i) Batujan Bibi, (ii) Hayatan Bibi and (iii) Fatema Bibi, as his only legal heirs and heiress, who inherited the entirety of Karam's Property according to Mohammadan Law of succession.
- 5.1.18 Demise of Rahmat Ali: Rahmat Ali, being one of the legal heirs of Late Karam Ali, a Mohammedan, died intestate somewhere in the year 1984, leaving behind him surviving his wife Amina Bibi and 7 (seven) sons, namely, (i) Nurul Islam, (ii) Amirul Islam, (iii) Hamidul Islam, (iv) Mafijul Islam, (v) Arijul Islam, (vi) Habibur Islam and (vii) Mahidul Islam and 2 (two) daughters, namely, Abeda Bibi and Sajeda Bibi, as his only legal heirs and heiress, who inherited the entire right, title and interest of Late Rahmat Ali in Karam's Property.
- 5.1.19 Demise of Ahmmad Ali: Ahmmad Ali, being one of the legal heirs of Late Karam Ali, a Mohammedan, died intestate somewhere in the year 1988 leaving behind him surviving his wife Asura Bibi and 6 (six) sons, namely, (i) Anwar Ali, (ii) Abbas Ali, (iii) Arman Ali (iv) Haidar Ali (v) Amin Ali and (vi) Adam Ali and five daughters namely (i) Madina Bibi, (ii) Rubina Bibi, (iii) Salema Bibi, (iv) Nagima Bibi, and (v) Nadima Bibi as his only legal heirs and heiress,

- who inherited the entire right, title and interest of Late Ahmad Ali in Karam's Property.
- 5.1.20 Demise of Hayamat Bibi: Hayamat Bibi, being one of the legal heirs of Late Karam Ali, died intestate somewhere in the year 1984, leaving behind her surviving 3 (three) sons, namely, (i) Abid Gaji, (ii) Mujid Gaji and (iii) Siddiki Gaji and 2 (two) daughters, namely, Sakina Bibi and Amina Bibi, as his only legal heirs and heiress, who inherited the entire right, title and interest of Late Hayamat Bibi in Karam's Property.
- 5.1.21 Demise of Batujan Bibi: Batujan Bibi, being one of the legal heirs of Late Karam Ali, leaving behind her surviving 5 (five) sons, namely, (i) Sk. Sabbir Ali, (ii) Sk. Anwar Ali, (iii) Sk. Ramjan Ali, (iv) Sk. Asraf Ali and (v) Abed Ali and 2 (two) daughters, namely, (i) Nurjahan Khatun and (ii) Sammania Khatun, as his only legal heirs and heiress, who inherited the entire right, title and interest of Late Batujan Bibi in Karam's Property.
- 5.1.22 Absolute Ownership of Fatema Bibi And Others: Thus, by virtue of inheritance (i) Fatema Bibi, (ii) Amina Bibi (iii) Nurul Islam, (iv) Amirul Islam, (v) Hamidul Islam, (vi) Mafijul Islam, (vii) Arijul Islam, (viii) Habibur Islam, (viii) Mahidul Islam, (ix) Abeda Bibi, (x) Sajeda Bibi, (xi) Anwar Ali (xii) Abbas Ali, (xiii) Arman Ali, (xiv) Haider Ali, (xv) Amin Ali, (xvi) Adam Ali, (xvii) Madina Bibi, (xviii) Rubina Bibi, (xix) Salema Bibi, (xx) Nagima Bibi, (xxi) Nadima Bibi, (xxii) Abid Gaji, (xxiii) Mujid Gaji, (xxiv) Siddiki Gaji, (xxv) Sakina Bibi, (xxvi) Amina Bibi, (xxvii) Sabbir Ali Sk., (xxviii) Sk. Anwar Ali, (xxiv) Sk. Ramjan Ali, (xxv) Asraf Ali Sk. (xxvi) Abed Ali, (xxvii) Nurjahan Khatun and (xxviii) Sammania Khatun (collectively Fatema Bibi & Others) have become absolute owners of the Karam's Property.
- 5.1.23 Second Purchase by Ghosh Brothers Realtors Private Limited (the Vendor herein): By a Deed of Conveyance dated 6th May, 2009, registered in the Office of the Additional District Sub-Registrar at Barrackpore, District North 24-Parganas, in Book No. I, C.D Volume No.21, at Pages 499 to 535, being Deed No. 4717 for the year 2009, Fatema Bibi & Others sold to Ghosh Brothers Realtors Private Limited (the Vendor herein) land measuring (i) 5 (five) decimal, more or less, comprised in R.S. *Dag* No.602 and (ii) 25 (twenty five) decimal, more or less, comprised in R.S. *Dag* No. 606 and (iii) 102 (one hundred and two) decimal, more or less, comprised in R.S. *Dag* No.607 *Mouza* Jafarpur, J.L. No.9, within Mohanpur *Gram Panchayet*, Police Station Titagarh, District North 24-Parganas.
- 5.1.24 Ownership of Haider Ali: Haider Ali was the absolute owner of land measuring 8 (eight) decimal, more or less, comprised in R.S. *Dag* Nos. 630, *Mouza* Jafarpur, J.L. No.9, within Mohanpur *Gram Panchayet*, Police Station Titagarh, District North 24-Parganas (Haider's Property).
- 5.1.25 Third Purchase by Ghosh Brothers Realtors Private Limited (the Vendor herein): By a Deed of Conveyance dated 2nd May, 2009, registered in the Office of the Additional District Sub-Registrar at Barrackpore, District North 24-Parganas, in Book No. I, C.D Volume No. 16, at Pages 2545 to 2560, being

Deed No. 4724 for the year 2009, Haider Ali sold to Ghosh Brothers Realtors Private Limited (the Vendor herein) the entirety of Haider's Property.

- 5.1.26 Ownership of Gaurchandra Ghosh: Gaurchandra Ghosh was the absolute owner of land measuring 7 (seven) decimal, more or less, comprised in R.S. *Dag* No. 785, *Mouza* Jafarpur, J.L. No.9, within Mohanpur *Gram Panchayet*, Police Station Titagarh, District North 24-Parganas (Gaurchandra's Property).
- 5.1.27 Demise of Gaurchandra Ghosh: Gaurchandra Ghosh, a Hindu governed by the *Dayabhaga* School of Hindu law, died intestate leaving behind him surviving his 2 (two) sons, namely, (i) Anil Kumar Ghosh and (ii) Pravas Kumar Ghosh as his only legal heirs, who jointly and in equal share inherited the entirety of Gaurchandra's Property.
- 5.1.28 Fourth Purchase by Ghosh Brothers Realtors Private Limited (the Vendor herein): By a Deed of Conveyance dated 6th May, 2009 registered in the Office of the Additional District Sub-Registrar at Barrackpore, District North 24-Parganas, in Book No. I, C.D Volume No.21, at Pages 536 to 551, being Deed No.4718 for the year 2009, Anil Kumar Ghosh and Pravas Kumar Ghosh, both being the legal heirs of Late Gaurchandra Ghosh, jointly sold to Ghosh Brothers Realtors Private Limited (the Vendor herein) the entirety of Gaurchandra's Property.
- 5.1.29 Ownership of Amin Ali: Amin Ali was the absolute owner of land measuring 8 (eight) decimal, more or less, comprised in R.S. *Dag* No. 630, *Mouza* Jafarpur, J.L. No.9, within Mohanpur *Gram Panchayet*, Police Station Titagarh, District North 24-Parganas (Amin's Property).
- 5.1.30 Fifth Purchase by Ghosh Brothers Realtors Private Limited (the Vendor herein): By a Deed of Conveyance dated 18th May, 2010, registered in the Office of the Additional District Sub-Registrar at Barrackpore, District North 24-Parganas, in Book No. I, C.D Volume No.20, at Pages 1624 to 1639, being Deed No.5499 for the year 2010, Amin Ali sold to Ghosh Brothers Realtors Private Limited (the Vendor herein) the entirety of Amin's Property.
- 5.1.31 Ownership of Sk. Adam Ali and Others: Sk. Adam Ali, Sk. Anwar Ali and Sk. Amin Ali (collectively Sk. Adam Ali and Others) were the absolute owner of land measuring 24 (twenty four) decimal, more or less, comprised in R.S. *Dag* Nos. 630, *Mouza* Jafarpur, J.L. No.9, within Mohanpur *Gram Panchayet*, Police Station Titagarh, District North 24-Parganas (Adam's Property).
- 5.1.32 Sixth Purchase by Ghosh Brothers Realtors Private Limited (the Vendor herein): By a Deed of Conveyance dated 6th May, 2009, registered in the Office of the Additional District Sub-Registrar at Barrackpore, District North 24-Parganas, in Book No. I, being Deed No.3363 for the year 2009, Sk. Adam Ali and Others sold to Ghosh Brothers Realtors Private Limited (the Vendor herein) the entirety of Sk. Adam's Property.
- 5.1.33 Ownership of Latika Rani Roy: By virtue of purchase through a Deed of Conveyance dated 21st June, 1966 registered in the Office of the District Sub-

- Registrar, Barrackpore, in Book No. I, being Deed No. 2274 for the year 1966, Latika Rani Roy has become the absolute owner of land measuring (i) 48 (forty eight) decimal, more or less, comprised in R.S. *Dag* Nos. 640 and (ii) 39 (thirty nine) decimal, more or less, comprised in R.S. *Dag* No. 641 totaling to land measuring 87 (eighty seven) decimal, more or less, *Mouza* Jafarpur, J.L. No. 9, within Mohanpur *Gram Panchayet*, Police Station Titagarh, District North 24-Parganas (Latika's Property).
- 5.1.34 First Sale by Latika Rani Roy: By a Deed of Conveyance dated 6th November, 1975, registered in the Office of the Sub-Registrar at Barrackpore, District North 24-Parganas, in Book No. I, Volume No. 74 at Pages 157 to 159, being Deed No. 4775 for the year 1975, Latika Rani Roy sold to Nemai Mondal land measuring 29 (twenty nine) decimal, more or less out of Latika's Property.
- 5.1.35 Seventh Purchase by Ghosh Brothers Realtors Private Limited (the Vendor herein): By a Deed of Conveyance dated 6th May, 2009, registered in the Office of the Additional District Sub-Registrar at Barrackpore, District North 24-Parganas, in Book No. I, C.D Volume No. 21, at Pages 728 to 743, being Deed No. 4723 for the year 2009, Nemai Mondal sold to Ghosh Brothers Realtors Private Limited (the Vendor herein) land measuring (i) 16 (sixteen) decimal, more or less, comprised in R.S. *Dag* No. 640 and (ii) 13 (thirteen) decimal, more or less, comprised in R.S. *Dag* No. 641 out of Latika's Property.
- 5.1.36 Second Sale by Latika Rani Roy: By a Deed of Conveyance dated 21st June, 1966, registered in the Office of the Sub-Registrar at Barrackpore, District North 24-Parganas, in Book No. I, being Deed No. 3274 for the year 1966, Latika Rani Roy sold to Mahadeb Manna, Netai Chandra Manna and Rabin Manna (collectively Mahadeb Manna & Others) land measuring 29 (twenty nine) decimal, more or less out of Latika's Property.
- 5.1.37 Eighth Purchase by Ghosh Brothers Realtors Private Limited (the Vendor herein): By a Deed of Conveyance dated 6th May, 2009, registered in the Office of the Additional District Sub-Registrar at Barrackpore, District North 24-Parganas, in Book No. I, C.D Volume No. 16, at Pages 2410 to 2427, being Deed No. 4724 for the year 2009, Mahadeb Manna & Others sold to Ghosh Brothers Realtors Private Limited (the Vendor herein) land measuring (i) 16 (sixteen) decimal, more or less, comprised in R.S. *Dag* No. 640 and (ii) 13 (thirteen) decimal, more or less, comprised in R.S. *Dag* No. 641 out of Latika's Property.
- 5.1.38 Ownership of Abdul Gani: Abdul Gani was the absolute owner of land measuring 46 (forty six) decimal, more or less, comprised in R.S. *Dag* No. 632, recorded in R.S. *Khatian* No. 228, *Mouza* Jafarpur, J.L. No. 9, within Mohanpur *Gram Panchayet*, Police Station Titagarh, District North 24-Parganas (Abdul Gani's Property).
- 5.1.39 Demise of Abdul Gani's Property: Abdul Gani's Property, a Mohammedan, died intestate leaving behind his 3 (three) sons, namely, (i) Md. Rustam Ali, (ii) Md. Aslam and (iii) Md. Imteyaz Ali as his only legal heirs.

who inherited the entirety of the *Abdul Gani's Property* according to Mohammedan Law of Succession.

- 5.1.40 Ninth Purchase by Ghosh Brothers Realtors Private Limited (the Vendor herein): By a Deed of Conveyance dated 6th May, 2009, registered in the Office of the Additional District Sub-Registrar at Barrackpore, District North 24-Parganas, in Book No. I, C.D Volume No.21, at Pages 762 to 778, being Deed No. 4737 for the year 2009, (i) Md. Rustam Ali, (ii) Md. Aslam and (iii) Md. Imteyaz Ali sold to Ghosh Brothers Realtors Private Limited (the Vendor herein) land measuring 23 (twenty three) decimal, more or less, comprised in R.S. *Dag* No.632, recorded in R.S. *Khatian* No. 338, out of Abdul Gani's Property.
- 5.1.41 Tenth Purchase by Ghosh Brothers Realtors Private Limited (the Vendor herein): By a Deed of Conveyance dated 6th May, 2009, registered in the Office of the Additional District Sub-Registrar at Barrackpore, District North 24-Parganas, in Book No. I, C.D Volume No.21, at Pages 744 to 761, being Deed No. 4726 for the year 2009, (i) Md. Rustam Ali, (ii) Md. Aslam and (iii) Md. Imteyaz Ali sold to Ghosh Brothers Realtors Private Limited (the Vendor herein) land measuring 23 (twenty three) decimal, more or less, comprised in R.S. *Dag* No.632, recorded in R.S. *Khatian* No. 338, out of Abdul Gani's Property.
- 5.1.42 Ownership of Bhupal Chandra Ghosh: Bhupal Chandra Ghosh was the absolute owner of land measuring 101 (one hundred and one) decimal, more or less, comprised in R.S. *Dag* Nos. 623, 628, 631 and 644, recorded in R.S. *Khatian* Nos.340, 314, 393 and 336, *Mouza* Jafarpur, J.L. No.9, within Mohanpur *Gram Panchayet*, Police Station Titagarh, District North 24-Parganas (Bhupal's Property).
- 5.1.43 Sale to Parulbala Ghosh: By a Deed of Conveyance registered in the Office of the Additional District Sub-Registrar at Barrackpore, District North 24-Parganas, in Book No. I, being Deed No.1061 for the year 1947, Bhupal Chandra Ghosh sold to Parulbala Ghosh, the entirety of Bhupal's Property.
- 5.1.44 Sale to Sk. Kased Ali & Others: By a Deed of Conveyance registered in the Office of the Additional District Sub-Registrar at Barrackpore, District North 24-Parganas, in Book No. I, being Deed No.1426 for the year 1960, Parulbala Ghosh sold to Sk. Kashed Ali, Sk. Rajjak Ali and Sk. Younus Ali (collectively Sk. Kased Ali & Others) the entirety of Bhupal's Property.
- 5.1.45 Sale by Sk. Rajjak Ali: By a Deed of Conveyance dated 10th May, 1988, registered in the Office of the Additional District Sub-Registrar at Barrackpore, District North 24-Parganas, in Book No. I, being Deed No.3030 for the year 1988, Sk. Rajjak Ali sold his undivided 1/3rd (one-third) share in Bhupal's Property equivalent to 33 (thirty three) decimal, more or less, to Marjina Bibi (Marjina's Property).
- 5.1.46 Sale by Sk. Younus Ali: By a Deed of Conveyance dated 2nd December, 1992, registered in the Office of the Additional District Sub-Registrar at

- Barrackpore, District North 24-Parganas, in Book No. I, being Deed No.7549 for the year 1992, Sk. Younus Ali sold his undivided $\frac{1}{3}$ rd (one-third) share in Bhupal's Property equivalent to 33 (thirty three) decimal, more or less, to Mihir Ghorui and Ranjit Malik (Mihir Ghorui & Another's Property).
- 5.1.47 Ownership of Sk. Kased Ali & Others: In the aforesaid circumstances, Sk. Kased Ali, Marjina Bibi, Mihir Ghorui and Ranjit Malik (collectively Sk. Kased Ali & Others) became the absolute owners of the entirety of Bhupal's Property (comprising of Sk. Kased Ali's undivided $\frac{1}{3}$ rd share in Bhupal's Property, Marjina's Property and Mihir Ghorui & Another's Property).
- 5.1.48 Sale to Kabita Chakraborty & Another: By a Deed of Conveyance dated 30th June, 2000, registered in the Office of the Additional District Sub-Registrar at Barrackpore, District North 24-Parganas, in Book No. I, being Deed No.5455 for the year 2000, Sk. Kased Ali & Others sold to Kabita Chakraborty and Sujata Chakraborty (collectively Kabita Chakraborty and Another) the entirety of Bhupal's Property.
- 5.1.49 First Sale by Nandalal Bera & Others: By a Deed of Conveyance dated 30th June, 2000, registered in the Office of the Additional District Sub-Registrar at Barrackpore, District North 24-Parganas, in Book No. I, being Deed No.5434 for the year 2000, Nandalal Bera, Narayan Chandra Bera, Kamala Bera *alias* Kalpana Bera, Chaitali Bera and Anil Chandra Bera (collectively Nandalal Bera & Others) sold to Kabita Charaborty & Another land measuring (i) 32 (thirty two) decimal, more or less, comprised in R.S. *Dag* No.628 and (ii) 16 (sixteen) decimal, more or less, comprised in R.S. *Dag* No. 631, both recorded in R.S. *Khatian* No. 106, *Mouza* Jafarpur, J.L. No.9, within Mohanpur *Gram Panchayet*, Police Station Titagarh, District North 24-Parganas.
- 5.1.50 Second sale by Nandalal Bera & Others: By a Deed of Conveyance registered in the Office of the Additional District Sub-Registrar at Barrackpore, District North 24-Parganas, in Book No. I, being Deed No.7093 for the year 2000, Nandalal Bera & Others sold to Kabita Charaborty & Another land measuring 31 (thirty one) decimal, more or less, comprised in R.S. *Dag* No.644.
- 5.1.51 Absolute Ownership of Kabita Chakraborty & Another: In the aforesaid circumstances, Kabita Chakraborty & Another have jointly become the absolute owner of land measuring (i) 101 (one hundred and one) decimal, more or less, comprised in R.S. *Dag* No.623 and (ii) 32 (thirty two) decimal, more or less, comprised in R.S. *Dag* No.628 and (iii) 16 (sixteen) decimal, more or less, comprised in R.S. *Dag* No.631 and (iv) 31 (thirty one) decimal, more or less, comprised in R.S. *Dag* No.644 totalling to land measuring 180 (one hundred and eighty) decimal, more or less, *Mouza* Jafarpur, J.L. No.9, within Mohanpur *Gram Panchayet*, Police Station Titagarh, District North 24-Parganas (Kabita Chakraborty & Another's Property).
- 5.1.52 Eleventh Purchase by Ghosh Brothers Realtors Private Limited (the Vendor herein): By a Deed of Conveyance dated 6th May, 2009, registered in the Office of the Additional District Sub-Registrar at Barrackpore, District North 24-Parganas, in Book No. I, C.D Volume No.21, at Pages 911 to 933, being

Deed No.4993 for the year 2009, Kabita Chakraborty & Another sold to Ghosh Brothers Realtors Private Limited (the Vendor herein), land measuring (i) 33 (thirty three) decimal, more or less, out of 101 (one hundred and one) decimal, more or less, comprised in R.S. *Dag* No.623 and (ii) 11 (eleven) decimal, more or less, out of 32 (thirty two) decimal, comprised in R.S. *Dag* No. 628 and (iii) 5 (five) decimal, more or less out of 16 (sixteen) decimal, comprised in R.S. *Dag* No. 631 and (iv) 11 (eleven) decimal, more or less out of 31 (thirty one) decimal comprised in R.S. *Dag* No.644, totalling to land measuring 60 (sixty) decimal, more or less, *Mouza* Jafarpur, J.L. No.9, within Mohanpur *Gram Panchayet*, Police Station Titagarh, District North 24-Parganas.

- 5.1.53 Twelfth Purchase by Ghosh Brothers Realtors Private Limited (the Vendor herein): By a Deed of Conveyance dated 6th May, 2009, registered in the Office of the Additional District Sub-Registrar at Barrackpore, District North 24-Parganas, in Book No. I, C.D Volume No.21, at Pages 864 to 887, being Deed No.4778 for the year 2009, Kabita Chakraborty & Another sold to Ghosh Brothers Realtors Private Limited (the Vendor herein) land measuring (i) 35 (thirty five) decimal, more or less out of 101 (one hundred and one) decimal comprised in R.S. *Dag* No.623 and (ii) 9 (nine) decimal, more or less, out of 32 (thirty two) decimal comprised in R.S. *Dag* No.628 and (iii) 5 (five) decimal, more or less, out of 16 (sixteen) decimal, comprised in R.S. *Dag* No.631 and (iv) 11 (eleven) decimal, more or less, out of 31 (thirty one) decimal, comprised in R.S. *Dag* No.644 totalling to land measuring 60 decimal under *Mouza* Jafarpur, J.L. No.9, within Mohanpur *Gram Panchayet*, Police Station Titagarh, District North 24-Parganas.
- 5.1.54 Thirteenth Purchase by Ghosh Brothers Realtors Private Limited (the Vendor herein): By a Deed of Conveyance dated 6th May, 2009, registered in the Office of the Additional District Sub-Registrar at Barrackpore, District North 24-Parganas, in Book No. I, C.D Volume No.21, at Pages 888 to 910, being Deed No.4782 for the year 2009, Kabita Chakraborty & Another sold to Ghosh Brothers Realtors Private Limited (the Vendor herein) land measuring (i) 33 (thirty three) decimal, more or less, out of 101 (one hundred and one) decimal, comprised in R.S. *Dag* No.623 and (ii) 12 (twelve) decimal, more or less, out of 32 (thirty two) decimal, comprised in R.S. *Dag* No.628 and (iii) 6 (six) decimal, more or less, out of 16 (sixteen) decimal, comprised in R.S. *Dag* No.631 and (iv) 9 (nine) decimal, more or less, out of 31 (thirty one) decimal, comprised in R.S. *Dag* No.644 totalling to land measuring 60 (sixty) decimal, more or less, under *Mouza* Jafarpur, J.L. No.9, within Mohanpur *Gram Panchayet*, Police Station Titagarh, District North 24-Parganas.
- 5.1.55 Ownership of Sakiron Bibi: Sakiron Bibi was the absolute owner of land measuring (i) 24 (twenty four) decimal, more or less, comprised in R.S. *Dag* Nos. 532, (ii) 11 (eleven) decimal, comprised in R.S. *Dag* No.629 and (iii) 94 (ninety four) decimal, more or less, comprised in R.S. *Dag* No.644, in *Mouza* Jafarpur, J.L. No.9, within Mohanpur *Gram Panchayet*, Police Station Titagarh, District North 24-Parganas (Sakiron's Property).

- 5.1.56 Sale to Nandalal Bera & Others. By a Deed of Conveyance dated 6th July, 1964, registered in the Office of the Additional District Sub-Registrar at Barrackpore, District North 24-Parganas, in Book No. I, being Deed No.3533 for the year 1964, Sakiron Bibi sold to Nandalal Bera & Others, the entirety of Sakiron's Property.
- 5.1.57 Demise of Paresh Chandra Bera: Paresh Chandra Bera, a Hindu governed by the *Dayabhaga* School of Hindu law, intestate leaving behind him surviving his wife Kamala Bera and only daughter Chaitali Das, as his only legal heiress, who inherited the entire right, title and interest of Late Paresh Chandra Bera in Sakiron's Property.
- 5.1.58 Fourteenth Purchase by Ghosh Brothers Realtors Private Limited (the Vendor herein): By a Deed of Conveyance dated 6th May, 2009, registered in the Office of the Additional District Sub-Registrar at Barrackpore, District North 24-Parganas, in Book No. I, CD Volume No.21, at Pages 709 to 727, being Deed No.4722 for the year 2009, Nandalal Bera, Narayan Chandra Bera, Kamala Bera, Chaitali Das and Anil Chandra Bera sold to Ghosh Brothers Realtors Private Limited (the Vendor herein) land measuring (i) 5 (five) decimal, more or less, comprised in R.S. *Dag* No.629 and (ii) 32 (thirty two) decimal, more or less, comprised in R.S. *Dag* No.644, totalling to land measuring 37 (thirty seven) decimal, more or less, out of Sakiron's Property.
- 5.1.59 Fifteenth Purchase by Ghosh Brothers Realtors Private Limited (the Vendor herein): By a Deed of Conveyance dated 6th May, 2009, registered in the Office of the Additional District Sub-Registrar at Barrackpore, District North 24-Parganas, in Book No. I, C.D Volume No.21, at Pages 552 to 571, being Deed No.4719 for the year 2009, Nandalal Bera, Narayan Chandra Bera, Kamala Bera, Chaitali Das and Anil Chandra Bera sold to Ghosh Brothers Realtors Private Limited (the Vendor herein) land measuring (i) 6 (six) decimal, more or less, comprised in R.S. *Dag* No.629 and (ii) 31 (thirty one) decimal, more or less, comprised in R.S. *Dag* No.644 totalling to land measuring 37 (thirty seven) decimal, more or less, out of Sakiron's Property.
- 5.1.60 Ownership of Keshav Chandra Mitra: Keshav Chandra Manna was the absolute owner of land measuring (i) 9 (nine) decimal, more or less, comprised in R.S. *Dag* Nos. 645 and (ii) 40 (forty) decimal, more or less, comprised in R.S. *Dag* No.646, both recorded under R.S. *Khatian* No.101, *Mouza* Jafarpur, J.L. No.9, within Mohanpur *Gram Panchayet*, Police Station Titagarh, District North 24-Parganas (Keshav's Property).
- 5.1.61 Sale to Jibon Krishna Manna: By a Deed of Conveyance dated 15th April, 1980, registered in the Office of the Sub-Registrar at Barrackpore, District North 24-Parganas, in Book No. I, being Deed No.1399 for the year 1980, Keshav Chandra Mitra sold to Jibon Krishna Manna, the entirety of Keshav's Property.
- 5.1.62 Demise of Jibon Krishna Manna: Jibon Krishna Manna, a Hindu governed by the *Dayabhaga* School of Hindu law, died intestate leaving behind him surviving his wife Lakshmi Manna and 6 (six) sons, namely, (i) Tarak Chandra

- Manna, (ii) Bishnupada Manna (iii) Nantu Manna (iv) Santu Manna (v) Gour Chandra Manna and (vi) Sahadeb Manna and 4 (four) daughters, namely, (i) Menaka Manna, (ii) Kajal Manna (iii) Renuka Manna and (iv) Padma Manna, as his only legal heirs and heiress, who inherited the entirety of Keshav's Property.
- 5.1.63 Deed of Partition: After the demise of Lakshmi Manna, the other legal heirs of Late Jibon Krishna Manna mutually partitioned their respective shares in all estates of Jibon Krishna Manna including Keshav's Property and in terms of the mutual settlement Menaka Manna, Padma Manna, Kajol Manna, Renuka Manna, Gour Chandra Manna and Sahadeb Manna jointly gifted their undivided shares in Keshav's Property by way of a Gift dated 3rd April, 2002, registered in the Office of Additional District Sub-Registrar at Barrackpore, District North 24-Parganas, in Book No. I, being Deed No.5728 for the year 2002 in favour of Bishnupada Manna, Santu Manna, Nantu Manna and Tarak Manna.
- 5.1.64 Sale to Tapan Chakraborty: By a Deed of Conveyance dated 21st September, 2004, registered in the Office of the Additional District Sub-Registrar at Barrackpore, District North 24-Parganas, in Book No. I, being Deed No.5728 for the year 2005, (i) Bishnupada Manna (ii) Nantu Manna (iii) Santu Manna and (iv) Gour Chandra Manna sold to Tapan Chakraborty, land measuring 49 (forty nine) decimal, more or less, out of Keshav's Property (Tapan's Property).
- 5.1.65 Sixteenth Purchase by Ghosh Brothers Realtors Private Limited (the Vendor herein): By a Deed of Conveyance dated 6th May, 2009, registered in the Office of the Additional District Sub-Registrar at Barrackpore, District North 24-Parganas, in Book No. I, C.D Volume No.18, at Pages 838 to 855, being Deed No.5232 for the year 2009, Tapan Chakraborty sold to Ghosh Brothers Realtors Private Limited (the Vendor herein) land measuring (i) 4 (four) decimal, more or less, comprised in R.S. *Dag* No.645, recorded in R.S. *Khatian* No.101 and (ii) 21 (twenty one) decimal, more or less, comprised in R.S. *Dag* No.646, recorded in R.S. *Khatian* No.101, totalling to land measuring 25 (twenty five) decimal out of Tapan's Property.
- 5.1.66 Seventeenth Purchase by Ghosh Brothers Realtors Private Limited (the Vendor herein): By a Deed of Conveyance dated 6th May, 2009 registered in the Office of the Additional District Sub-Registrar at Barrackpore, District North 24-Parganas, in Book No. I, C.D Volume No.21, at Pages 814 to 863, being Deed No.4751 for the year 2009, Tapan Chakraborty sold to Ghosh Brothers Realtors Private Limited (the Vendor herein), land measuring (i) 5 (five) decimal, more or less, comprised in R.S. *Dag* No.645, recorded in R.S. *Khatian* No.101 and (ii) 19 (nineteen) decimal, more or less, comprised in R.S. *Dag* No.646, recorded in R.S. *Khatian* No.101 totalling to land measuring 24 (twenty four) decimal, more or less, being the balance of Tapan's Property.
- 5.1.67 Ownership of Mahadeb Chandra Ghosh & Others: Mahadeb Chandra Ghosh & Others were the absolute owner of land measuring 72 (seventy two) decimal, more or less, comprised in R.S. *Dag* No.628, 631 and 642, recorded in R.S. *Khatian* No.106, *Mouza* Jafarpur, J.L. No.9, within Mochanpur *Gram*

Panchayet, Police Station Titagarh, District North 24-Parganas (Mahadeb & Others' Property).

- 5.1.68 Sale to Md. Wazed Ali: By a Deed of Conveyance registered in the Office of the Sub-Registrar at Barrackpore, District North 24-Parganas, in Book No. I, being Deed No.6594 for the year 1960, Mahadeb & Others sold to Md. Wazed Ali the entirety of Mahadeb & Others' Property.
- 5.1.69 Sale to Nandalal Bera & Others: By a Deed of Conveyance dated 6th July, 1964, registered in the Office of the Additional District Sub-Registrar at Barrackpore, District North 24-Parganas, in Book No. I, Volume No.47, at Pages 231 to 233, being Deed No.3534 for the year 1964, Md. Wazed Ali sold to Nandalal Bera & Others the entirety of Mahadeb & Others' Property.
- 5.1.70 Demise of Paresh Chandra Bera: Paresh Chandra Bera, a Hindu governed by the *Dayabhaga* School of Hindu law, died intestate leaving behind him surviving his wife Kamala Bera and only daughter Chaitali Das, as his only legal heiress, who inherited the entire right, title and interest of Late Paresh Chandra Bera in Mahadeb & Others' Property.
- 5.1.71 Eighteenth Purchase by Ghosh Brothers Realtors Private Limited (the Vendor herein): By a Deed of Conveyance dated 6th May, 2009, registered in the Office of the Additional District Sub-Registrar at Barrackpore, District North 24-Parganas, in Book No. I, C.D Volume No.21, at Pages 934 to 952, being Deed No.5231 for the year 2009, Nandalal Bera, Narayan Chandra Bera, Kamala Bera, Chaitali Das and Anil Chandra Bera sold to Ghosh Brothers Realtors Private Limited (the Vendor herein) land measuring 24 (twenty four) decimal, more or less, comprised in R.S. *Dag* No.642 out of Mahadeb & Others' Property.
- 5.1.72 Ownership of Sk. Ahmmad Ali: Sk. Ahmmad Ali was the absolute owner of land measuring 17 (seventeen) decimal, more or less, comprised in R.S. *Dag* No.630, recorded in R.S. *Khatian* No.156, *Mouza* Jafarpur, J.L. No.9, within Mohanpur *Gram Panchayet*, Police Station Titagarh, District North 24-Parganas (Ahmmad's Property).
- 5.1.73 Demise of Sk. Ahmmad Ali: Sk. Ahmmad Ali, a Mohammadan died intestate leaving behind him surviving his 2 (two) sons, namely, (i) Sk. Abbhas Ali and (ii) Sk. Arman Ali as his only legal heirs who inherited the entirety of Sk. Ahmmad's Property as per Sunni Mohammadan law of succession.
- 5.1.74 Nineteenth Purchase by Ghosh Brothers Realtors Private Limited (the Vendor herein): By a Deed of Conveyance dated 6th May, 2009, registered in the Office of the Additional District Sub-Registrar at Barrackpore, District North 24-Parganas, in Book No. I, being Deed No.4740 for the year 2009, Sk. Abbhas Ali and Sk. Arman Ali sold to Ghosh Brothers Realtors Private Limited (the Vendor herein), the entirety of Sk. Ahmmad's Property.
- 5.1.75 Ownership of Sk. Moktar Ali: Sk. Moktar Ali was the absolute owner of land measuring 56 (fifty six) decimal, more or less, comprised in R.S. *Dag* No.632,

recorded in R.S. *Khatian* No.338, *Mouza Jafarpur*, J.L. No.9, within Mohanpur *Gram Panchayet*, Police Station Titagarh, District North 24-Parganas.

- 5.1.76 Ownership of Samsul Haque & Others: During the lifetime of Sk. Moktar Ali, Sk. Muktar Ali sold land measuring 46 (forty six) decimal, more or less, out of 56 (fifty six) decimal and remained in possession and occupation of balance land measuring 10 (ten) decimal, more or less, comprised in R.S. *Dag* No.632, recorded in R.S. *Khatian* No.338, *Mouza Jafarpur*, J.L. No.9, within Mohanpur *Gram Panchayet*, Police Station Titagarh, District North 24-Parganas (Sk. Moktar's Property) and subsequently Samsul Haque, Sk. Samsuzzaman, Samsunnahar Khatun, Sufiya Rahaman, Sk. Sahidul Haque and Sarifa Khatun (collectively Samsul Haque & Others) inherited the entirety of Sk. Moktar's Property through their father Sk. Israil and mother Sirijan Begum.
- 5.1.77 Twentieth Purchase by Ghosh Brothers Realtors Private Limited (the Vendor herein): By a Deed of Conveyance dated 6th May, 2009, registered in the Office of the Additional District Sub-Registrar at Barrackpore, District North 24-Parganas, in Book No. I, C.D Volume No.21, at Pages 795 to 813, being Deed No.4741 for the year 2009, Samsul Haque sold to Ghosh Brothers Realtors Private Limited (the Vendor herein) the entirety of Sk. Moktar's Property.
- 5.1.78 Records of Rights: Ghosh Brothers Realtors Private Limited (the Vendor herein) has recorded its name in the records of the Block Land And Land Reforms Office, vide L.R. *Khatian* No. 3526 with respect to the aforesaid property and land measuring 1 (one) decimal, more or less, comprised in R.S. *Dag* No. 661, *Mouza Jafarpur*, J.L. No.9, within Mohanpur *Gram Panchayet*, Police Station Titagarh, District North 24-Parganas, as well.
- 5.1.79 Absolute Ownership of Ghosh Brothers Realtors Private Limited (the Vendor herein): Thus, by virtue of the aforesaid purchases and records of rights, the Vendor has become the absolute owner of the Larger Property, being land measuring 921 (nine hundred and twenty one) decimal, more or less and the Said Property, being land measuring 909 (nine hundred and nine) decimal, more or less, being a part of the Larger Property, the details of which are as follows:

Sl. No.	R.S. <i>Dag</i> No.	L.R. <i>Dag</i> No.	Area Purchased (in Decimal)	Subject Matter of this Deed (in decimal)
1.	783	1507	71	71 [the First Property herein]
2.	784	1508	46	46 [the Second Property herein]
3.	785	1509	7	3 [the Third Property herein]
4.	786	1510	70	70 [the Fourth Property herein]
5.	647	1511	68	68 [the Fifth Property]

6.	640	1512	10	10 [the Sixth Property herein]
7.	661	1528	1	1 [the Seventh Property herein]
8.	644	1545	94	94 [the Eighth Property herein]
9.	645	1546	9	9 [the Ninth Property herein]
10.	646	1550	40	40 [the Tenth Property herein]
11.	623	1551	101	101 [the Eleventh Property herein]
12.	628	1560	32	32 [the Twelfth Property herein]
13.	629	1561	11	11 [the Thirteenth Property herein]
14.	642	1563	24	24 [the Fourteenth Property herein]
15.	630	1564	56	49 [the Fifteenth Property herein]
16.	631	1565	16	16 [the Sixteenth Property herein]
17.	632	1566	56	56 [the Seventeenth Property herein]
18.	640	1581	32	32 [the Eighteenth Property herein]
19.	641	1582	26	26 [the Nineteenth Property herein]
20.	607	1583	102	102 [the Twentieth Property herein]
21.	606	1584	25	25 [the Twenty First Property herein]
22.	602	1585	5	5 [the Twenty Second Property herein]
Total Area Conveyed In This Deed				909 decimal

5.1.80 Absolute Ownership of Vendor: In the aforesaid circumstances, the Vendor becomes the absolute owner of the Said Property.

5.2 Representations, Warranties and Covenants Regarding Encumbrances: The Vendor represents, warrants and covenants regarding encumbrances as follows:

5.2.1 No Acquisition/Requisition: The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.

- 5.2.1 **No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.
- 5.2.6 **No Right of Preemption:** No person or persons whatsoever have/had/has any right of preemption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** the Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, *debutter*s, trusts, prohibitions, Income Tax attachment, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

6. Basic Understanding

- 6.1 **Sale of Said Property:** The basic understanding between the Vendor and the Purchaser is that the Vendor shall sell the Said Property to the Purchaser, free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and together with *khas*, vacant, peaceful and

physical possession and the Purchaser shall purchase the same from the Vendor.

7. Transfer

7.1 Hereby Made: The Vendor hereby sell, convey and transfer to the Purchaser the entirety of the Vendor' right, title and interest of whatsoever or howsoever nature in the Said Property, described in the Schedule below, being land measuring (i) 71 (seventy one) decimal, more or less, comprised in R.S. *Dag* No. 783, corresponding to L.R. *Dag* No. 1507, recorded in L.R. *Khatian* No. 3526, *Mouza* Jafarpur, J.L. No. 9, Police Station Titagarh, within Mohanpur *Gram Panchayet*, Additional District Registration Office Barrackpore, District North 24 Parganas (First Property) And (ii) 46 (forty six) decimal, more or less, comprised in R.S. *Dag* No. 784, corresponding to L.R. *Dag* No. 1508, recorded in L.R. *Khatian* No. 3526, *Mouza* Jafarpur, J.L. No: 9, Police Station Titagarh, within Mohanpur *Gram Panchayet*, Additional District Registration Office Barrackpore, District North 24 Parganas (Second Property) And (iii) 3 (three) decimal, more or less, comprised in R.S. *Dag* No. 785, corresponding to L.R. *Dag* No. 1509, recorded in L.R. *Khatian* No. 3526, *Mouza* Jafarpur, J.L. No. 9, Police Station titagarh, within Mohanpur *Gram Panchayet*, Additional District Registration Office Barrackpore, District North 24 Parganas (Third Property) And (iv) 70 (seventy) decimal, more or less, comprised in R.S. *Dag* No. 786, corresponding to L.R. *Dag* No. 1510, recorded in L.R. *Khatian* No. 3526, *Mouza* Jafarpur, J.L. No. 9, Police Station Titagarh, within Mohanpur *Gram Panchayet*, Additional District Registration Office Barrackpore, District North 24 Parganas (Fourth Property) And (v) 68 (sixty eight) decimal, more or less, comprised in R.S. *Dag* No. 647, corresponding to L.R. *Dag* No. 1511, recorded in L.R. *Khatian* No. 3526, *Mouza* Jafarpur, J.L. No. 9, Police Station Titagarh, within Mohanpur *Gram Panchayet*, Additional District Registration Office Barrackpore, District North 24 Parganas (Fifth Property) And (vi) 28 (twenty eight) decimal, more or less, comprised in R.S. *Dag* No. 648, corresponding to L.R. *Dag* No. 1512, recorded in L.R. *Khatian* No. 3526, *Mouza* Jafarpur, J.L. No. 9, Police Station Titagarh, within Mohanpur *Gram Panchayet*, Additional District Registration Office Barrackpore, District North 24 Parganas (Sixth Property) And (vii) 1 (one) decimal, more or less, comprised in R.S. *Dag* No. 661, corresponding to L.R. *Dag* No. 1528, recorded in L.R. *Khatian* No. 3526, *Mouza* Jafarpur, J.L. No. 9, Police Station Titagarh, within Mohanpur *Gram Panchayet*, Additional District Registration Office Barrackpore, District North 24 Parganas (Seventh Property) And (viii) 94 (ninety four) decimal, more or less, comprised in R.S. *Dag* No. 644, corresponding to L.R. *Dag* No. 1545, recorded in L.R. *Khatian* No. 3526, *Mouza* Jafarpur, J.L. No. 9, Police Station Titagarh, within Mohanpur *Gram Panchayet*, Additional District Registration Office Barrackpore, District North 24 Parganas (Eighth Property) And (ix) 9 (nine) decimal, more or less, comprised in R.S. *Dag* No. 645, corresponding to L.R. *Dag* No. 1546, recorded in L.R. *Khatian* No. 3526, *Mouza* Jafarpur, J.L. No. 9, Police Station Titagarh, within Mohanpur *Gram Panchayet*, Additional District Registration Office Barrackpore, District North 24 Parganas (Ninth Property) And (x) 40 (forty) decimal, more or less, comprised in R.S. *Dag* No. 646, corresponding to L.R. *Dag* No. 1550, recorded in L.R. *Khatian* No. 3526, *Mouza* Jafarpur, J.L.

No. 9, Police Station Titagarh, within Mohanpur *Gram Panchayet*, Additional District Registration Office Barrackpore, District North 24 Parganas (Tenth Property) And (xi) 101 (one hundred and one) decimal, more or less, comprised in R.S. *Dag* No. 623, corresponding to L.R. *Dag* No. 1551, recorded in L.R. *Khatian* No. 3526, *Mouza* Jafarpur, J.L. No. 9, Police Station Titagarh, within Mohanpur *Gram Panchayet*, Additional District Registration Office Barrackpore, District North 24 Parganas (Eleventh Property) And (xii) 32 (thirty two) decimal, more or less, comprised in R.S. *Dag* No. 628, corresponding to L.R. *Dag* No. 1560, recorded in L.R. *Khatian* No. 3526, *Mouza* Jafarpur, J.L. No. 9, Police Station Titagarh, within Mohanpur *Gram Panchayet*, Additional District Registration Office Barrackpore, District North 24 Parganas (Twelfth Property) And (xiii) 11 (eleven) decimal, more or less, comprised in R.S. *Dag* No. 629, corresponding to L.R. *Dag* No. 1561, recorded in L.R. *Khatian* No. 3526, *Mouza* Jafarpur, J.L. No. 9, Police Station Titagarh, within Mohanpur *Gram Panchayet*, Additional District Registration Office Barrackpore, District North 24 Parganas (Thirteenth Property) And (xiv) 24 (twenty four) decimal, more or less, comprised in R.S. *Dag* No. 642, corresponding to L.R. *Dag* No. 1563, recorded in L.R. *Khatian* No. 3526, *Mouza* Jafarpur, J.L. No. 9, Police Station Titagarh, within Mohanpur *Gram Panchayet*, Additional District Registration Office Barrackpore, District North 24 Parganas (Fourteenth Property) And (xv) 49 (forty nine) decimal, more or less, comprised in R.S. *Dag* No. 630, corresponding to L.R. *Dag* No. 1564, recorded in L.R. *Khatian* No. 3526, *Mouza* Jafarpur, J.L. No. 9, Police Station Titagarh, within Mohanpur *Gram Panchayet*, Additional District Registration Office Barrackpore, District North 24 Parganas (Fifteenth Property) And (xvi) 16 (sixteen) decimal, more or less, comprised in R.S. *Dag* No. 631, corresponding to L.R. *Dag* No. 1565, recorded in L.R. *Khatian* No. 3526, *Mouza* Jafarpur, J.L. No. 9, Police Station Titagarh, within Mohanpur *Gram Panchayet*, Additional District Registration Office Barrackpore, District North 24 Parganas (Sixteenth Property) And (xvii) 56 (fifty six) decimal, more or less, comprised in R.S. *Dag* No. 632, corresponding to L.R. *Dag* No. 1566, recorded in L.R. *Khatian* No. 3526, *Mouza* Jafarpur, J.L. No. 9, Police Station Titagarh, within Mohanpur *Gram Panchayet*, Additional District Registration Office Barrackpore, District North 24 Parganas (Seventeenth Property) And (xviii) 32 (thirty two) decimal, more or less, comprised in R.S. *Dag* No. 640, corresponding to L.R. *Dag* No. 1581, recorded in L.R. *Khatian* No. 3526, *Mouza* Jafarpur, J.L. No. 9, Police Station Titagarh, within Mohanpur *Gram Panchayet*, Additional District Registration Office Barrackpore, District North 24 Parganas (Eighteenth Property) And (xix) 26 (twenty six) decimal, more or less, comprised in R.S. *Dag* No. 641, corresponding to L.R. *Dag* No. 1582, recorded in L.R. *Khatian* No. 3526, *Mouza* Jafarpur, J.L. No. 9, Police Station Titagarh, within Mohanpur *Gram Panchayet*, Additional District Registration Office Barrackpore, District North 24 Parganas (Nineteenth Property) And (xx) 102 (one hundred and two) decimal, more or less, comprised in R.S. *Dag* No. 607, corresponding to L.R. *Dag* No. 1583, recorded in L.R. *Khatian* No. 3526, *Mouza* Jafarpur, J.L. No. 9, Police Station Titagarh, within Mohanpur *Gram Panchayet*, Additional District Registration Office Barrackpore, District North 24 Parganas (Twentieth Property) And (xxi) 25 (twenty five) decimal, more or less, comprised in R.S. *Dag* No. 606, corresponding to L.R. *Dag* No. 1584, recorded in L.R. *Khatian* No. 3526, *Mouza* Jafarpur, J.L. No. 9, Police

Station Titagarh, within Mohanpur Gram Panchayat, Additional District Registration Office Barrackpore, District North 24 Parganas (Twenty First Property) And (xxii) 5 (five) decimal, more or less, comprised in R.S. Dag No. 602, corresponding to L.R. Dag No. 1585, recorded in L.R. Khatian No. 3526, Mouza Jafarpur, J.L. No. 9, Police Station Titagarh, within Mohanpur Gram Panchayat, Additional District Registration Office Barrackpore, District North 24 Parganas (Twenty Second Property), totaling to 909 (nine hundred and nine) decimal, more or less, described in the Schedule below and delineated on the Plan attached and bordered in colour Red thereon, together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 Consideration: The aforesaid transfer is being made in consideration of a sum of Rs.10,00,00,000/- (Rupees ten crore only) paid by the Purchaser to the Vendor, receipt of which the Vendor hereby and by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

8. Terms of Transfer

8.1 Salient Terms: The transfer being effected by this Conveyance is:

8.1.1 Sale: a sale within the meaning of the Transfer of Property Act, 1882.

8.1.2 Absolute: absolute, irreversible and perpetual.

8.1.3 Free from Encumbrances: free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, waqf, *debutters*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.

8.1.4 Together with All Other Appurtenances: together with all other rights the Vendor have in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.

8.2 Subject to: The transfer being effected by this Conveyance is subject to:

8.2.1 Indemnification: express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non-existence of any encumbrances on the Said Property and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendor, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby

covenant that the Vendor or any person claiming under the Vendor in law, trust and equity, shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest by reason of the aforesaid.

- 8.2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** *Khas*, vacant and peaceful possession of the Said Property has been handed over by the Vendor to the Purchaser.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, in respect of which demand has been made and is in the knowledge of the Vendor, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendor hereby covenant that the Purchaser and the Purchaser's assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor.
- 8.6 **No Objection to Mutation:** The Vendor declare that the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly (1) consent to the same and (2) appoint the Purchaser as the constituted attorney of the Vendor and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertake to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and in this regard shall sign all documents and papers as required by the Purchaser.
- 8.7 **Further Acts:** The Vendor hereby covenant that the Vendor or any person claiming under the Vendor, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or Purchaser's successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

Schedule
(Said Property)
[The Subject Matter of Sale]

Part I
(First Property)

Land measuring 71 (seventy one) decimal, more or less, comprised in R.S. *Dag* No. 783, corresponding to L.R. *Dag* No. 1507, recorded in L.R. *Khatian* No. 3526, *Mouza* Jafarpur, J.L. No. 9, Police Station Titagarh, within Mohanpur *Gram Panchayet*, Additional District Registration Office Barrackpore, District North 24 Parganas and the said *dag* is butted and bounded as follows:

On The North	: By R.S. <i>Dag</i> No. 781
On The East	: By Other <i>dags</i>
On The South	: By R.S. <i>Dag</i> No. 784
On The West	: By R.S. <i>Dag</i> Nos. 648 and 649

Part II
(Second Property)

Land measuring 46 (forty six) decimal, more or less, comprised in R.S. *Dag* No. 784, corresponding to L.R. *Dag* No. 1508, recorded in L.R. *Khatian* No. 3526, *Mouza* Jafarpur, J.L. No. 9, Police Station Titagarh, within Mohanpur *Gram Panchayet*, Additional District Registration Office Barrackpore, District North 24 Parganas and the said *dag* is butted and bounded as follows:

On The North	: By R.S. <i>Dag</i> No. 783
On The East	: By Other <i>Dags</i>
On The South	: By Other <i>Dags</i>
On The West	: By R.S. <i>Dag</i> No. 785

Part III
(Third Property)

Land measuring 3 (three) decimal, more or less, comprised in R.S. *Dag* No. 785, corresponding to L.R. *Dag* No. 1509, recorded in L.R. *Khatian* No. 3526, *Mouza* Jafarpur, J.L. No. 9, Police Station titagarh, within Mohanpur *Gram Panchayet*, Additional District Registration Office Barrackpore, District North 24 Parganas and the said *dag* is butted and bounded as follows:

On The North	: By R.S. <i>Dag</i> No. 783
On The East	: By R.S. <i>Dag</i> No. 784
On The South	: By Other <i>Dags</i>
On The West	: By R.S. <i>Dag</i> Nos. 647 and 786

Part IV
(Fourth Property)

Land measuring 70 (seventy) decimal, more or less, comprised in R.S. *Dag* No. 786, corresponding to L.R. *Dag* No. 1510, recorded in L.R. *Khatian* No. 3526, *Mouza* Jafarpur, J.L. No. 9, Police Station Titagarh, within Mohanpur *Gram*

Panchayet, Additional District Registration Office Barrackpore, District Mohan
24 Parganas and the said *dag* is butted and bounded as follows:

On The North : By R.S. *Dag* No. 647
On The East : By Other *dags*
On The South : By R.S. *Dag* No. 787 and Other *dags*
On The West : By R.S. *Dag* Nos. 623 and 646

Part V

(Fifth Property)

Land measuring 68 (sixty eight) decimal, more or less, comprised in R.S. *Dag* No. 647, corresponding to L.R. *Dag* No. 1511, recorded in L.R. *Khatian* No. 3526, *Mouza* Jafarpur, J.L. No. 9, Police Station Titagarh, within Mohanpur *Gram Panchayet*, Additional District Registration Office Barrackpore, District North 24 Parganas and the said *dag* is butted and bounded as follows:

On The North : By R.S. *Dag* Nos. 648 and 650
On The East : By R.S. *Dag* No. 785
On The South : By R.S. *Dag* No. 786
On The West : By R.S. *Dag* Nos. 652 and 653

Part VI

(Sixth Property)

Land measuring 28 (twenty eight) decimal, more or less, comprised in R.S. *Dag* No. 648, corresponding to L.R. *Dag* No. 1512, recorded in L.R. *Khatian* No. 3526, *Mouza* Jafarpur, J.L. No. 9, Police Station Titagarh, within Mohanpur *Gram Panchayet*, Additional District Registration Office Barrackpore, District North 24 Parganas and the said *dag* is butted and bounded as follows:

On The North : By R.S. *Dag* Nos. 649
On The East : By R.S. *Dag* No. 783
On The South : By R.S. *Dag* No. 647
On The West : By R.S. *Dag* No. 647

Part VII

(Seventh Property)

Land measuring 1 (one) decimal, more or less, comprised in R.S. *Dag* No. 661, corresponding to L.R. *Dag* No. 1528, recorded in L.R. *Khatian* No. 3526, *Mouza* Jafarpur, J.L. No. 9, Police Station Titagarh, within Mohanpur *Gram Panchayet*, Additional District Registration Office Barrackpore, District North 24 Parganas and the said *dag* is butted and bounded as follows:

On The North : By R.S. *Dag* No. 662
On The East : By R.S. *Dag* Nos. 649 and 650
On The South : By R.S. *Dag* No. 651
On The West : By R.S. *Dag* No. 663

Part VIII
(Eighth Property)

Land measuring 94 (ninety four) decimal, more or less, comprised in R.S. *Dag* No. 644, corresponding to L.R. *Dag* No. 1545, recorded in L.R. *Khatian* No. 3526, *Mouza* Jafarpur, J.L. No. 9, Police Station Titagarh, within Mohanpur *Gram Panchayet*, Additional District Registration Office Barrackpore, District North 24 Parganas and the said *dag* is butted and bounded as follows:

- | | | |
|--------------|---|---|
| On The North | : | By R.S. <i>Dag</i> Nos. 657, 665, 1196, 1197 and 1198 |
| On The East | : | By R.S. <i>Dag</i> No. 645 |
| On The South | : | By R.S. <i>Dag</i> Nos. 623, 629 and 630 |
| On The West | : | By R.S. <i>Dag</i> No. 643 |

Part IX
(Ninth Property)

Land measuring 9 (nine) decimal, more or less, comprised in R.S. *Dag* No. 645, corresponding to L.R. *Dag* No. 1546, recorded in L.R. *Khatian* No. 3526, *Mouza* Jafarpur, J.L. No. 9, Police Station Titagarh, within Mohanpur *Gram Panchayet*, Additional District Registration Office Barrackpore, District North 24 Parganas and the said *dag* is butted and bounded as follows:

- | | | |
|--------------|---|----------------------------|
| On The North | : | By R.S. <i>Dag</i> No. 665 |
| On The East | : | By R.S. <i>Dag</i> No. 646 |
| On The South | : | By R.S. <i>Dag</i> No. 623 |
| On The West | : | By R.S. <i>Dag</i> No. 644 |

Part X
(Tenth Property)

Land measuring 40 (forty) decimal, more or less, comprised in R.S. *Dag* No. 646, corresponding to L.R. *Dag* No. 1550, recorded in L.R. *Khatian* No. 3526, *Mouza* Jafarpur, J.L. No. 9, Police Station Titagarh, within Mohanpur *Gram Panchayet*, Additional District Registration Office Barrackpore, District North 24 Parganas and the said *dag* is butted and bounded as follows:

- | | | |
|--------------|---|-------------------------------------|
| On The North | : | By R.S. <i>Dag</i> Nos. 653 and 654 |
| On The East | : | By R.S. <i>Dag</i> No. 786 |
| On The South | : | By R.S. <i>Dag</i> No. 623 |
| On The West | : | By R.S. <i>Dag</i> No. 645 |

Part XI
(Eleventh Property)

Land measuring 101 (one hundred and one) decimal, more or less, comprised in R.S. *Dag* No. 623, corresponding to L.R. *Dag* No. 1551, recorded in L.R. *Khatian* No. 3526, *Mouza* Jafarpur, J.L. No. 9, Police Station Titagarh, within Mohanpur *Gram Panchayet*, Additional District Registration Office

Barrackpore, District North 24 Parganas and the said *dag* is butted and bounded as follows:

On The North	:	By R.S. <i>Dag</i> Nos. 644, 645 and 646
On The East	:	By R.S. <i>Dag</i> No. 786
On The South	:	By R.S. <i>Dag</i> Nos. 622, 624, 625 and 788
On The West	:	By R.S. <i>Dag</i> Nos. 628 and 629

Part XII
(Twelfth Property)

Land measuring 32 (thirty two) decimal, more or less, comprised in R.S. *Dag* No. 628, corresponding to L.R. *Dag* No. 1560, recorded in L.R. *Khatian* No. 3526, *Mouza* Jafarpur, J.L. No. 9, Police Station Titagarh, within Mohanpur *Gram Panchayet*, Additional District Registration Office Barrackpore, District North 24 Parganas and the said *dag* is butted and bounded as follows:

On The North	:	By R.S. <i>Dag</i> Nos. 629 and 630
On The East	:	By R.S. <i>Dag</i> No. 623
On The South	:	By R.S. <i>Dag</i> No. 627
On The West	:	By R.S. <i>Dag</i> No. 632

Part XIII
(Thirteenth Property)

Land measuring 11 (eleven) decimal, more or less, comprised in R.S. *Dag* No. 629, corresponding to L.R. *Dag* No. 1561, recorded in L.R. *Khatian* No. 3526, *Mouza* Jafarpur, J.L. No. 9, Police Station Titagarh, within Mohanpur *Gram Panchayet*, Additional District Registration Office Barrackpore, District North 24 Parganas and the said *dag* is butted and bounded as follows:

On The North	:	By R.S. <i>Dag</i> No. 644
On The East	:	By R.S. <i>Dag</i> No. 623
On The South	:	By R.S. <i>Dag</i> No. 628
On The West	:	By R.S. <i>Dag</i> No. 630

Part XIV
(Fourteenth Property)

Land measuring 24 (twenty four) decimal, more or less, comprised in R.S. *Dag* No. 642, corresponding to L.R. *Dag* No. 1563, recorded in L.R. *Khatian* No. 3526, *Mouza* Jafarpur, J.L. No. 9, Police Station Titagarh, within Mohanpur *Gram Panchayet*, Additional District Registration Office Barrackpore, District North 24 Parganas and the said *dag* is butted and bounded as follows:

On The North	:	By <i>Mouza</i> Babanpur
On The East	:	By R.S. <i>Dag</i> No. 643
On The South	:	By R.S. <i>Dag</i> No. 630
On The West	:	By R.S. <i>Dag</i> No. 640

Part XV
(Fifteenth Property)

Land measuring 49 (forty nine) decimal, more or less, comprised in R.S. *Dag* No. 630, corresponding to L.R. *Dag* No. 1564, recorded in L.R. *Khatian* No. 3526, *Mouza* Jafarpur, J.L. No. 9, Police Station Titagarh, within Mohanpur *Gram Panchayet*, Additional District Registration Office Barrackpore, District North 24 Parganas and the said *dag* is butted and bounded as follows:

- On The North : By R.S. *Dag* Nos. 642, 643 and 644
- On The East : By R.S. *Dag* No. 629
- On The South : By R.S. *Dag* Nos. 628, 631 and 632
- On The West : By R.S. *Dag* No. 640

Part XVI
(Sixteenth Property)

Land measuring 16 (sixteen) decimal, more or less, comprised in R.S. *Dag* No. 631, corresponding to L.R. *Dag* No. 1565, recorded in L.R. *Khatian* No. 3526, *Mouza* Jafarpur, J.L. No. 9, Police Station Titagarh, within Mohanpur *Gram Panchayet*, Additional District Registration Office Barrackpore, District North 24 Parganas and the said *dag* is butted and bounded as follows:

- On The North : By R.S. *Dag* No. 630
- On The East : By R.S. *Dag* No. 632
- On The South : By R.S. *Dag* No. 632
- On The West : By R.S. *Dag* No. 640

Part XVII
(Seventeenth Property)

Land measuring 56 (fifty six) decimal, more or less, comprised in R.S. *Dag* No. 632, corresponding to L.R. *Dag* No. 1566, recorded in L.R. *Khatian* No. 3526, *Mouza* Jafarpur, J.L. No. 9, Police Station Titagarh, within Mohanpur *Gram Panchayet*, Additional District Registration Office Barrackpore, District North 24 Parganas and the said *dag* is butted and bounded as follows:

- On The North : By R.S. *Dag* No. 630
- On The East : By R.S. *Dag* No. 628
- On The South : By R.S. *Dag* Nos. 627, 635, 636 and Other *dags*
- On The West : By R.S. *Dag* No. 640

Part XVIII
(Eighteenth Property)

Land measuring 32 (thirty two) decimal, more or less, comprised in R.S. *Dag* No. 640, corresponding to L.R. *Dag* No. 1581, recorded in L.R. *Khatian* No. 3526, *Mouza* Jafarpur, J.L. No. 9, Police Station Titagarh, within Mohanpur

Gram Panchayet, Additional District Registration Office Barrackpore, District North 24 Parganas and the said dag is lapsed and bounded as follows:

On The North : By R.S. *Dag* No. 641
On The East : By R.S. *Dag* Nos. 630, 631, 632 and 642
On The South : By R.S. *Dag* No. 639
On The West : By R.S. *Dag* No. 607

Part XIX
(Nineteenth Property)

Land measuring 26 (twenty six) decimal, more or less, comprised in R.S. *Dag* No. 641, corresponding to L.R. *Dag* No. 1582, recorded in L.R. *Khatian* No. 3526, *Mouza* Jafarpur, J.L. No. 9, Police Station Titagarh, within Mohanpur *Gram Panchayet*, Additional District Registration Office Barrackpore, District North 24 Parganas and the said *dag* is butted and bounded as follows:

On The North : By Other *dags*
On The East : By R.S. *Dag* No. 640
On The South : By R.S. *Dag* No. 640
On The West : By R.S. *Dag* No. 607

Part XX
(Twentieth Property)

Land measuring 102 (one hundred and two) decimal, more or less, comprised in R.S. *Dag* No. 607, corresponding to L.R. *Dag* No. 1583, recorded in L.R. *Khatian* No. 3526, *Mouza* Jafarpur, J.L. No. 9, Police Station Titagarh, within Mohanpur *Gram Panchayet*, Additional District Registration Office Barrackpore, District North 24 Parganas and the said *dag* is butted and bounded as follows:

On The North : By R.S. *Dag* No. 606
On The East : By R.S. *Dag* Nos. 639, 640 and 641
On The South : By Other *dags*
On The West : By R.S. *Dag* Nos. 601, 602 and 606

Part XXI
(Twenty First Property)

Land measuring 25 (twenty five) decimal, more or less, comprised in R.S. *Dag* No. 606, corresponding to L.R. *Dag* No. 1584 recorded in L.R. *Khatian* No. 3526, *Mouza* Jafarpur, J.L. No. 9, Police Station Titagarh, within Mohanpur *Gram Panchayet*, Additional District Registration Office Barrackpore, District North 24 Parganas and the said *dag* is butted and bounded as follows:

On The North : By R.S. *Dag* No. 606
On The East : By R.S. *Dag* No. 607
On The South : By R.S. *Dag* No. 607
On The West : By R.S. *Dag* Nos. 601, 602 and 605

Part XXX

(Twenty Second Property)

Land measuring 5 (five) decimal, more or less, comprised in R.S. *Dag* No. 602, corresponding to L.R. *Dag* No. 1585, recorded in L.R. *Khatian* No. 3526, *Mouza* Jafarpur, J.L. No. 9, Police Station Titagarh, within Mohanpur *Gram Panchayet*, Additional District Registration Office Barrackpore, District North 24 Parganas and the said *dag* is butted and bounded as follows:

On The North	:	By R.S. <i>Dag</i> No. 605
On The East	:	By R.S. <i>Dag</i> Nos. 606 and 607
On The South	:	By R.S. <i>Dag</i> No. 601
On The West	:	By Kalyani High Way

The total entitlements of the Purchaser works out to be 909 (nine hundred and nine) decimal, more or less the said *Dags* are delineated in the Plan annexed herewith and boarded in colour in Red thereon.

Together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

Execution and Delivery

In Witness Whereof the Parties have executed and delivered this Conveyance on the date mentioned above.

Ghosh Brothers Realtors Pvt. Ltd.

Lubala Ray, ^{Also} Lubala Ray.
Sudipta Mukherjee

Samar Kumar DMS
Director

Ghosh Brothers Realtors Private Limited

[Vendor]

Thangarajani

Rajiv Son

Omega Vanija Private Limited

[Purchaser]

Drafted By

Sujata Ghosh (F-1601/2008)

Sujata Ghosh, Advocate
High Court at Calcutta

Witnesses:

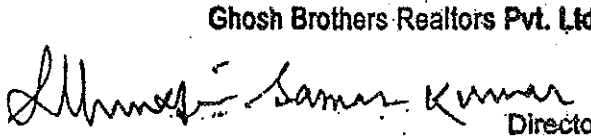

Signature [Signature]
Name Amit Chaudhary
Father's Name Amit Chaudhary
Address Balarami Seth Park
Haridwar - 241113

Signature [Signature]
Name Sudip Dutta Choudhary
Father's Name Sudip Dutta Choudhary
Address Sudip Dutta Choudhary
Maharaj Gram Kolar - 129

Receipt And Release of Consideration

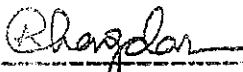
Received from the within named Purchaser the within mentioned sum of Rs.10,00,00,000/- (Rupees ten crore only) towards full and final payment of the consideration for sale of the Said Property described in the Schedule above, in the following manner:

- a) Rs.50,00,000/- (Rupees fifty lac) paid through RTGS vide RTGS No. 00000990 dated 16.02.2015.
- b) Rs. 35,00,000/- (Rupees thirty five lac) paid through RTGS vide RTGS No. 00001344 dated 17.04.2015.
- c) Rs. 15,00,000/- (Rupees fifteen lac) paid through RTGS vide RTGS No. 2100000207 dated 21.04.2015.
- d) Rs. 50,00,000/- (Rupees fifty lac) paid through RTGS vide RTGS No. 00000063 dated 07.05.2015.
- e) Rs. 50,00,000/- (Rupees fifty lac) paid through RTGS vide RTGS No. LVBNI5133780057 dated 13.05.2015.
- f) Rs. 25,00,000/- (Rupees twenty five lac) paid through RTGS vide RTGS No. HDFCR52015072766082446 dated 27.07.2015.
- g) Rs. 50,00,000/- (Rupees fifty lac) paid through RTGS vide RTGS No. HDFCR52015082067043653 dated 20.08.2015.
- h) Rs. 5,50,00,000/- (Rupees five crore and fifty lac) paid by Cheque Nos. 000003, 000004, 000005, 000006, 000007, 000008, 000009, 000010, 000011, 000012, 000013 issued from HDFC Bank, Alipore, paid on several dates.
- i) Rs. 1,25,00,000/- (Rupees one crore twenty five lac) paid by Demand Draft issued by HDFC Bank being Draft No. 044758 dated 09.09.2015.
- j) Rs. 50,00,000/- (Rupees fifty lac) paid through RTGS vide RTGS No. HDFCR52015090867738338 dated 08.09.2015.

Ghosh Brothers Realtors Pvt. Ltd.
 
Director
Ghosh Brothers Realtors Private Limited
[Vendor]

Witnesses:

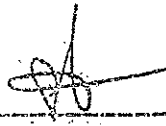
Signature



Name

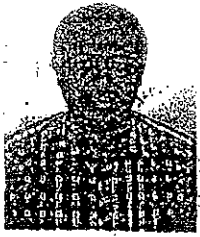
Anant Choudhary

Signature



Name

Sudip Saha Choudhary



Subrata Roy.
 alias
 Subrata Roy.

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Sudipta
 Munshojie

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(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Saman Kumar
 5713

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



? Inay ruanai



for info
 2011

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		(Left Hand)		
Thumb	Fore	Middle	Ring	Little
		(Right Hand)		
Little	Ring	Middle	Fore	Thumb
		(Left Hand)		
Thumb	Fore	Middle	Ring	Little
		(Right Hand)		
Little	Ring	Middle	Fore	Thumb
		(Left Hand)		
Thumb	Fore	Middle	Ring	Little
		(Right Hand)		

Department of Registration & Stamp
e-Challan Form

Challan No: 19-201516-001876181-2

Payment Mode

Counter Payment

Challan Date: 18/09/2015 10:13:15

Bank :

HDFC Bank

DEPOSITOR'S DETAILS

Id No. : 15011000264935/10/2015

[Tender Number]

Name : OMEGA VANIJYA PVT LTD

Contact No. : Mobile No. : +91 9830333847

E-mail :

Address : 12 SHIVNATH SHASTRI SARANI KOLKATA -700053

Applicant Name : Mr Manjit Singh

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document Payment No 10

PAYMENT DETAILS

Sl. No.	Challan No.	Description	Head of A/C	Amount
1	15011000264935/10/2015	Property Registration- Registration Fees	0030-03-104-001-16	1100000
2	15011000264935/10/2015	Property Registration- Stamp duty	0030-02-103-003-02	6000010

Total

7100010

In Words : Rupees Seventy One Lakh Ten only

Challan No. 000002

2137976

HDFC BANK LTD.	
NEW ALIPORE, KOLKATA	
BSR CODE : 0510039	
DEPOSIT DATE	18 SEP 2015
FUNDS TRANSFERRED	
Serial No.	18009
Sign.	

Note: Produce this challan to any branch of HDFC Bank. Please ensure, to make your payment within 25/09/2015 (banking hours). This challan form shall be invalid

25/09/2015

Payment Mode: Courier Payment

GRN : 192015160018761842 Bank Ref No. : 34165
GRN Date : 18-Sep-2015 Transaction Date With Time : 18-09-2015 10:40 AM

Depositor ID : 15011000264935/10/2015
Depositor Name : OMEGA VANIJYA PVT LTD

PAYMENT DETAILS

Sl.	Head Of A/C Description	Head Of Account	Amount
1		00300210300302	6000010.00
2		00300310400116	1100000.00

Total Amount Paid : 7100010.00

Signature of Bank Official :



Date :





(NOTE: This computer generated e-Challan Receipt should be signed by the bank official with bank stamp and then handed over to the depositor. This will be a valid e-Challan Receipt for submission to the department)

End Of Document

Presentant Details



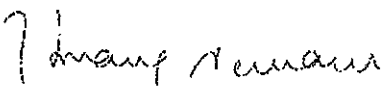
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	Mr Subroto Roy RABINDRA PALLY, MADHYAM GRAM BAZAR, P.O:- MADHYAMGRAM, P.S:- Barasat, Basirhat, District:-North 24-Parganas, West Bengal, India, PIN - 700130	 09/21/2015 2:42:48 PM	 LTI 09/21/2015 2:43:39 PM
		<p align="center"><i>Subroto Roy</i> <i>Subroto Roy</i></p> <p align="center">09/21/2015 2:43:19 PM</p>	

Seller Details

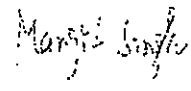
SL No.	Name, Address, Photo, Finger print and Signature		
1	Ghosh Brothers Realtors Pvt. Ltd. BLOCK D ,SECOND FLOOR ,D 204 CITY CENTER, SALT LAK, P.O:- BIDHANNAGAR, P.S:- Bidhannagar, Kolkata, District:-North 24-Parganas, West Bengal, India; PIN - 700064 PAN No. AADCG4730H, Status : Organization Represented by representative as given below:-		
1(1)	Mr Subroto Roy RABINDRA PALLY, MADHYAM GRAM BAZAR, P.O:- MADHYAMGRAM, P.S:- Barasat, Basirhat, District:-North 24-Parganas, West Bengal, India, PIN - 700130 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGMPR5638M, Status : Representative Date of Execution : 21/09/2015 Date of Admission : 21/09/2015 Place of Admission of Execution : Office	 09/21/2015 2:42:48 PM	 LTI 09/21/2015 2:43:39 PM
		<p align="center"><i>Subroto Roy</i> <i>Subroto Roy</i></p> <p align="center">09/21/2015 2:43:19 PM</p>	

Buyer Details

Name, Address, Photo, Finger print and Signature

NO			
1	Omega Vanijya PVT. LTD. 12 SHIB NATH SASTRI SARANI , BLOCK E, NEW ALIPUR, P.O:- NEW ALIPUR, P.S:- New Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700053 PAN No. AAACO2968E, Status : Organization Represented by representative as given below:-		
1(1)	Mr UMANG NEMANI 12 SHIB NATH SASTRI SARANI, BLOCK E , NEW ALIPUR, P.O:- NEW ALIPORE, P.S:- New Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700053 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ABOPN7213K, Status : Representative Date of Execution : 21/09/2015 Date of Admission : 21/09/2015 Place of Admission of Execution : Office	 09/21/2015 2:43:53 PM	 LTI 09/21/2015 2:44:00 PM
		 09/21/2015 2:44:14 PM	

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr MANJIT SINGH Son of Mr G K SINGH 153 KAILAS GHOSH RD, P.O:- SHAKER BAZAR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,	Mr Subroto Roy, Mr UMANG NEMANI	 9/21/2015 2:44:34 PM.

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details

	Proposed Location	Plot No. & Khatian No. Road Zone	Area (Acres)	Selfcost Value (in Rs.)	Market Value (in Rs.)	Proposed Use: Shali, ROR: Shali
L1	District: North 24-Parganas, P.S:- Titagarh, Gram Panchayat: MOHANPUR, Mouza: Jafarpur	LR Plot No:- 1507, LR Khatian No:- 3526	71 Dec	60,00,000/-	80,00,000/-	Proposed Use: Shali, ROR: Shali
L2	District: North 24-Parganas, P.S:- Titagarh, Gram Panchayat: MOHANPUR, Mouza: Jafarpur	LR Plot No:- 1508, LR Khatian No:- 3526	46 Dec	57,00,000/-	57,00,000/-	Proposed Use: Shali, ROR: Shali
L3	District: North 24-Parganas, P.S:- Titagarh, Gram Panchayat: MOHANPUR, Mouza: Jafarpur	LR Plot No:- 1509, LR Khatian No:- 3526	3 Dec	2,00,000/-	2,00,000/-	Proposed Use: Shali, ROR: Shali
L4	District: North 24-Parganas, P.S:- Titagarh, Gram Panchayat: MOHANPUR, Mouza: Jafarpur	LR Plot No:- 1510, LR Khatian No:- 3526	70 Dec	72,00,000/-	72,00,000/-	Proposed Use: Shali, ROR: Shali
L5	District: North 24-Parganas, P.S:- Titagarh, Gram Panchayat: MOHANPUR, Mouza: Jafarpur	LR Plot No:- 1511, LR Khatian No:- 3526	68 Dec	80,00,000/-	80,00,000/-	Proposed Use: Shali, ROR: Shali
L6	District: North 24-Parganas, P.S:- Titagarh, Gram Panchayat: MOHANPUR, Mouza: Jafarpur	LR Plot No:- 1512, LR Khatian No:- 3526	28 Dec	47,00,000/-	47,00,000/-	Proposed Use: Shali, ROR: Shali
L7	District: North 24-Parganas, P.S:- Titagarh, Gram Panchayat: MOHANPUR, Mouza: Jafarpur	LR Plot No:- 1528, LR Khatian No:- 3526	1 Dec	1,00,000/-	1,00,000/-	Proposed Use: Shali, ROR: Shali
L8	District: North 24-Parganas, P.S:- Titagarh, Gram Panchayat: MOHANPUR, Mouza: Jafarpur	LR Plot No:- 1545, LR Khatian No:- 3528	94 Dec	90,00,000/-	90,00,000/-	Proposed Use: Shali, ROR: Shali
L9	District: North 24-Parganas, P.S:- Titagarh, Gram Panchayat: MOHANPUR, Mouza: Jafarpur	LR Plot No:- 1546, LR Khatian No:- 3528	9 Dec	21,00,000/-	21,00,000/-	Proposed Use: Shali, ROR: Shali
L10	District: North 24-Parganas, P.S:- Titagarh, Gram Panchayat: MOHANPUR, Mouza: Jafarpur	LR Plot No:- 1550, LR Khatian No:- 3528	40 Dec	50,00,000/-	50,00,000/-	Proposed Use: Shali, ROR: Shali

	Plot No. / Khatian No. Road Zone	Area (sq. m.)	Settlement Value(In Rs.)	Market Value(In Rs.)	Other Details
L11	District: North 24-Parganas, P.S:- Titagarh, Gram Panchayat: MOHANPUR, Mouza: Jafarpur LR Plot No. 1551 , LR Khatian No:- 3528	101 Dec	3,10,00,000/-	1,10,00,000/-	Proposed Use: Shali, ROR: Shali
L12	District: North 24-Parganas, P.S:- Titagarh, Gram Panchayat: MOHANPUR, Mouza: Jafarpur LR Plot No:- 1560 , LR Khatian No:- 3528	32 Dec	40,00,000/-	40,00,000/-	Proposed Use: Shali, ROR: Shali
L13	District: North 24-Parganas, P.S:- Titagarh, Gram Panchayat: MOHANPUR, Mouza: Jafarpur LR Plot No:- 1561 , LR Khatian No:- 3528	11 Dec	20,00,000/-	20,00,000/-	Proposed Use: Shali, ROR: Shali
L14	District: North 24-Parganas, P.S:- Titagarh, Gram Panchayat: MOHANPUR, Mouza: Jafarpur LR Plot No:- 1563 , LR Khatian No:- 3528	24 Dec	35,00,000/-	35,00,000/-	Proposed Use: Shali, ROR: Shali
L15	District: North 24-Parganas, P.S:- Titagarh, Gram Panchayat: MOHANPUR, Mouza: Jafarpur LR Plot No:- 1564 , LR Khatian No:- 3528	49 Dec	55,00,000/-	55,00,000/-	Proposed Use: Shali, ROR: Shali
L16	District: North 24-Parganas, P.S:- Titagarh, Gram Panchayat: MOHANPUR, Mouza: Jafarpur LR Plot No:- 1565 , LR Khatian No:- 3528	16 Dec	20,00,000/-	20,00,000/-	Proposed Use: Shali, ROR: Shali
L17	District: North 24-Parganas, P.S:- Titagarh, Gram Panchayat: MOHANPUR, Mouza: Jafarpur LR Plot No:- 1566 , LR Khatian No:- 3528	56 Dec	45,00,000/-	45,00,000/-	Proposed Use: Shali, ROR: Shali
L18	District: North 24-Parganas, P.S:- Titagarh, Gram Panchayat: MOHANPUR, Mouza: Jafarpur LR Plot No:- 1581 , LR Khatian No:- 3528	32 Dec	30,00,000/-	30,00,000/-	Proposed Use: Shali, ROR: Shali
L19	District: North 24-Parganas, P.S:- Titagarh, Gram Panchayat: MOHANPUR, Mouza: Jafarpur LR Plot No:- 1582 , LR Khatian No:- 3528	26 Dec	30,00,000/-	30,00,000/-	Proposed Use: Shali, ROR: Shali
L20	District: North 24-Parganas, P.S:- Titagarh, Gram Panchayat: MOHANPUR, Mouza: Jafarpur LR Plot No:- 1583 , LR Khatian No:- 3528	102 Dec	80,00,000/-	80,00,000/-	Proposed Use: Shali, ROR: Shali

		Plot No. & Khatian No/ Khat Zon	Area of Land	Samant/ Vaidya (Rs.)	Samant/ Vaidya (Rs.)	Remarks
L21	District: North 24-Parganas, P.S:- Titagarh, Gram Panchayat: MOHANPUR, Mouza: Jafarpur	LR Plot No:- 1584 , LR Khatian No:- 3528	25 Dec	20,00,000/-	20,00,000/-	Proposed Use: Shali, ROR: Shall
L22	District: North 24-Parganas, P.S:- Titagarh, Gram Panchayat: MOHANPUR, Mouza: Jafarpur	LR Plot No:- 1585 , LR Khatian No:- 3528	5 Dec	15,00,000/-	15,00,000/-	Proposed Use: Shali, ROR: Shali, Width of Approach Road: 30 Ft., Adjacent to Metal Road,

Transfer of Property from Seller to Buyer

Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	Ghosh Brothers Realtors Pvt. Ltd.	Omega Vanijya PVT. LTD.	71	100
L2	Ghosh Brothers Realtors Pvt. Ltd.	Omega Vanijya PVT. LTD.	46	100
L3	Ghosh Brothers Realtors Pvt. Ltd.	Omega Vanijya PVT. LTD.	3	100
L4	Ghosh Brothers Realtors Pvt. Ltd.	Omega Vanijya PVT. LTD.	70	100
L5	Ghosh Brothers Realtors Pvt. Ltd.	Omega Vanijya PVT. LTD.	68	100
L6	Ghosh Brothers Realtors Pvt. Ltd.	Omega Vanijya PVT. LTD.	28	100
L7	Ghosh Brothers Realtors Pvt. Ltd.	Omega Vanijya PVT. LTD.	1	100
L8	Ghosh Brothers Realtors Pvt. Ltd.	Omega Vanijya PVT. LTD.	94	100
L9	Ghosh Brothers Realtors Pvt. Ltd.	Omega Vanijya PVT. LTD.	9	100
L10	Ghosh Brothers Realtors Pvt. Ltd.	Omega Vanijya PVT. LTD.	40	100
L11	Ghosh Brothers Realtors Pvt. Ltd.	Omega Vanijya PVT. LTD.	101	100
L12	Ghosh Brothers Realtors Pvt. Ltd.	Omega Vanijya PVT. LTD.	32	100

Sl. No.	Name of the seller	Name of the buyer	Transfered area	
			sq. ft.	sq. m.
L13	Ghosh Brothers Realtors Pvt. Ltd.	Omega Vanijya PVT. LTD.	27	100
L14	Ghosh Brothers Realtors Pvt. Ltd.	Omega Vanijya PVT. LTD.	24	100
L15	Ghosh Brothers Realtors Pvt. Ltd.	Omega Vanijya PVT. LTD.	49	100
L16	Ghosh Brothers Realtors Pvt. Ltd.	Omega Vanijya PVT. LTD.	16	100
L17	Ghosh Brothers Realtors Pvt. Ltd.	Omega Vanijya PVT. LTD.	56	100
L18	Ghosh Brothers Realtors Pvt. Ltd.	Omega Vanijya PVT. LTD.	32	100
L19	Ghosh Brothers Realtors Pvt. Ltd.	Omega Vanijya PVT. LTD.	26	100
L20	Ghosh Brothers Realtors Pvt. Ltd.	Omega Vanijya PVT. LTD.	102	100
L21	Ghosh Brothers Realtors Pvt. Ltd.	Omega Vanijya PVT. LTD.	25	100
L22	Ghosh Brothers Realtors Pvt. Ltd.	Omega Vanijya PVT. LTD.	5	100

D. Applicant Details

Details of the applicant who has submitted the requisition form.	
Applicant's Name	Manjit Singh
Address	153 Kailas Ghosh Rd, Thana : Thakurpukur, District : South 24-Parganas, WEST BENGAL, PIN - 700008.
Applicant's Status	Others

Deed No. 100/07499/2015 Registration 16/09/2015
Deed No. 100/07499/2015
Transaction (0101) Sale, Sale Document
Name of Presentant Mr Subroto Roy Presented At Office
Date of Execution 21-09-2015 Date of Presentation 21-09-2015

Remarks

On 15/09/2015

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 10,00,00,000/-

(Supriya Chattopadhyay)
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

On 21/09/2015

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 11,00,000/- (A(1) = Rs 10,99,989/- , E = Rs 7/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 11,00,000/-

Description of Online Payment

1. Rs 11,00,000/- is paid, by online using Head of Account 0030-03-104-001-16, Bank: HDFC Bank (HDFC0000014)

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 60,00,010/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 60,00,010/-

Description of Online Payment

1. Rs 60,00,010/- is paid, by online using Head of Account 0030-02-103-003-02, Bank: HDFC Bank (HDFC0000014)

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

Subroto Roy

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

Execution is admitted on 21/09/2015 by

Mr Subroto Roy DIRECTOR, Ghosh Brothers Realtors Pvt. Ltd., BLOCK D, SECOND FLOOR, D 204 CITY CENTER, SALT LAKE, P.O:- BIDHANNAGAR, P.S:- Bidhannagar, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700064

Identified by Mr MANJIT SINGH, Son of Mr G K SINGH, 153 KAILAS GHOSH RD, P.O: SHAKER BAZAR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, By caste Hindu, By Profession Service

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

Execution is admitted on 21/09/2015 by

Mr UMANG NEMANI DIRECTOR, Omega Vanijya PVT. LTD., 12 SHIB NATH SASTRI SARANI, BLOCK E, NEW ALIPUR, P.O:- NEW ALIPUR, P.S:- New Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700053

Identified by Mr MANJIT SINGH, Son of Mr G K SINGH, 153 KAILAS GHOSH RD, P.O: SHAKER BAZAR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, By caste Hindu, By Profession Service

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 60,00,010/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 60,00,010/-

Description of Stamp

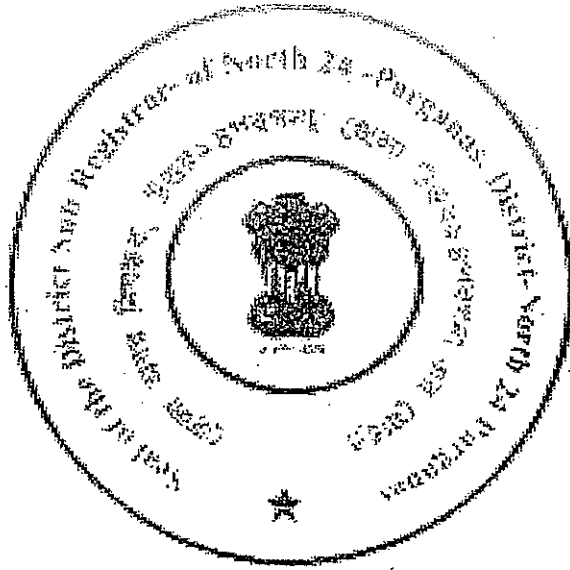
1. Rs 10/- is paid on Court Fees.
2. Rs 5,000/- is paid on Impressed type of Stamp, Serial no 19600, Purchased on 21/08/2015, Vendor named M Ghoih.

(Supriya Chattopadhyay)

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I NORTH 24-
PARGANAS

North 24-Parganas, West Bengal



Digitally signed by SUPRIYA
CHATTOPADHAY
Date: 2015.10.01 15:33:43 +05:30
Reason: Digital Signing of Deed.

(Supriya Chattopadhyay) 10/1/2015 3:33:42 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)