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To
SRIJAN REALTY PVT. LTD.,
SRIJAN House,
36/1A, Elgin Road, Sreepally,
Bhowanipore, Kolkata - 700026

Date : 15th October, 2021

TITLE REPORT

1	Name & Address of the Owner(s)	M/S. MIDCITY PROPERTIES PRIVATE LIMITED, a company incorporated under the Companies Act, 1956, having its registered office at Village - Kalaberia, P.O.: Rajarhat-Bishnupur, P.S. - Rajarhat, Kolkata - 700135, District North 24 Parganas.
2	Location of the land	Mouza - Kalaberia & Bhatenda, at Rajarhat - 211 Road, under Rajarhat-Bishnupur 1 No. Gram Panchayat, District North 24 Parganas, PIN - 700135.
3	Full Description of Property	<p>Description of the property:</p> <p><u>ALL THAT</u> the piece and parcel of land containing an area of 911.12 Decimal, be the same a little more or less, lying and situated at Mouza - Kalaberia, J. L. No.30, Pargana - Kalikata, Re. Su. No.52, Touzi No.173, an area of 862.12 Decimal, comprised in R. S. & L. R. Dag Nos. 1, 2, 3, 4, 5, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 42, 43, 44, 74, 79, 80, appertaining to L.R. Khatian No.978 & 1559, AND a Mouza - Bhatenda, J. L. No.28, Pargana - Kalikata, Re. Su. No.50, Touzi No.2998, an area of 49 Decimal, comprised in R. S. & L. R. Dag No.485, 486, 488, appertaining to L. R. Khatian No.4979, both under Block - Rajarhat, under Rajarhat-Bishnupur 1 No. Gram Panchayat, District North 24 Parganas, PIN - 700135.</p> <p><u>ON THE NORTH</u> - To be ascertained by Land Surveyor as per Mouza Map upon Physical Inspection; <u>ON THE SOUTH</u> - To be ascertained by Land Surveyor as per Mouza Map upon Physical Inspection; <u>ON THE EAST</u> - To be ascertained by Land Surveyor as per Mouza Map upon Physical Inspection; <u>ON THE WEST</u> - To be ascertained by Land Surveyor as per Mouza Map upon Physical Inspection;</p>

		<p>Classification: "SHALI" save and except land comprised in L. R. Dag No.10, which has been classified as "DOBA" and L. R. Dag No.44, which has been classified as "DANGA". Certificate for Change of Character to "BASTU (HOUSING COMPLEX)" of lands has been provided save and except L. R. Dag No.10.</p>
3.1	Nature of Immovable Property	VACANT LAND AS THE LANDS ARE CLASSIFIED AS "SHALI" for which Certificate of Change of Character/ Use to "BASTU (HOUSING COMPLEX)" provided, subject to verification with the concerned issuing authority, save and except one Dag being No.10 which is CLASSIFIED as "DOBA".
3.2	Name of Gram Panchayat/ Municipality/Municipal Corporation	Rajarhat-Bishnupur I No. Gram Panchayat
3.6	Nature of Ownership	FREE HOLD
4	Tracing of title	<p><u>Lands in Mouza - Kalaberia</u></p> <p><u>Dag No.1; Purchased by M/s. Skipper Goods Private Limited</u></p> <p>WHEREAS one Amal Ghosh (Kole) was the sole and absolute recorded Owner of the Sali land measuring 00 (zero zero) decimal, comprised in L. R. Dag No.1, Khatian No.26, J. L. No. 30, Mouza Kalaberia, Police Station Rajarhat, under the Rajarhat Bishnupur I No. Gram Panchayat, District 24 Parganas (North).</p> <p>AND WHEREAS one Vivekananda Ghosh (Kole), was the sole and absolute recorded Owner of the Sali Land measuring 1 (one) decimal, comprised in L. R. Dag No. 1, Khatian No. 263, J.L. No. 30, Mouza Kalaberia, Police Station Rajarhat under the Rajarhat Bishnupur I No. Gram Panchayat, District 24 parganas (North).</p> <p>AND WHEREAS one Monoranjan Ghosh (Kole), was the sole and absolute recorded Owner of Sali Land measuring 1 (one) Decimal, comprised in L. R. Dag No. 1, Khatian No. 306, J.L. No. 30, Mouza Kalaberia, Police Station Rajarhat, under the Rajarhat Bishnupur I No. Gram Panchayat, District 24 parganas (North).</p> <p>AND WHEREAS one Shayamal Ghosh (Kole), was the sole and absolute recorded Owner of the Sali land measuring 00 (zero zero) decimal, comprised in L. R. Dag No. 1, Khatian No. 430, J.L. No. 30, Mouza Kalaberia, Police Station Rajarhat, under the Rajarhat Bishnupur I No. Gram Panchayat, District 24 parganas (North).</p> <p>AND WHEREAS thereafter the said Amal Kumar Ghosh (Kole), Vivekananda Ghosh (Kole), Monoranjan Ghosh (Kole) and Shyamal Ghosh (Kole), jointly sold, transferred and conveyed their respective share and holdings, aggregating to an area of 2 (two) Decimal, comprised in L. R. Dag No. 1, Khatian</p>

No. 26, 263, 306, 430, J.L. No. 30, Mouza Kalaberia, Police Station Rajarhat, under the Rajarhat Bishnupur 1 No. Gram Panchayat, District 24 parganas (North), unto and in favour of M/s. Skipper Goods Pvt. Ltd. vide Deed of Conveyance dated 25th August, 2007, duly registered at the office of the A.R.A. - II, Kolkata and recorded in Book No.1, Volume No.1, Pages 1 to 16, Being No.08763 for the year 2007.

Dag No.1, 18; Purchased by M/s. Jai Amaani Realtors Limited

WHEREAS Nilkanta Ghosh [Kole], Santipada Ghosh [Kole], Shayama Charan Biswas and Seikh Ansar Ali are the joint owners of Land measuring 7.5 decimal /Decimal including [1] Land measuring 5 decimal/Decimal comprised in R. S. & L. R. Dag No.1, R. S. Khatian Nos.198, [2] Land measuring 2.5 decimal/ Decimal comprised in R.S. & L.R. Dag No. 1, R. S. Khatian Nos. 131, 41, 308, & 119, in J.L. No. 30, R.S. No. 52, Touzi No. 173, Mouza Kalaberia under the Rajarhat Police Station in the District North 24, Parganas, Sub Registration Office Bidhan Nagar [Salt Lake] under the Rajarhat-Bishnupur No.1 Gram Panchayat.

AND WHEREAS By a Deed of Sale in Bengali language dated 14th February, 2007, registered in the office of the Additional District Sub Registrar, Bidhanagar (Salt Lake City) and recorded in Book No. I, Volume No.110, Pages 1 to 19, Deed No. 1864 for the year 2007, the said Nilkanta Ghosh [Kole], Santipada Ghosh [Kole], Shayama Charan Biswas and Seikh Ansar Ali jointly sold, transferred and conveyed ALL THAT piece and parcel of Land measuring 7.5 decimal /Decimal including [1] Land measuring 5 decimal/Decimal comprised in R. S. & L. R. Dag No.1, R. S. Khatian Nos.198, [2] Land measuring 2.5 decimal/ Decimal comprised in R.S. & L.R. Dag No. 1, R. S. Khatian Nos. 131, 41, 308, & 119, in J.L. No. 30, R.S. No. 52, Touzi No. 173, Mouza Kalaberia under the Rajarhat Police Station in the District North 24, Parganas, Sub Registration Office Bidhan Nagar [Salt Lake] under the Rajarhat-Bishnupur No.1 Gram Panchayat unto and in favour of Bakliwal Fincom Private Limited.

AND WHEREAS one Rajesh Kumar Goel was the sole and absolute owner of the Land measuring 10 decimal /Decimal comprised in R.S. & L.R. Dag No. 18, R. S. Khatian Nos.119, 308, 41 & 131 in J.L. No. 30, R.S. No. 52, Touzi No. 173, Mouza Kalaberia under the Rajarhat Police Station in the District North 24 Parganas, Sub Registration Office Bidhan Nagar [Salt Lake City] under the Rajarhat-Bishnupur No.1 Gram Panchayat.

AND WHEREAS By a Deed of Sale dated 25th July, 2007, registered in the office of the Additional Registrar of Assurances - II, Kolkata and recorded in Book No. I, Volume No. 1, Pages 1 to 11, Deed No. 265 for the year 2008, the said Rajesh Kumar Goel sold, transferred and conveyed ALL THAT piece and

parcel of Land measuring 10 decimal /Decimal comprised in R.S. & L.R. Dag No. 18, R. S. Khatian Nos.119, 308, 41 & 131 in J.L. No. 30, R.S. No. 52, Touzi No. 173, Mouza Kalaberia under the Rajarhat Police Station in the District North 24 Parganas, Sub Registration Office Bidhan Nagar [Salt Lake City] under the Rajarhat-Bishnupur No.1 Gram Panchayat, unto and in favour of Ms. Sarita Tulsyan.

AND WHEREAS the said M/s. Bakliwal Fincom Pvt. Ltd. and Ms. Sarita Tulsyan, after becoming the sole and absolute owners of their respective purchased lands in the manner aforesaid jointly sold, transferred and conveyed unto and favour of Jai Amaani Realtors Ltd. vide Deed of Conveyance dated 26th February, 2009, duly registered at the office of the A.R.A. – II, Kolkata and recorded in Book No.1, CD Volume No.5, Page from 8320 to 8336, Being No.01888 for the year 2009.

Dag No.1, 16, 19; Purchased by Reward Merchandise Pvt. Ltd. & Rich Field Tie-Up Pvt. Ltd.

WHEREAS One Sri Krishna Chandra Ghosh (Koley) was well absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the property by virtue of inheritance and L. R. Settlement Record of Rights measuring an area of 22 Decimals comprised in R. S. Dag Nos. 1, 16 and 19 under L. R. Khatian No.93, J. L. 30, R. S. No. 52, Touzi No. 173 of Mouza Kalaberia under Rajarhat Police Station in the District of North 24-Parganas.

AND WHEREAS The said Sri Krishna Chandra Ghosh died intestate leaving behind him surviving his six sons namely Sri Kanai Lal Ghosh, Sri Sankar Kumar Ghosh, Sri Madan Mohan Ghosh, Sri Bhuvan Chandra Ghosh, Sri Hemanta Kumar Ghosh and Sri Satya Charan Ghosh and two daughters namely Smt. Karunabala Bagui and Smt. Padma Rani Ghosh as his legal heirs and successors under the Hindu Succession Act, 1956.

AND WHEREAS The said Sri Madan Mohan Ghosh died intestate leaving behind him surviving him widow Smt. Hirabala Ghosh and only daughter Smt. Sampa Ghosh as his legal heirs and successors under the Hindu Succession Act, 1956.

AND WHEREAS Thereafter one of the co-owners namely Sankar Lal Ghosh as the plaintiff filed a suit being Title Suit No. 451 of 1998 in the Court of First Learned Civil Judge (Sr. Div.) Barasat for division of the properties by metes and bound and the said suit was decreed upon filing of compromise which was made a part of the said decree through the compromise petition dated 4/7/2003 whereby the aforesaid group of Kanai Lal Ghosh and others were absolutely allotted the said land area of 22 Decimals comprised in R. S. Dag Nos. 1, 16 and 19, C. S. Khatian No. 93, Mouza Kalaberia as aforesaid.

AND WHEREAS By a registered Deed of Sale dated 23rd

December, 2005 registered with the District Registrar Barasat recorded in Book No. 1, Volume No. 1, Pages 1 to 20, being Deed No. 5719 for the year 2005 the said Kanai Lal Ghosh and six other co-owners sold to Smt. Pratima Saha an area of 18.85 Decimals out of the total land of 22 Decimal of land held and enjoyed by the said Sri Kanai Lal Ghosh, Sri Sankar Kumar Ghosh, Smt. Hirabala Ghosh, Smt. Sampa Ghosh Sri Bhuban Chandra Ghosh, Sri Hemanta Kumar Ghosh and Sri Satya Charan Ghosh, Smt. Karunabala Bagui and Smt. Padma Rani Ghosh, comprised in R. S. Dag Nos. 1, 16 and 19 as aforesaid, comprising of an area of 4.28 decimals in R. S. Dag No. 1 out of 5 decimals; an area of 9.42 decimals in R. S. Dag No. 16 out of 11 decimals; and an area of 5.15 decimals in R. S. Dag No. 19 out of 6 decimals, thus aggregating to 18.85 decimals under L. R. Khatian No. 93, J. L. No. 30, R. S. No. 52, Touzi No. 173, Mouza Kalaberia, within the jurisdiction of Rajarhat-Bishnupur No. 1 Gram Panchayat, P.S. Rajarhat, 24-Parganas (North).

AND WHEREAS the said Smt. Pratima Saha, being the owner in the aforesaid manner of ALL THAT piece and parcel of land comprised in R. S. Dag Nos. 1, 16 and 19 as aforesaid, comprising of an area of 4.28 decimals in R. S. Dag No. 1 out of 5 decimals; an area of 9.42 decimals in R. S. Dag No. 16 out of 11 decimals; and an area of 5.15 decimals in R. S. Dag No. 19 out of 6 decimals, thus aggregating to 18.85 decimals under L. R. Khatian No. 93, J. L. No. 30, R. S. No. 52, Touzi No. 173, Mouza Kalaberia, within the jurisdiction of Rajarhat-Bishnupur No. 1 Gram Panchayat, P.S. Rajarhat, 24-Parganas (North), sold, transferred and conveyed undivided one $\frac{1}{2}$ share of her holdings to Reward Merchandise Pvt. Ltd. vide Deed of Conveyance dated 10th February, 2007, duly registered in the office of the ARA-II, Kolkata, and recorded in Book No.1, Volume No.1, Pages 1 to 13, Being No.02184 for the year 2007 and undivided another $\frac{1}{2}$ share of her holdings to Rich Field Tie-Up Pvt. Ltd. vide Deed of Conveyance dated 10th February, 2007, duly registered in the office of the ARA-II, Kolkata, and recorded in Book No.1, Volume No.1, Pages 1 to 13, Being No.02186 for the year 2007.

Dag No.1, 16, 19, 10; Purchased by Amaani Realtors Ltd.

WHEREAS Krishna Chandra Ghosh, was well seized and possessed of or otherwise well and sufficiently entitled to the property measuring an area 05 Decimal out of 15 Decimal out of R.S. Dag No. 1, an area 11 Decimal out of 11 Decimal out of R.S. Dag No.16, an area 06 Decimal out of 06 Decimal out of R.S. Dag No. 19, being total area 21 Decimal under Kri. Khatian No. 93, at Mouza - Kalaberia, Police Station - Rajarhat, in the District of 24-Parganas (North), by virtue of inheritance.

AND WHEREAS after the death of Krishna Chandra Ghosh his six sons viz; (1) Sri Kanai Lal Ghosh, (2) Sri Sankar Ghosh, (3) Bhuban Chandra Ghosh, (4) Madan Mohan Ghosh, (5) Sri Hemanta Kumar Ghosh, (6) Sri Satya Charan Ghosh and two daughters namely (1) Padma Ran Ghosh and (2) Karuna Bala

Bagui, became the owners of the aforesaid land by virtue of succession.

AND WHEREAS Sri Sankar Ghosh, filed a tile suit against his co-sharers being T.S. No. 451 for the year 1998, before the Ld. 1s Court of Civil Judge (Sr. Div.) at Barasat, and by virtue of compromise petition Sri Sankar Ghosh became the owners of 02 Decimal of "Doba" land comprised in R.S. Dag No. 10, with other properties, under L.R. Khatian No. 93, and the rest of the Co-owners became the owners of the land comprised in R.S. Dag No. 1, 16, 19, with other properties under L.R. Khatian No. 93.

AND WHEREAS after the death of Madan Mohan Ghosh his only wife Hira Bala Ghosh and only daughter Sampa Ghosh became the owners of his share in the aforesaid land by virtue of succession.

AND WHEREAS (1) Sri Kanai Lal Ghosh, (2) Sri Bhuban Chandra Ghosh, (3) Sri Hemanta Kumar Ghosh, (4) Sri Satya Charan Ghosh, (5) Padma Rani Ghosh, (6) Karuna Bala Bagui, (7) Sri Hira Bala Ghosh and (8) Sampa Ghosh, are thus well seized and possessed of or otherwise well and sufficiently entitled to the property measuring an area 05 Decimal out of 15 Decimal out of R.S. Dag No. 1, an area 11 Decimal out of 17 Decimal out of R.S. Dag No. 16, an area 06 Decimal out of 06 Decimal out of R.S. Dag No. 19, being total area 21 Decimal under Kri. Khatian No. 93, at Mouza Kalaberia, Police Station - Rajarhat, in the District of 24-Parganas (North).

AND WHEREAS Sri Bhuban Chandra Ghosh, thus well seized and possessed of or otherwise well and sufficiently entitled to the property measuring an area 00.71 Decimal out of 15 Decimal out of R.S. Dag No. 1 (Sali), an area 01.57 Decimal out of 11 Decimal out of R.S. Dag No. 16 (Sali), an area 00.86 Decimal out of 06 Decimal out of R.S. Dag No. 19 (Sali), being total area 03.14 Decimal under Kri. Khatian No. 93, at Mouza Kalaberia, Police Station - Rajarhat, in the District of 24-Parganas (North).

AND WHEREAS Sri Sankar Ghosh, thus well seized and possessed of or otherwise well and sufficiently entitled to the property measuring an area an area 02.00 Decimal out of 49 Decimal out of R.S. Dag No. 10 (Doba), under Kri. Khatian No. 93, at Mouza Kalaberia, Police Station - Rajarhat, in the District of 24-Parganas (North).

AND WHEREAS Sri Ajay Kumar Paul, Sri Amar Kumar Paul, Sri Arun Kumar Paul, jointly thus well seized and possessed of or otherwise well and sufficiently entitled to the property measuring an area an area 04.08 Decimal out of 49 Decimal out of R.S. Dag No. 10 (Doba), under L.R. Khatian No. 3/1, 25/1 & 36/1, at Mouza - Kalaberia, Police Station - Rajarhat, in the District of 24-Parganas (North), by virtue of records of right.

AND WHEREAS Sri Anup Kumar Paul, Sri Apurba Kumar Paul, Smt. Taramoni Paul, jointly thus well seized and possessed of or otherwise well and sufficiently entitled to the property

measuring an area 04.07 Decimal out of 49 Decimal out of R.S. Dag No. 10 (Doba), under L. R. Khatian No. 22/1, 21/2 & 602, at Mouza - Kalaberia, Police Station - Rajarhat, in the District of 24-Parganas (North), by virtue of records of right.

AND WHEREAS Sri Bhuban Chandra Ghosh, Sri Sankar Ghosh, Sri Ajay Kumar Paul, Sri Amar Kumar Paul, Sri Arun Kumar Paul, Sri Anup Kumar Paul, Sri Apurba Kumar Paul, Smt. Taramoni Paul, are thus well seized and possessed of or otherwise well and sufficiently entitled to the "Sali & Doba" land measuring an area 13.29 Decimal comprised in R.S. Dag No. 1, 16, 19, 10, under Kri. Khatian No. 93, L.R. Khatian No. 3/1, 25/1, 36/1, 22/1, 21/2 & 602, at Mouza Kalaberia, Police Station Rajarhat, in the District of 24-Parganas (North), sold, transferred and conveyed unto and in favour of Amaani Realtors Ltd. vide Deed of Conveyance dated 27th October, 2006, duly registered at the office of the DSR-II, North 24 Parganas, Barasat and recorded in Book No.1, Volume No.1, Pages 1 to 16, Being No.09452 for the year 2006.

Dag No.2: Purchased by M/S. GENNEXT COMMODITIES PRIVATE LIMITED & M/S. CHANDRIMA MARKETING PRIVATE LIMITED

WHEREAS By a Bengali Kobala dated 19th day of October, 1980 made between the Sri Kartick Chandra Sadhukhan, therein called the Vendor of the One Part and Smt. Chhabi Rani Karmakar, therein called the Purchaser of the Other Part and registered at Cossipore Dum Dum Sub-Registration Office in Book No. 1, Volume No. 142 at pages 130 to 134, being Deed No. 7490 for the year 1980, the said Sri Kartick Chandra Sadhukhan for the consideration therein mentioned granted sold transferred and conveyed unto the said Smt. Chhabi Rani Karmakar All That the piece or parcel of Sali Land measuring an area of 45 Decimals comprised in C. S. Dag Nos. 111 and 113 and R. S. Dag Nos. 20, 17 and 2 under C. S. Khatian No. 121, R. S. Khatian No. 127, Khanda Khatian Nos. 291 and 292, J. L. No. 30, R. S. No. 52, Touzi No. 173 of Mouza Kalaberia under Rajarhat Police Station in the District of North 24-Parganas.

AND WHEREAS Thereafter at the time of L. R. Settlement of Record of Rights the name of the said Smt. Chhabi Rani Karmakar was recorded in respect of the said land measuring an area of 45 Decimals comprised in R. S. Dag Nos, 20, 17 and 2 under C. S. Khatian No. 121, L. R. Khatian No. 127, J. L. No. 30, R. S. No. 52, Touzi No.173 of Mouza Kalaberia under Rajarhat Police Station in the district of North 24- Parganas.

AND WHEREAS thus the said Smt. Chhabi Rani Karmakar became absolutely seized and possessed of and/or otherwise well and sufficiently entitled as an estate equivalent to an absolute estate of inheritance in fee simple possession of the said Rayati Swattiya land hereditaments and premises containing an area of 45 Decimals comprised in C. S. Dag Nos. 111 and 113 and 2, R.

S. Dag Nos. 20, 17 and 2 under C. S. Khatian No. 121, R. S. Khatian No. 127, Khanda Khatian Nos. 291 and 292, L.R. Khatian No. 129, J. L. No. 30, R. S. No. 52, Touzi No. 173 of Mouza Kalaberia within the jurisdiction of Rajarhat Bishnupur I Gram Panchayat, Additional District Sub-Registration Office Bidhan Nagar (Salt Lake City) under Rajarhat Police Station in the District of North 24-Parganas.

AND WHEREAS Smt. Arita Saha thereafter the said owner namely Smt. Chhabi Rani Karmakar for purchasing of an area of 19 Decimals out of the total land held by the said Smt. Chhabi Rani Karmakar as aforesaid and the said Chhabi Rani Karmakar agreed to sell the land comprised in C. S. Dag No. 2, R. S. Dag No. 2 vide C. S. Khatian No. 121 and R. S. Khatian No. 127, Khanda Khatian Nos. 291 and 292, L. R. Khatian No. 129, J. L. No. 30, R. S. No. 52, Touzi No. 173, Mouza Kalaberia with P.S. Rajarhat, 24-Parganas (North) within the limits of Bishnupur No. 1 Gram Panchayat, and Smt. Chhabi Rani Karmakar thus by a registered Deed of Sale dated 14th November, 2005 registered with the District Sub Registration - II Office Barasat, 24-Parganas and recorded in Book No. 1, Volume No. 1, Pages 1 to 19, being Deed No. 6142 for the year 2005 sold transferred and conveyed to Smt. Arita Saha who purchased the same for valuable consideration.

AND WHEREAS after becoming the sole and absolute owner in the manner aforesaid, the said Smt. Arita Saha sold transferred and conveyed unto and in favour of M/s. Gennext Commodities Private Limited vide Deed of Conveyance dated 10th February, 2007, duly registered at the office of the ARA-II, Kolkata and recorded in Book No. I, Being No 02182 for the year 2007 one undivided $\frac{1}{2}$ share of ALL THAT piece and parcel land measuring 19 Decimal comprised in C. S. Dag No. 2 and R. S. Dag No. 2 under C. S. Khatian No. 121, R. S. Khatian No. 127, Khanda Khatian Nos. 291 and 292, L. R. Khatian No. 129, J. L. No. 30, R. S. No. 52, Touzi No. 173 of Mouza Kalaberia under Rajarhat Police Station in the District of North 24-Parganas, Sub-Registration Office Bidhan Nagar (Salt Lake City) under Rajarhat Police Station in the district of North 24 Parganas.

AND WHEREAS said Smt. Arita Saha sold transferred and conveyed another undivided $\frac{1}{2}$ share of ALL THAT piece and parcel land measuring 19 Decimal comprised in C. S. Dag No. 2 and R. S. Dag No. 2 under C. S. Khatian No. 121, R. S. Khatian No. 127, Khanda Khatian Nos. 291 and 292, L. R. Khatian No. 129, J. L. No. 30, R. S. No. 52, Touzi No. 173 of Mouza Kalaberia under Rajarhat Police Station in the District of North 24-Parganas, Sub-Registration Office Bidhan Nagar (Salt Lake City) under Rajarhat Police Station in the district of North 24 Parganas, unto and in favour of M/s. Chandrima Marketing Pvt. Ltd. vide Deed of Conveyance dated 10th February, 2007 duly registered at the office of the ARA-II, Kolkata, and recorded in Book No. I, Volume No. I, Pages 1 to 13, Being No. 01034 for the year 2007.

Dag No.3, 15: Purchased by Jai Anjani Realtors Ltd.

WHEREAS Sankar Kumar Karmakar, Kartick Karmakar, Smt. Chabi Karmakar, Smt. Rashmoni Karmakar, Smt. Bina Karmakar, Sonali Karmakar and, Puja Karmakar were the joint owners of All that piece and parcel of Land measuring 8 decimal/Decimal comprised in R.S. & L.R. Dag No. 3, R.S. Khatian No. 12, L.R. Khatian Nos. 360,392 and 365 [thereafter L. R. Khatian No. 738], in J.L. No. 30, R.S. No. 52, Touzi No. 173, Mouza Kalaberia under the Rajarhat Police Station in the District North 24, Parganas, Sub Registration Office Bidhan Nagar [Salt Lake] under the Rajarhat- Bishnupur No. 1 Gram Panchayat.

AND WHEREAS By a Deed of Sale dated 4th December, 2006, registered in the office of the Additional District Sub Registrar Bidhannagar (Salt Lake City) and recorded in Book No. I, Volume No. 110, Pages 20 to 41. Deed No. 1865 for the year 2007, Sankar Kumar Karmakar, Kartick Karmakar, Smt. Chabi Karmakar, Smt. Rashmoni Karmakar, Smt. Bina Karmakar, Sonali Karmakar and Puja Karmakar sold, transferred and conveyed All that piece and parcel of Land measuring 8 decimal/Decimal comprised in R.S. & L.R. Dag No. 3, R.S. Khatian No. 12, L.R. Khatian Nos. 360,392 and 365 [thereafter L. R. Khatian No. 738], in J.L. No. 30, R.S. No. 52, Touzi No. 173, Mouza Kalaberia under the Rajarhat Police Station in the District North 24, Parganas, Sub Registration Office Bidhan Nagar [Salt Lake] under the Rajarhat- Bishnupur No. 1 Gram Panchayat unto and in favour of Mupnar Tower Pvt. Ltd and thus Mupnar Tower Pvt. Ltd. became the sole and absolute owner.

AND WHEREAS one Smt. Nandita Saha was the sole and absolute owner of the Land measuring 1/3rd share of 31 decimal/Decimal i.e 10 decimal/Decimal more or less comprised in R.S. & L.R. Dag No. 15, L.R. Khatian No.149 [thereafter L.R. Khatian No. 741], in J.L. No. 30, R. S. No. 52, Touzi No. 173, Mouza Kalaberia under the Rajarhat Police Station in the District North 24, Parganas, Sub-Registration Office Bidhan Nagar [Salt Lake] under the Rajarhat-Bishnupur No. 1 Gram Panchayat.

AND WHEREAS By a Deed of Sale dated 10th February, 2007, registered in the office of the

Additional Registrar of Assurances-II, Kolkata and recorded in Book No. I, Volume No. 1, Pages 1 to 13, Deed No.1035 for the year 2007, said Smt. Nandita Saha sold, transferred and conveyed unto and in favour of Hopewell Trexim Pvt. Ltd.

AND WHEREAS said Mupnar Tower Pvt. Ltd. and Hopewell Trexim Pvt. Ltd. after becoming the owner of their respective holdings in the manner aforesaid, jointly sold transferred and conveyed ALL That piece and parcel of land measuring in aggregate 18 decimal together with all other benefits easements appurtenances in or of the Land including [1] Land measuring 8

decimal/ Decimal comprised in R.S. & L.R. Dag No. 3, R. S. Khatian No. 12, L.R. Khatian Nos.360,392 and 365 [thereafter L.R. Khatian No. 738], and [2] Land measuring 10 decimal out of 31 decimal comprised in R.S. & L.R. Dag No.15, L. R. Khatian No.149 [thereafter L.R. Khatian No. 741], in J.L. No. 30, R.S. No. 52, Touzi No. 173. Mouza Kalaberia under the Rajarhat Police Station in the District North 24 Parganas, Sub Registration Office Bidhan Nagar [Salt Lake] under the Rajarhat-Bishnupur No. 1 Gram Panchayat, unto and in favour of Jai Amaani Realtors Ltd. vide Deed of Conveyance dated 26th February, 2009, duly registered at the office of the ARA-II, Kolkata, and recorded in Book No.I, CD Volume No.5, Pages 8390 to 8406, Being No.01889 for the year 2009.

Dag No.4, 5: Purchased by Amaani Realtors Ltd.

WHEREAS one Hazarilal Ghosh (Koley), son of Late Dwarika Nath Ghosh (Koley) of village Kalaberia, Police Station : Rajarhat, District : North 24-Parganas, was the then recorded owner in respect of ALL THAT 21 decimals of Sali Land comprised in C.S. Dag No. 118, R S. Dag No. 4, in C.S. Khatian No. 61, R.S. Khatian No. 30, L.R. Khatian Krishi 379 under Mouza : Kalaberia, J.L. No. 30, Ressa No. 52, Touzi No. 173 under Police Station : Rajarhat, District : North 24-Parganas.

AND WHEREAS said Hazarilal Ghosh (Koley) died intestate leaving behind his wife Smt. Sitalabala Ghosh (Koley), son Tapan Ghosh (Koley) and four daughters Smt. Karuna Bagui, Smt. Minati Ghosh, Smt. Jayanti Ghosh and Smt. Basanti Ghosh as his joint legal heirs and successors.

AND WHEREAS the legal heirs of said Hazarilal Ghosh (Koley), since deceased were seized, possessed and enjoyed the aforesaid 21 decimals of land, which was devolved upon them from their predecessor and mutated their names in respect of the same before the competent authority and paid relevant taxes, rates and outgoings to the said authority regularly.

AND WHEREAS afterwards said Smt. Sitalabala Ghosh (Koley), Tapan Ghosh (Koley) and four daughters Smt. Karuna Bagui, Smt. Minati Ghosh, Smt. Jayanti Ghosh and Smt. Basanti Ghosh sold, transferred and conveyed the said 21 decimals of Sali land to Smt. Kalpana Ghosh on 12th May, 1995, which was registered before the District Sub-Registration Office, Barasat duly recorded in Book No. I, Volume No. 5, Pages 320 to 327, being Deed No. 2811 for the year 1995.

AND WHEREAS and then said Kalpana Ghosh sold, transferred and conveyed the said 21 decimals of Sali land comprised in R. S. Dag No.4 of Mouza Kalaberia to Bhagawati Builders and Development Private Limited, on 29th March, 1996, which was registered before the District Registrar, Barasat, 24-Parganas (North) and duly recorded in Book No. I, Volume No. 45, Pages 69 to 76, being Deed No. 2482 for the year 1996.

AND WHEREAS by an another Deed of Conveyance bearing the date 15th February, 1995 and registered at the office of the District Sub-Registrar, Barasat, 24-Parganas (North) in Book No. I, Volume No. 147, Pages 8 to 15, Being No. 8151 for the year 1995, the said Bhagawati Builders and Development Private Limited, purchased for valuable consideration mentioned therein from Sri Kanta Charan Ghosh and Sri Manick Lal Ghosh **ALL THAT** the Sali land measuring 20 decimal comprised in R.S. Dag No. 5, L.R. Khatian Krishi 79 and 316 under Mouza : Kalaberia, J.L. No. 30, Ressa No. 52, Touzi No. 173 under Police Station : Rajarhat, District : North 24-Parganas.

AND WHEREAS thus the said Bhagawati Builders and Development Private Limited recorded its name before the Land and Land Revenue Office as absolute owner thereof in respect of said two Sali lands one measuring 21 Decimal i.e. 12 Cottahs 11 Chittaks 30 Square Feet more or less, comprised in R. S. Dag No.4 and another measuring 20 Decimal i.e. 12 Cottahs 1 Chittak 41 Square Feet more or less, comprised in R. S. Dag No.5, so purchased from the above mentioned parties and was thus seized and possessed of or/and otherwise well and sufficiently entitled to their absolute and indefeasible right and interest, free from all encumbrances, liens, charges, lispensens, attachments and was in khas possession thereon.

AND WHEREAS thereafter the said Bhagawati Builders and Development Private Limited sold transferred and conveyed **ALL THAT** 21 decimals of Sali Land comprised in C.S. Dag No. 118, R.S. Dag No. 4, in C.S. Khatian No. 61, R.S. Khatian No. 30, L.R. Khatian Krishi 379, and **ALL THAT** the Sali land measuring 20 decimal comprised in R.S. Dag No. 5, L.R. Khatian Krishi 79 and 316, under Mouza : Kalaberia, J.L. No. 30, Ressa No. 52, Touzi No. 173 under Police Station : Rajarhat, District : North 24-Parganas, and in favour of Amaani Realtors Ltd. vide Deed of Conveyance dated 18th December, 2006, duly registered in the office of the ARA-II, Kolkata and recorded in Book No.I, Volume No.1, Pages 1 to 15, Being No.00360 for the year 2007.

Dag No.10: Purchased by AMAANI REALTORS LTD.

WHEREAS Abinesh Chandra Karmakar was the *bona fide* recorded owner of 19 Decimal of land comprised in R.S. Dag No.10, under R.S. Khatian No.12, lying and situate Mouza-Kalaberia, P.S. Rajarhat, in the District of North 24 Parganas.

AND WHEREAS during his life time said Abinesh Chandra Karmakar made executed and registered a WILL in respect of the aforesaid land along with other properties in favour of his two sons Mahadeb Chandra Karmakar and Lalit Mohan Karmakar. The said WILL was registered on 20th February, 1942 at Cossipore Dum Dum Sub-Registry office copied in Book No.III, Volume No. 2, Pages No.11 to 15, Being Deed No.10 for

the year 1942, and thereafter said Abinesh Chandra Karmakar died on 4th September, 1964.

AND WHEREAS the said Mahadeb Chandra Karmakar and Lalit Mohan Karmakar probated the said WILL in the Ld. 6th Addl. District Judge Court at Alipore on 14th June, 1975 and obtained legal ownership of all the properties left by Abinesh Chandra Karmakar, deceased.

AND WHEREAS during his lifetime prior to his death said Mahadeb Chandra Karmakar executed and registered a Deed of Settlement in respect of his undivided $\frac{1}{4}$ share of all lands obtained by the aforesaid WILL in favour of his wife Smt. Rashmoni Karmakar and his nephew Sri Sankar Kumar Karmakar. The said Settlement Deed was registered on 30th July, 1975 at Alipore District Registry Office copied in Book No. I, Volume No.181, Pages No.120 to 128, Being Deed No.7128 for the year 1975.

AND WHEREAS Smt. Rashmoni Karmakar, Sri Sankar Kumar Karmakar and Sri Lalit Mohan Karmakar, were collectively the legal *bona fide* owners of 19 Decimal of land comprised in R.S. Dag No.10, under R.S. Khatian No.12, lying and situate at Mouza Kalabaria, P.S. Rajarhat, in the District of North 24 Parganas.

AND WHEREAS thereafter Smt. Rashmoni Karmakar recorded her name in the L.R. Settlement under L.R. Khatian No. Kri. 360, measuring 05 Decimal of land as her 01 (One) Anna 10 (Ten) Gandas share out of total 49 Decimal comprised in R.S. Dag No.- 10, lying and situate at Mouza- Kalabaria, P.S- Rajarhat, in the District of North 24 Parganas, along with other lands.

AND WHEREAS Sri Sankar Kumar Karmakar recorded his name in the L. R. Settlement under L. R. Khatian No. Kri. 392, measuring 05 Decimal of land as his 01 (One) Anna 10 (Ten) Gandas share out of total 49 Decimal comprised in R. S. Dag No.10, lying and situate at Mouza Kalabaria, P.S. Rajarhat, in the District of North 24 Parganas, along with other lands.

AND WHEREAS Sri Lalit Mohan Karmakar also recorded his name in the L. R. Settlement under L. R. Khatian No. Kri. 365, measuring 09 Decimal of land as his 03 (Three) Annas share out of total 49 Decimal comprised in R.S Dag No.10, lying and situate at Mouza- Kalabaria, P.S Rajarhat, in the District of North 24 Parganas, alongwith other lands.

AND WHEREAS the aforesaid Sankar Kumar Karmakar and Smt. Rashmoni Karmakar were jointly the absolute recorded owners of 10 Decimal of land under R.S Dag No.10, R.S. Khatian No.12, L. R. Khatian Nos. Kri. 392 and 360, lying and situate at Mouza Kalabaria, P.S. Rajarhat, in the District of North 24 Parganas.

AND WHEREAS Lalit Mohan Karmakar died on 27.9.1984

intestate leaving behind him his three sons namely Sankar Kumar Karmakar, Ganesh Karmakar and Kartick Karmakar and only wife namely Chabi Karmakar and two daughters namely Sandhya Rani Karmakar and Arati Nandi as his surviving legal heirs and successors.

AND WHEREAS Arati Nandi sold transferred and conveyed 01.59 Decimal land comprised in R. S. Dag No.10, under R.S. Khatian No.12, L. R. Khatian No.365, which she got by inheritance of her deceased father said Lalit Mohan Karmakar to her three brothers Sankar Kumar Karmakar, Ganesh Karmakar and Kartick Karmakar, by a registered deed of sale executed on 12/4/2002 and the same was registered on 5/3/2003 at the office of the Additional District Sub-Registrar at Bidhannagar [Salt Lake City], copied in Book No. I, Volume No.136, Pages 224 to 240, Being Deed No.02350 for the year 2003.

AND WHEREAS said Ganesh Karmakar died intestate leaving behind him his only wife namely Bina Karmakar, and two daughters namely Sonali Karmakar and Puja Karmakar as his surviving legal heirs and successors.

AND WHEREAS Sandhya Rani Karmakar sold transferred and conveyed 00.53 Decimalansha land as 1/3rd share out of her 01.59 Decimal out of total 49 Decimal comprised in R.S. Dag No.10, under R.S. Khatian No.12, L.R. Khatian No.365, which she got by inheritance of her deceased father said Lalit Mohan Karmakar to Smt. Bina Karmakar, Sonali Karmakar and Puja Karmakar, by a registered deed of sale executed and registered on 27/5/2003 at the office of the Additional District Sub-Registrar at Bidhannagar [Salt Lake City], copied in Book No.I, Volume No.328, Pages 290 to 304, Being Deed No.05824 for the year 2003.

AND WHEREAS Sandhya Rani Karmakar gifted 00.53 Decimalansha land as 1/3rd share out of her 01.59 Decimal out of total 49 Decimal comprised in R. S. Dag No.10, under R. S. Khatian No.12, L. R. Khatian No.365, which she got by inheritance of her deceased father said Lalit Mohan Karmakar to her brother Sankar Kumar Karmakar by a registered deed of Gift executed and registered on 27/5/2003 at the office of the Additional District Sub-Registrar at Bidhannagar Salt Lake City, copied in Book No.- I, Volume No.-328, Pages 271 to 289, Being Deed No.-05823 for the year 2003.

AND WHEREAS Sandhya Rani Karmakar again gifted 00.53 Decimalansha land as 1/3rd share out of her 01.59 Decimal out of total 49 Decimal comprised in R.S. Dag No.10, under R.S. Khatian No.12, L. R. Khatian No.365, which she got by inheritance of her deceased father said Lalit Mohan Karmakar to her another brother Kartick Karmakar by a registered deed of Gift executed and registered on 27/5/2003 at the office of the Additional District Sub-Registrar at Bidhannagar [Salt Lake City], copied in Book No.I, Volume No.328, Pages 216 to 234, Being Deed No.05820 for the year 2003.

AND WHEREAS thus said Rashmoni Karmakar, Sankar Kumar Karmakar, Ganesh Karmakar, Kartick Karmakar, Chabi Karmakar, Bina Karmakar, Sonali Karmakar and Puja Karmakar jointly became the sole and absolute owners of All That piece and parcel of land measuring 19 Decimal out of the entirety 49 Decimal comprised in R. S. Dag No.10, under R. S. Khatian No.12, L. R. Khatian Nos.360, 392 and 365, lying and situate at Mouza Kalaberia, J. L. No. 30, R. S. No.52, at present Touzi No.10, within the jurisdiction of Rajarhat-Bishnupur No.1 Gram Panchayet, Additional District Sub-Registration Office at Bidhan Nagar (Salt Lake City) under Rajarhat Police Station in the district of North 24 Parganas, and while being in absolute possession and enjoyment sold transferred and conveyed unto and in favour of Amaani Realtors Ltd. vide Deed of Sale dated 27th October, 2006 duly registered in the office of the ARA - II, Kolkata and copied in Book No.I, Volume No.74, Pages 214 to 230, Being No.01209 for the year 2007.

Dag No.10; Purchased by Amaari Realtors Ltd.

WHEREAS One Shri Hazarilal Ghosh (Koley), son of Dwariknath Ghosh (Koley) of Kalaberia, P.S. Rajarhat in the District of North 24-Parganas was the owner and possessor of one plot of Doba land measuring an area of 10 (Ten) Decimal more or less as 0.2032 share out of 49 Decimal more or less land comprised in R. S. Dag No.10, under L. R. Khatian No.Akri-207, lying at Mouza Kalaberia, J. L. No. 30, R. S. No.52, at present Touzi No. 10, P.S. Rajarhat in the District of North 24-Parganas, absolutely free from all encumbrances whatsoever by virtue of L. R. Settlement Operation being L. R. Khatian No.Akri-207.

AND WHEREAS While seized and possessed of the said plot of land, the said Shri Hazarilal Ghosh (Koley) died intestate leaving behind his wife named Smt. Sital Bala Ghosh (Koley), four daughters named Smt. Karuna Bagui, Smt. Minati Ghosh, Smt. Jayanti Ghosh and Smt. Basanti Ghosh, one son named Shri Tapan Kumar Ghosh (Koley) as his legal heirs and successors to his estate and they became the owners of total land measuring an area of 10 (Ten) Decimal in terms of the Hindu Succession Act, 1956.

AND WHEREAS While seized and possessed of the 1/6th share measuring 1.66 Decimal each, i.e. total 08.33 Decimal, the said Smt. Sital Bala Ghosh (Koley), Smt. Karuna Bagui, Smt. Minati Ghosh, Smt. Jayanti Ghosh and Smt. Basanti Ghosh gifted the same to their only son and brother named Shri Tapan Kumar Ghosh (Koley) by a registered Deed of Gift registered at A.D.S.R. Office Bidhannagar (Salt Lake City) and recorded in Book No. I, Volume No. 73, Pages 209 to 225, being Deed No. 01170 for the year 2006.

AND WHEREAS Thus the said Shri Tapan Kumar Ghosh (Koley) became the sole and absolute owner of total land

measuring an area of 10 (Ten) Decimal (i.e. land area 1.66 Decimal by virtue of inheritance and land area 08.33 Decimal by virtue of above Gift) more or less and had been enjoying the same peacefully freely and absolutely.

AND WHEREAS The said Tapan Kumar Ghosh as the absolute owner sold transferred and conveyed the entirety of the aforesaid 10 Decimal of land in R. S. Dag No.10 under L. R. Khatian No. Akrishi-207, Mouza Kalaberia, J. L. No. 30, Touzi No.10 within the local limits of Rajarhat Bishnupur No. 1 Gram Panchayat and by a Deed of Conveyance executed and registered by the said Tapan Kumar Ghosh in favour of Hallmark Construction Company Private Limited vide Sale Deed dated 17th August, 2006 and registered with the A.D.S.R. Bidhannagar, the said Tapan Kumar Ghosh sold the said land admeasuring 10 Decimal by way of absolute sale free from all encumbrances.

AND WHEREAS thus after becoming the sole and absolute owner in the manner aforesaid, said Hallmark Construction Company Private Limited, of ALL THAT the piece and parcel of land admeasuring 10 Decimal (equivalent to 6 Cottahs 0 Chittack and 36 sq.ft.) more or less situate lying at Mouza Kalaberia, P.S. Rajarhat, J.L. No. 30, Touzi No. 10, comprised in R.S. Dag No. 10, L.R. Khatian No. Akrishi-207, District North 24-Parganas, within the local limits of Rajarhat Bishnupur No. 1 Gram Panchayat, while being in peaceful possession and enjoyment, sold transferred and conveyed unto and favour of Amaani Realtors Ltd. vide Deed of Conveyance dated 31st October, 2006 duly registered in the office of the ARA-II, Kolkata, and copies in Book No.1, Volume No.1, Pages 1 to 12, Being No.11215 for the year 2006.

Dag No.10: Purchased by Amaani Realtors Ltd.

WHEREAS Shantipada Ghosh (Koley), Nilkanta Ghosh (Koley), Gour Chandra Ghosh (Koley), Mantu Pada Ghosh (Koley), Ashit Chandra Ghosh (Koley) and Chayarani Ghosh (Koley) were the full absolute owners of a piece and parcel of land admeasuring 6.12 Decimal more or less as having 0.1255 share out of 49 Decimal, comprised in R. S. No.10, under L. R. Khatian Nos. Kri-218, 113, 66, 167, 28, 74, respectively, lying at Mouza Kalaberia, J. L. No. 30, R. S. No. 52, Touzi No. 10, P.S. Rajarhat, in the District of North 24-Parganas, within the limits of Rajarhat Bishnupur No. 1 Gram Panchayat.

AND WHEREAS said Shantipada Ghosh (Koley), Nilkanta Ghosh (Koley), Gour Chandra Ghosh (Koley), Mantu Pada Ghosh (Koley), Ashit Chandra Ghosh (Koley) and Chayarani Ghosh (Koley) became the owners in respect of the above said land by mutual understanding and inheritance of such land and are holding and occupying the said land free from all encumbrances total admeasuring 6.12 Decimal in their respective share as follows:

Name	L. R. Khatian No.
Shantipada Ghosh (Koley)	218
Nilkanta Ghosh (Koley)	113
Gour Chandra Ghosh (Koley)	66
Mantu Pada Ghosh (Koley)	165
Ashit Chandra Ghosh (Koley)	28
Chayarani Ghosh (Koley)	74

AND WHEREAS By a registered Power of Attorney dated 20th September, 2006 registered with A.D.S.R. Bidhanagar and copied in Book No.4, being Deed No. 662 for the year 2006, said Shantipada Ghosh (Koley), Nilkanta Ghosh (Koley), Gour Chandra Ghosh (Koley), Mantu Pada Ghosh (Koley), Ashit Chandra Ghosh (Koley) and Chayarani Ghosh (Koley) duly appointed one Sri Ashim Kumar Ghosh, son of Shri Subal Chandra Ghosh and Sri Nepal Ghosh, son of Late Kanta Ghosh as their true and lawful Attorneys for carrying out sale transaction etc. for and behalf of them as the owners and to receive the entire consideration in their own names and to act in a joint manner and by virtue of such powers and authorities, the sale of the said entirety of the land is clearly defined as demarcated piece and parcel of land admeasuring an area of 6.12 Decimal.

AND WHEREAS said Shantipada Ghosh (Koley), Nilkanta Ghosh (Koley), Gour Chandra Ghosh (Koley), Mantu Pada Ghosh (Koley), Ashit Chandra Ghosh (Koley) and Chayarani Ghosh (Koley) through their Constituted Attorneys Sri Ashim Kumar Ghosh and Sri Nepal Ghosh, jointly sold transferred and conveyed unto and in favour of Amaani Realtors Ltd. vide Deed of Conveyance dated 31st October, 2006, duly registered in the office of the ARA-II, Kolkata and copied in Book No.1, Volume No.1, Pages 1 to 13, Being No.11214 for the year 2006, wherein Hallmark Construction Company Private Limited stood as the Confirming Party being the adjacent plot owner in the same Dag.

Dag No.10: Purchased by Jai Amaani Realtors Ltd.

WHEREAS Smt. Gouri Kundu, was well seized and possessed of or otherwise well and sufficiently entitled to the property measuring an area 01.33 Decimal out of 49 Decimal comprised in R.S. Dag No. 10 (Doba), under L.R. Khatian No. 601, at Mouza - Kalaberia, P.S. Rajarhat in the District of 24-Parganas (North), by virtue of records of right.

AND WHEREAS Smt. Chandanu Kundu, was well seized and

possessed of or otherwise well and sufficiently entitled to the property measuring an area 01.32 Decimal out of 49 Decimal comprised in R.S. Dag No. 10 (Doba), under L.R. Khatian No. 600, at Mouza Kalaberia, P.S. Rajarhat in the District of 24-Parganas (North), by virtue of records of right.

AND WHEREAS Smt. Kalpana Kundu, was well seized and possessed of or otherwise well and sufficiently entitled to the property measuring an area 01.34 Decimal out of 49 Decimal comprised in R.S. Dag No. 10 (Doba), under L.R. Khatian No. 599, at Mouza Kalaberia, P.S. Rajarhat in the District of 24-Parganas (North), by virtue of records of right.

AND WHEREAS Smt. Gouri Kundu, Smt. Chandana Kundu and Smt. Kalpana Kundu, are well seized and possessed of or otherwise well and sufficiently entitled to the property measuring an area 01.33 Decimal out of 49 Decimal comprised in R.S. Dag No. 10 (Doba), an area 01.33 Decimal out of 49 Decimal comprised in R.S. Dag No. 10 (Doba), an area 01.34 Decimal out of 49 Decimal comprised in R.S. Dag No. 10 (Doba), being total area 04.00 Decimal under L.R. Khatian No. 601, 600, 599, at Mouza Kalaberia, P.S. Rajarhat in the District of 24-Parganas (North), by virtue of records of right.

AND WHEREAS Smt. Gouri Kundu, Smt. Chandana Kundu and Smt. Kalpana Kundu, were thus well seized and possessed of or otherwise well and sufficiently entitled to the property measuring an area 04.00 Decimal comprised in R.S. Dag No. 10, under L.R. Khatian No. 601, 600, 599, at Mouza Kalaberia, Police Station- Rajarhat, in the District of 24-Parganas (North) and records of rights and enjoying the same With good right absolute power of ownership by paying rent and taxes to the competent authority and thereby the Vendors have every right to transfer the same to anybody in any way.

AND WHEREAS the said Smt. Gouri Kundu, Smt. Chandana Kundu and Smt. Kalpana Kundu, while being in peaceful possession and enjoyment sold transferred and conveyed ALL THAT piece or parcel of land measuring an area 04.00 Decimal comprised in R.S. Dag No. 10, under L.R. Khatian No. 601, 600, 599, and lying and situated at Mouza - Kalaberia, J.L. No. 30, Touzi No. 173, within the limit of Rajarhat Bishnupur No. 1, Gram Panchayat, Police Station Rajarhat, Additional District Sub-Registration office at Bidhanagar [Salt Lake City], in the District of 24-Parganas (North), unto and in favour of Jai Amaani Realtors Ltd. vide Deed of Conveyance dated 09th February, 2007, duly registered at the office of the DSR - II, North 24 Parganas, Barasat and copied in Book No.I, CD Volume No.2, Pages 6730 to 6742, Being No.01509 for the year 2007, in the manner as follows:

Name	L. R. Khatian No.	R. S. Dag
Smt. Gouri Kundu	601	10
Smt. Chandana Kundu	600	10

Dag No.11: Purchased by Amaar i Realtors Ltd.

WHEREAS one Sri Sankar Chandra Karmakar was well seized and possessed of or otherwise well and sufficiently entitled to the property measuring 11.50 Decimal out of 23 Decimal comprised in R.S. Dag No. 11, under L.R. Khatian No. 390, at Mauza - Kalaberia, Police Station Rajarhat, in the District of 24-Parganas (North), by virtue of record of rights

AND WHEREAS said Sri Sankar Chandra Karmakar, thus well seized and possessed of or otherwise well and sufficiently entitled to the property measuring an area of 06 Cottahs 08 Chittaks 18 Sq.ft., (being 07 Chittaks left for boundary wall of Hariyana Siksha Sadan) out of 23 Decimal comprised in R.S. Dag No. 11, under L. R. Khatian No. 390, at Mouza Kalaberia, Police Station Rajarhat, in the District of 24-Parganas (North), sold transferred and conveyed unto and in favour of Amaani Realtors Ltd. vide Deed of Conveyance dated 23rd October, 2006, duly registered at the office of the DSR-II, North 24 Parganas, Barasat and copied in Book No.I, Volume No.1, Pages 1 to 11, Being No.09448 for the year 2006.

Dag No.11: Purchased by Amaari Realtors Ltd.

WHEREAS One Patitpaban Karmakar was the full and absolute owner of agricultural land admeasuring 11.50 Decimal being 50% undivided share out of total 23 Decimal comprised in R. S. Dag No. 11, under L. R. Khatian No. 208, lying at Mouza Kalaberia, J. L. No. 30, R. S. No. 52, at present Touzi No. 10, P.S. Rajarhat in the District of North 24-Parganas absolutely free from all encumbrances whatsoever.

AND WHEREAS The said Patitpaban Karmakar was fully seized and possessed of the said agricultural land and having sold a portion thereof was left with 6 cottahs 8 chittacks equivalent to 10.78 Decimal out of the said total land area owned by him 11.50 Decimal and the said Patitpaban Karmakar offered to sell to Hallmark Construction Company Private Limited such 6 cottahs 8 chittacks of demarcated agricultural land free from all encumbrances in vacant possession by way of absolute sale out of R. S. Dag No. 11, under L. R. Khatian No. 208, lying at Mouza Kalaberia, J. L. No. 30, R. S. No. 52, at present Touzi No. 10, P.S. Rajarhat in the District of North 24-Parganas.

AND WHEREAS By a Deed of Sale duly executed and registered by the said Patitpaban Karmakar dated 17th October, 2006 and registered with A.D.S.R. Bidhannagar, the said Patitpaban Karmakar sold the aforesaid residue clearly demarcated land admeasuring 6 cottahs 8 chittacks more or less comprised in R. S. Dag No. 11, under L. R. Khatian No.208, lying at Mouza Kalaberia, J. L. No.30, R. S. No.52, Touzi No. 10, P.S. Rajarhat within Rajarhat Bishnupur No. 1 Gram Panchayat in the District of North 24 Parganas to Hallmark Construction Company Private Limited.

AND WHEREAS the said Hallmark Construction Company Private Limited, while being in peaceful possession and enjoyment sold transferred and conveyed unto and in favour of Amaani Realtors Ltd. vide Deed of Conveyance dated 31st October, 2006, duly registered at the office of the ARA-II, Kolkata and copied in Book No.I, Volume No.1, Pages 1 to 11, Being No.11216 for the year 2006.

Dag No.12: Purchased by Amaari Realtors Ltd.

WHEREAS One Shri Sushil Chandra Ghosh, son of Late Gobandhan Ghosh of Baguiati, Baguipara, P.S. Rajarhat in the District of North 24-Parganas was the owner and possessor of one plot of Sali land measuring an area of total 05.66 Decimal more or less as 0.3333 share out of 17 Sataks comprised in R. S. Dag No. 12, under L. R. Khatian No. Kri-416 lying at Mouza Kalaberia, J. L. No. 30, R. S. No. 52. Touzi No. 10, P.S. Rajarhat in the District of North 24-Parganas by virtue of L.R. Settlement operation/ record being L. R. Khatian No. Kri-416 absolutely free from all encumbrances whatsoever.

AND WHEREAS While seized and possessed of the said plot of land measuring 05.66 Decimal the said Shri Sushil Chandra Ghosh died intestate leaving behind his one wife named Smt. Gouri Rani Ghosh and two sons named Shri Dilip Kumar Ghosh, Shri Ashoke Kumar Ghosh and one daughter named Smt. Gita Ghosh as his legal heirs and successors to his estate and they become entitled the said land in terms of the Hindu Succession Act, 1956.

AND WHEREAS Thereafter the names of such heirs and heiresses jointly recorded in the said L. R. Record of Rights in the said L. R. Khatian No. Kri-416 as "Warission Dakhalkar" absolutely free from all encumbrances whatsoever.

AND WHEREAS While seized and possessed of the said plot of land measuring 05.66 Decimal, the said legal heirs Smt. Gouri Rani Ghosh, Shri Dilip Kumar Ghosh, Shri Ashoke Kumar Ghosh and Smt. Gita Ghosh jointly sold and conveyed the same to Ayub Ali by a registered Deed of Sale dated 1.6.1998 copied in Book No. 1, being Deed No. 4605 in the year 1998 registered at A.D.S.R. Office Bidhannagar (Salt Lake City) against valuable consideration mentioned thereon.

AND WHEREAS Ayub Ali being desirous of selling the said land entered into an Agreement of Sale with one Sri Ghanshyam Agarwal, son of Pradip Kumar Agarwal, residing at 119, Cotton Street, Kolkata -700007 and received the entire consideration agreed by dint of executing money receipt in favour of Sri Ghanshyam Agarwal and also appointed the said Sri Ghanshyam Agarwal duly authorized Constituted Attorney by dint of a registered Power of Attorney dated 20th September, 2006 and registered with the Additional District Sub-Registrar Bidhannagar and copied in Book No. 4, being Deed No.668 for the year 2006 fully authorizing him to sell and to obtain the payment of the entire consideration in his own name and by virtue of such registered power, said Ayub Ali through the said Power of Attorney holder Ghanshyam Agarwal sold transferred and conveyed the entirety of the said land admeasuring 5.66 Decimal equivalent to 3 cottahs 6 chittacks and 35 sq.ft. comprised in and being part of R. S. Dag No.12, Mouza Kalaberia, L. R. Khatian No.Akrishi-416, J. L. No.30, R. S. No.52. Touzi No.10, within P.S. Rajarhat within the limits of Rajarhat Bishnupur No. 1 Gram Panchayat, District North 24-Parganas, unto and in favour of Amaani Realtors Ltd. vide Deed of Conveyance dated 01st November, 2006, duly registered at the office of the ARA-II, Kolkata, copied in Book No.I, Volume No.1, Pages 1 to 12, Being No.11217 for the year 2006.

Dag No.12: Purchased by Midcity Properties Pvt. Ltd.

WHEREAS Surendra Nath Ghosh, was well seized and possessed of or otherwise well and sufficiently entitled to the land measuring an area 10 Decimal out of 17 Decimal comprised in R.S. Dag No. 12 under R. S. Khatian No. 73, L. R. Khatian No. 328, 416, 493, at Mouza -Kalaberia, Police Station - Rajarhat, J. L. No.30, in the District of 24-Parganas (North), by virtue of succession and amicable partition with his co-sharer.

AND WHEREAS Surendra Nath Ghosh, died intestate leaving behind him the following legal heirs and representative in the manner as follows:

- a) Smt. Lila Bati Ghosh - wife of the deceased
- b) Sri Biswajit Ghosh - son of the deceased.
- c) Sri Shyamal Ghosh - son of the deceased.
- d) Smt. Monarama Chakladar - daughter of the deceased.
- e) Smt. Sibani Das - daughter of the deceased.
- f) Smt. Sikha Chakraborty - daughter of the deceased.
- g) Smt. Soma Sur - daughter of the deceased.
- h) Smt. Debi Dutta - daughter of the deceased.

AND WHEREAS upon the death of Surendra Nath Ghosh, the legal heirs and representatives named herein above became entitled to the undivided $1/8^{\text{th}}$ share each in the aforesaid land by virtue of succession to which Surendra Nath Ghosh was governed at the time of his death.

AND WHEREAS Smt. Lila Bati Ghosh, Sri Biswajit Ghosh, Smt. Monarama Chakladar, Smt. Sibani Das, Smt. Soma Sur, are thus well seized and possessed of or otherwise well and sufficiently entitled to the undivided $5/8^{\text{th}}$ share of the aforesaid land i.e; an area 06.25 Decimal out of 17 Decimal comprised in R.S. Dag No. 12, under R. S. Khatian No.73, L. R. Khatian No. 328, 416, 493, at Mouza - Kalaberia, Police Station - Rajarhat, J. L. No. 30, in the District of 24-Parganas (North), and enjoyed the same with good right absolute power of ownership and had every right to transfer the same to anybody in anyway.

AND WHEREAS Smt. Lila Bati Ghosh, Sri Biswajit Ghosh, Smt. Monarama Chakladar, Smt. Sibani Das, Smt. Soma Sur, jointly sold transferred and conveyed All That piece and parcel of land measuring 6.25 Decimal comprised in R. S. Dag No. 12, under R. S. Khatian No. 73, L. R. Khatian No.328, 416, 493, at Mouza - Kalaberia, Police Station - Rajarhat, J. L. No. 30, in the District of 24-Parganas (North), unto and in favour of Midcity Properties Pvt. Ltd. vide Conveyance dated 16th June, 2010, duly registered in the office of the ADSR, Bidhannagar [Salt lake City], and copied in Book No.I, CD Volume No.10, Pages 3095 to 3112, being No.06231 for the year 2010.

Dag No.14; Purchased by Midcity Properties Pvt. Ltd.

WHEREAS (1) Smt. Nandarani Ghosh, (2) Sri Birendra Nath Ghosh, (3) Sri Bijoy Krishna Ghosh, (4) Sri Sambhunath Ghosh,

(5) Sri Sunil Kumar Ghosh, (6) Sr. Sudhir Kumar Ghosh, (7) Sri Sushil Kumar Ghosh and (8) Sri Shyamal Kumar Ghosh are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to in fee simple in possession of ALL THAT piece and parcel of Rayat Dakhali Satwa Sali land measuring an area 15 Decimal equivalent to 9 cottahs 1 chittack 9 sq.ft. more or less comprised in R. S. Dag No.14, L. R. Khatian No.462, Mouza Kalaberia, Touzi No. 10, J. L. No. 30, R. S. No. 52, P.O. & P. S. Rajarhat, Additional District Sub-Registrar, Bidhannagar (Salt Lake), Rajarhat Bishnupur Gram Panchayat No.1, Pargana Kolkata, District 24-Parganas (North), Kolkata - 700135, hereinafter referred to as the said land.

AND WHEREAS (1) Smt. Nandarani Ghosh, (2) Sri Birendra Nath Ghosh, (3) Sri Bijoy Krishna Ghosh, (4) Sri Sambhunath Ghosh, (5) Sri Sunil Kumar Ghosh, (6) Sri Sudhir Kumar Ghosh, (7) Sri Sushil Kumar Ghosh and (8) Sri Shyamal Kumar Ghosh, represented by their Constituted Attorney Sahangir Ali Molla agreed to sell unto and in favour of Pioneer Township Pvt. Ltd. (now known as Khaitan Land Limited) ALL THAT piece and parcel of Rayat Dakhali Satwa Sali land measuring an area 11.57 Decimal equivalent to 7 cottahs more or less out of the said land comprised in R. S. Dag No.14, L. R. Khatian No.462, Mouza Kalaberia, Touzi No. 10, J. L. No. 30, R. S. No. 52, P.O. & P.S. Rajarhat, Additional District Sub-Registrar, Bidhannagar (Salt Lake), Rajarhat Bishnupur Gram Panchayat No.1, Pargana Kolkata, District 24-Parganas (North), Kolkata-700135.

AND WHEREAS the said (1) Smt. Nandarani Ghosh, (2) Sri Birendra Nath Ghosh, (3) Sri Bijoy Krishna Ghosh, (4) Sri Sambhunath Ghosh, (5) Sri Sunil Kumar Ghosh, (6) Sri Sudhir Kumar Ghosh, (7) Sri Sushil Kumar Ghosh and (8) Sri Shyamal Kumar Ghosh represented by their Constituted Attorney Sahangir Ali Molla also agreed to sell unto and in favour of Pioneer Property Management Ltd. of ALL THAT piece and parcel of Rayat Dakhali Satwa Sali land measuring an area 3.43 satak equivalent to 2 cottah more or less out of the said land comprised in R. S. Dag No.14, L. R. Khatian No.462, Mouza Kalaberia, Touzi No. 10, J. L. No. 30, R. S. No. 52, P.O. & P. S. Rajarhat, Additional District Sub-Registrar, Bidhannagar (Salt Lake), Rajarhat Bishnupur Gram Panchayat No.1, Pargana Kolkata, District 24 Parganas (North), Kolkata - 700135.

AND WHEREAS instead of conveying the said land in favour of Pioneer Township Pvt. Ltd. (now known as Khaitan Land Limited) and Pioneer Property Management Ltd. as per their Agreement the same was conveyed to Pradip Kumar Agarwal by (1) Smt. Nandarani Ghosh, (2) Sri Birendra Nath Ghosh, (3) Sri Bijoy Krishna Ghosh, (4) Sri Sambhunath Ghosh, (5) Sri Sunil Kumar Ghosh, (6) Sri Sudhir Kumar Ghosh, (7) Sri Sushil Kumar Ghosh and (8) Sri Shyamal Kumar Ghosh represented by their Constituted Attorney Sahangir Ali Molla under a registered Bengali Deed of Conveyance dated 2nd May, 2006 corresponding to Bengali Calendar year 1415 Month Baisakh Day 18th registered at the office of Additional District Sub-Registrar.

Bidhannagar (Salt Lake City) North 24-Parganas recorded in Book No.I, CD Volume No.7, Pages 1766 to 1779 being No.04055 for the year 2006;

AND WHEREAS as agreed by a Deed of Conveyance dated 1st June, 2006 registered at the office of the Additional Registrar Assurances-II Kolkata recorded in Book No.I, Volume No.1, Pages 1 to 15, being No.09485 for the year 2006 made between (1) Smt. Nandarani Ghosh, (2) Sri Birendra Nath Ghosh, (3) Sri Bijoy Krishna Ghosh, (4) Sri Sambhunath Ghosh, (5) Sri Sunil Kumar Ghosh, (6) Sri Sudhir Kumar Ghosh, (7) Sri Sushil Kumar Ghosh and (8) Sri Shyunal Kumar Ghosh, therein described as the Vendors represented by their Constituted Attorney Sahangir Ali Molla sold, transferred and conveyed unto and in favour of Pioneer Township Pvt. Ltd. (now known as Khaitan Land Limited) of ALL THAT piece and parcel of Rayat Dakhali Satwa Sali land measuring an area 11.57 Decimal equivalent to 7 cottahs more or less out of the said land comprised in R. S. Dag No.14, L.R. Khatian No.462, Mouza: Kalaberia, Touzi No. 10, J. L. No. 30, R. S. No. 52, P. O. & P. S. Rajarhat, Additional District Sub-Registrar, Bidhannagar (Salt Lake), Rajarhat Bishnupur Gram Panchayat No.1, Pargana Kolkata, District 24 Parganas (North), Kolkata-700135.

AND WHEREAS as agreed by another Deed of Conveyance dated 1st June, 2006 registered at the office of the Additional Registrar Assurances-II Kolkata recorded in Book No.1, Volume No.1, Pages: 1-15 being No.09485 for the year 2006 made between (1) Smt. Nandarani Ghosh, (2) Sri Birendra Nath Ghosh, (3) Sri Bijoy Krishna Ghosh, (4) Sri Sambhunath Ghosh, (5) Sri Sunil Kumar Ghosh, (6) Sri Sudhir Kumar Ghosh, (7) Sri Sushil Kumar Ghosh and (8) Sri Shyamal Kumar Ghosh, therein described as the Vendors represented by their constituted Attorney Sahangir Ali Molla sold, transferred and conveyed unto and in favour of Pioneer Property Management Ltd. of ALL THAT piece and parcel of Rayat Dakhali Satwa Sali land measuring an area 3.43 satak equivalent to 2 cottah more or less out of the said land comprised in R. S. Dag No.14, L.R. Khatian No.462, Mouza: Kalaberia, Touzi No. 10, J. L. No. 30, R. S. No. 52, P. O. & P. S. Rajarhat, Additional District Sub-Registrar, Bidhannagar (Salt Lake), Rajarhat Bishnupur Gram Panchayat No.1, Pargana Kolkata, District 24-Parganas (North), Kolkata-700135.

AND WHEREAS by a Deed of Conveyance dated 26th December, 2008 registered at the office of Additional Registrar of Assurances-II Kolkata and recorded in Book No.I, Volume No.1, Pages: 1-12 being No.03188 for the year 2008 made between Pioneer Township Pvt. Ltd. (now known as Khaitan Land Limited), therein described as the Vendor and Jai Amaani Realtors Limited (now known as Midcity Properties Pvt. Ltd.), therein described as the Purchaser the said Pioneer Township Pvt. Ltd. (now known as Khaitan Land Limited), sold, transferred and conveyed unto and in favour of Jai Amaani Realtors Limited (now known as Midcity Properties Pvt. Ltd.) of

ALL THAT piece and parcel of Sali land measuring about 11.57 Decimal out of 15 Decimal equivalent to 7 cottah more or less comprised in R. S. Dag No.14, L.R. Khatian No.668, J. L. No.30, Touzi No.10, R.S. No.52, Mouza : Kalaberia, P.S. Rajarhat, under the Bishnupur No.1 Gram Panchayat, District: 24-Parganas (North).

AND WHEREAS by a Deed of Conveyance dated 26th December, 2008 registered at the office of Additional Registrar of Assurances-II Kolkata and recorded in Book No.1, Volume No.1, Pages: 1-12 being No.03190 for the year 2008 made between Pioneer Property Management Limited, therein described as the Vendor and Jai Amaani Realtors Limited (now known as Midcity Properties Pvt. Ltd.), therein described as the Purchaser the said Pioneer Property Management Limited, sold, transferred and conveyed unto and in favour of Jai Amaani Realtors Limited (now known as Midcity Properties Pvt. Ltd.) of

ALL THAT piece and parcel of Sali land measuring about 3.43 satak equivalent to 2 cottah 1 chittack 9 sq.ft. more or less comprised in R.S. Dag No.14, L.R. Khatian No.667, J.L. No.30, Touzi No.10, R.S. No.52, Mouza: Kalaberia, P.S. Rajarhat, under the Bishnupur No.1, Gram Panchayat, District: 24-Parganas (North).

AND WHEREAS thus the said Jai Amaani Realtors Limited (now known as Midcity Properties Pvt. Ltd.) became absolute Owner of ALL THAT piece and parcel of Sali land measuring about 11.57 Decimal out of 15 Decimal equivalent to 7 cottah more or less comprised in R.S. Dag No.14 under L.R. Khatian No.668 and ALL THAT piece and parcel of Sali land measuring about 3.43 Decimal equivalent to 2 cottah 1 chittack 9 sq.ft. more or less comprised in R.S. Dag No.14 under L.R. Khatian No.667 totaling to 15 Decimal more or less J.L. No.30, Touzi No.10, R.S. No.52, Mouza: Kalaberia, P.S. Rajarhat, under the Bishnupur No.1 Gram Panchayat, District: 24-Parganas (North).

AND WHEREAS after such purchase Jai Amaani Realtors Limited (now known as Midcity Properties Pvt. Ltd.) duly mutated its name in respect of the said 15 satak of land under R.S. Dag No. 14 lying and situate at J.L. No.30, Touzi No. 10, R.S. No.52, Mouza: Kalaberia, P.S. Rajarhat, under Bishnupur No.1, Gram Panchayat, District: 24-Parganas (North) in the records of the BL&LRO and the same has been recorded in its name under Khatian No.675;

AND WHEREAS Midcity Properties Pvt. Ltd. came to know from Jai Amaani Realtors Limited (now known as Midcity Properties Pvt. Ltd.) about sale of the said land in favour of Shri Pradip Kumar Agarwal by Sahagir Ali Molla as Constituted Attorney of (1) Smt. Nandarani Ghosh, widow of late Sarada Prasad Ghosh, (2) Sri Birendra Nath Ghosh, (3) Sri Bijoy Krishna Ghosh, (4) Sri Sambhunath Ghosh, (5) Sri Sunil Kumar Ghosh, (6) Sri Sudhir Kumar Ghosh, (7) Sri Sushil Kumar Ghosh and (8) Sri Shyamal Kumar Ghosh and duly brought the same to the notice of Sahagir Ali Molla and Khaitan Land Limited;

AND WHEREAS Sahangir Ali Molla having realized his mistake approached Shri Pradip Kumar Agarwal and requested him to release and relinquish his right, title and interest in respect of the said land in favour of Jai Anamni Realtors Limited (now known as Midcity Properties Pvt. Ltd.);

AND WHEREAS to have a proper and valid title of the aforesaid land and in order to avoid irregularity, if any, Midcity Properties Pvt. Ltd. as well as Sahangir Ali Molla and Khaitan Land Limited had also requested to Pradip Kumar Agarwal, to release his right, title and interest by executing the Deed of Conveyance in respect of the aforesaid land in favour of Midcity Properties Pvt. Ltd.

AND WHEREAS Pradip Kumar Agarwal confirmed that he has not created any third party interest nor has applied for mutation in respect of the said land nor raised any objection against mutation of the said land in the name of the Midcity Properties Pvt. Ltd.;

AND WHEREAS Pradip Kumar Agarwal had agreed to release and relinquish his right, title and interest in respect of ALL THAT piece and parcel of Sali land measuring about 15 Decimal equivalent to 9 cottah more or less comprised in R.S. Dag No.14 under L.R. Khatian Nos.668 and 667, J.L. No.30, Touzi No.10, R.S. No.52, Mouza: Kalaberia, P.S. Rajarhat, under the Bishnupur No.1 Gram Panchayat, District: 24-Parganas (North) by conveying the same unto and in favour of Midcity Properties Pvt. Ltd. vide Deed of Conveyance dated 05th September, 2014 duly registered in the office of the ARA-II, Kolkata and copied in Book No.1, CD Volume No.55, Pages 4151 to 4179, Being No.11461 for the year 2014.

Dag No.15; Purchased by Karishma Merchandise Pvt. Ltd. & Jagprem Sales Pvt. Ltd.

WHEREAS One Sri Tarapada Nath was well absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the property by virtue of inheritance and L. R. Settlement Record of Rights' measuring an area of 31 Decimals comprised in R. S. Dag Nos. 15 under L. R. Khatian No. 149, J. L. 30, R. S. No. 52, Touzi No. 173 at present 10 of Mouza Kalaberia under Rajarhat Police Station in the District of North 24-Parganas.

AND WHEREAS By a Bengali Danpatra (Gift) dated 14th day of October, 2004 made between the said Sri Tarapada Nath therein called the Donor of the One Part and Sri Ardhendu Nath therein called the Donee of the Other Part and registered at Additional District Sub-Registration Office at Bidhannagar (Salt Lake City) in Book No. 1, Volume No. 270 at Pages 1 to 18 being Deed No. 04420 for the year 2005, the said Sri Tarapada Nath for the consideration therein mentioned granted and transferred to his son the said Sri Ardhendu Nath All That piece

and parcel of Sali land admeasuring an area of 31 Decimals comprised in R. S. Dag No. 15, under L. R. Khatian No. 149, J. L. No. 30, R. S. No. 52, Touzi No. 173 at present 10 of Mouza Kalaberia under Rajarhat Police Station in the District of North 24-Parganas absolutely forever.

AND WHEREAS Thus the said Sri Ardhendu Nath became absolutely seized and possessed of and/or otherwise well and sufficiently entitled as an estate equivalent to an absolute estate of inheritance in fee simple possession to the said Rayali Swattiya land hereditaments and premises containing on area of 31 decimals comprised in R. S. Dag No. 15 under L. R. Khatian No. 149, J. L. No. 30, R. S. No. 52, Touzi No. 173, present Touzi No. 10 of Mouza Kalaberia within the jurisdiction of Rajarhat Bishnupur I Gram Panchayet, Additional District Sub-Registration Office Bidhan Nagar (Salt Lake City) under Rajarhat Police Station in the district of North 24-Parganas.

AND WHEREAS Thereafter the said Ardhendu Nath by dint of a registered Deed of Sale dated 3rd January, 2006 registered with the Office of the District Sub-Registration Office Barasat and recorded in Book No.1, Volume No. I, Pages 1 to 13 being Deed No.5850 for the year 2006 sold transferred and conveyed to Smt. Nandita Saha the entirety of the said land owned by Ardhendu Nath being 31 Decimals of land in R. S. Dag No. 15, L. R. Khatian No. 149, J. L. No. 30, R. S. No. 52, Touzi No. 173 (present No. 10), Mouza Kalaberia, P. S. Rajarhat, District 24-Parganas (North) situate within Bishnupur No. I Gram Panchayet by way of absolute sale for valuable consideration and delivered vacant and peaceful possession thereof.

AND WHEREAS Thereafter the said Smt. Nandita Saha after obtaining the ownership of the said land containing an area of 31 Decimals of land in R. S. Dag No. 15, L. R. Khatian No. 149, J. L. No. 30, R. S. No. 52, Touzi No. 173 (present No. 10), Mouza Kalaberia, P. S. Rajarhat, District 24-Parganas (North) situate within Bishnupur No. I Gram Panchayet held and enjoyed the same free from all encumbrances, sold transferred and conveyed undivided equal 1/3rd share unto and in favour of Karishma Merchandise Pvt. Ltd. vide Deed of Conveyance dated 10th February, 2007, duly registered in the office of the ARA-II, Kolkata and copied in Book No.I, Volume No1, Pages 1 to 13, Being Deed No.01037 for the year 2007 and sold transferred and conveyed another undivided equal 1/3rd share unto and in favour of Jagprem Sales Pvt. Ltd. vide Deed of Conveyance dated 10th February, 2007, duly registered in the office of the ARA-II, Kolkata and copied in Book No.I, Volume No1, Pages 1 to 13, Being Deed No.01033 for the year 2007.

Dag No.17, 20; Purchased by Jai Amaani Realtors Ltd.

WHEREAS one Chabi Rani Karmakar was the sole and absolute owner of the Land measuring 26 decimal including [1] Land measuring 16 decimal comprised in C.S. Dag No. 113 [R.S. &

L.R. Dag No. 17] and [2] Land measuring 10 decimal comprised in C.S. Dag No. 111 [R.S. & L.R. No Dag No. 20] thus totaling land measuring 26 decimal comprised in C.S. Khatian 121 R.S. Khatian No. 127, Khanda Khatian Nos. 291 & 292 [presently L. R. Khatian No. 685], J. L. No. 30, R. S. No. 52, Touzi No. 173, Mouza Kalaberia under the Rajarhat Police Station in the District North 24, Parganas, Sub Registration Office Bidhannagar [Salt Lake] under the Bishnupur No. 1 Gram Panchayat.

AND WHEREAS By a Deed of Sale dated 14th November, 2005, registered in the office of the District Sub Registration Office Barasat, North 24 Parganas, copied in Book No.1, Volume No. 1, Pages 1 to 20, Deed No. 6141 for the year 2005, said Chabi Rani Karmakar sold, transferred and conveyed unto and in favour of Lopa Mudra Saha, and thus Lopa Mudra Saha became the sole and absolute owner of All That piece and parcel Land measuring 26 decimal including [1] Land measuring 16 decimal comprised in C.S. Dag No. 113 [R.S. & L.R. Dag No. 17] and [2] Land measuring 10 decimal comprised in C.S. Dag No. 111 [R.S. & L.R. No Dag No. 20] thus totaling land measuring 26 decimal comprised in C.S. Khatian 121 R.S. Khatian No. 127, Khanda Khatian Nos. 291 & 292 [presently L. R. Khatian No. 685], J. L. No. 30, R. S. No. 52, Touzi No. 173, Mouza Kalaberia under the Rajarhat Police Station in the District North 24, Parganas, Sub Registration Office Bidhannagar [Salt Lake] under the Bishnupur No. 1 Gram Panchayat.

AND WHEREAS By a Deed of Sale dated 10th February, 2007, registered in the office of the Additional Registrar of Assurances II, Kolkata and copied in Book No. I, Volume No. 1, Pages 1 to 13, Deed No. 1032 for the year 2007, Lopa Mudra Saha sold, transferred and conveyed All That piece and parcel Land measuring [1] 5 decimal out of 16 decimal comprised in C.S. Dag No. 113 [R.S. & L.R. Dag No. 17] and [2] 4 decimal out of 10 decimal comprised in C.S. Dag No. 111 [R.S. & L.R. No Dag No. 20], comprised in C.S. Khatian 121 R.S. Khatian No. 127, Khanda Khatian Nos. 291 & 292 [presently L. R. Khatian No. 685], J. L. No. 30, R. S. No. 52, Touzi No. 173, Mouza Kalaberia under the Rajarhat Police Station in the District North 24, Parganas, Sub Registration Office Bidhannagar [Salt Lake] under the Bishnupur No. 1 Gram Panchayat, unto and in favour of A. P. Trading & Finance Company Pvt. Ltd.

AND WHEREAS the said A. P. Trading & Finance Company Pvt. Ltd. while being in peaceful possession and enjoyment of All That piece and parcel Land measuring [1] 5 decimal out of 16 decimal comprised in C.S. Dag No. 113 [R.S. & L.R. Dag No. 17] and [2] 4 decimal out of 10 decimal comprised in C.S. Dag No. 111 [R.S. & L.R. No Dag No. 20], comprised in C.S. Khatian 121 R.S. Khatian No. 127, Khanda Khatian Nos. 291 & 292 [presently L. R. Khatian No. 685], J. L. No. 30, R. S. No. 52, Touzi No. 173, Mouza Kalaberia under the Rajarhat Police Station in the District North 24, Parganas, Sub Registration Office Bidhannagar [Salt Lake] under the Bishnupur No. 1 Gram Panchayat, free from all encumbrances, sold transferred and

conveyed unto and in favour of Jai Amaani Realtors Ltd, vide Deed of Conveyance dated 26th February, 2009, duly registered in the office of the ARA-II, Kolkata and copied in Book No.I, CD Volume No.5, Pages 8407 to 8420, Being Deed No.01890 for the year 2009.

Dag No.17, 20; Purchased by Shrishti Commodities Pvt. Ltd. & Fastrack Commodities Pvt. Ltd.

WHEREAS By a Bengali Kobala dated 1st day of October, 1980 made between the Sri Kartick Chandra Sadhukhan, therein called the Vendor of the One Part and Smt. Chhabi Rani Karmakar, therein called the Purchaser of the Other Part and registered at Cossipore Dum Dum Sub-Registration Office in Book No. 1, Volume No. 142 at pages 130 to 134, being Deed No. 7490 for the year 1980, the said Sri Kartick Chandra Sadhukhan for the consideration therein mentioned granted sold transferred and conveyed unto the said Smt. Chhabi Rani Karmakar All That the piece or parcel of Sali Land measuring an area of 45 Decimals comprised in C. S. Dag Nos. 111, 113 and R. S. Dag Nos, 20, 17 and 2 under C. S. Khatian No. 121, R. S. Khatian No. 127, Khanda Khatian Nos. 291 and 292, J. L. No. 30, R. S. No. 52, Touzi No. 173 of Mouza Kalaberia under Rajarhat Police Station in the District of North 24-Parganas.

AND WHEREAS Thereafter at the time of L. R. Settlement of Record of Rights the name of the said Smt. Chhabi Rani Karmakar was recorded in respect of the said land measuring an area of 45 Decimals comprised in R. S. Dag Nos. 20, 17 and 2 under C. S. Khatian No. 121, L. R. Khatian No. 129, J. L. No: 30, R. S. No. 52, Touzi No.173 of Mouza Kalaberia under Rajarhat Police Station in the district of North 24-Parganas.

AND WHEREAS Thus the said Smt. Chhabi Rani Karmakar became absolute seized and possessed of and/or otherwise well and sufficiently entitled as an estate equivalent to an absolute estate of inheritance in fee simple possession of the said Rayati Swattiya land hereditaments and premises containing an area of 45 Decimals comprised in C. S. Dag Nos. 111, 113 and 2, R. S. Dag Nos. 20, 17 and 2 under C. S. Khatian No. 121, R. S. Khatian No. 127, Khanda Khatian Nos. 291 and 292, L.R. Khatian No. 129, J. L. No. 30, R. S. No. 52, Touzi No. 173 of Mouza Kalaberia within the jurisdiction of Rajarhat Bishnupur 1 Gram Panchayat, Additional District Sub-Registration Office Bidhan Nagar (Salt Lake City) under Rajarhat Police Station in the District of North 24-Parganas.

AND WHEREAS By a Deed of Sale dated 14th November, 2005, registered in the office of the District Sub Registration Office Barasat, North 24 Parganas, copied in Book No.1, Volume No. 1, Pages 1 to 20, Deed No. 6141 for the year 2005, said Chabi Rani Karmakar sold, transferred and conveyed unto and in favour of Lopa Mudra Saha, and thus Lopa Mudra Saha became the sole and absolute owner of All That piece and parcel Land

measuring 26 decimal including [1] Land measuring 16 decimal comprised in C.S. Dag No. 113 [R.S. & L.R. Dag No. 17] and [2] Land measuring 10 decimal comprised in C.S. Dag No. 111 [R.S. & L.R. No Dag No. 20] thus totaling land measuring 26 decimal comprised in C.S. Khatian 121 R.S. Khatian No. 127, Khanda Khatian Nos. 291 & 292, L. R. Khatian No. 129, J. L. No. 30, R. S. No. 52, Touzi No. 173, Mouza Kalaberia under the Rajarhat Police Station in the District North 24, Parganas, Sub Registration Office Bidhannagar [Salt Lake] under the Bishnupur No. 1 Gram Panchayat.

AND WHEREAS By a Deed of Conveyance dated 10th February, 2007, registered in the office of the Additional Registrar of Assurances II, Kolkata and copied in Book No. I, Volume No. 1, Pages 1 to 13, Deed No. 1038 for the year 2007, Lopa Mudra Saha sold, transferred and conveyed All That undivided equal 1/3rd share in the piece and parcel Land measuring [1] 16 decimal comprised in C.S. Dag No. 113 [R.S. & L.R. Dag No. 17] and [2] 10 decimal comprised in C.S. Dag No. 111 [R.S. & L.R. No Dag No. 20], comprised in C.S. Khatian 121, R.S. Khatian No. 127, Khanda Khatian Nos. 291 & 292, L. R. Khatian No.129 thereafter 685 (Lopa Mudra Saha), J. L. No. 30, R. S. No. 52, Touzi No. 173, Mouza Kalaberia under the Rajarhat Police Station in the District North 24, Parganas, Sub Registration Office Bidhannagar [Salt Lake] under the Bishnupur No. 1 Gram Panchayat, unto and in favour of Shrishti Commodities Pvt. Ltd.

AND WHEREAS By another Deed of Conveyance dated 10th February, 2007, registered in the office of the Additional Registrar of Assurances II, Kolkata and copied in Book No. I, Volume No. 1, Pages 1 to 13, Deed No. 1036 for the year 2007, Lopa Mudra Saha sold, transferred and conveyed All That undivided equal 1/3rd share in the piece and parcel Land measuring [1] 16 decimal comprised in C.S. Dag No. 113 [R.S. & L.R. Dag No. 17] and [2] 10 decimal comprised in C.S. Dag No. 111 [R.S. & L.R. No Dag No. 20], comprised in C.S. Khatian 121, R.S. Khatian No. 127, Khanda Khatian Nos. 291 & 292, L. R. Khatian No.129 thereafter 685 (Lopa Mudra Saha), J. L. No. 30, R. S. No. 52, Touzi No. 173, Mouza Kalaberia under the Rajarhat Police Station in the District North 24, Parganas, Sub Registration Office Bidhannagar [Salt Lake] under the Bishnupur No. 1 Gram Panchayat, unto and in favour of Fastrack Commodities Pvt. Ltd.

Dag No.21: Purchased by Domaia Vinimay Pvt. Ltd.

WHEREAS One Sri Hazari Lal (Koley) Ghosh absolutely seized and possessed of All That piece and parcel of Rayati Dakhali Swattiya land measuring about 7 Decimal, comprising in R. S. Dag No.21 under R. S. Khatian No.198 and 408, lying and situated at Mouza – Kalaberia, J. L. No.30, Touzi No.173, P.S. – Rajarahat, within the local limits of Rajarhat-Bishnupur 1 No. Gram Panchayat, District North 24 Parganas.

Residence: ...

AND WHEREAS the said Hazari Lal (Koley) Ghosh died intestate leaving behind him surviving his two sons namely Sri Nilkanta (Koley) Ghosh and Sri Santipada (Koley) Ghosh, who jointly inherited the property left behind by him in equal shares.

AND WHEREAS thereafter while being in possession and enjoyment of the aforesaid property in the manner aforesaid, the said Sri Nilkanta (Koley) Ghosh and Sri Santipada (Koley) Ghosh mutated their names at the records of the B.L.&L.R.O., Rajarhat and were paying rates and taxes regularly from time to time.

AND WHEREAS the said Sri Nilkanta (Koley) Ghosh on 05th May, 2003 gifted, transferred and conveyed his inherited holding of 3.5 Decimal comprising in R. S. Dag No.21 under R. S. Khatian No.198 and 408, lying and situated at Mouza - Kalaberia, J. L. No.30, Touzi No 173, P.S. - Rajarahat, within the local limits of Rajarhat-Bishnapur I No. Gram Panchayat, District North 24 Parganas, unto and in favour of his brother Sri Santipada (Koley) Ghosh vide a Deed of Gift duly registered in the office of the Additional District Sub-Registrar, Bidhannagar [Salt Lake City], and recorded in Book No.1, Volume No.250, Pages 180 to 193, being Deed No.425 for the year 2003.

AND WHEREAS after becoming the absolute owner of All That piece and parcel of Rayati Dakhali Swattiya land measuring about 7 Decimal, comprising in R. S. Dag No.21 under R. S. Khatian No.198 and 408, lying and situated at Mouza - Kalaberia, J. L. No.30, Touzi No 173, P.S. - Rajarahat, within the local limits of Rajarhat-Bishnapur I No. Gram Panchayat, District North 24 Parganas, said Sri Santipada (Koley) Ghosh sold, transferred and conveyed unto and in favour of Domain Vinimay Pvt. Ltd. vide Bengali Sale Deed dated 11th June, 2007 duly registered in the office of the Additional Registrar of Assurances - II, Kolkata and recorded in Book No.1, being Deed No.05316 for the year 2007.

Dag No.22, 26: Purchased by Sarmati Distributors Pvt. Ltd.

WHEREAS One Nilmoni Das, was the absolute owner of the land measuring an area of 35 Decimals comprised in R.S. Dag No. 22 and an area of 08 Decimal comprised in R.S. Dag No. 26, i.e. total area 43 Decimal along with other land both at Mouza - Kalaberia, J.L. No. 30, R.S. No. 52, Touzi No. 173, present 10, Pargana - Kalikata, Police Station - Rajarhat, Addl. District Sub-Registrar Bidhannagar, Salt Lake City, in the District of 24-Parganas (North).

AND WHEREAS in course of enjoying the said land said Nilmoni Das died intestate and the property left by him to his legal heirs and successors being three sons viz; (1) Sri Sankar Kumar Das, (2) Sri Ram Kumar Das and (3) Haradhan Das.

AND WHEREAS after the death of said Nilmoni Das the said Sankar Kumar Das, Ram Kumar Das and Haradhan Das became the absolute joint owners of the said land and along with other land is equal shares by virtue of inheritance from their father the said Nilmoni Das by Hindu Law of succession.

AND WHEREAS during the period of L. R. Settlement operation they recorded their name in the L.R. Settlement record of rights is equal shares in respect of the aforesaid land and others land, the name of Sankar Kumar Das, was recorded under L.R. Khatian No. Kri. 395, and the name of Ram Kumar Das, was recorded under L.R. Khatian No. Kri. 357 and the name of Haradhan Das was recorded under L.R. Khatian No. Kri. 385.

AND WHEREAS in course of enjoying his own $1/3^{\text{rd}}$ share of the aforesaid land the said Haradhan Das died intestate leaving behind him his two sons viz, Appu Das and Atanu Das and four daughters viz; Kumari Namita Das, Kumari Sabita Das and Kumari Purnima Das, Kumari Jhunu Das and wife Smt. Anna Das.

AND WHEREAS after the aforesaid death of said Haradhan Das said Appu Das, Atanu Das, Kumari Purnima Das, Kumari Jhunu Das, Kumari Namita Das, Kumari Sabita Das and Anna Das became the absolute joint owners of $1/3^{\text{rd}}$ share in the aforesaid land and enjoyed the same and in course of enjoying the said land as joint owners, the said Atanu Das, Kumari Purnima Das and Kumari Jhunu Das jointly sold, transferred and conveyed their $3/7^{\text{th}}$ share out of $1/3^{\text{rd}}$ share of the aforesaid land and along with other land to Sri Appu Das, Smt. Sabita Bala Das and Smt. Tapati Roy, by a registered Deed of Conveyance dated 20.06.1996, registered at the office of the District Registrar Barasat, vide Book No. .1, Volume No. 77, Pages 97 to 102, Being No. 4231 for the year 1996.

AND WHEREAS thus Sri Sankar Kumar Das, Sri Ram Kumar Das, Sri Appu Das, Kumari Namita Das, Kumari Sabita Das, Smt. Anna Das, Smt. Sabita Bala Das and Smt. Tapati Das, are the joint owners of the said land and were well seized and possessed of and/or otherwise well and sufficiently entitled to the said property particularly described in the schedule hereunder written and enjoyed the same after paying the Government rent and local gram panchayat taxes upto date against their names as absolute owners and occupier thereof.

AND WHEREAS by a Deed of Conveyance dated 10.08.2005, registered at the office of the Addl. District Sub-Registrar Bidhannagar [Salt Lake City] Copied in Book No. 1, Being No. 5540 for the year 2005, Sri Sankar Kumar Das, Sri Ram Kumar Das, Sri Appu Das, Kumari Namita Das, Kumari Sabita Das, Smt. Anna Das, Smt. Sabita Bala Das and Smt. Tapati Das, sold, transferred and conveyed to Sri Suresh Kumar Agarwal and Smt. Renu Agarwal ALL THAT piece or parcel of land measuring an area 35 Decimal out of 35 Decimal comprised in R.S. Dag No. 22 and an area 08 Decimal out of 08 Decimal comprised in R.S.

Dag No. 26 being the total area 43 Satak under L.R. Khatian No. 395, 357, 385, at Mouza Kalaberia, Police Station- Rajarhat, in the District of 24-Parganas (North), morefully and particularly described in the schedule thereunder written and absolutely free from all encumbrances.

AND WHEREAS Sri Suresh Kumar Agarwal and Smt. Renu Agarwal, were thus well seized and possessed of or otherwise well and sufficiently entitled to "Sali" land measuring an area 35 Decimal out of 35 Decimal comprised in R.S. Dag No. 22 and an area 08 Decimal out of 08 Decimal comprised in R.S. Dag No. 26, being total area 43 Decimal under L. R. Khatian No. 395, 357, 385, at Mouza - Kalaberia, Police Station - Rajarhat, in the District of 24-Parganas (North), and records of rights and enjoying the same with good right absolute power of ownership and has every right to transfer the same to anybody in anyway.

AND WHEREAS Sri Suresh Kumar Agarwal and Smt. Renu Agarwal had agreed to sale and Merrill Financials Ltd. agreed to purchase ALL THAT piece or parcel of "Sali" land measuring an area 35 Decimal out of 35 Decimal comprised in R.S. Dag No.22 and an area 08 Decimal out of 08 Decimal comprised in R.S. Dag No. 26, being total area 43 Decimal under L. R. Khatian No. 395, 357, 385, at Mouza Kalaberia, Police Station-Rajarhat, in the District of 24-Parganas (North).

AND WHEREAS due to unavoidable circumstances Merrill Financials Ltd. was unable to purchase the land and requested Sri Suresh Kumar Agarwal and Smt. Renu Agarwal to register the Deed of Conveyance in favour of Sanmati Distributors Pvt. Ltd., to which the Sri Suresh Kumar Agarwal and Smt. Renu Agarwal agreed.

AND WHEREAS Sri Suresh Kumar Agarwal and Smt. Renu Agarwal agreed to sell and Merrill Financials Ltd. became the Confirming Party agreed to confirm and Sanmati Distributors Pvt. Ltd. agreed to purchase the undivided 1/4th share of "Sali" land measuring an area 35 Decimal i.e. 08.75 Decimal comprised in R.S. Dag No. 22 and an area 03 Decimal i.e. 02.00 Decimal comprised in R.S. Dag No. 26, being total area 10.75 Decimal under L. R. Khatian No. 395, 357, 385, and the sale was completed vide Deed of Conveyance dated 05th March, 2007, duly registered in the office of the DSR-II, North 24 Parganas, Barasat and recorded in Book No.I, CD Volume No.2, Pages 13173 to 13188, Being Deed No.0:982 for the year 2007.

Dag No.22, 26: Purchased by Sangam Dealers Pvt. Ltd.

WHEREAS One Nilmoni Das, was the absolute owner of the land measuring an area of 35 Decimals comprised in R.S. Dag No. 22 and an area of 08 Decimal comprised in R.S. Dag No. 26, i.e. total area 43 Decimal along with other land both at Mouza - Kalaberia, J.L. No. 30, R.S. No. 52, Touzi No. 173, present 10, Pargana - Kalikata, Police Station - Rajarhat, Addl. District Sub-

Registrar Bidhannagar, Salt Lake City, in the District of 24-Parganas (North).

AND WHEREAS in course of enjoying the said land said Nilmoni Das died intestate and the property left by him to his legal heirs and successors being three sons viz; (1) Sri Sankar Kumar Das, (2) Sri Ram Kumar Das and (3) Haradhan Das.

AND WHEREAS after the death of said Nilmoni Das the said Sankar Kumar Das, Ram Kumar Das and Haradhan Das became the absolute joint owners of the said land and along with other land is equal shares by virtue of inheritance from their father the said Nilmoni Das by Hindu Law of succession.

AND WHEREAS during the period of L. R. Settlement operation they recorded their name in the L.R. Settlement record of rights is equal shares in respect of the aforesaid land and others land, the name of Sankar Kumar Das, was recorded under L.R. Khatian No. Kri. 395, and the name of Ram Kumar Das, was recorded under L.R. Khatian No. Kri. 357 and the name of Haradhan Das was recorded under L.R. Khatian No. Kri. 385.

AND WHEREAS in course of enjoying his own $1/3^{\text{rd}}$ share of the aforesaid land the said Haradhan Das died intestate leaving behind him his two sons viz, Appu Das and Atanu Das and four daughters viz; Kumari Namita Das, Kumari Sabita Das and Kumari Purnima Das, Kumari Jhunu Das and wife Smt. Anna Das.

AND WHEREAS after the aforesaid death of said Haradhan Das said Appu Das, Atanu Das, Kumari Purnima Das, Kumari Jhunu Das, Kumari Namita Das, Kumari Sabita Das and Anna Das became the absolute joint owners of $1/3^{\text{rd}}$ share in the aforesaid land and enjoyed the same and in course of enjoying the said land as joint owners, the said Atanu Das, Kumari Purnima Das and Kumari Jhunu Das jointly sold, transferred and conveyed their $3/7^{\text{th}}$ share out of $1/3^{\text{rd}}$ share of the aforesaid land and along with other land to Sri Appu Das, Smt. Sabita Bala Das and Smt. Tapati Roy, by a registered Deed of Conveyance dated 20.06.1996, registered at the office of the District Registrar Barasat, vide Book No. 1, Volume No. 77, Pages 97 to 102, Being No. 4231 for the year 1996.

AND WHEREAS thus Sri Sankar Kumar Das, Sri Ram Kumar Das, Sri Appu Das, Kumari Namita Das, Kumari Sabita Das, Smt. Anna Das, Smt. Sabita Bala Das and Smt. Tapati Das, are the joint owners of the said land and were well seized and possessed of and/or otherwise well and sufficiently entitled to the said property particularly described in the schedule hereunder written and enjoyed the same after paying the Government rent and local gram panchayat taxes up to date against their names as absolute owners and occupier thereof.

AND WHEREAS by a Deed of Conveyance dated 10.08.2005, registered at the office of the Addl. District Sub-Registrar Bidhannagar [Salt Lake City] Copied in Book No. I, Being No.

5540 for the year 2005. Sri Sankar Kumar Das, Sri Ram Kumar Das, Sri Appu Das, Kumari Nanita Das, Kumari Sabita Das, Smt. Anna Das, Smt. Sabita Bala Das and Smt. Tapati Das, sold, transferred and conveyed to Sri Suresh Kumar Agarwal and Smt. Renu Agarwal ALL THAT piece or parcel of land measuring an area 35 Decimal out of 35 Decimal comprised in R.S. Dag No. 22 and an area 08 Decimal out of 08 Decimal comprised in R.S. Dag No. 26 being the total area 43 Satak under L.R. Khatian No. 395, 357, 385, at Mouza Kalaberia, Police Station- Rajarhat, in the District of 24-Parganas (North), morefully and particularly described in the schedule thereunder written and absolutely free from all encumbrances.

AND WHEREAS Sri Suresh Kumar Agarwal and Smt. Renu Agarwal, were thus well seized and possessed of or otherwise well and sufficiently entitled to "Sali" land measuring an area 35 Decimal out of 35 Decimal comprised in R.S. Dag No. 22 and an area 08 Decimal out of 08 Decimal comprised in R.S. Dag No. 26, being total area 43 Decimal under L. R. Khatian No. 395, 357, 385, at Mouza - Kalaberia, Police Station - Rajarhat, in the District of 24-Parganas (North), and records of rights and enjoying the same with good right absolute power of ownership and has every right to transfer the same to anybody in anyway.

AND WHEREAS Sri Suresh Kumar Agarwal and Smt. Renu Agarwal had agreed to sale and Merrill Financials Ltd. agreed to purchase ALL THAT piece or parcel of "Sali" land measuring an area 35 Decimal out of 35 Decimal comprised in R.S. Dag No.22 and an area 08 Decimal out of 08 Decimal comprised in R.S. Dag No. 26, being total area 43 Decimal under L. R. Khatian No. 395, 357, 385, at Mouza Kalaberia, Police Station-Rajarhat, in the District of 24-Parganas (North).

AND WHEREAS due to unavoidable circumstances Merrill Financials Ltd. was unable to purchase the land and requested Sri Suresh Kumar Agarwal and Smt. Renu Agarwal to register the Deed of Conveyance in favour of Sangam Dealers Pvt. Ltd., to which the Sri Suresh Kumar Agarwal and Smt. Renu Agarwal agreed.

AND WHEREAS Sri Suresh Kumar Agarwal and Smt. Renu Agarwal agreed to sell and Merrill Financials Ltd. became the Confirming Party agreed to confirm and Sangam Dealers Pvt. Ltd. agreed to purchase the undivided 1/4th share of "Sali" land measuring an area 35 Decimal i.e 08.75 Decimal comprised in R.S. Dag No. 22 and an area 08 Decimal i.e. 02.00 Decimal comprised in R.S. Dag No. 26, being total area 10.75 Decimal under L. R. Khatian No. 395, 357, 385, and the sale was completed vide Deed of Conveyance dated 05th March, 2007, duly registered in the office of the DSR-II, North 24 Parganas, Barasat and recorded in Book No.1, CD Volume No.2, Pages 13189 to 13204, Being Deed No.01983 for the year 2007.

Dag No.22, 26: Purchased by Krish Barter Pvt. Ltd.

WHEREAS One Nilmoni Das, was the absolute owner of the land measuring an area of 35 Decimals comprised in R.S. Dag No. 22 and an area of 08 Decimal comprised in R.S. Dag No. 26, i.e. total area 43 Decimal along with other land both at Mouza - Kalaberia, J.L. No. 30, R.S. No. 52, Touzi No. 173, present 10, Pargana - Kalikata, Police Station - Rajarhat, Addl. District Sub-Registrar Bidhannagar, Salt Lake City, in the District of 24-Parganas (North).

AND WHEREAS in course of enjoying the said land said Nilmoni Das died intestate and the property left by him to his legal heirs and successors being three sons viz; (1) Sri Sankar Kumar Das, (2) Sri Ram Kumar Das and (3) Haradhan Das.

AND WHEREAS after the death of said Nilmoni Das the said Sankar Kumar Das, Ram Kumar Das and Haradhan Das became the absolute joint owners of the said land and along with other land is equal shares by virtue of inheritance from their father the said Nilmoni Das by Hindu Law of succession.

AND WHEREAS during the period of L. R. Settlement operation they recorded their name in the L.R. Settlement record of rights is equal shares in respect of the aforesaid land and others land, the name of Sankar Kumar Das, was recorded under L.R. Khatian No. Kri. 395, and the name of Ram Kumar Das, was recoded under L.R. Khatian No. Kri. 357 and the name of Haradhan Das was recorded under L.R. Khatian No. Kri. 385.

AND WHEREAS in course of enjoying his own $1/3^{\text{rd}}$ share of the aforesaid land the said Haradhan Das died intestate leaving behind him his two sons viz, Appu Das and Atanu Das and four daughters viz; Kumari Namita Das, Kumari Sabita Das and Kumari Purnima Das, Kumari Jhunu Das and wife Smt. Anna Das.

AND WHEREAS after the aforesaid death of said Haradhan Das said Appu Das, Atanu Das, Kumari Purnima Das, Kumari Jhunu Das, Kumari Namita Das, Kumari Sabita Das and Anna Das became the absolute joint owners of $1/3^{\text{rd}}$ share in the aforesaid land and enjoyed the same and in course of enjoying the said land as joint owners, the said Atanu Das, Kumari Purnima Das and Kumari Jhunu Das jointly sold, transferred and conveyed their $3/7^{\text{th}}$ share out of $1/3^{\text{rd}}$ share of the aforesaid land and along with other land to Sri Appu Das, Smt. Sabita Bala Das and Smt. Tapati Roy, by a registered Deed of Conveyance dated 20.06.1996, registered at the office of the District Registrar Barasat, vide Book No. 1, Volume No. 77, Pages 97 to 102, Being No. 4231 for the year 1996.

AND WHEREAS thus Sri Sankar Kumar Das, Sri Ram Kumar Das, Sri Appu Das, Kumari Namita Das, Kumari Sabita Das, Smt. Anna Das, Smt. Sabita Bala Das and Smt. Tapati Das, are the joint owners of the said land and were well seized and possessed of and/or otherwise well and sufficiently entitled to the said property particularly described in the schedule hereunder

written and enjoyed the same after paying the Government rent and local gram panchayat taxes upto date against their names as absolute owners and occupier thereof.

AND WHEREAS by a Deed of Conveyance dated 10.08.2005, registered at the office of the Addl. District Sub-Registrar Bidhannagar [Salt Lake City] Copied in Book No. I, Being No. 5540 for the year 2005, Sri Sankar Kumar Das, Sri Ram Kumar Das, Sri Appu Das, Kumari Namita Das, Kumari Sabita Das, Smt. Anna Das, Smt. Sabita Bala Das and Smt. Tapati Das, sold, transferred and conveyed to Sri Suresh Kumar Agarwal and Smt. Renu Agarwal ALL THAT piece or parcel of land measuring an area 35 Decimal out of 35 Decimal comprised in R.S. Dag No. 22 and an area 08 Decimal out of 08 Decimal comprised in R.S. Dag No. 26 being the total area 43 Satak under L.R. Khatian No. 395, 357, 385, at Mouza Kalaberia, Police Station- Rajarhat, in the District of 24-Parganas (North), morefully and particularly described in the schedule thereunder written and absolutely free from all encumbrances.

AND WHEREAS Sri Suresh Kumar Agarwal and Smt. Renu Agarwal, were thus well seized and possessed of or otherwise well and sufficiently entitled to "Sali" land measuring an area 35 Decimal out of 35 Decimal comprised in R.S. Dag No. 22 and an area 08 Decimal out of 08 Decimal comprised in R.S. Dag No. 26, being total area 43 Decimal under L. R. Khatian No. 395, 357, 385, at Mouza - Kalaberia, Police Station - Rajarhat, in the District of 24-Parganas (North), and records of rights and enjoying the same with good right absolute power of ownership and has every right to transfer the same to anybody in anyway.

AND WHEREAS Sri Suresh Kumar Agarwal and Smt. Renu Agarwal had agreed to sale and Merrill Financials Ltd. agreed to purchase ALL THAT piece or parcel of "Sali" land measuring an area 35 Decimal out of 35 Decimal comprised in R.S. Dag No.22 and an area 08 Decimal out of 08 Decimal comprised in R.S. Dag No. 26, being total area 43 Decimal under L. R. Khatian No. 395, 357, 385, at Mouza Kalaberia, Police Station-Rajarhat, in the District of 24-Parganas (North).

AND WHEREAS due to unavoidable circumstances Merrill Financials Ltd. was unable to purchase the land and requested Sri Suresh Kumar Agarwal and Smt. Renu Agarwal to register the Deed of Conveyance in favour of Krish Barter Pvt. Ltd., to which the Sri Suresh Kumar Agarwal and Smt. Renu Agarwal agreed.

AND WHEREAS Sri Suresh Kumar Agarwal and Smt. Renu Agarwal agreed to sell and Merrill Financials Ltd. became the Confirming Party agreed to confirm and Krish Barter Pvt. Ltd. agreed to purchase the undivided 1/4th share of "Sali" land measuring an area 35 Decimal i.e 08.75 Decimal comprised in R.S. Dag No. 22 and an area 08 Decimal i.e. 02.00 Decimal comprised in R.S. Dag No. 26, being total area 10.75 Decimal under L. R. Khatian No. 395, 357, 385, and the sale was completed vide Deed of Conveyance dated 05th March, 2007,

duly registered in the office of the DSR-II, North 24 Parganas, Barasat and recorded in Book No.1, CD Volume No.2, Pages 13157 to 13172, Being Deed No.01981 for the year 2007.

Dag No.22, 26: Purchased by Lavanva Goods Pvt. Ltd.

WHEREAS One Nilmoni Das, was the absolute owner of the land measuring an area of 35 Decimals comprised in R.S. Dag No. 22 and an area of 08 Decimal comprised in R.S. Dag No. 26, i.e. total area 43 Decimal along with other land both at Mouza - Kalaberia, J.L. No. 30, R.S. No. 52, Touzi No. 173, present 10, Pargana - Kalikata, Police Station - Rajarhat, Addl. District Sub-Registrar Bidhannagar, Salt Lake City, in the District of 24-Parganas (North).

AND WHEREAS in course of enjoying the said land said Nilmoni Das died intestate and the property left by him to his legal heirs and successors being three sons viz; (1) Sri Sankar Kumar Das, (2) Sri Ram Kumar Das and (3) Haradhan Das.

AND WHEREAS after the death of said Nilmoni Das the said Sankar Kumar Das, Ram Kumar Das and Haradhan Das became the absolute joint owners of the said land and along with other land is equal shares by virtue of inheritance from their father the said Nilmoni Das by Hindu Law of succession.

AND WHEREAS during the period of L. R. Settlement operation they recorded their name in the L.R. Settlement record of rights is equal shares in respect of the aforesaid land and others land, the name of Sankar Kumar Das, was recorded under L.R. Khatian No. Kri. 395, and the name of Ram Kumar Das, was recorded under L.R. Khatian No. Kri. 357 and the name of Haradhan Das was recorded under L.R. Khatian No. Kri. 385.

AND WHEREAS in course of enjoying his own 1/3rd share of the aforesaid land the said Haradhan Das died intestate leaving behind him his two sons viz, Appu Das and Atanu Das and four daughters viz; Kumari Namita Das, Kumari Sabita Das and Kumari Purnima Das, Kumari Jhunu Das and wife Smt. Anna Das.

AND WHEREAS after the aforesaid death of said Haradhan Das said Appu Das, Atanu Das, Kumari Purnima Das, Kumari Jhunu Das, Kumari Namita Das, Kumari Sabita Das and Anna Das became the absolute joint owners of 1/3rd share in the aforesaid land and enjoyed the same and in course of enjoying the said land as joint owners, the said Atanu Das, Kumari Purnima Das and Kumari Jhunu Das jointly sold, transferred and conveyed their 3/7th share out of 1/3rd share of the aforesaid land and along with other land to Sri Appu Das, Smt. Sabita Bala Das and Smt. Tapati Roy, by a registered Deed of Conveyance dated 20.06.1996, registered at the office of the District Registrar Barasat, vide Book No. 1, Volume No. 77, Pages 97 to 102, Being No. 4231 for the year 1996.

AND WHEREAS thus Sri Sankar Kumar Das, Sri Ram Kumar Das, Sri Appu Das, Kumari Nanita Das, Kumari Sabita Das, Smt. Anna Das, Smt. Sabita Bala Das and Smt. Tapati Das, are the joint owners of the said land and were well seized and possessed of and/or otherwise well and sufficiently entitled to the said property particularly described in the schedule hereunder written and enjoyed the same after paying the Government rent and local gram panchayat taxes up to date against their names as absolute owners and occupier thereof.

AND WHEREAS by a Deed of Conveyance dated 10.08.2005, registered at the office of the Addl. District Sub-Registrar Bidhannagar [Salt Lake City] Copied in Book No. 1, Being No. 5540 for the year 2005, Sri Sanka Kumar Das, Sri Ram Kumar Das, Sri Appu Das, Kumari Nanita Das, Kumari Sabita Das, Smt. Anna Das, Smt. Sabita Bala Das and Smt. Tapati Das, sold, transferred and conveyed to Sri Suresh Kumar Agarwal and Smt. Renu Agarwal ALL THAT piece or parcel of land measuring an area 35 Decimal out of 35 Decimal comprised in R.S. Dag No. 22 and an area 08 Decimal out of 08 Decimal comprised in R.S. Dag No. 26 being the total area 43 Satak under L.R. Khatian No. 395, 357, 385, at Mouza Kalaberia, Police Station- Rajarhat, in the District of 24-Parganas (North), morefully and particularly described in the schedule thereunder written and absolutely free from all encumbrances.

AND WHEREAS Sri Suresh Kumar Agarwal and Smt. Renu Agarwal, were thus well seized and possessed of or otherwise well and sufficiently entitled to "Sali" land measuring an area 35 Decimal out of 35 Decimal comprised in R.S. Dag No. 22 and an area 08 Decimal out of 08 Decimal comprised in R.S. Dag No. 26, being total area 43 Decimal under L. R. Khatian No. 395, 357, 385, at Mouza - Kalaberia, Police Station - Rajarhat, in the District of 24-Parganas (North), and records of rights and enjoying the same with good right absolute power of ownership and has every right to transfer the same to anybody in anyway.

AND WHEREAS Sri Suresh Kumar Agarwal and Smt. Renu Agarwal had agreed to sale and Merrill Financials Ltd. agreed to purchase ALL THAT piece or parcel of "Sali" land measuring an area 35 Decimal out of 35 Decimal comprised in R.S. Dag No. 22 and an area 08 Decimal out of 08 Decimal comprised in R.S. Dag No. 26, being total area 43 Decimal under L. R. Khatian No. 395, 357, 385, at Mouza Kalaberia, Police Station-Rajarhat, in the District of 24-Parganas (North).

AND WHEREAS due to unavoidable circumstances Merrill Financials Ltd. was unable to purchase the land and requested Sri Suresh Kumar Agarwal and Smt. Renu Agarwal to register the Deed of Conveyance in favour of Lavanya Goods Pvt. Ltd., to which the Sri Suresh Kumar Agarwal and Smt. Renu Agarwal agreed.

AND WHEREAS Sri Suresh Kumar Agarwal and Smt. Renu Agarwal agreed to sell and Merrill Financials Ltd. became the

Confirming Party agreed to confirm and Lavanya Goods Pvt. Ltd. agreed to purchase the undivided 1/4th share of "Sali" land measuring an area 35 Decimal i.e. 08.75 Decimal comprised in R.S. Dag No. 22 and an area 08 Decimal i.e. 02.00 Decimal comprised in R.S. Dag No. 26, being total area 10.75 Decimal under L. R. Khatian No. 395, 357, 385, and the sale was completed vide Deed of Conveyance dated 05th March, 2007, duly registered in the office of the DSR-II, North 24 Parganas, Barasat and recorded in Book No.1, CD Volume No.2, Pages 13141 to 13156, Being Deed No.01980 for the year 2007.

Dag No.23; Purchased by Richfield Sales Pvt. Ltd.

WHEREAS one Smt. Rini Shanbhi (Mitra) was the sole and absolute Owner of the 1½ (one and half) decimal, comprised in Dag No. 23, R.S. Khatian No. 396, L. R. Khatian No. K-452, J.L. No. 30, Mouza Kalaberia, Police Station Rajarhat, under the Bishnupur I No. Gram Panchayat, District 24 parganas (North).

AND WHEREAS By a deed of Sale dated 10th January, 2006 registered in the office in the Additional District Sub-Registrar, Bidhannagar, copied in Book No. 1, Volume No. 579, Pages 137 to 146, being No.9610 for the year 2006, Smt. Rini Shanbhi (Mitra) sold her 1½ (one and half) decimal to one Narayan Chandra Biswas and thus the said Narayan Chandra Biswas became the sole and absolute owner of 1½ (one and half) decimal land comprised in Dag No. 23, R.S. Khatian No. 396, L. R. Khatian No. K-452, J. L. No. 30, Mouza Kalaberia, Police Station Rajarhat, under the Bishnupur I No. Gram Panchayat, District 24 parganas (North).

AND WHEREAS one Goutam Mitra was the sole and absolute Owner of the land measuring 3 (three) decimal, comprised in Dag No. 23, R. S. Khatian No. 396, L. R. Khatian No. K-269, J. L. No. 30, Mouza Kalaberia, Police Station Rajarhat, under the Bishnupur I No. Gram Panchayat, District 24parganas (North).

AND WHEREAS By a deed of Sale dated 5th January, 2006 registered in the office in the Additional District Sub-Registrar, Bidhannagar, copied in Book No. 1, Volume No. 582, Pages 138 to 147, being No. 9659 for the year 2006, Goutam Mitra sold his 3 (three) decimal, comprised in Dag No. 23, R. S. Khatian No. 396, L. R. Khatian No. K-269, J. L. No. 30, Mouza Kalaberia, Police Station Rajarhat, under the Bishnupur I No. Gram Panchayat, District 24parganas (North) to Narayan Chandra Biswas and thus the said Narayan Chandra Biswas became the sole and absolute owner.

AND WHEREAS Malay Kumar Mitra, Prabir Kumar Mitra, Salil Kumar Mitra, and Arijit Mitra was the sole and absolute Owner of the land measuring 4 (four) decimal, comprised in Dag No. 23, R.S.Khatian No. 396, L. F. Khatian Nos. 34 and 476, J. L. No. 30, Mouza Kalaberia, Police Station Rajarhat, under the Bishnupur I No. Gram Panchayat, District 24parganas (North).

AND WHEREAS By a deed of Sale dated 1st February, 2006, registered in the office in the Additional District Sub-Registrar, Bidhannagar, copied in Book No. 1, Volume No. 582, Pages 148 to 162, being No. 9660 for the year 2006, Malay Kumar Mitra, Prabir Kumar Mitra, Salil Kumar Mitra, and Arijit Mitra sold their land measuring 4 (four) decimal, comprised in Dag No. 23, R.S.Khatian No. 396, L. R. Khatian Nos. 34 and 476, J. L. No. 30, Mouza Kalaberia, Police Station Rajarhat, under the Bishnupur I No. Gram Panchayat, District 24parganas (North) to Narayan Chandra Biswas and thus the said Narayan Chandra Biswas became the sole and absolute owner.

AND WHEREAS one Amit Kumar Mitra was the sole and absolute Owner of the Sali Land measuring 1½ (one and half) decimal, comprised in Dag No. 23, R.S. Khatian No. 396, L. R. Khatian No.K-452, J. L. No. 30, Mouza Kalaberia, Police Station Rajarhat, under the Bishnupur I No. Gram Panchayat, District 24parganas (North).

AND WHEREAS By a deed of Sale dated 10th January, 2006, registered in the office of the Additional District Sub-Registrar, Bidhannagar, copied in Book No. 1, Volume No. 379, Pages 147 to 156, being No. 9611 for the year 2006, Amit Kumar Mitra sold his 1½ (one and half) decimal to one Narayan Chandra Biswas and thus the said Narayan Chandra Biswas became the sole and absolute owner of 1½ (one and half) decimal land comprised in Dag No. 23, R.S. Khatian No. 396, L. R. Khatian No.K-452, J. L. No. 30, Mouza Kalaberia, Police Station Rajarhat, under the Bishnupur I No. Gram Panchayat, District 24parganas (North).

AND WHEREAS after becoming the sole and absolute owner of land measuring 10 Decimal comprised Dag No. 23, R.S. Khatian No. 396, L. R. Khatian No.K-452, K-269, K-34, K-476, J. L. No. 30, Mouza Kalaberia, Police Station Rajarhat, under the Bishnupur I No. Gram Panchayat, District 24parganas (North), said Narayan Chandra Biswas while being in peaceful possession and enjoyment free from all encumbrances, sold transferred and conveyed unto and in favour of Richfield Sales Pvt. Ltd. vide Deed of Conveyance dated 13th July, 2008, duly registered in the office of the ARA-II, Kolkata and recorded in Book No.1, Volume No.1, pages 1 to 14, Being Deed No.00267 for the year 2008.

Dag No.24: Purchased by Bhavesh Goods Pvt. Ltd. & Tulsi Goods Pvt. Ltd.

WHEREAS one Kaliprasad Ghosh was the sole and absolute recorded Owner of the land measuring 5 (five) decimal, comprised in R. S. Dag No. 24, Khatian Nos.K-86, J. L. No. 30, Mouza Kalaberia, Police Station Rajarhat, under the Rajarhat Bishnupur I No. Gram Panchayat, District 24parganas (North).

AND WHEREAS one Provat Kumar Ghosh was the sole and absolute recorded Owner of the 5 (five) decimal, comprised in R. S. Dag No. 24, Khatian Nos. K-228, J.L. No. 30, Mouza Kalaberia, Police Station Rajarhat under the Raharhat Bishnupur I No. Gram Panchayat, District 24parganas (North).

AND WHEREAS one Kiran Chandra Ghosh alias Kiron Ghosh was the sole and absolute recorded Owner of the 5 (five) decimal, comprised in R. S. Dag No.24, Khatian Nos. K-88, J. L. No. 30, Mouza Kalaberia, Police Station Rajarhat, under the Raharhat Bishnupur I No. Gram Panchayat, District 24 parganas (North).

AND WHEREAS one Haradhan Ghosh was the sole and absolute recorded Owner of the 5 (five) decimal, comprised in R.S. Dag No. 24, Khatian Nos. K-383, J. L. No. 30, Mouza Kalaberia, Police Station Rajarhat, under the Raharhat Bishnupur I No. Gram Panchayat, District 24parganas (North).

AND WHEREAS Kaliprasad Ghosh, Provat Kumar Ghosh, Kiran Chandra Ghosh alias Kiron Ghosh and Haradhan Ghosh jointly sold, transferred and conveyed All That piece and parcel of land measuring 20 Decimal, comprised in R.S. Dag No. 24, Khatian Nos. K-86, K-228, K-88, K-383, J. L. No. 30, Mouza Kalaberia, Police Station Rajarhat, under the Raharhat Bishnupur I No. Gram Panchayat, District 24parganas (North), unto and in favour of Bhavesh Goods Pvt. Ltd. and Tulsi Goods Pvt. Ltd. vide Deed of Conveyance dated 09th June, 2007, duly registered in the office of the ARA-II, Kolkata, and recorded in Book No.I, Volume No.1, Pages 1 to 16, Being Deed No.05352 for the year 2007.

Dag No.25. 79; Purchased by Midcity Properties Pvt. Ltd.

WHEREAS one Jatindra Nath Ghosh, was well seized and possessed of or otherwise well and sufficiently entitled to the land measuring an area 42 Decimal comprised in R. S. Dag No.25, and an area 20 Decimal comprised in R. S. Dag No.79, being total area 62 Decimal under R. S. Khatian No.73, L. R. Khatian No.328, 416, 493, at Mouza - Kalaberia, Police Station - Rajarhat, J. L. No. 30, in the District of 24-Parganas (North), by virtue of succession and amicable partition with his co-sharers.

AND WHEREAS said Jatindra Nath Ghosh, died intestate leaving behind him the following legal heirs and representative in the manner as follows: -

- a) Sri Gour Mohan Ghosh - son of the deceased.
- b) Sri Amal Kumar Ghosh - son of the deceased.
- c) Sri Kamal Ghosh - son of the deceased.
- d) Smt. Kalpana Ghosh - daughter of the deceased.

e) Smt. Amita Sarkar - daughter of the decensed.

f) Smt. Bithika Ghosh - daughter of the decensed.

AND WHEREAS upon the death of Jatindra Nath Ghosh, the legal heirs and representatives named herein above became entitled to the aforesaid land by virtue of succession to which Jatindra Nath Ghosh was governed at the time of his death.

AND WHEREAS said Sri Gour Mohan Ghosh, Sri Amal Kumar Ghosh, Sri Kamal Ghosh, Smt. Kalpana Ghosh, Smt. Amita Sarkar and Smt. Bithika Ghosh, were thus well seized and possessed of or otherwise well and sufficiently entitled to the land measuring an area 42 Decimal comprised in R.S. Dag No. 25, and an area 20 Decimal comprised in R.S. Dag No. 79, being total area 62 Decimal under R.S. Khatian No.73, L.R. Khatian No. 328, 416, 493, at Mouza - Kalaberia, Police Station - Rajarhat, J. L. No. 30, in the District of 24-Parganas (North), and were enjoying the same with good right absolute power of ownership and had every right to transfer the same to anybody in anyway.

AND WHEREAS said Sri Gour Mohan Ghosh, Sri Amal Kumar Ghosh, Sri Kamal Ghosh, Smt. Kalpana Ghosh, Smt. Amita Sarkar and Smt. Bithika Ghosh, jointly sold transferred and conveyed All That piece and parcel land measuring an area 62 Decimal comprised in R.S. Dag No. 25, 79, under R.S. Khatian No. 73, L.R. Khatian No. 328, 416, 493, at Mouza - Kalaberia, Police Station - Rajarhat, J. L. No. 30, in the District of 24-Parganas (North), unto and in favour of Midcity Properties Pvt. Ltd. vide Conveyance dated 16th June, 2010, duly registered in the office of the ADSR, Bidhannagar and copied in Book No.I, CD Volume No.10, Pages 3077 to 3094, being Deed No.06230 for the year 2010.

Dag No.27, 13; Purchased by Auspicious Commodities Pvt. Ltd.

WHEREAS One Sri Ajit Kumar Acharya and Sri Anil Kumar Acharya were well absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the property by virtue of Revisional Settlement and L.R. Settlement record of rights measuring an area of 1 Acre 70 decimals comprised in R.S. Dag Nos. 13 and 27, under R.S. Khatian No.8 and L.R. Khatian Nos. 5 and 16, J.L. No. 30 R.S. No.52, Touzi No. 173 of Mouza Kalaberia under Rajarhat Police Station in the district of North 24 Parganas, absolutely and for ever.

AND WHEREAS The said Anil Kumar Acharya was unmarried and died intestate on 14.11.1997 leaving behind him his only brother Sri Ajit Kumar Acharya as his legal heir and successor under the Hindu Succession Act, 1956.

AND WHEREAS By a Bengali Kobala dated 20th day of

November 2000 made between Sri Ajit Kumar Acharya therein called the Vendor of the One Part and the said Sri Goutam Kumar Das therein called the Purchaser of the Other Part and Registered at Additional District Sub-Register Office Bidhan Nagar (Salt Lake City) in Book No. I Volume No. 173, at Pages 172 to 180, Being No. 03290 for the year 2001, the said Sri Ajit Kumar Acharya for the consideration therein mentioned granted sold transferred and conveyed unto Sri Goutam Kumar Das ALL THAT piece or parcel of land measuring an area of 85 Decimals, comprised in part of R. S. Dag Nos. 13 and 27 under R. S. Khatian No. 8 and L. R. Khatian Nos. 5 and 16, J. L. No. 30 R.S. No. 52, Touzi No. 173 of Mouza Kalaberia under Rajarhat Police Station in the district of North 24-Parganas, amongst other properties absolutely and for ever.

AND WHEREAS By a Bengali Kobala dated 20th day of November 2000 made between Sri Ajit Kumar Acharya therein called the Vendor of the One Part and Smt. Babita Das therein called the Purchaser of the Other Part and Registered at Additional District Sub-Register Office Bidhan Nagar (Salt Lake City) in Book No. I, Volume No. 173 at Pages 163 to 171 Being No. 03289 for the year 2001, the said Sri Ajit Kumar Acharya for the consideration therein mentioned granted sold transferred and conveyed unto Smt. Babita Das ALL THAT piece or parcel of land measuring an area of 85 Decimals, comprised in part of R. S. Dag Nos. 13 and 27 under R. S. Khatian No. 8 and L. R. Khatian Nos. 5 and 16, J. L. No. 30 R.S. No. 52, Touzi No. 173 of Mouza Kalaberia under Rajarhat Police Station in the district of North 24-Parganas, amongst other properties absolutely and for ever.

AND WHEREAS The said Goutam Kumar Das and Smt. Babita Das were well absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the property by virtue of purchase through two separate Kobalas measuring an area of 1 Acre and 70 Decimals comprised in R.S. Dag Nos. 13 and 27, under R. S. Khatian No. 8 and L.R. Khatian Nos. 5 and 16, J. L. No. 30 R.S. No. 52, Touzi No. 173 of Mouza Kalaberia under Rajarhat Police Station in the district of North 24-Parganas.

AND WHEREAS Thus the said Sri Goutam Kumar Das and Smt. Babita Das, while being in peaceful possession and enjoyment of the properties comprised in R. S. Dag No.13 and 27 of Mouza Kalaberia, sold transferred and conveyed an area admeasuring 84.46 decimals equivalent to 2 bighas 11 cottahs 1 chittack and 20 sq. ft. out of their total land holding in the aforesaid R.S. Dag Nos. 13 and 27, Mouza Kalaberia and such land admeasuring 84.46 decimals, being respectively 58 decimals equivalent to 1 bigha 15 cottahs 1 chittack and 20 sq. ft. comprised in R. S. Dag No. 13 (whole) and 26.46 decimals equivalent to 16 cottahs comprised in R.S. Dag No. 27 (part), thus total admeasuring 2 bigha 11 cottahs 1 chittack and 20 sq. ft. equivalent to 84.46 decimals under R.S. Khatian No. 8, L.R. Khatian No. 5 and 16, J.L. No. 30, R.S. No. 52, Touzi No. 172, Mouza Kalaberia, P.S. Rajarhat within the limits of Bishnupur

AND WHEREAS Thus by a registered Indenture of Conveyance dated 31.5.2005 and registered with the A.D.S.R. Bidhan Nagar recorded in Book No. I, Volume No: 230, pages 82 to 98, Deed No. 3778 for the year 2005, duly and absolutely sold in equal proportions to Sri Sheo Kumar Agarwal and Smt. Rita Agarwal, the aforesaid 84.46 decimals of land equivalent to 2 bighas 11 cottahs 1 chittack and 20 sq. ft. comprised in R.S. Dag Nos. 13 (whole) and 27 (part), Mouza Kalaberia, hereinafter called the said Land.

AND WHEREAS Thus the said Sri Sheo Kumar Agarwal and Smt. Rita Agarwal became the full and absolute owner of such land free from all encumbrances and had entered into an Agreement with M/s. Comex Tradelink represented by its sole proprietor the said Sanjay Nopany.

AND WHEREAS said Sri Sheo Kumar Agarwal and Smt. Rita Agarwal sold transferred and conveyed an undivided equal 1/7th share of the said land being 84.46 decimals of land equivalent to 2 bighas 11 cottahs 1 chittack and 20 sq. ft. comprised in R.S. Dag Nos. 13 (whole) and 27 (part), Mouza Kalaberia, unto and in favour of Auspicious Commodities Pvt. Ltd. vide Deed of Conveyance dated 27th January, 2007, duly registered in the office of the ARA - II, Kolkata, and recorded in Book No. I, Volume No.1, Pages 1 to 17, Being Deed No.02476 for the year 2007, wherein said Sanjay Nopany through its sole proprietorship firm M/s. Comex Tradelink participated as the Confirming Party having invested substantial money.

Dag No.27, 13: Purchased by Intellect Vinimay Pvt. Ltd.

WHEREAS One Sri Ajit Kumar Acharya and Sri Anil Kumar Acharya were well absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the property by virtue of Revisional Settlement and L.R. Settlement record of rights measuring an area of 1 Acre 70 decimals comprised in R.S. Dag Nos. 13 and 27, under R.S. Khatian No.8 and L.R. Khatian Nos. 5 and 16, J.L. No. 30 R.S. No.52, Touzi No. 173 of Mouza Kalaberia under Rajarhat Police Station in the district of North 24 Parganas, absolutely and for ever.

AND WHEREAS The said Anil Kumar Acharya was unmarried and died intestate on 14.11.1997 leaving behind him his only brother Sri Ajit Kumar Acharya as his legal heir and successor under the Hindu Succession Act, 1956.

AND WHEREAS By a Bengali Kobala dated 20th day of November 2000 made between Sri Ajit Kumar Acharya therein called the Vendor of the One Part and the said Sri Goutam Kumar Das therein called the Purchaser of the Other Part and Registered at Additional District Sub-Register Office Bidhan Nagar (Salt Lake City) in Book No. I Volume No. 173, at Pages

172 to 180, Being No. 03290 for the year 2001, the said Sri Ajit Kumar Acharya for the consideration therein mentioned granted sold transferred and conveyed unto Sri Goutam Kumar Das ALL THAT piece or parcel of land measuring an area of 85 Decimals, comprised in part of R. S. Dag Nos. 13 and 27 under R. S. Khatian No. 8 and L. R. Khatian Nos. 5 and 16, J. L. No. 30 R.S. No. 52, Touzi No. 173 of Mouza Kalaberia under Rajarhat Police Station in the district of North 24-Parganas, amongst other properties absolutely and for ever.

AND WHEREAS By a Bengali Kobala dated 20th day of November 2000 made between Sri Ajit Kumar Acharya therein called the Vendor of the One Part and Smt. Babita Das therein called the Purchaser of the Other Part and Registered at Additional District Sub-Register Office Bidhan Nagar (Salt Lake City) in Book No. 1, Volume No. 173 at Pages 163 to 171 Being No. 03289 for the year 2001, the said Sri Ajit Kumar Acharya for the consideration therein mentioned granted sold transferred and conveyed unto Smt. Babita Das ALL THAT piece or parcel of land measuring an area of 85 Decimals, comprised in part of R. S. Dag Nos. 13 and 27 under R. S. Khatian No. 8 and L. R. Khatian Nos. 5 and 16, J. L. No. 30 R.S. No. 52, Touzi No. 173 of Mouza Kalaberia under Rajarhat Police Station in the district of North 24-Parganas, amongst other properties absolutely and for ever.

AND WHEREAS The said Goutam Kumar Das and Smt. Babita Das were well absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the property by virtue of purchase through two separate Kobalas measuring an area of 1 Acre and 70 Decimals comprised in R.S. Dag Nos. 13 and 27, under R. S. Khatian No. 8 and L.R. Khatian Nos. 5 and 16, J. L. No. 30 R.S. No. 52, Touzi No. 173 of Mouza Kalaberia under Rajarhat Police Station in the district of North 24-Parganas.

AND WHEREAS Thus the said Sri Goutam Kumar Das and Smt. Babita Das, while being in peaceful possession and enjoyment of the properties comprised in R. S. Dag No. 13 and 27 of Mouza Kalaberia, sold transferred and conveyed an area admeasuring 84.46 decimals equivalent to 2 bighas 11 cottahs 1 chittack and 20 sq. ft. out of their total land holding in the aforesaid R.S. Dag Nos. 13 and 27, Mouza Kalaberia and such land admeasuring 84.46 decimals, being respectively 58 decimals equivalent to 1 bigha 15 cottahs 1 chittack and 20 sq. ft. comprised in R. S. Dag No. 13 (whole) and 26.46 decimals equivalent to 16 cottahs comprised in R.S. Dag No. 27 (part), thus total admeasuring 2 bigha 11 cottahs 1 chittack and 20 sq. ft. equivalent to 84.46 decimals under R.S. Khatian No. 8, L.R. Khatian No. 5 and 16, J.L. No. 30, R.S. No. 52, Touzi No. 172, Mouza Kalaberia, P.S. Rajarhat within the limits of Bishnupur No. 1 Gram Panchayat.

AND WHEREAS Thus by a registered Indenture of Conveyance dated 31.5.2005 and registered with the A.D.S.R. Bidhan Nagar recorded in Book No. 1, Volume No: 230, pages

82 to 98, Deed No. 3778 for the year 2005, duly and absolutely sold in equal proportions to Sri Sheo Kumar Agarwal and Smt. Rita Agarwal, the aforesaid 84.46 decimals of land equivalent to 2 bighas 11 cottahs 1 chittack and 20 sq. ft. comprised in R.S. Dag Nos. 13 (whole) and 27 (part), Mouza Kalaberia, hereinafter called the said Land.

AND WHEREAS Thus the said Sri Sheo Kumar Agarwal and Smt. Rita Agarwal became the full and absolute owner of such land free from all encumbrances and had entered into an Agreement with M/s. Comex Tradelink represented by its sole proprietor the said Sanjay Nopany.

AND WHEREAS said Sri Sheo Kumar Agarwal and Smt. Rita Agarwal sold transferred and conveyed an undivided equal 1/7th share of the said land being 84.46 decimals of land equivalent to 2 bighas 11 cottahs 1 chittack and 20 sq. ft. comprised in R.S. Dag Nos. 13 (whole) and 27 (part), Mouza Kalaberia, unto and in favour of Intellect Vininay Pvt. Ltd. vide Deed of Conveyance dated 27th January, 2007, duly registered in the office of the ARA - II, Kolkata, and recorded in Book No.1, Volume No.1, Pages 1 to 16, Being Deed No.02470 for the year 2007, wherein said Sanjay Nopany through its sole proprietorship firm M/s. Comex Tradelink participated as the Confirming Party having invested substantial money.

Dag No.27, 13; Purchased by Shree Sidhi Vvapaar Pvt. Ltd.

WHEREAS One Sri Ajit Kumar Acharya and Sri Anil Kumar Acharya were well absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the property by virtue of Revisional Settlement and L.R. Settlement record of rights measuring an area of 1 Acre 70 decimals comprised in R.S. Dag Nos. 13 and 27, under R.S. Khatian No.8 and L.R. Khatian Nos. 5 and 16, J.L. No. 30 R.S. No.52, Touzi No. 173 of Mouza Kalaberia under Rajarhat Police Station in the district of North 24 Parganas, absolutely and for ever.

AND WHEREAS The said Anil Kumar Acharya was unmarried and died intestate on 14.11.1997 leaving behind him his only brother Sri Ajit Kumar Acharya as his legal heir and successor under the Hindu Succession Act, 1956.

AND WHEREAS By a Bengali Kobala dated 20th day of November 2000 made between Sri Ajit Kumar Acharya therein called the Vendor of the One Part and the said Sri Goutam Kumar Das therein called the Purchaser of the Other Part and Registered at Additional District Sub-Register Office Bidhan Nagar (Salt Lake City) in Book No. I Volume No. 173, at Pages 172 to 180, Being No. 03290 for the year 2001, the said Sri Ajit Kumar Acharya for the consideration therein mentioned granted sold transferred and conveyed unto Sri Goutam Kumar Das ALL THAT piece or parcel of land measuring an area of 85 Decimals, comprised in part of R. S. Dag Nos. 13 and 27 under R. S.

Khatian No. 8 and L. R. Khatian Nos. 5 and 16, J. L. No. 30 R.S. No. 52, Touzi No. 173 of Mouza Kalaberia under Rajarhat Police Station in the district of North 24-Parganas, amongst other properties absolutely and for ever.

AND WHEREAS By a Bengali Kobala dated 20th day of November 2000 made between Sri Ajit Kumar Acharya therein called the Vendor of the One Part and Smt. Babita Das therein called the Purchaser of the Other Part and Registered at Additional District Sub-Register Office Bidhan Nagar (Salt Lake City) in Book No. I, Volume No. 73 at Pages 163 to 171 Being No. 03289 for the year 2001, the said Sri Ajit Kumar Acharya for the consideration therein mentioned granted sold transferred and conveyed unto Smt. Babita Das ALL THAT piece or parcel of land measuring an area of 85 Decimals, comprised in part of R. S. Dag Nos. 13 and 27 under R. S. Khatian No. 8 and L. R. Khatian Nos. 5 and 16, J. L. No. 30 R.S. No. 52, Touzi No. 173 of Mouza Kalaberia under Rajarhat Police Station in the district of North 24-Parganas, amongst other properties absolutely and for ever.

AND WHEREAS The said Goutam Kumar Das and Smt. Babita Das were well absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the property by virtue of purchase through two separate Kobalas measuring an area of 1 Acre and 70 Decimals comprised in R.S. Dag Nos. 13 and 27, under R. S. Khatian No. 8 and L.R. Khatian Nos. 5 and 16, J. L. No. 30 R.S. No. 52, Touzi No. 173 of Mouza Kalaberia under Rajarhat Police Station in the district of North 24-Parganas.

AND WHEREAS Thus the said Sri Goutam Kumar Das and Smt. Babita Das, while being in peaceful possession and enjoyment of the properties comprised in R. S. Dag No.13 and 27 of Mouza Kalaberia, sold transferred and conveyed an area admeasuring 84.46 decimals equivalent to 2 bighas 11 cottahs 1 chittack and 20 sq. ft. out of their total land holding in the aforesaid R.S. Dag Nos. 13 and 27, Mouza Kalaberia and such land admeasuring 84.46 decimals, being respectively 58 decimals equivalent to 1 bigha 15 cottahs 1 chittack and 20 sq. ft. comprised in R. S. Dag No. 13 (whole) and 26.46 decimals equivalent to 16 cottahs comprised in R.S. Dag No. 27 (part), thus total admeasuring 2 bigha 11 cottahs 1 chittack and 20 sq. ft. equivalent to 84.46 decimals under R.S. Khatian No. 8, L.R. Khatian No. 5 and 16, J.L. No. 30, R.S. No. 52, Touzi No. 172, Mouza Kalaberia, P.S. Rajarhat within the limits of Bishnupur No. 1 Gram Panchayat.

AND WHEREAS Thus by a registered Indenture of Conveyance dated 31.5.2005 and registered with the A.D.S.R. Bidhan Nagar recorded in Book No. I, Volume No. 230, pages 82 to 98, Deed No. 3778 for the year 2005, duly and absolutely sold in equal proportions to Sri Sheo Kumar Agarwal and Smt. Rita Agarwal, the aforesaid 84.46 decimals of land equivalent to 2 bighas 11 cottahs 1 chittack and 20 sq. ft. comprised in R.S. Dag Nos. 13 (whole) and 27 (part) Mouza Kalaberia, hereinafter

called the said Land.

AND WHEREAS Thus the said Sri Sheo Kumar Agarwal and Smt. Rita Agarwal became the full and absolute owner of such land free from all encumbrances and had entered into an Agreement with M/s. Comex Tradelink represented by its sole proprietor the said Sanjay Nopany.

AND WHEREAS said Sri Sheo Kumar Agarwal and Smt. Rita Agarwal sold transferred and conveyed an undivided equal 1/7th share of the said land being 84.46 decimals of land equivalent to 2 bighas 11 cottahs 1 chittack and 20 sq. ft. comprised in R.S. Dag Nos. 13 (whole) and 27 (part), Mouza Kalaberia, unto and in favour of Shree Sidhi Vyapaar Pvt. Ltd. vide Deed of Conveyance dated 27th January, 2007, duly registered in the office of the ARA - II, Kolkata, and recorded in Book No. I, Volume No. 1, Pages 1 to 16, Being Deed No. 02469 for the year 2007, wherein said Sanjay Nopany through its sole proprietorship firm M/s. Comex Tradelink participated as the Confirming Party having invested substantial money.

Dag No. 27, 13: Purchased by Life: Tie-Up Pvt. Ltd.

WHEREAS One Sri Ajit Kumar Acharya and Sri Anil Kumar Acharya were well absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the property by virtue of Revisional Settlement and L.R. Settlement record of rights measuring an area of 1 Acre 70 decimals comprised in R.S. Dag Nos. 13 and 27, under R.S. Khatian No. 8 and L.R. Khatian Nos. 5 and 16, J.L. No. 30 R.S. No. 52, Touzi No. 173 of Mouza Kalaberia under Rajarhat Police Station in the district of North 24 Parganas, absolutely and for ever.

AND WHEREAS The said Anil Kumar Acharya was unmarried and died intestate on 14.11.1997 leaving behind him his only brother Sri Ajit Kumar Acharya as his legal heir and successor under the Hindu Succession Act, 1956.

AND WHEREAS By a Bengali Kobala dated 20th day of November 2000 made between Sri Ajit Kumar Acharya therein called the Vendor of the One Part and the said Sri Goutam Kumar Das therein called the Purchaser of the Other Part and Registered at Additional District Sub-Register Office Bidhan Nagar (Salt Lake City) in Book No. I Volume No. 173, at Pages 172 to 180, Being No. 03290 for the year 2001, the said Sri Ajit Kumar Acharya for the consideration therein mentioned granted sold transferred and conveyed unto Sri Goutam Kumar Das ALL THAT piece or parcel of land measuring an area of 85 Decimals, comprised in part of R. S. Dag Nos. 13 and 27 under R. S. Khatian No. 8 and L. R. Khatian Nos. 5 and 16, J. L. No. 30 R.S. No. 52, Touzi No. 173 of Mouza Kalaberia under Rajarhat Police Station in the district of North 24-Parganas, amongst other properties absolutely and for ever.

AND WHEREAS By a Bengali Kotala dated 20th day of November 2000 made between Sri Ajit Kumar Acharya therein called the Vendor of the One Part and Smt. Babita Das therein called the Purchaser of the Other Part and Registered at Additional District Sub-Register Office Bidhan Nagar (Salt Lake City) in Book No. I, Volume No. 73 at Pages 163 to 171 Being No. 03289 for the year 2001, the said Sri Ajit Kumar Acharya for the consideration therein mentioned granted sold transferred and conveyed unto Smt. Babita Das ALL THAT piece or parcel of land measuring an area of 85 Decimals, comprised in part of R. S. Dag Nos. 13 and 27 under R. S. Khatian No. 8 and L. R. Khatian Nos. 5 and 16, J. L. No. 30 R.S. No. 52, Touzi No. 173 of Mouza Kalaberia under Rajarhat Police Station in the district of North 24-Parganas, amongst other properties absolutely and for ever.

AND WHEREAS The said Goutam Kumar Das and Smt. Babita Das were well absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the property by virtue of purchase through two separate Kotalas measuring an area of 1 Acre and 70 Decimals comprised in R.S. Dag Nos. 13 and 27, under R. S. Khatian No. 8 and L.R. Khatian Nos. 5 and 16, J. L. No. 30 R.S. No. 52, Touzi No. 173 of Mouza Kalaberia under Rajarhat Police Station in the district of North 24-Parganas.

AND WHEREAS Thus the said Sri Goutam Kumar Das and Smt. Babita Das, while being in peaceful possession and enjoyment of the properties comprised in R. S. Dag No. 13 and 27 of Mouza Kalaberia, sold transferred and conveyed an area admeasuring 84.46 decimals equivalent to 2 bighas 11 cottahs 1 chittack and 20 sq. ft. out of their total land holding in the aforesaid R.S. Dag Nos. 13 and 27, Mouza Kalaberia and such land admeasuring 84.46 decimals, being respectively 58 decimals equivalent to 1 bigha 15 cottahs 1 chittack and 20 sq. ft. comprised in R. S. Dag No. 13 (whole) and 26.45 decimals equivalent to 16 cottahs comprised in R.S. Dag No. 27 (part), thus total admeasuring 2 bigha 11 cottahs 1 chittack and 20 sq. ft. equivalent to 84.46 decimals under R.S. Khatian No. 8, L.R. Khatian No. 5 and 16, J.L. No. 30, R.S. No. 52, Touzi No. 172, Mouza Kalaberia, P.S. Rajarhat within the limits of Bishnupur No. 1 Gram Panchayat.

AND WHEREAS Thus by a registered Indenture of Conveyance dated 31.5.2005 and registered with the A.D.S.R. Bidhan Nagar recorded in Book No. I, Volume No: 230, pages 82 to 98, Deed No. 3778 for the year 2005, duly and absolutely sold in equal proportions to Sri Sheo Kumar Agarwal and Smt. Rita Agarwal, the aforesaid 84.46 decimals of land equivalent to 2 bighas 11 cottahs 1 chittack and 20 sq. ft. comprised in R.S. Dag Nos. 13 (whole) and 27 (part) Mouza Kalaberia, hereinafter called the said Land.

AND WHEREAS Thus the said Sri Sheo Kumar Agarwal and Smt. Rita Agarwal became the full and absolute owner of such land free from all encumbrances and had entered into an

Agreement with M/s. Comex Tradelink represented by its sole proprietor the said Sanjay Nopany.

AND WHEREAS said Sri Sheo Kumar Agarwal and Smt. Rita Agarwal sold transferred and conveyed an undivided equal 1/7th share of the said land being 84.46 decimals of land equivalent to 2 bighas 11 cottahs 1 chittack and 20 sq. ft. comprised in R.S. Dag Nos. 13 (whole) and 27 (part), Mouza Kalaberia, unto and in favour of Life Tie-Up Pvt. Ltd. vide Deed of Conveyance dated 27th January, 2007, duly registered in the office of the ARA - II, Kolkata, and recorded in Book No.1, Volume No.1, Pages 1 to 16, Being Deed No.02467 for the year 2007, wherein said Sanjay Nopany through its sole proprietorship firm M/s. Comex Tradelink participated as the Confirming Party having invested substantial money.

Dag No.27, 13; Purchased by Gajanan Marketing Pvt. Ltd.

WHEREAS One Sri Ajit Kumar Acharya and Sri Anil Kumar Acharya were well absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the property by virtue of Revisional Settlement and L.R. Settlement record of rights measuring an area of 1 Acre 70 decimals comprised in R.S. Dag Nos. 13 and 27, under R.S. Khatian No.8 and L.R. Khatian Nos. 5 and 16, J.L. No. 30 R.S. No.52, Touzi No. 173 of Mouza Kalaberia under Rajarhat Police Station in the district of North 24 Parganas, absolutely and for ever.

AND WHEREAS The said Anil Kumar Acharya was unmarried and died intestate on 14.11.1997 leaving behind him his only brother Sri Ajit Kumar Acharya as his legal heir and successor under the Hindu Succession Act, 1956.

AND WHEREAS By a Bengali Kobala dated 20th day of November 2000 made between Sri Ajit Kumar Acharya therein called the Vendor of the One Part and the said Sri Goutam Kumar Das therein called the Purchaser of the Other Part and Registered at Additional District Sub-Register Office Bidhan Nagar (Salt Lake City) in Book No. 1 Volume No. 173, at Pages 172 to 180, Being No. 03290 for the year 2001, the said Sri Ajit Kumar Acharya for the consideration therein mentioned granted sold transferred and conveyed unto Sri Goutam Kumar Das ALL THAT piece or parcel of land measuring an area of 85 Decimals, comprised in part of R. S. Dag Nos. 13 and 27 under R. S. Khatian No. 8 and L. R. Khatian Nos. 5 and 16, J. L. No. 30 R.S. No. 52, Touzi No. 173 of Mouza Kalaberia under Rajarhat Police Station in the district of North 24-Parganas, amongst other properties absolutely and for ever.

AND WHEREAS By a Bengali Kobala dated 20th day of November 2000 made between Sr. Ajit Kumar Acharya therein called the Vendor of the One Part and Smt. Babita Das therein called the Purchaser of the Other Part and Registered at Additional District Sub-Register Office Bidhan Nagar (Salt Lake

City) in Book No. I, Volume No. 173 at Pages 163 to 171 Being No. 03289 for the year 2001, the said Sri Ajit Kumar Acharya for the consideration therein mentioned granted sold transferred and conveyed unto Smt. Babita Das ALL THAT piece or parcel of land measuring an area of 85 Decimals, comprised in part of R. S. Dag Nos. 13 and 27 under R. S. Khatian No. 8 and L. R. Khatian Nos. 5 and 16, J. L. No. 30 R.S. No. 52, Touzi No. 173 of Mouza Kalaberia under Rajarhat Police Station in the district of North 24-Parganas, amongst other properties absolutely and for ever.

AND WHEREAS The said Goutam Kumar Das and Smt. Babita Das were well absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the property by virtue of purchase through two separate Kobalas measuring an area of 1 Acre and 70 Decimals comprised in R.S. Dag Nos. 13 and 27, under R. S. Khatian No. 8 and L.R. Khatian Nos. 5 and 16, J. L. No. 30 R.S. No. 52, Touzi No. 173 of Mouza Kalaberia under Rajarhat Police Station in the district of North 24-Parganas.

AND WHEREAS Thus the said Sri Goutam Kumar Das and Smt. Babita Das, while being in peaceful possession and enjoyment of the properties comprised in R. S. Dag No.13 and 27 of Mouza Kalaberia, sold transferred and conveyed an area admeasuring 84.46 decimals equivalent to 2 bighas 11 cottahs 1 chittack and 20 sq. ft. out of their total land holding in the aforesaid R.S. Dag Nos. 13 and 27, Mouza Kalaberia and such land admeasuring 84.46 decimals, being respectively 58 decimals equivalent to 1 bigha 15 cottahs 1 chittack and 20 sq. ft. comprised in R. S. Dag No. 13 (whole) and 26.46 decimals equivalent to 16 cottahs comprised in R.S. Dag No. 27 (part), thus total admeasuring 2 bigha 11 cottahs 1 chittack and 20 sq. ft. equivalent to 84.46 decimals under R.S. Khatian No. 8, L.R. Khatian No. 5 and 16, J.L. No. 30, R.S. No. 52, Touzi No. 172, Mouza Kalaberia, P.S. Rajarhat within the limits of Bishnupur No. 1 Gram Panchayat.

AND WHEREAS Thus by a registered Indenture of Conveyance dated 31.5.2005 and registered with the A.D.S.R. Bidhan Nagar recorded in Book No. I, Volume No: 230, pages 82 to 98, Deed No. 3778 for the year 2005, duly and absolutely sold in equal proportions to Sri Sheo Kumar Agarwal and Smt. Rita Agarwal, the aforesaid 84.46 decimals of land equivalent to 2 bighas 11 cottahs 1 chittack and 20 sq. ft. comprised in R.S. Dag Nos. 13 (whole) and 27 (part), Mouza Kalaberia, hereinafter called the said Land.

AND WHEREAS Thus the said Sri Sheo Kumar Agarwal and Smt. Rita Agarwal became the full and absolute owner of such land free from all encumbrances and had entered into an Agreement with M/s. Comex Travelink represented by its sole proprietor the said Sanjay Nopany.

AND WHEREAS said Sri Sheo Kumar Agarwal and Smt. Rita Agarwal sold transferred and conveyed an undivided equal 1/7th share of the said land being 84.46 decimals of land equivalent to

2 bighas 11 cottahs 1 chittack and 20 sq. ft. comprised in R.S. Dag Nos. 13 (whole) and 27 (part), Mouza Kalaberia, unto and in favour of Gajanan Marketing Pvt. Ltd. vide Deed of Conveyance dated 27th January, 2007, duly registered in the office of the ARA - II, Kolkata, and recorded in Book No.I, Volume No.1, Pages 1 to 16, Being Deed No.02474 for the year 2007, wherein said Sanjay Nopany through its sole proprietorship firm M/s. Comex Tradelink participated as the Confirming Party having invested substantial money.

Dag No.27, 13; Purchased by Jai Amaani Realtors Ltd.

WHEREAS one Sri Sheo Kumar Agarwal & Smt. Rita Agarwal was the sole and absolute owner of Land measuring 24 decimal more or less being undivided equal 2/7th share of 84.46 decimal comprised in R.S. Dag Nos. 27 (26.46 Decimal) & 13 (58 Decimal) under R. S. Khatian No. 3, L.R. Khatian Nos.5 & 16, in J.L. No. 30, R.S. No. 52, Touzi No. 173, Mouza Kalaberia under the Rajarhat Police Station in the District North 24, Parganas, Sub Registration Office Bidhan Nagar [Salt Lake] under the Bishnupur No. 1 Gram Panchayat.

AND WHEREAS By a Deed of Sale dated 27th January, 2007, registered in the office of the Additional Registrar of Assurances - II, Kolkata in Book No. 1, Volume No.1, Pages 1 to 18, Deed No. 2472 for the year 2007, Sheo Kumar Agarwal & Smt. Rita Agarwal being the Vendors therein and M/s. Comex Tradelink having an Agreement with the said Sheo Kumar Agarwal & Smt. Rita Agarwal as the Confirming Party therein sold, transferred and conveyed unto and in favour Sri Uma Shankar Shukla an area of 12 Decimal more or less being undivided equal 1/7th share of 84.46 decimal comprised in R.S. Dag Nos. 27 (26.46 Decimal) & 13 (58 Decimal) under R. S. Khatian No. 8, L.R. Khatian Nos.5 & 16, in J.L. No. 30, R.S. No. 52, Touzi No. 173, Mouza Kalaberia under the Rajarhat Police Station in the District North 24, Parganas, Sub Registration Office Bidhan Nagar [Salt Lake] under the Bishnupur No. 1 Gram Panchayat.

AND WHEREAS By a Deed of Sale dated 27th January, 2007, registered in the office of the Additional Registrar of Assurances II, Kolkata in Book No. I, Volume No.1, Pages 1 to 18, Deed No. 2473 for the year 2007, Sheo Kumar Agarwal & Smt. Rita Agarwal being the Vendors therein and M/s. Comex Tradelink having an Agreement with the said Sheo Kumar Agarwal & Smt. Rita Agarwal as the Confirming Party therein sold, transferred and conveyed unto and in favour Sri Shiv Charan Shukla an area of 12 Decimal more or less being undivided equal 1/7th share of 84.46 decimal comprised in R.S. Dag Nos. 27 (26.46 Decimal) & 13 (58 Decimal) under R. S. Khatian No. 8, L.R. Khatian Nos.5 & 16, in J.L. No. 30, R.S. No. 52, Touzi No. 173, Mouza Kalaberia under the Rajarhat Police Station in the District North 24, Parganas, Sub Registration Office Bidhan Nagar [Salt Lake] under the Bishnupur No. 1 Gram Panchayat.

AND WHEREAS while being in peaceful possession and enjoyment, the said Uma Shankar Shukla and Shiv Charan Shukla mutated their names under the L. R. Khatian Nos. 725 and 724, respectively, in respect of Land measuring 24 decimal more or less being undivided equal $\frac{2}{7}$ th share of 84.46 decimal comprised in R.S. Dag Nos. 27 (26.46 Decimal) & 13 (58 Decimal) under R. S. Khatian No. 8, in J.L. No. 30, R.S. No. 52, Touzi No. 173, Mouza Kalaberia under the Rajarhat Police Station in the District North 24, Parganas, Sub Registration Office Bidhan Nagar [Salt Lake] under the Bishnupur No. 1 Gram Panchayat, free from all encumbrances.

AND WHEREAS thereafter the said Uma Shankar Shukla and Shiv Charan Shukla jointly sold transferred and conveyed Land measuring 24 decimal more or less being undivided equal $\frac{2}{7}$ th share of 84.46 decimal comprised in R.S. Dag Nos. 27 (26.46 Decimal) & 13 (58 Decimal) under R. S. Khatian No. 8, L.R. Khatian Nos. 5 & 16 thereafter 725 and 724, in J.L. No. 30, R.S. No. 52, Touzi No. 173, Mouza Kalaberia under the Rajarhat Police Station in the District North 24, Parganas, Sub Registration Office Bidhan Nagar [Salt Lake] under the Bishnupur No. 1 Gram Panchayat, unto and in favour of Jai Amaani Realtors Ltd. vide Deed of Conveyance dated 26th February, 2009, duly registered in the office of the ARA-II, Kolkata and recorded in Book No. I, CD Volume No. 5, Pages 8421 to 8435, being Deed No. 01891 for the year 2009.

Dag No. 28: Purchased by Amaani Realtors Ltd.

WHEREAS one Sri Deb Kumar Chosh (Kala), was the recorded owner and well seized and possessed of or otherwise well and sufficiently entitled to the property measuring an area 18 Satak out of 145 Satak out of R.S. Dag No. 28, under L.R. Khatian No. 169/1, at Mouza - Kalaberia, Police Station - Rajarhat, in the District of 24-Parganas (North).

AND WHEREAS one Sri Jayanta Ghosh (Kala), was the recorded owner and well seized and possessed of or otherwise well and sufficiently entitled to the property measuring an area 18 Satak out of 145 Satak out of R.S. Dag No. 28, under L.R. Khatian No. 132/1, at Mouza - Kalaberia, Police Station - Rajarhat, in the District of 24-Parganas (North).

AND WHEREAS one Sri Dinobandhu Ghosh (Kala), was the recorded owner and well seized and possessed of or otherwise well and sufficiently entitled to the property measuring an area 18 Satak out of 145 Satak out of R.S. Dag No. 28, under L.R. Khatian No. 163/1, at Mouza - Kalaberia, Police Station - Rajarhat, in the District of 24-Parganas (North).

AND WHEREAS one Sri Dipak Ghosh (Kala), was the recorded owner and well seized and possessed of or otherwise well and sufficiently entitled to the property measuring an area

18 Satak out of 145 Satak out of R.S. Dag No. 28, under L.R. Khatian No. 164/1. ao Mouza - Kalaberia, Police Station - Rajarhat, in the District of 24-Parganas (North).

AND WHEREAS said Sri Del Kumar Ghosh (Kala), Sri Jayanta Ghosh (Kala), Sri Dinobandhu Ghosh (Kala) and Sri Dipak Ghosh (Kala), were thus well seized and possessed of or otherwise well and sufficiently entitled to the property measuring an area 42 Cottahs 12 Chittaks 43 Sq.ft., (12 Chittaks left for Boundary wall on the eastern side) out of 145 Satak comprised in R.S. Dag No. 28, under L.R. Khatian No.169/1, 132/1, 163/1, 164/1, at Mouza - Kalaberia, Police Station - Rajarhat, in the District of 24-Parganas (North), and had good right absolute power of ownership and has every right to transfer the same to anybody in anyway.

AND WHEREAS said Sri Del Kumar Ghosh (Kala), Sri Jayanta Ghosh (Kala), Sri Dinobandhu Ghosh (Kala) and Sri Dipak Ghosh (Kala) jointly sold transferred and conveyed All That piece and parcel of "Sali" land measuring an area of 72 Decimal equivalent to 42 Cottahs 12 Chittaks 43 Sq.ft. out of 145 Satak comprised in R.S. Dag No 28, under L.R. Khatian No. 169/1, 132/1, 163/1, 164/1, at Mouza - Kalaberia, Police Station - Rajarhat, in the District of 24-Parganas (North), unto and in favour of Amaani Realtors Ltd. vide Deed of Conveyance dated 23rd October, 2006, duly registered in the office of the DSR-II, North 24 Parganas, Barasat and recorded in Book No.I, Volume No.1, Pages 1 to 13, being Deed No.09475 for the year 2007.

Dag No.42. 43: Purchased by Amaani Realtors Ltd.

WHEREAS One Smt. Minati Bhattacharjee, wife of Bipul Chandra Bhattacharjee became the full and absolute owner of All That the agricultural land comprised in and being the entirety of the R. S. Dag No. 42 admeasuring 1.02 Acres of land (C. S. Dag No. 143) under C. S. Khatian No. 48, R. S. Khatian No. 16/1, Krishi Khatian Nos. 44 and 4 at Mouza Kalaberia within P.S. Rajarhat, District 24 Parganas (North), J. L. No. 30 having purchased the same from Asit Kumar Mitra and Ajit Kumar Mitra by dint of two registered Deeds of Conveyance both dated 21.4.1984 both registered at A.D.S.R. Bidhannagar respectively being Deed Nos. 1680 and 1681 for the year 1984 and enjoyed the same peacefully free from all encumbrances.

AND WHEREAS in or about the year 1995 M/s. Plastosen Limited negotiated for absolute purchase of such entire land admeasuring 1.02 Acres being entire of R. S. dag No. 42, Mouza Kalaberia from the said Minati Bhattacharjee but found that there was no rightful passage or any private road leading from the nearby municipal road namely Rajarhat Taki Road and for the purposes of accessing the said land from the said municipal road with men materials and vehicles the said M/s. Plastosen Limited further negotiated with the owner of nearby R. S. Dag No. 43, Mouza Kalaberia, namely one Tapushi Biswas, wife of Mrinal

Biswas, for purchasing a strip of land out of such R. S. Dag No. 43 of Mouza Kalaberia for connecting the said R. S. Dag No. 42 from the said municipal road through a 20 ft. wide private motorable passage.

AND WHEREAS As such the said Tapashi Biswas then owning and enjoying about 33 Sataks of land comprised in R. S. Dag No. 43, Mouza Kalaberia abutting the said R. S. Dag No. 42, agreed with the said M/s. Plastosen Limited to sell a 20 ft. wide strip of land out of such 33 Sataks of land belonging to the said Tapashi Biswas in R. S. Dag No. 43 as aforesaid for connecting the said R. S. Dag No. 42 to the said municipal road and thus by a registered Deed of Conveyance dated 28th August, 1995 and registered with the A.D.S.R. Bidhannagar in Book No. 1, Volume No. 87, Pages 379 to 386 being Deed No. 3981 for the year 1995, the said Tapashi Biswas sold and transferred by way of absolute sale 5 (five) Sataks of land equivalent to 2 cottahs 15 chittacks and 25 sq.ft. out of the land belonging to her in R. S. Dag No. 43 (C. S. Dag No. 144) Mouza Kalaberia, P.S. Rajarhat, District 24 Parganas (North), A.D.S.R. Bidhannagar, J.L. No. 30, R. S. No. 52, Touzi No.173 as shown in the Plan attached thereto bordered RED thereon and said M/s. Plastosen Limited was in peaceful use enjoyment and possession thereof as the absolute owner.

AND WHEREAS Thus the said M/s. Plastosen Limited by dint of two respective Deeds of Sale both also dated 28th August, 1995 and registered at A.D.S.R. Bidhannagar respectively each for Sale of a land area of 51 Sataks purchased from Smt. Minati Bhattacharjee the entirety of the land belonging to her admeasuring 1.02 Acres of land by way of absolute sale comprised in and being entirety of R. S. Dag No. 42 (being C. S. Dag No. 143) under C. S. Khatian No. 48, R. S. Khatian No. 16/1, Krishi Khatian Nos. 44 and 4, J. L. No. 30, R. S. No. 52, Touzi No. 173 in two equal portions of 51 Sataks each as shown in the respectively in plan attached to such each respective Deeds which are recorded in the A.D.S.R. Bidhannagar respectively in Book No. I, Volume No. 181, Pages 321 to 328 being Deed No. 7285 for the year 2000 and in Book No. I, Volume No. 181, Pages 329 to 338 being Deed No. 7286 for the year 2000.

AND WHEREAS Thus the said M/s. Plastosen Limited became the full and absolute owner in respect of entirety of R. S. Dag No. 42, Mouza Kalaberia admeasuring 102 Sataks of land and a portion of R. S. Dag No. 43 being the 20 ft. wide exclusive passage connecting the said R. S. Dag No. 42 to the municipal Road and admeasuring 5 Sataks and got its name duly mutated in the Records of Rights being the B L. & L.R.O. Records as the owner in respect of the said total area of 1.07 Acres comprised in being entire R. S. No. 42 (Full) and R. S. Dag No.43 (Part) Mouza Kalaberia vide L. R. Khatian No.218/1 and was in peaceful and vacant possession free from all encumbrances.

AND WHEREAS said M/s. Plastosen Limited while being full and absolute owner of the land admeasuring 1.07 Acres being entire R. S. Dag No. 42 (Full) and R. S. Dag No. 43 (Part)

Mouza Kalaberia and has got its name mutated in B.L.& L.R.O. Records vide L. R. Khatian No. 218/1, Mouza Kalaberia, J. L. No. 30, P.S. Rajarhat, 24 Parganas (North), found that name of one Sunil Mandal is recorded as Barga by mistake or inadvertently for which filed an application for deleting such Barga right and said Sunil Mandal never cultivated the land in question nor ever claimed any Barga right and eventually deleted the said Barga as wrongly recorded.

AND WHEREAS thereafter the said said M/s. Plastosen Limited sold transferred and conveyed All That piece and parcel of land admeasuring 1.07 Acres being entire R. S. Dag No. 42 (Full) and R. S. Dag No. 43 (Part) Mouza Kalaberia, L. R. Khatian No. 218/1, Mouza Kalaberia, J. L. No. 30, P.S. Rajarhat, 24 Parganas (North), unto and in favour of Amaani Realtors Ltd. vide Deed of Conveyance dated 03rd November, 2006, duly registered in the office of the ARA - II, Kolkata and recorded in Book No.1, Volume No.1, Pages 1 to 14, being Deed No.11218 for the year 2006.

Dag No.43: Purchased by Amaani Realtors Ltd.

WHEREAS by and under two separate registered Indentures both dated 25th June, 1999 and executed before the office of the District Sub-Registrar, 24-Parganas (North), being Nos.6622 and 6624 for the year 2002, Smt. Anju Agarwal and Sri Jagdish Prasad Agarwal for a valuable consideration purchased All That piece and parcel of Danga land measuring 20 Cottahs, situate and lying at Mouza Kalaberia, J. L. No.30, Touzi No.10, comprised in R. S. Dag No.43, under R. S. Khatian No.38, P.S. - Rajarhat, Sub-Registry Office at Bidhannagar [Salt lake City], under Rajarhat-Bishnupur 1 No. Gram Panchayat, District North 24 Parganas, from its erstwhile owners being Sri Sudin Prakash Basu, Sri Bibhas Chandra Basu, Sri Joydeb Chandra Basu, Sri Susanta Kumar Basu, Sri Rabin Kumar Basu, Sri Panchu Gopal Basu (all sons of Late Jitendra Nath Basu) Srimati Gouri Rani Ghosh (wife of Sri Amar Krishna Ghosh), Srimati Anjali Rani Ghosh (wife of Sri Sunil Kumar Ghose), Srimati Malati Basu (wife of Late Prabhas Chandra Easu), Sri Pintu Basu and Sri Mintu Basu (sons of Late Prabhas Chandra Basu).

AND WHEREAS thus and thereby becoming the absolute owners of the said land being well seized and possessed thereof, with every right to transfer the same to anybody in any way the said Smt. Anju Agarwal and Sri Jagdish Prasad Agarwal, sold transferred and conveyed unto and in favour of Amaani Realtors Ltd. vide Deed of Conveyance dated 21st November, 2006, duly registered in the office of the ARA-II, Kolkata and recorded in Book No.1, Volume No.1, Pages 1 to 12, being Deed No.11649 for the year 2006.

Dag No.43: Purchased by Amaani Realtors Ltd.

WHEREAS by and under two separate registered Indentures both dated 25th June, 1999 and executed before the office of the District Sub-Registrar, 24-Parganas (North), Sri Rajesh Kumar Gupta and Smt. Suman Gupta at valuable consideration mentioned therein purchased All That piece and parcel of land measuring 16 Cottahs 6 Chhittacks 27 Sq.ft., more or less, lying and situated at Mouza – Kalaberia J. L. No.30, Touzi No.10, comprised in R. S. dag No.43, under R. S. Khatian No.38, P.S. – Rajarhat, under Rajarhat-Bishnupur 1 No. Gram Panchayat, Sub-Registry Office Bidhan Nagar [Salt Lake City], District North 24 Parganas, from its erstwhile owners being Sri Sudin Prakash Basu, Sri Bibhas Chandra Basu, Sri Joydeb Chandra Basu, Sri Susanta Kumar Basu, Sri Rabin Kumar Basu, Sri Panchu Gopal Basu (all sons of Late Jitendra Nath Basu) Srimati Gouri Rani Ghosh (wife of Sri Amar Krishna Ghosh), Srimati Anjali Rani Ghosh (wife of Sri Sunil Kumar Ghose), Srimati Malati Basu (wife of Late Prabhas Chandra Basu), Sri Pintu Basu and Sri Mintu Basu (sons of Late Prabhas Chandra Basu), thus and thereby became the absolute owners of the said land being well seized and possessed thereof, with every right to transfer the same to anybody in any way.

AND WHEREAS thereafter the said Sri Rajesh Kumar Gupta and Smt. Suman Gupta jointly sold transferred and conveyed All That piece and parcel of land measuring 16 Cottahs 6 Chhittacks 27 Sq.ft., more or less, lying and situated at Mouza – Kalaberia, J. L. No.30, Touzi No.10, comprised in R. S. dag No.43, under R. S. Khatian No.38, P.S. – Rajarhat, under Rajarhat-Bishnupur 1 No. Gram Panchayat, Sub-Registry Office Bidhan Nagar [Salt Lake City], District North 24 Parganas, vide Deed of Conveyance dated 21st November, 2006, duly registered in the office of the ARA-II, Kolkata, and recorded in Book No.I, Volume No.1, Pages 1 to 12, Being Deed No.11648 for the year 2006.

Dag No.44: Purchased by Amaari Realtors Ltd.

WHEREAS Abinesh Chandra Karmakar was the bonafide recorded owner of the 14 Sataks of land in R.S. Dag No. 44, under Khatian No.10, lying at Mouza - Kalaberia, P.S. Rajarhat, District of North 24 Parganas.

AND WHEREAS during his life-time prior to his death on 4th September, 1964, the said Abinesh Chandra Karmakar made executed and registered a WILL in respect of the aforesaid land along with other properties in favour of his two sons Mahadeb Chandra Karmakar, and Lalit Mohan Karmakar. The said WILL was registered on 20th February, 1942 at Cossipore Dum Dum Sub-Registry Office copied in Book No.III, Volume No.2, Pages No.11 to 15, Being Deed No.10 for the year 1942.

AND WHEREAS the said Mahadeb Chandra Karmakar and Lalit Mohan Karmakar Probated the said WILL from the Court

of the 6th Addl. District Judge at Alipore on 14th June, 1975.

AND WHEREAS Mahadeb Chandra Karmakar prior to his death executed and registered a Deed of Settlement in respect of his undivided $\frac{1}{2}$ share of all the lands obtained by virtue of the aforesaid WILL in favour of his wife Smt. Rashmoni Karmakar and his rephew Sri Sankar Karmakar. The said settlement Deed was registered on 30th July, 1975 at Alipore District Registering Office, copied in Book No.1, Volume No.181, Pages 120 to 128, being Deed No.7128 for the year 1975.

AND WHEREAS Smt. Rashmoni Karmakar, Sri Sankar Kumar Karmakar and Lalit Mohan Karmakar, were collectively the absolute owners of 14 Sataks of land in R.S. Dag No.44, under Khatian No.10, Lying at Mouza - Kalaberia, P.S. Rajarhat, District North 24 Parganas.

AND WHEREAS thereafter Smt. Rashmoni Karmakar recorded her name in the L.R. Settlement under L.R. Khatian No. Kri 360, measuring 04 Sataks of land out of 14 Sataks of land in R.S. Dag No.44, lying at Mouza Kalabaria, P.S. Rajarhat, District North 24 Parganas, along with other lands.

AND WHEREAS Sri Sankar Kumar Karmakar recorded his name in the L.R. Settlement under L.R. Khatian No.kri 392, measuring 03 Sataks of land in R.S. Dag No. 44, lying at Mouza Kalabaria, P.S. Rajarhat, District of North 24 Parganas along with other lands.

AND WHEREAS Sri Lalit Mohan Karmakar also recorded his name in the L.R. Settlement under L.R. Khatian No.kri 365, measuring 07 Sataks of land in R.S. Dag No.44, (Forty four) lying at Mouza Kalabaria, P.S. Rajarhat, District North 24 Parganas along with other lands.

AND WHEREAS the aforesaid Lalit Mohan Karmakar died intestate leaving behind him his legal heirs, successors three sons namely Sankar Kumar Karmakar, Ganesh Chandra Karmakar, Kartick Chandra Karmakar and two daughters Smt. Sandhya Karmakar, Smt. Arati Nandi and only wife Smt. Chhabi Karmakar.

AND WHEREAS Rashmoni Karmakar, Sankar Kumar Karmakar, Ganesh Chandra Karmakar, Kartick Chandra Karmakar, Sandhya Karmakar, Arati Nandi, Chhabi Karmakar, thus collectively, became the absolute owners of 14 Sataks of land lying at Mouza- Kalaberia, P.S. Rajarhat, District of North 24 Parganas, in R.S. Dag No.44 under Khatian No.10, L.R. Khatian No. Kri 392, Kri 365, Kri 360, being well seized and possessed of the same with every right to transfer the same do anybody in any way.

AND WHEREAS the said Sankar Kumar Karmakar, Ganesh Chandra Karmakar, Kartick Chandra Karmakar, Sandhya Karmakar, Arati Nandi, Chhabi Karmakar and Rashmoni Karmakar, jointly sold transferred and conveyed 5 (five) Cottahs

4 (four) Chittacks 36 (thirty six) square feet more to less of land out of 14 Sataks of land lying at Mouza Kalaberia, P.S. Rajarhat, District North 24 Parganas, in R.S. Dag No.44, under Khatian No.10, L.R. Khatian Nos. Kri 352, Kri 365, Kri 360, by and under a registered deed executed before the District Sub Registrar II, Barasat, 24 Parganas (North) on the 22nd November, 1999, to Sri Rajesh Kumar Gupta and thus Sri Rajesh Kumar Gupta became the sole and absolute owner of the said land free from all encumbrances.

AND WHEREAS thus being in peaceful possession and enjoyment, the said Sri Rajesh Kumar Gupta, sold transferred and conveyed All That piece and parcel of land measuring 5 (five) Cottahs 4 (four) Chittacks 36 (thirty six) square feet more to less of land out of 14 Sataks of land lying at Mouza Kalaberia, J. L. No.30, Touzi No.10, P.S. Rajarhat, District North 24 Parganas, in R.S. Dag No.44, under Khatian No.10, L.R. Khatian Nos. Kri 392, Kri 365, Kri 360, Sub-Registry Office at Bidhannagar [Salt Lake City], under Rajarhat-Bishnupur 1 No. Gram Panchayat, District North 24 Parganas, unto and in favour of Amaani Realtors Ltd. vide Deed of Conveyance dated 21st November, 2006, duly registered in the office of the ARA-II, Kolkata, and recorded in Book No.I, Volume No.1, Pages 1 to 14, Being Deed No.11737 for the 2006.

Dag No.74, 80: Purchased by Garima Goods Pvt. Ltd., Promise Sales Pvt. Ltd., Lily Vinimay Pvt. Ltd., Khushi Vinimay Pvt. Ltd., Kalima Sales Pvt. Ltd., Garima Dealers Pvt. Ltd., Arva Dealers Pvt. Ltd., Mrigava Goods Pvt. Ltd., Parasmukh Distributors Pvt. Ltd., Mahima Goods Pvt. Ltd.

WHEREAS One Lalit Mohan Karmakar was the sole and absolute recorded Owner of the Land measuring (1) Sali Land measuring 55 (fifty five) decimal, comprised in Dag No. 80, Khatian No. 365, J. L. No. 30, Mouza Kalaberia, Police Station Rajarhat, under the Bishnupur No.1 Gram Panchayat, District 24 parganas (North) and (2) Sali Land measuring 6 (six) decimal, comprised in Dag No.74, Khatian No. 365, J.L. No. 30, Mouza Kalaberia, Police Station Rajarhat, under the Bishnupur No.1 Gram Panchayat, District 24parganas (North), are aggregating to 61 (sixty one) decimal.

AND WHEREAS After the death of Lalit Mohan Karmakar, his legal heirs and heiress namely three sons (1) Sankar Kumar Karmakar (2) Ganesh Kumar Karmakar and (3) Kartik Kumar Karmakar and 2 (two) daughters namely (1) Sandhya Rani Karmakar and (2) Arati Nandi and his wife Chabi Rani Karmakar, inherited undivided 1/6th equal share his right, title and interest in the Land measuring (1) Sali Land measuring 55 (fifty five) decimal, comprised in Dag No. 80, Khatian No. 365, J. L. No. 30, Mouza Kalaberia, Police Station Rajarhat, under the Bishnupur No.1 Gram Panchayat, District 24 parganas (North) and (2) Sali Land measuring 6 (six) decimal, comprised in Dag No.74, Khatian No. 365, J.L. No. 30, Mouza Kalaberia, Police

Station Rajarhat, under the Bishnupur No.1 Gram Panchayat, District 24parganas (North).

AND WHEREAS By a deed of Gift dated 14th March, 2002, registered in the office in the Additional District Sub-Registrar, Bidhamnagar, in Book No. 1, Volume No. 136, Pages 224 to 240, being No. 2350 for the year 2002, Arati Nandi gifted her 1/6th share of the Land measuring (1) Sali Land measuring 55 (fifty five) decimal, comprised in Dag No. 80, Khatian No. 365, J. L. No. 30, Mouza Kalaberia, Police Station Rajarhat, under the Bishnupur No.1 Gram Panchayat, District 24 parganas (North) and (2) Sali Land measuring 6 (six) decimal, comprised in Dag No.74, Khatian No. 365, J.L. No. 30, Mouza Kalaberia, Police Station Rajarhat, under the Bishnupur No.1 Gram Panchayat, District 24parganas (North), to Sankar Kumar Karmakar, Ganesh Kumar Karmakar and Kartik Kumar Karmakar.

AND WHEREAS After the death of Ganesh Kumar Karmakar, his legal heirs and heiress namely two daughters (1) Sonali Karmakar and (2) Puja Karmakar and his wife, namely Bina Karmakar, inherited the undivided shares of Ganesh Kumar Karmakar and his right, title and interest in the Land measuring (1) Sali Land measuring 55 (fifty five) decimal, comprised in Dag No. 80, Khatian No. 365, J. L. No. 30, Mouza Kalaberia, Police Station Rajarhat, under the Bishnupur No.1 Gram Panchayat, District 24 parganas (North) and (2) Sali Land measuring 6 (six) decimal, comprised in Dag No.74, Khatian No. 365, J.L. No. 30, Mouza Kalaberia, Police Station Rajarhat, under the Bishnupur No.1 Gram Panchayat, District 24parganas (North).

AND WHEREAS By a deed of Gift dated 30th January, 2006, registered in the office in the Additional District Sub-Registrar, Bidhannagar, in Book No. 1, being Nos. 3147, 3148 and 3149 for the year 2007, Chabbi Rani gifted her share of the Land measuring (1) Sali Land measuring 55 (fifty five) decimal, comprised in Dag No. 80, Khatian No. 365, J. L. No. 30, Mouza Kalaberia, Police Station Rajarhat, under the Bishnupur No.1 Gram Panchayat, District 24 parganas (North) and (2) Sali Land measuring 6 (six) decimal, comprised in Dag No.74, Khatian No. 365, J.L. No. 30, Mouza Kalaberia, Police Station Rajarhat, under the Bishnupur No.1 Gram Panchayat, District 24parganas (North) to Sankar Kumar Karmakar, Bina Karmakar and Kartick Kumar Karmakar.

AND WHEREAS By 3 (three) Deeds of Gift vide Deed Nos. 5824, 5820 and 2350 for the year 2003, Sandhya Rani Karmakar gifted her 1/6th share of the Land measuring (1) Sali Land measuring 55 (fifty five) decimal, comprised in Dag No. 80, Khatian No. 365, J. L. No. 30, Mouza Kalaberia, Police Station Rajarhat, under the Bishnupur No.1 Gram Panchayat, District 24 parganas (North) and (2) Sali Land measuring 6 (six) decimal, comprised in Dag No.74, Khatian No. 365, J.L. No. 30, Mouza Kalaberia, Police Station Rajarhat, under the Bishnupur No.1 Gram Panchayat, District 24parganas (North) to Sonali

Karmakar, Puja Karmakar and Bin: Karmakar.

AND WHEREAS said Sankar Kumar Karmakar was the sole and absolute recorded Owner of the Land Measuring (1) Sali Land measuring 28 (twenty eight) decimal, comprised in Dag No. 80, khatian No.K-392, J.L. No. 30, Mouza Kalaberia, Police Station Rajarhat, under the Bishnupur I No. Gram Panchayat District 24parganas (North) and (2) Sali Land measuring 3 (three) decimal, comprised in Dag No.74, Khatian No. K-392, J.L. No. 30, Mouza Kalaberia, Police Station Rajarhat, under the Bishnupur I No. Gram Panchayat, District 24parganas (North), are aggregating to 31 (thirty one) decimal.

AND WHEREAS Rashmoni Karmakar was the sole and absolute recorded Owner of the Land Measuring (1) Sali Land measuring 27 (twenty seven) decimal, comprised in Dag No. 80, Khatian No. K360, J. L. No. 30, Mouza Kalaberia, Police Station Rajarhat, under the Bishnupur I No. Gram Panchayat, District 24parganas (North) and (2) Sali Land measuring 3 (three) decimal, comprised in Dag No. 74, Khatian No. K-360, J.L. No. 30, Mouza Kalaberia, Police Station Rajarhat, under the Rajarhat-Bishnupur I No. Gram Panchayat, District 24parganas (North), are aggregating to 30 (thirty) decimal.

AND WHEREAS while being in peaceful possession and enjoyment the said Sankar Kumar Karmakar, Kartick Karmakar, Smt. Bina Karmakar, Sonali Karmakar, Puja Karmakar and Rashmoni Karmakar, jointly sold transferred and conveyed All That piece and parcel of Rayati Sthitiban land situate within District 24 Parganas (North), Mouza - Kalaberia, J. L. No.30, Touzi No.10, P.S. - Rajarhat, ADSRO Bidhannagar [Salt lake City], under Rajarhat-Bishnupur I No. Gram Panchayat in the manner as follows:

R.S. Dag No.	L.R. Khatian No.	Total Area of Dag in Decimal	Share	Area of Dag sold in Decimal
80	365	110	0.5000	55
80	K-392	110	0.2500	28
80	K-360	110	0.2500	27
74	365	12	0.5000	6
74	K-392	12	0.2500	3
74	K-360	12	0.2500	3

Vide Deed of Conveyance dated 04th June, 2007, duly registered in the office of the ARA-II, Kolkata and recorded in Book No.I, Volume No.1, Pages 1 to 21, being Deed No.05317 for the year 2007, unto and in favour of Garima Goods Pvt. Ltd., Promise Sales Pvt. Ltd., Lily Vinimay Pvt. Ltd., Khushi Vinimay Pvt. Ltd., Kalima Sales Pvt. Ltd., Garima Dealers Pvt. Ltd., Arya Dealers Pvt. Ltd., Mrigaya Goods Pvt. Ltd., Parasmukh Distributors Pvt. Ltd., Mahima Goods Pvt. Ltd.

Lands in Mouza - Bhatenda

Dag No.485, 486: Purchased by Mascot Distributors Pvt. Ltd., A to Z Merchants Pvt. Ltd., Oliver Commercial Pvt. Ltd., Suvog Tie Up Pvt. Ltd.

WHEREAS One Jitendra Nath Roy, son of Late Megh Nath Roy of Bhatenda, P.S.Rajarhat, in the District of North 24 Parganas, was the owner and possessor of various plots of land and while seized and possessed of the same, the said Jitendra Nath Roy executed and registered one Deed of Family Settlement which was registered at S.R.Office. Cossipore Dum Dum and recorded in Book No.1, Volume No. 86, pages 245 to 252, being Deed No. 6559 in the year 1966, in favour of his five sons named Shri Ashutosh Roy, Shri Paritosh Roy, Shri Santosh Roy, Shri Manimohan Roy, Shri Bomkesh Roy and in terms of the said deed of family settlement the said Shri Bomkesh Roy was entitled to land measuring an area of 44 (forty four) satak i.e. land area 28 satak recorded as sali comprised in C. S. Dag No.564 and land area 16 satak recorded as sali land comprised in C.S. Dag No.564/665, under C.S. Khatin No.326, lying at Mouza. Bhatenda, J.L. No. 28, R.S.No. 50, Touzi No. 2998, P.S. Rajarhat, in the District of 24-Parganas at present North 24-Parganas, along with other properties.

AND WHEREAS After executing the said deed of Settlement, the said Jitendra Nath Roy died leaving behind his above said sons including the said son named Bomkesh Roy and they were entitled to the left properties in terms of the Hindu Succession Act. 1956.

AND WHEREAS while seized and possessed of the said respective allocated land, they the said Shri Ashutosh Roy and four others duly recorded their names at the records of B.L.L.R. Office at the time of L.R. Settlement including the said Shri Bomkesh Roy and his inherited properties from his deceased father were allocated in L.R. Khatin No.505.

AND WHEREAS While seized and possessed of the said plots of land measuring 44 Decimal i.e. land area 28 Decimal comprised in C.S.Dag No.564 corresponding to R.S.Dag No.485 and land area 16 Decimal comprised in C.S.Dag No.564/665 corresponding to R.S. Dag No.485 under C.S.Khatin No.326, L.R.Khatin No.505 at Mouza: Bhatenda, J.L. No. 28, P.S.Rajarhat, North 24-Parganas, the said Bomkesh Roy died intestate on 25.10.2003, leaving behind his wife namely Smt. Uma Roy, one son namely Sri Manas Roy, two daughters namely Smt. Soma Roy Marik and Smt. Ruma Roy as his legal heirs and successors to his estate and they became the joint owners of said total land measuring 44 Decimal comprised the said two Dags as stated above in terms of the Hindu Succession Act. 1956.

AND WHEREAS the said Smt. Uma Roy, Sri Manas Roy, Smt. Soma Roy Marik and Smt. Ruma Roy jointly sold transferred and conveyed an area of 6 Decimal comprised in C.S.Dag No.564 corresponding to R.S.Dag No.485 and an area of 5 Decimal comprised in C.S.Dag No.564/665 corresponding to

R.S. Dag No.486, aggregating to 11 Decimal, under C.S.Khatian No.326, L.R.Khatian No.505 at Mouza Bhatenda, J. L. No. 28, P.S.Rajarhat, North 24-Parganas, vide Deed of Conveyance dated 15th January, 2007, duly registered at the office of the DSR-II, North 24 Parganas, Barasat and recorded in Book No.I, Volume No.1, Pages 1 to 16, being Deed No.00366 for the year 2007 unto and in favour of Mascot Distributors Pvt. Ltd.

AND WHEREAS the said Smt. Uma Roy, Sri Manas Roy, Smt. Soma Roy Marik and Smt. Ruma Roy jointly sold transferred and conveyed an area of 11 Decimal comprised in C.S.Dag No.564 corresponding to R.S.Dag No.485, under C.S.Khatian No.326, L.R.Khatian No.505 at Mouza Bhatenda, J.L. No. 28, P.S.Rajarhat, North 24-Parganas, vide Deed of Conveyance dated 15th January, 2007, duly registered at the office of the DSR-II, North 24 Parganas, Barasat and recorded in Book No.I, Volume No.1, Pages 1 to 16, being Deed No.00365 for the year 2007 unto and in favour of A to Z Merchants Pvt. Ltd.

AND WHEREAS the said Smt. Uma Roy, Sri Manas Roy, Smt. Soma Roy Marik and Smt. Ruma Roy jointly sold transferred and conveyed an area of 11 Decimal comprised in C.S.Dag No.564/665 corresponding to R.S. Dag No.486, under C.S.Khatian No.326, L.R.Khatian No.505 at Mouza Bhatenda, J.L. No. 28, P.S.Rajarhat, North 24-Parganas, vide Deed of Conveyance dated 15th January, 2007, duly registered at the office of the DSR-II, North 24 Parganas, Barasat and recorded in Book No.I, Volume No.1, Pages 1 to 16, being Deed No.00363 for the year 2007 unto and in favour of Oliver Commercial Pvt. Ltd.

AND WHEREAS the said Smt. Uma Roy, Sri Manas Roy, Smt. Soma Roy Marik and Smt. Ruma Roy jointly sold transferred and conveyed an area of 11 Decimal comprised in C.S.Dag No.564 corresponding to R.S.Dag No.485, under C.S.Khatian No.326, L.R.Khatian No.505 at Mouza Bhatenda, J.L. No. 28, P.S.Rajarhat, North 24-Parganas, vide Deed of Conveyance dated 15th January, 2007, duly registered at the office of the DSR-II, North 24 Parganas, Barasat and recorded in Book No.I, Volume No.1, Pages 1 to 16, being Deed No.00362 for the year 2007 unto and in favour of Suyog Tie Up Pvt. Ltd.

Dag No.488: Purchased by Suyog Tie Up Pvt. Ltd.

WHEREAS One Kalikinkor Das was the recorded owner and possessor of one plot of sali land measuring an area of 05 (five) Decimal be the same a little more or less, land comprised in C. S. Dag No. 567 corresponding to R. S. Dag No. 488, under C. S. Khatian No.243 corresponding to R. S. Khatian No.234, lying and situate under Mouza - Bhatenda, J. L. No. 28, R. S. No. 50, Touzi No. 2998, P.S. Rajarhat, in the District of North 24-Parganas, absolutely free from all encumbrances whatsoever together with other lands.

AND WHEREAS While seized and possessed of the said plot of land measuring 05 (five) Decimal, comprised in R. S. Dag No. 488, the said Kalikinkar Das sold and conveyed the same to Smt. Dipa Rani Das, wife of Shri Rarjit Das and daughter of Shri Sudhir Kumar Das of 21, Neogipara Road, Kolkata - 36, by a registered deed of sale dated 7.2.1967, duly registered in the office of the S.R. Cossipore Dum Dum, copied in Book No.I, Volume No. 18, pages 213 to 217, being deed No. 870 for the year 1967.

AND WHEREAS While seized and possessed of the said land with other lands, the said Smt. Dipa Rani Das duly recorded her name at the office of the BL & LR Office at the time of L. R. Settlement operation being under L. R. Khatian No. KRI. 286, as absolute owner and possessor thereof.

AND WHEREAS While seized and possessed of the said plot of land measuring an area of 05 (five) Decimal, more or less, comprised in C. S. Dag No. 567 corresponding to R. S. Dag No.488, under C. S. Khatian No. 243 corresponding to R. S. Khatian No. 234, appertaining to L. R. Khatian No. Kri. 286, at Mouza - Bhatenda, J. L. No. 28, P. S. No. 50, Touzi No. 2998, P.S.Rajarhat, in the District of North 24 Parganas, the said Smt. Dipa Rani Das sold and conveyed the same to Fakir Ali Molla where the said said Fakir Ali Molla was referred therein as purchaser and one Smt. Malati Mala Das, wife of Shri Sudhir Kumar Das of Reckjoani, Naipukur, referred therein as the confirming party, by a registered Deed of Sale, duly registered in the office of the ADSR Bidhannagar [Salt Lake City], copied in Book No. I, Volume No. 91, pages 93 to 100, being Deed No. 4179 for the year 1994. And after purchase, the said Fakir Ali Molla duly recorded his name at the office of the BL&LR Office being under L.R.Khatian No.1857.

AND WHEREAS while being in peaceful possession and enjoyment, the said Fakir Ali Molla, sold transferred and conveyed All That piece and parcel of land measuring an area of 05 (five) Decimal, more or less, comprised in C. S. Dag No. 567 corresponding to R. S. Dag No.488, under C. S. Khatian No. 243 corresponding to R. S. Khatian No. 234, appertaining to L. R. Khatian No. Kri. 286 thereafter 1857, at Mouza - Bhatenda, J. L. No. 28, R. S. No. 50, Touzi No. 2998, P.S.Rajarhat, in the District of North 24 Parganas, vide Deed of Conveyance dated 15th January, 2007, duly registered in the office of the DSR-II, North 24 Parganas, Barasat and recorded in Book No.I, Volume No.1, Pages 1 to 13, being Deed No.00364 for the year 2007, unto and in favour of Suyog Tie Up Pvt. Ltd.

After the aforesaid purchases in the manner aforesaid, through a Scheme of Amalgamation filed before Original Jurisdiction of the Honourable High Court at Calcutta vide Company Petition No.143 of 2009 connected with Company Application No.221 of 2009, Honourable Justice Maharaj Sinha was pleased to pass an

Order of Amalgamation dated 20th day of May, 2009 of the purchaser/ owner companies with Jai Amaani Realtors Ltd. and the right, title and interest of the properties stated herein above bestowed upon Jai Amaani Realtors Ltd.

Later on 31st August, 2009, the Registrar of Companies, West Bengal issued Fresh Certificate of Incorporation Consequent upon Change of Name from Jai Amaani Realtors Ltd. to Midcity Properties Pvt. Ltd.

Thus, Midcity Properties Pvt. Ltd. became the sole and absolute owner of the properties stated herein above with all right, title and interest free from all encumbrances.

5	Title deeds / document details under which ownership is acquired	Owner/Details of Issuing Office	Name/nature of Deed or Document	Details like Regd. etc.
1	Deed of Conveyance	Skipper Goods Pvt. Ltd.	Deed of Conveyance dated 25 th August, 2007	ARA-II, Kolkata Being Deed No.08763 for the year 2007
2	Deed of Conveyance	Jai Amani Realtors Ltd.	Deed of Conveyance dated 26 th February, 2009	ARA-II, Kolkata Being Deed No.01888 for the year 2009
3	Deed of Conveyance	Reward Merchandise Pvt. Ltd.	Deed of Conveyance dated 10 th February, 2007	ARA-II, Kolkata Being Deed No.02184 for the year 2007
4	Deed of Conveyance	Rich Field Tie-Up Pvt. Ltd.	Deed of Conveyance dated 10 th February, 2007	ARA-II, Kolkata Being Deed No.02186 for the year 2007
5	Deed of Conveyance	Amani Realtors Ltd.	Deed of Conveyance dated 27 th October, 2006	ARA-II, Kolkata Being Deed No.09452 for the year 2006
6	Deed of Conveyance	Gennext Commodities Pvt. Ltd.	Deed of Conveyance dated 10 th February, 2007	ARA-II, Kolkata Being Deed No.02132 for the year 2007
7	Deed of Conveyance	Chandrima Marketing Pvt. Ltd.	Deed of Conveyance dated 10 th February, 2007	ARA-II, Kolkata Being Deed No.01034 for the year 2007
8	Deed of Conveyance	Jai Amani Realtors Ltd.	Deed of Conveyance dated 26 th February, 2009	ARA-II, Kolkata Being Deed No.01889 for the year 2009
9	Deed of Conveyance	Amani Realtors Ltd.	Deed of Conveyance dated 18 th December,	ARA-II, Kolkata Being Deed No.00360 for the

			2005	year 2007
10	Deed of Sale	Amani Realtors Ltd.	Deed of Sale dated 27 th October, 2006	ADSR, Bidhannagar Being Deed No.01209 for the year 2007
11	Deed of Conveyance	Amani Realtors Ltd.	Deed of Conveyance dated 31 st October, 2006	ARA-II, Kolkata Being Deed No.11215 for the year 2006
12	Deed of Conveyance	Amani Realtors Ltd.	Deed of Conveyance dated 31 st October, 2006	ARA-II, Kolkata Being Deed No.11214 for the year 2006
13	Deed of Conveyance	Jai Amani Realtors Ltd.	Deed of Conveyance dated 09 th February, 2007	DSR-II, Barasat Being Deed No.01509 for the year 2007
14	Deed of Conveyance	Amani Realtors Ltd.	Deed of Conveyance dated 23 rd October, 2006	DSR-II, Barasat Being Deed No.09448 for the year 2006
15	Deed of Conveyance	Amani Realtors Ltd.	Deed of Conveyance dated 31 st October, 2006	ARA-II, Kolkata Being Deed No.11216 for the year 2006
16	Deed of Conveyance	Amani Realtors Ltd.	Deed of Conveyance dated 01 st November, 2006	ARA-II, Kolkata Being Deed No.11217 for the year 2006
17	Conveyance	Midcity Properties Pvt. Ltd.	Indenture dated 16 th June, 2010	ADSR, Bidhannagar Being Deed No.06231 for the year 2010
18	Deed of Conveyance	Midcity Properties Pvt. Ltd.	Deed of Conveyance dated 05 th September, 2014	ARA-II, Kolkata Being Deed No.11461 for the year 2014
19	Deed of Conveyance	Karishma Merchandise Pvt. Ltd.	Deed of Conveyance dated 10 th February, 2007	ARA-II, Kolkata Being Deed No.01037 for the year 2007
20	Deed of Conveyance	Jagprem Sales Pvt. Ltd.	Deed of Conveyance dated 10 th February, 2007	ARA-II, Kolkata Being Deed No.01033 for the year 2007
21	Deed of Conveyance	Jai Amani Realtors Ltd.	Deed of Conveyance dated 26 th February, 2009	ARA-II, Kolkata Being Deed No.01890 for the year 2009
22	Deed of Conveyance	Shrishti Commodities Pvt. Ltd.	Deed of Conveyance dated 10 th February, 2007	ARA-II, Kolkata Being Deed No.01038 for the

23	Deed of Conveyance	Fastrack Commodities Pvt. Ltd.	Deed of Conveyance dated 10 th February, 2007	year 2007 ARA-II, Kolkata Being Deed No.01036 for the year 2007
24	Deed of Conveyance	Sanmati Distributors Pvt. Ltd.	Deed of Conveyance dated 05 th March, 2007	DSR-II, Barasat Being Deed No.01982 for the year 2007
25	Deed of Conveyance	Sangam Dealers Pvt. Ltd.	Deed of Conveyance dated 05 th March, 2007	DSR-II, Barasat Being Deed No.01983 for the year 2007
26	Deed of Conveyance	Krish Barter Pvt. Ltd.	Deed of Conveyance dated 05 th March, 2007	DSR-II, Barasat Being Deed No.01981 for the year 2007
27	Deed of Conveyance	Lavanya Goods Pvt. Ltd.	Deed of Conveyance dated 05 th March, 2007	DSR-II, Barasat Being Deed No.01980 for the year 2007
28	Deed of Conveyance	Richfield Sales Pvt. Ltd.	Deed of Conveyance dated 13 th July, 2007	ARA-II, Kolkata Being Deed No.00267 for the year 2008
29	Deed of Conveyance	Bhavesh Goods Pvt. Ltd. Tulsi Goods Pvt. Ltd.	Deed of Conveyance dated 09 th June, 2007	ARA-II, Kolkata Being Deed No.05352 for the year 2007
30	Conveyance	Midcity Properties Pvt. Ltd.	Indenture dated 16 th June, 2010	ADSR, Bidhannagar Being Deed No.06230 for the year 2010
31	Deed of Conveyance	Auspicious Commodities Pvt. Ltd.	Deed of Conveyance dated 27 th January, 2007	ARA-II, Kolkata Being Deed No.02476 for the year 2007
32	Deed of Conveyance	Intellect Vinimay Pvt. Ltd.	Deed of Conveyance dated 27 th January, 2007	ARA-II, Kolkata Being Deed No.02470 for the year 2007
33	Deed of Conveyance	Shree Siddhi Vyapaar Pvt. Ltd.	Deed of Conveyance dated 27 th January, 2007	ARA-II, Kolkata Being Deed No.02469 for the year 2007
34	Deed of Conveyance	Life Tie-Up Pvt. Ltd.	Deed of Conveyance dated 27 th January, 2007	ARA-II, Kolkata Being Deed No.02467 for the year 2007
35	Deed of Conveyance	Gajanan Marketing Pvt. Ltd.	Deed of Conveyance dated 27 th January, 2007	ARA-II, Kolkata Being Deed No.02474 for the year 2007

	Deed Conveyance	of	Jai Amani Realtors Ltd.	Deed of Conveyance dated 26 th February, 2009	ARA-II, Kolkata Being Deed No.01891 for the year 2009
37	Deed Conveyance	of	Amani Realtors Ltd.	Deed of Conveyance dated 23 rd October, 2006	DSR-II, Barasat Being Deed No.09475 for the year 2006
38	Deed Conveyance	of	Amani Realtors Ltd.	Deed of Conveyance dated 03 rd November, 2006	ARA-II, Kolkata Being Deed No.11218 for the year 2006
39	Indenture		Amani Realtors Ltd.	Indenture dated 21 st November, 2006	ARA-II, Kolkata Being Deed No.11649 for the year 2006
40	Indenture		Amani Realtors Ltd.	Indenture dated 21 st November, 2006	ARA-II, Kolkata Being Deed No.11648 for the year 2006
41	Indenture		Amani Realtors Ltd.	Indenture dated 21 st November, 2006	ARA-II, Kolkata Being Deed No.11737 for the year 2006
42	Deed Conveyance	of	Garima Goods Pvt. Ltd. Promise Sales Pvt. Ltd. Lily Vinimay Pvt. Ltd. Khushi Vinimay Pvt. Ltd. Kalima Sales Pvt. Ltd. Garima Dealers Pvt. Ltd. Arya Dealers Pvt. Ltd. Mrigaya Goods Pvt. Ltd. Parasmukh Distributors Pvt. Ltd. Mahima Goods Pvt. Ltd.	Deed of Conveyance dated 04 th June, 2007	ARA-II, Kolkata Being Deed No.05317 for the year 2007
43	Deed Conveyance	of	Maseot Distributors Pvt. Ltd.	Deed of Conveyance dated 15 th January, 2007	DSR-II, Barasat Being Deed No.00366 for the year 2007
44	Deed Conveyance	of	A to Z Merchants Pvt. Ltd.	Deed of Conveyance dated 15 th January, 2007	DSR-II, Barasat Being Deed No.00365 for the year 2007
45	Deed	of	Oliver Commercial	Deed of	DSR-II, Barasat

		Conveyance	Pvt. Ltd.	Conveyance dated 15 th January, 2007	Being Deed No.00363 for the year 2007
46		Deed of Conveyance	Suyog Tie Up Pvt. Ltd.	Deed of Conveyance dated 15 th January, 2007	DSR-II, Barasat Being Deed No.00362 for the year 2007
47		Deed of Conveyance	Suyog Tie Up Pvt. Ltd.	Deed of Conveyance dated 15 th January, 2007	DSR-II, Barasat Being Deed No.00364 for the year 2007
48		Bikroy Kobala (Sale Deed)	Domain Vinimay Pvt. Ltd.	Bikroy Kobala (Sale Deed) dated 11 th June, 2007	A.R.A. -II, Kolkata Book No.I, being Deed No.05316 for the year 2007.
49		Certified Copy of the Order of Scheme of Amalgamation of the Honourable Justice Maharaj Sinha	Jai Amaani Realtors Ltd.	Certified Copy of the Order of Scheme of Amalgamation of the Honourable Justice Maharaj Sinha dated 20 th day of May, 2009	Original Jurisdiction of the High Court at Calcutta Company Petition No.143 of 2009 connected with Company Application No.221 of 2009
6		List of encumbrances		1) Nature of Encumbrance :	
				Mortgage	NO
				Lien	NO
				Lease/ Tenancy	NO
				Right to specific performance under an agreement to sell	NO Solemn Declaration from the present owner is to be obtained in this regard.
				Liens/ First Charge under laws	NO
				Right of reversion to Govt.	NO
				Lispendens	NO
				2) Name of the person in whose favour encumbrance is subsisting	N.A
				3) Date on which encumbrance has come into existence.	N.A
7		View on encumbrances		On the basis of photocopies of documents provided, perused and cross verified with the available records, I state that it appears the Land is absolutely free and unencumbered.	
8	8.1	Regulatory Issues		<u>Clearly provide the following details:</u>	
				* Whether the property is affected by Land Ceiling Law: Ans. NO	

		<p>* Whether the property is affected by Forest Law:</p> <p>Ans: NO</p> <p>* Whether the property is affected by litigation</p> <p>Ans: NO</p> <p>* Whether the property is affected by Urban Land Ceiling Law:</p> <p>Ans: NO</p> <p>* Whether the property if affected by Environmental Law:</p> <p>Ans: NO</p> <p>* Whether the property is affected by user restrictions under Municipal/Revenue Law:</p> <p>Ans: NO</p> <p>* Any other regulatory issue relating to property:</p> <p>Ans: NO</p>
9	List of documents/deeds provided to me & perused by me	As per Annexure A
10	Offices Searched	<p>Necessary court searching is done in respect of the property and the present owner at Civil Judge Junior Division and Civil Judge Senior Division at North 24 Parganas, Barasat for both Title Suit and Money Suit for immediate last 12 years as instructed, wherein no adverse record has been found.</p> <p>It is pertinent to mention here that one Title Suit being No.164 of 2021 filed by Bhawani Vypar Pvt. Ltd. against the present owner Midcity Properties Pvt. Ltd. before the Ld. 1st Court of the Civil Judge (Junior Division) at Barasat disposed off upon compromise between the parties to suit. This signifies that there is no litigation pending for and/or against the property and the present owner.</p> <p>Registry Office Searches conducted for the immediate last 13 years as instructed and no entries found which may be adverse to the title of the present owner.</p> <p>Title report prepared on the basis of the photocopies of documents provided and as per records at present available with the Revenue Department and Land Reforms Department, Govt. of West Bengal.</p>
11	Whether the documents	

	examined are duly stamped as per the Stamp Act.	YES
14	Certificate of Examination	This is to certify that I have examined each & every page of the documents required for giving the title clearance certificate and did not find that transactions under the document are sham and fictitious. I further certify that the stamp used on the main title deeds appears to be genuine from the photocopies provided and documents are duly registered.
15	RoC Search	No Charge subsists in the name of the owner company as per records available with RoC, a copy of the same is annexed herewith.
16	Certificate of Title	This is to certify that the title of the land of the present land Owners are clear, unencumbered and marketable as it appears from the documents provided and perused cross verified with available records subject to satisfaction of the issues mentioned in Annexure - B.

Place: Kolkata.

Dated this 15th day of October, 2021.


(ADVOCATE)

ANNEXURE A

PHOTOCOPY OF TITLE DEEDS & DOCUMENTS PROVIDED

1	Deed of Conveyance ARA-II, Kolkata Being Deed No.08763 for the year 2007
2	Deed of Conveyance ARA-II, Kolkata Being Deed No.01888 for the year 2009
3	Deed of Conveyance ARA-II, Kolkata Being Deed No.02184 for the year 2007
4	Deed of Conveyance ARA-II, Kolkata Being Deed No.02186 for the year 2007
5	Deed of Conveyance ARA-II, Kolkata Being Deed No.09452 for the year 2006
6	Deed of Conveyance ARA-II, Kolkata Being Deed No.02182 for the year 2007
7	Deed of Conveyance ARA-II, Kolkata Being Deed No.01034 for the year 2007
8	Deed of Conveyance ARA-II, Kolkata Being Deed No.01889 for the year 2009
9	Deed of Conveyance ARA-II, Kolkata Being Deed No.00360 for the year 2007
10	Deed of Sale ADSR, Bidhannagar Being Deed No.01209 for the year 2007
11	Deed of Conveyance ARA-II, Kolkata Being Deed No.11215 for the year 2006
12	Deed of Conveyance ARA-II, Kolkata Being Deed No.11214 for the year 2006
13	Deed of Conveyance DSR-II, Barasat Being Deed No.01609 for the year 2007
14	Deed of Conveyance DSR-II, Barasat Being Deed No.09448 for the year 2006
15	Deed of Conveyance ARA-II, Kolkata Being Deed No.11216 for the year 2006
16	Deed of Conveyance ARA-II, Kolkata Being Deed No.11217 for the year 2006
17	Conveyance ADSR, Bidhannagar

	Being Deed No.06231 for the year 2010 Deed of Conveyance ARA-II, Kolkata Being Deed No.11461 for the year 2014
19	Deed of Conveyance ARA-II, Kolkata Being Deed No.01037 for the year 2007
20	Deed of Conveyance ARA-II, Kolkata Being Deed No.01033 for the year 2007
21	Deed of Conveyance ARA-II, Kolkata Being Deed No.01890 for the year 2009
22	Deed of Conveyance ARA-II, Kolkata Being Deed No.01038 for the year 2007
23	Deed of Conveyance ARA-II, Kolkata Being Deed No.01036 for the year 2007
24	Deed of Conveyance DSR-II, Barasat Being Deed No.01982 for the year 2007
25	Deed of Conveyance DSR-II, Barasat Being Deed No.01983 for the year 2007
26	Deed of Conveyance DSR-II, Barasat Being Deed No.01981 for the year 2007
27	Deed of Conveyance DSR-II, Barasat Being Deed No.01980 for the year 2007
28	Deed of Conveyance ARA-II, Kolkata Being Deed No.00267 for the year 2008
29	Deed of Conveyance ARA-II, Kolkata Being Deed No.05352 for the year 2007
30	Conveyance ADSR, Bidhannagar Being Deed No.06230 for the year 2010
31	Deed of Conveyance ARA-II, Kolkata Being Deed No.02476 for the year 2007
32	Deed of Conveyance ARA-II, Kolkata Being Deed No.02470 for the year 2007
33	ARA-II, Kolkata Being Deed No.02469 for the year 2007
34	Deed of Conveyance ARA-II, Kolkata Being Deed No.02467 for the year 2007
35	Deed of Conveyance ARA-II, Kolkata Being Deed No.02474 for the year 2007

	Deed of Conveyance ARA-II, Kolkata Being Deed No.01891 for the year 2009
37	Deed of Conveyance DSR-II, Barasat Being Deed No.09475 for the year 2006
38	Deed of Conveyance ARA-II, Kolkata Being Deed No.11218 for the year 2006
39	Indenture ARA-II, Kolkata Being Deed No.11649 for the year 2006
40	Indenture ARA-II, Kolkata Being Deed No.11648 for the year 2006
41	Indenture ARA-II, Kolkata Being Deed No.11737 for the year 2006
42	Deed of Conveyance ARA-II, Kolkata Being Deed No.05317 for the year 2007
43	Deed of Conveyance DSR-II, Barasat Being Deed No.00366 for the year 2007
44	Deed of Conveyance DSR-II, Barasat Being Deed No.00365 for the year 2007
45	Deed of Conveyance DSR-II, Barasat Being Deed No.00363 for the year 2007
46	Deed of Conveyance DSR-II, Barasat Being Deed No.00362 for the year 2007
47	Deed of Conveyance DSR-II, Barasat Being Deed No.00364 for the year 2007
48	Bikroy Kobala (Sale Deed) A.R.A.-II, Kolkata Book No.I, being Deed No.05316 for the year 2007
49	Certified Copy of the Order of Scheme of Amalgamation of the Honourable Justice Maharaj Sinha Original Jurisdiction of the High Court at Calcutta Company Petition No.143 of 2009 connected with Company Application No.221 of 2009
50	Fresh Certificate of Incorporation consequent upon Change of Name dated 31 st August, 2009 from Jai Amaani Realtors Ltd. to Midcity Properties Pvt. Ltd.
51	Record of Rights/ Porcha in the name of Midcity Properties Pvt. Ltd.
52	No Objection Certificate vide Memo No.548/ULC/BST dated 09/02/2021 issued by the Office of the Competent Authority, U.L.C. & Sub-Divisional Officer, Barasat, North 24 Parganas in favour Midcity Properties Pvt. Ltd.
53	Certificates of Conversion issued by the Block Land & Land Reforms Officer Rajarhat and Additional District Magistrate & District Land &

Land Reforms Officer, North 24 Parganas for Dag; Nos.1, 2, 3, 4, 5, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 42, 43, 44, 74, 79, 80 of Mouza - Kalaberia and Dag Nos.485, 486, 488 of Mouza - Bhatenda

ANNEXURE B

ANOMALIES / DISCREPANCIES OBSERVED AND TO BE RESOLVED UNTO SATISFACTION

Received Title Deeds and Documents disclose purchased Land Area is 911.12 Decimal equivalent 551.2276 Cottahs Approx.

1	Chain Deeds, C. S. and R. S. Record of Rights/ Porcha not provided by the present owner, needs to be obtained.
2	Actual Surveyed Mouza Map with Proper Scale needs to be provided by the present owner.
3	Certified Copy of Order of the Scheme of Amalgamation vide Company Petition No.143 of 2009 connected with Company Application No.221 of 2009 before the Original Jurisdiction of the Hon'ble High Court at Calcutta passed by Hon'ble Justice Maharaj Sinha. In furtherance to that, upon receipt of the copy from the present owner, it must be cross verified with the available records of the Original Jurisdiction of the Hon'ble High Court at Calcutta.

[Handwritten Signature]