land measuring an area of 85 decimals, more or lesscomprised 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 propertics 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, more or lesscomprised 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 forever.

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, more or less 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, more or lesss 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, more or lessbeing respectively 58 decimals, more or less equivalent to 1 bigha 15 cottahs 1 chittack and 20 sq. ft. comprised in R. S. Dag No. 13 (whole) and

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26.46 decimals, more or lessequivalent 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, more or less 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, more or less 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, more or less 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 Vinimay 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.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 SidhiVyapaar Pvt. Ltd.

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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, more or less 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, more or lesscomprised 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, more or less comprised in part of R. S. Dag

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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, more or less 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, more or lesss 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, more or lessbeing respectively 58 decimals, more or less equivalent to 1 bigha 15 cottahs 1 chittack and 20 sq. ft. comprised in R. S. Dag No. 13 (whole) and 26.46 decimals, more or less 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, more or less 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 by a registered Indenture of Conveyance dated 31st May, 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, more or lesss 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.

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AND WHEREAS 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 the 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, more or less 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, more or less 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

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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, more or lesscomprised 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, more or lesscomprised 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, more or less 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, more or less equivalent to 2 bighas 11 cottahs 1 chittack and 20 sq. ft. out of their total land holding in the

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aforesaid R.S. Dag Nos. 13 and 27, Mouza Kalaberia and such land admeasuring 84.46 decimals, more or lessbeing respectively 58 decimals, more or less equivalent to 1 bigha 15 cottahs 1 chittack and 20 sq. ft. comprised in R. S. Dag No. 13 (whole) and 26.46 decimals, more or lessequivalent 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, more or less 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, more or lessof 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, more or less 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.I, 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.

<u>Dag No.27, 13; Purchased by Gajanan Marketing Pvt. Ltd.</u>

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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, more or less 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, more or lesscomprised 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, more or lesscomprised in part of R. S. Dag

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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, more or less 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, more or less 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, more or lessbeing respectively 58 decimals, more or less equivalent to 1 bigha 15 cottahs 1 chittack and 20 sq. ft. comprised in R. S. Dag No. 13 (whole) and 26.46 decimals, more or lessequivalent 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, more or less 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, more or less 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.

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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, more or less 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 decimals, more or less being undivided equal 2/7th share of 84.46 decimals, more or less comprised in R.S. Dag Nos. 27 (26.46 decimals, more or less) & 13 (58 decimals, more or less) 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. 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 decimals, more or less being undivided equal 1/7th share of 84.46 decimals, more or less comprised in R.S. Dag Nos. 27 (26.46

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decimals, more or less) & 13 (58 decimals, more or less) 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 decimals, more or less being undivided equal 1/7th share of 84.46 decimals, more or less comprised in R.S. Dag Nos. 27 (26.46 decimals, more or less) & 13 (58 decimals, more or less) 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 decimals, more or less being undivided equal 2/7th share of 84.46 decimals, more or less comprised in R.S. Dag Nos. 27 (26.46 decimals, more or less) & 13 (58 decimals, more or less) 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 decimals, more or less being undivided equal 2/7th share of 84.46 decimals, more or less comprised in R.S. Dag Nos. 27 (26.46 decimals, more or less) & 13 (58 decimals, more or less) under R. S. Khatian No. 8, L.R. Khatian Nos.5 & 16 thereafter 725

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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 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. 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 Deb Kumar Ghosh (Kala), Sri Jayanta Ghosh (Kala), Sri Dinobandhu Ghosh (Kala) and Sri Dipak Ghosh

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(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 Deb 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 decimals, more or less 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 AsitKumar 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

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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 Tapashi 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 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. I, 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 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

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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 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.I, Volume No.1, Pages 1 to 14, being Deed No.11218 for the year 2006.

<u>Dag No.43; Purchased by Amaani Realtors Ltd.</u>

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

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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 MalatiBasu (wife of Late Prabhas Chandra Basu), Sri PintuBasu and Sri MintuBasu (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.I, 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 situate 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

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Amar Krishna Ghosh), Srimati Anjali Rani Ghosh (wife of Sri Sunil Kumar Ghose), Srimati MalatiBasu (wife of Late Prabhas Chandra Basu), Sri PintuBasu and Sri MintuBasu (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 situate 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 recocorded in Book No.I, Volume No.1, Pages 1 to 12, Being Deed No.11648 for the year 2006 unto and in favor of **Amaani Realtors Ltd**.

Dag No.44; Purchased by Amaani Realtors Ltd.

WHEREAS one Abinesh Chandra Karmakar was the bonafide recorded owner, enjoying all right title and interest over 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, measuring about _____, more or less.

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.

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AND WHEREAS the said Mahadeb Chandra Karmakar and Lalit Mohan Karmarkar 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 ½ share of all the lands obtained by virtue of the aforesaid WILL in favour of his wife Smt. RashmoniKarmakar 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.I, 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 Karmarkar, 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. KhatianNo.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. KhatianNo.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

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Karmakar, Smt. Arati Nandi and only wife Smt. Chhabi Karmarkar.

AND WHEREAS Rashmoni Karmakar, Sankar Kumar Karmakar, Ganesh Chandra Karmakar, Kartick Chandra Karmakar, Sandhya Karmakar, Arati Nandi, ChhabiKarmakar, 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, ChabbiKarmakar and RashmoniKarmakar, 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 392, 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 about 5 (five) Cottahs 4 (four) Chittacks 36 (thirty six) square feet, more to less of land out of the 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.

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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., Arya Dealers Pvt. Ltd., Mrigaya 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) decimals, more or less, 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) decimals, more or less, 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) decimals, more or less.

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 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) decimals, more or less, 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) SaliLand measuring 6 (six) decimals, more or less, 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, Bidhannagar, in Book No. 1, Volume No. 136, Pages 224 to 240, being No. 2350 for the year 2003, Arati Nandi gifted her 1/6th share of the Land measuring (1) Sali Land measuring 55 (fifty five) decimals, more or less, comprised in Dag No. 80, Khatian No. 365, J. L. No. 30, Mouza Kalaberia, Police Station Rajarhat, under the

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Bishnupur No.1 Gram Panchayat, District 24 parganas (North) and (2) Sali Land measuring 6 (six) decimals, more or less, 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) SonaliKarmakar 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) decimals, more or less, 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) decimals, more or less, 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, registeed in the office in the Additional District Sub-Registrar, Bidhannagar, in Book No. I, 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) decimals, more or less, 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) decimals, more or less, 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) decimals, more or less, 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

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parganas (North) and (2) Sali Land measuring 6 (six) decimals, more or less, 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 SonaliKarmakar, Puja Karmakar and Bina 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) decimals, more or less, 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) decimals, more or less, 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) decimals, more or less.

AND WHEREAS RashmoniKarmakar was the sole and absolute recorded Owner of the Land Measuring (1) Sali Land measuring 27 (twenty seven) decimals, more or less, comprised in Dag No. 80, Khatian No. K360, J. L. No. 30, Mouza Kalaberia, Police Station Rajarhat, under the Bishnupur 1 No. Gram Panchayat, District 24parganas (North) and (2) Sali Land measuring 3 (three) decimals, more or less, 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) decimals, more or less.

AND WHEREAS while being in peaceful possession and enjoyment the said Sankar Kumar Karmakar, KartickKarmakar, Smt. Bina Karmakar, SonaliKarmakar, Puja Karmakar and RashmoniKarmakar, jointly sold transferred and conveyed All That piece and parcel of RayatiSthitiban land situate wihin District 24 Parganas (North), Mouza – Kalaberia, J. L. No.30, Touzi No.10, P.S. – Rajarhat, ADSRO Bidhannagar [Salt lake City], under Rajarhat-Bishnupur 1 No. Gram Panchayat in the manner as follows:

R.S.	L.R.	Total	Share	Area of Dag

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Dag No.	Khatian No.	Area of Dag in decimal		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.

Dag No.21; Purchased by Domain Vinimay Pvt. Ltd.

WHEREAS one Hazari Lal (Koley) Ghosh was absolutely seized and possessed of All That piece and parcel of Rayati Dakhali Swattiya land measuring about 7 Decimal, more or less, comprised in R. S. Dag No.21 under R. S. Khatian No.198 and 408, lying situate 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.

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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 soon 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 as applicable.

AND WHEREAS the said Sri Nilkanta (Koley) Ghosh on 05th May, 2003 gifted, transferred and conveyed his inherited holding of 3.5 Decimal of land, more or less comprised in R. S. Dag No.21 under R. S. Khatian No.198 and 408, lying situate 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, 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.I, Volume No.250, Pages 180 to 193, being Deed No.4425 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 situate 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, 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.I, Volume No. 1 Page No.s 7 to 21 and being Deed No.05316 for the year 2007.

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Dag No.485, 486; Purchased by Mascot Distributors Pvt. Ltd., A to Z Merchants Pvt. Ltd., Oliver Commercial Pvt. Ltd., Suyog 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 fayour 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 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. Khatian No.505.

AND WHEREAS While seized and possessed of the said plots of land measuring 44 decimals, more or less i.e. land area 28 decimals, more or less comprised in C.S.Dag No.564 corresponding to R.S.Dag No.485 and land area 16 decimals, more or less 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

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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 decimals, more or less 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 decimals, more or less comprised in C.S.Dag No.564 corresponding to R.S.Dag No.485 and an area of 5 decimals, more or less comprised in C.S.Dag No.564/665 corresponding to R.S. Dag No.486, aggregating to 11 decimals, more or less, 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 decimals, more or less 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 decimals, more or less 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-

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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 decimals, more or less 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) decimals, more or lessof, 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) decimals, more or less, comprised in R. S. Dag No. 488, the said Kalikinkar Das sold and conveyed the same to Smt. Dipa Rani Das, wife of Shri Ranjit 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

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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) decimals, 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, R. 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) decimals, 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.

B. After the culmination of the transactions and purchases as enumerated and described hereinabove, the purchaser/ then owner companies namelyJai Amaani Realtors Ltd., Shrishti Commodities Pvt. Ltd., Fastrack Commodities Pvt. Ltd., Chandrima Marketing Pvt. Ltd., Garima Dealers Pvt. Ltd., Garima

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C. Thereafter, the owners duly obtained Conversion of the Lands from the concerned Office of the Additional District Magistrate and District Land and Land Reforms Officer, North 24 Parganas from the existing Classification to Bastu (Housing Complex).

D. Therafter, by a Scheme of Amalgamation filed before the Original Jurisdiction of the Hon'ble High Court at Calcutta vide Company Petition No.143 of 2009 in connection with Company Application No.221 of 2009, the owner companies namely Shrishti Commodities Pvt. Ltd., Fastrack Commodities Pvt. Ltd., Chandrima Marketing Pvt. Ltd., Garima Dealers Pvt. Ltd., Garima Goods Pvt. Ltd., Promise Sales Pvt. Ltd., Khushi Vinimay Pvt. Ltd., Kalima Sales Pvt. Ltd., Arya Dealers Pvt. Ltd., Mrigaya Goods Pvt. Ltd., Paramsukh Distributors Pvt. Ltd., Lily Vinimay Pvt. Ltd., Mahima Goods Pvt. Ltd., Gajanan Marketing Pvt. Ltd., Auspicious Commodities Pvt. Ltd., Intellect Vinimay Pvt. Ltd., Shree Siddhi Vyapar Pvt. Ltd., Life Tie-Up Pvt. Ltd., Sanmati Distributors Pvt. Ltd., Krish Barter Pvt. Ltd., Sangam Dealers Pvt. Ltd., Lavanya Goods Pvt. Ltd., Tulsi Goods Pvt. Ltd., Bhavesh Goods Pvt. Ltd., Domain Vinimay Pvt. Ltd., Gennext Commodities Pvt. Ltd.,

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Jagprem Sales Pvt. Ltd., Karishma Merchandise Pvt. Ltd., Skipper Goods Pvt. Ltd., Richfield Sales Pvt. Ltd., Richfield Tie-Up Pvt. Ltd., Reward Merchandise Pvt. Ltd., Suyog Tie Up Pvt. Ltd., Mascot Distributor Pvt. Ltd., A to Z Merchants Pvt. Ltd., and Oliver Commercial Pvt. Ltd. as Transferor Companies therein, stood amalgamated with Jai Amaani Realtors Ltd., the Transferee Company therein, and all the assets and liabilities of Transferor Companies, including the right title and interest in the properties more fully described in the Schedule written hereunder stood transferred to the Transferee Company, the Vendor herein with effect from the date of the order passed on 20th May, 2009 bythe Hon'ble Justice Maharaj Sinha of the Original Side of the Hon'ble High Court at Calcutta.

E. By a fresh Certificate of Incorporation dated , 31st August, 2009, the name of the Vendor Company, then Jai Amaani Realtors Ltd. was changed to Midcity Properties Pvt. Ltd. with effect from 31st August, 2009.

F. Accordingly, the concerned and competent authorities abiding by the aforementioned order dated 20th May, 2009 of the Hon'ble High Court at Calcutta and subsequent Fresh Certificate of Incorporation Consequent upon Change of Name issued by the Registrar of Companies, West Bengal dated 31st August, 2009 recorded the name of the Vendor i.e, Midcity Properties Pvt. Ltd.

G. Thereafter, the Vendor has obtained No Objection Certificate from the Office of the Competent Authority & Sub-Divisional Officer, Barasat, North 24 Parganas vide Memo No.548/ULC/BST dated 09/02/2021.

H. In the circumstances the Vendor herein became absolute owner and is presently in peaceful possession of ALL THATthe piece and parcel of **(1) Bastu (Housing Complex)** land measuring entire **15 decimals, more or less** comprised in **R. S. / L. R. Dag No. 1,** appertaining to **L. R. Khatian No.978, (2) Bastu (Housing Complex)** land measuring **19 decimals, more or less** comprised in **R. S. / L. R. Dag No.2,** appertaining to **L. R. Khatian No.978, (3) Bastu (Housing Complex)** land measuring **8 decimals, more or less** comprised in **R. S. / L. R. Dag No. 3,** appertaining to **L. R.**

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Khatian No.978, (4) Bastu (Housing Complex) land measuring **21 decimals, more or less** comprised in **R. S. / L. R. Dag No. 4,** appertaining to **L. R. Khatian No.978, (5) Bastu (Housing Complex)** land measuring **20 decimals, more or less** comprised in **R. S. / L. R. Dag No. 5,** appertaining to **L. R. Khatian No.978, (6) Bastu (Housing Complex)** land measuring **49 decimals, more or less** comprised in **R. S. / L. R. Dag No. 10,** appertaining to **L. R. Khatian No.978, (7) Bastu (Housing Complex)** land measuring **22 decimals, more or less** comprised in **R. S. / L. R. Dag No. 11,** appertaining to **L. R. Khatian No.978, (8) Bastu (Housing Complex)** land measuring **17 decimals, more or less** comprised in **R. S. / L. R. Dag No. 12,** appertaining to **L. R. Khatian No.978** & **1559, (9) Bastu (Housing Complex)** land measuring **58 decimals, more or less** comprised in **R. S. / L. R. Dag No. 13,** appertaining to **L. R. Khatian No.978, (10) Bastu (Housing Complex)** land measuring **15 decimals, more or less** comprised in **R. S. / L. R. Dag No. 14,** appertaining to **L. R. Khatian No.978, (11) Bastu (Housing Complex)** land measuring **31 decimals, more or less** comprised in **R. S. / L. R. Dag No. 15,** appertaining to **L. R. Khatian No.978, (12) Bastu (Housing Complex)** land measuring **11 decimals, more or less** comprised in **R. S. / L. R. Dag No. 16,** appertaining to **L. R. Khatian No.978,(13) Bastu (Housing Complex)** land measuring **16 decimals, more or less** comprised in **R. S. / L. R. Dag No. 17,** appertaining to **L. R. Khatian No.978, (14) Bastu (Housing Complex)** land measuring **10 decimals, more or less** comprised in **R. S. / L. R. Dag No. 18,** appertaining to **L. R. Khatian No.978, (15) Bastu (Housing Complex)** land measuring **6 decimals, more or less** comprised in **R. S. / L. R. Dag No. 19,** appertaining to **L. R. Khatian No.978, (16) Bastu (Housing Complex)** land measuring **10 decimals, more or less** comprised in **R. S. / L. R. Dag No. 20,** appertaining to **L. R. Khatian No.978, (17) Bastu (Housing Complex)** land measuring **7 decimals, more or less** comprised in **R. S. / L. R. Dag No. 21,** appertaining to **L. R. Khatian No.978, (18) Bastu (Housing Complex)** land measuring **35 decimals, more or less** comprised in **R. S. / L. R. Dag No. 22,** appertaining to **L. R. Khatian No.978, (19) Bastu (Housing Complex)** land measuring **10 decimals, more or less** comprised in **R. S. / L. R. Dag No. 23,** appertaining to **L. R. Khatian No.978, (20) Bastu (Housing**

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Complex) land measuring **20 decimals, more or less** comprised in **R. S. / L. R. Dag No. 24,** appertaining to **L. R. Khatian No.978, (21) Bastu (Housing Complex)** land measuring **42 decimals, more or less** comprised in **R. S. / L. R. Dag No. 25,** appertaining to **L. R. Khatian No.978, (22) Bastu (Housing Complex)** land measuring **8 decimals, more or less** comprised in **R. S. / L. R. Dag No. 26,** appertaining to **L. R. Khatian No.978, (23) Bastu (Housing Complex)** land measuring **27 decimals, more or less** comprised in **R. S. / L. R. Dag No. 27,** appertaining to **L. R. Khatian No.978, (24) Bastu (Housing Complex)** land measuring **71 decimals, more or less** comprised in **R. S. / L. R. Dag No. 28,** appertaining to **L. R. Khatian No.978, (25) Bastu (Housing Complex)** land measuring **102 decimals, more or less** comprised in **R. S. / L. R. Dag No. 42,** appertaining to **L. R. Khatian No.978, (26) Bastu (Housing Complex)** land measuring **65.19 decimals, more or less** comprised in **R. S. / L. R. Dag No. 43,** appertaining to **L. R. Khatian No.978, (27) Bastu (Housing Complex)** land measuring **9 decimals, more or less** comprised in **R. S. / L. R. Dag No. 44,** appertaining to **L. R. Khatian No.978, (28) Bastu (Housing Complex)** land measuring **12 decimals, more or less** comprised in **R. S. / L. R. Dag No. 74,** appertaining to **L. R. Khatian No.978, (29) Bastu (Housing Complex)** land measuring **20 decimals, more or less** comprised in **R. S. / L. R. Dag No. 79,** appertaining to **L. R. Khatian No.978, (30) Bastu (Housing Complex)** land measuring **110 decimals, more or less** comprised in **R. S. / L. R. Dag No. 80,** appertaining to **L. R. Khatian No.978,,** within the local limits of Rajarhat-Bishnupur I Gram Panchayat, under the jurisdiction of Additional District Sub-Registration Office at Rajarhat [New Town], in the District South 24-Parganas, more fully and particularly described in the Part – I of the Schedule hereunder written, and ALL THAT the piece and parcel of **(1) Bastu (Housing Complex)** land measuring **28 decimals, more or less** comprised in **R. S. / L. R. Dag No. 485,** appertaining to **L. R. Khatian No.4979, (2) Bastu (Housing Complex)** land measuring **16 decimals, more or less** comprised in **R. S. / L. R. Dag No. 486,** appertaining to **L. R. Khatian No.4979, (3) Bastu (Housing Complex)** land measuring **5 decimals, more or less** comprised in **R. S. / L. R. Dag No. 488,** appertaining to **L. R. Khatian No.4979,** at **Mouza - Bhatenda,** J. L. No.28, Police Station - Rajarhat, within the local limits of

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Rajarhat-Bishnupur I Gram Panchayat, under the jurisdiction of Additional District Sub-Registration Office at Rajarhat [New Town], in the District South 24-Parganas, more fully and particularly described in the Part – II of the Schedule hereunder written, herein after collectively referred to as **"said Land"**.

I. No agreement or arrangement, joint venture, development agreement, agreement for sale or any other writing for sale or assignment or development of the said Property or any part or share thereof that may have been entered into by the Vendor with any other person prior to the execution of this Indenture,is valid and subsisting as on the date hereof

J. The Vendor has represented, declared, covenanted, assured and warranted that it is the sole and absolute owner of the said Property and otherwise well and sufficiently entitled to the said Property.

K. The said Land is nonagricultural and the said Property is not mortgaged and/or no third party rights in any manner whatsoever have been created in respect of the same

L. The Land Owner has complied with the applicable laws related to its ownership of the said Property till the execution of conveyance in favour of the Purchaser .

M. The purchaser shall hereafterwards and at all times peacefully and quietly hold, own, possess and enjoy the schedule property without any let or hindrance, interruption or disturbance whatsoever from or by the Vendor or any person or persons claiming under or in trust for him and continue to remain in khas possession of the entirety of the said Land;

N. All municipal/panchayat rates taxes, cesses and other outgoings payable in respect of the Said Land upto the date of execution of this deed of conveyance have been paid or shall be paid by the Vendor. All the future municipal/panchayat rates taxes, cesses and other outgoings payable in respect of the Said Land and relatable

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to the period after the date of execution of this Deed shall be paid by the Purchasers;

O. The Vendor has not received any notice of Acquisition and/or Requisition in respect of the said Land or any part thereof..

P. No part of the said Land belong to any public or any private trust.

Q. That the Vendor has not done and/or caused to be done any act, deed, matter or thing whereby or by reason whereof, the right, title, interest and benefit of the Vendor in respect of the said Property and/or any part thereof is prejudiced or adversely affected or extinguished in any manner whatsoever and there is no encroachment or right of way on the Property. No part or portion of the said Property is occupied for religious or charitable purposes. There is no mosque, temple, church or any other place of worship established and/or any idol installed in any part of the said Property.

R. There is no injunction or any other prohibitory order or any attachment order or appointment or Court Receiver by any Court, Tribunal, Collector, Revenue Authority, Municipal Corporation for any taxation or other dues whereby the Vendor is restricted from dealing with the said Property are in the manner herein contemplated;

S. There are neither suit/nor any proceedings nor any lis-pendens or other notice or any attachment either before or after judgment pending in respect of the said Property or any part thereof and/or with any Tenants/Occupants whereby Vendor in the said Property, is in any way affected or jeopardized.

T. There are no statutory claims, demands, attachments or prohibitory orders made or issued by the Taxation Authorities or any other State or Central Government Department or other local bodies or authorities in any manner affecting the said Property or any part thereof.

U. There are no income tax, sales tax or other taxation proceedings whether for recovery or otherwise initiated by any taxation

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authorities and/or pending before any authority whereby the rights of Vendor in respect of the said Property is affected;

V. The Vendor hereby declares that neither it nor any persons claiming under it shall not have any manner of right, title, claim, ownership whatsoever over the schedule property from this day onwards and the Purchaser can have, hold enjoy, possess the same as absolute owner thereof for ever.

W. The vendor has also agreed to execute, cause to be done any other documents if necessary in future as and when called by the Purchasers at the sole costs and expenses of the Purchasers

X. Land Owner agrees, undertakes and covenants to indemnify and hereby indemnifies and agrees to keep indemnified and harmless PURCHASERS from and against any and all actions, suits, claims, proceedings, costs, damages, judgments, losses, charges which the purchaser may incur, sustain, legally compelled to pay in the event the title of the vendor to the said property is adjudged to be defective

Y. The Vendors hereby further assure, warrant and represent to the Purchaser that in the unlikely event of the said land being acquired by any government authority the compensation and/or benefit awarded by the authority shall accrue to the Purchaser without the Vendors claiming any right therein and simultaneously with the execution of this Conveyance the Vendors shall be deemed to have sold all their right, title and interest in respect to the Said Land in its entirety unto and in favour of the Purchaser and the Vendors or any of them shall not claim any sort of right, title and interest in respect to the Said Land

Z. In addition to what has been represented by the Vendor, prior to the execution hereof, the Purchasers have completed legal, technical and title due diligence in respect of the said Land and have satisfied themselves as to the title of the Vendor to the said Land. The Purchasers have also physically

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inspected and carried out physical measurement of the said Land and satisfied itself regarding all aspects in respect thereof.

Relying on the aforesaid representations, and covenants on the part of the Vendors and believing the same to be true as also relying on the outcome of the legal and technical diligence of the said Property undertaken by the Purchaser, the Purchasers have agreed to purchase and acquire the entirety of the said Land, free from all encumbrances, charges, liens, lispendens, attachments, trusts, whatsoever or howsoever

AA. Pursuant thereto, the Vendor herein has agreed to sell and the Purchasers have agreed to purchase and acquire the entirety of the said Land equal and undivided, free from all encumbrances charges, liens, lispendens, attachments, trusts whatsoever or howsoeverfor the consideration of ***Rs. 39,79,00,000/- (Rupees Thirty Nine Crore Seventy Nine lakhs only)*** and in the manner hereinafter stated.

NOW THIS INDENTURE WITNESSETH that in pursuance of these presents and in consideration of the sum of ***Rs. 39,79,00,000/- (Rupees Thirty Nine Crore Seventy Nine lakhs only)*** of the lawful money of the Union of India which is well and fully paid by the Purchasers to the Vendor in full (the receipt whereof the Vendor do hereby as also by the receipt hereunder written admit acknowledge and of and from the same and every part thereof forever acquit release and discharge the Purchasers and the said Land) and simultaneously with the execution hereof the Vendor

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has delivered the peaceful, vacant, unencumbered khas possession in favour of the Purchasers herein **AND FURTHER** the Vendor do hereby agree to grant transfer convey assign and assure unto and in favour of the Purchasers the entirety of its land equal and undivided in **ALL THAT** the piece and parcel of **(1) Bastu (Housing Complex)** land measuring entire **15 decimals, more or less** comprised in **R. S. / L. R. Dag No. 1,** appertaining to **L. R. Khatian No.978, (2) Bastu (Housing Complex)** land measuring **19 decimals, more or less** comprised in **R. S. / L. R. Dag No.2,** appertaining to **L. R. Khatian No.978, (3) Bastu (Housing Complex)** land measuring **8 decimals, more or less** comprised in **R. S. / L. R. Dag No. 3,** appertaining to **L. R. Khatian No.978, (4) Bastu (Housing Complex)** land measuring **21 decimals, more or less** comprised in **R. S. / L. R. Dag No. 4,** appertaining to **L. R. Khatian No.978, (5) Bastu (Housing Complex)** land measuring **20 decimals, more or less** comprised in **R. S. / L. R. Dag No. 5,** appertaining to **L. R. Khatian No.978, (6) Bastu (Housing Complex)** land measuring **49 decimals, more or less** comprised in **R. S. / L. R. Dag No. 10,** appertaining to **L. R. Khatian No.978, (7) Bastu (Housing Complex)** land measuring **22 decimals, more or less** comprised in **R. S. / L. R. Dag No. 11,** appertaining to **L. R. Khatian No.978, (8) Bastu (Housing Complex)** land measuring **17 decimals, more or less** comprised in **R. S. / L. R. Dag No. 12,** appertaining to **L. R. Khatian No.978 & 1559, (9) Bastu (Housing Complex)** land measuring **58 decimals, more or less** comprised in **R. S. / L. R. Dag No. 13,** appertaining to **L. R. Khatian No.978, (10) Bastu (Housing Complex)** land measuring **15 decimals, more or less** comprised in **R. S. / L. R. Dag No. 14,** appertaining to **L. R. Khatian No.978, (11) Bastu (Housing Complex)** land measuring **31 decimals, more or less** comprised in **R. S. / L. R. Dag No. 15,**

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appertaining to **L. R. Khatian No.978, (12) Bastu (Housing Complex)** land measuring **11 decimals, more or less** comprised in **R. S. / L. R. Dag No. 16,** appertaining to **L. R. Khatian No.978,(13) Bastu (Housing Complex)** land measuring **16 decimals, more or less** comprised in **R. S. / L. R. Dag No. 17,** appertaining to **L. R. Khatian No.978, (14) Bastu (Housing Complex)** land measuring **10 decimals, more or less** comprised in **R. S. / L. R. Dag No. 18,** appertaining to **L. R. Khatian No.978, (15) Bastu (Housing Complex)** land measuring **6 decimals, more or less** comprised in **R. S. / L. R. Dag No. 19,** appertaining to **L. R. Khatian No.978, (16) Bastu (Housing Complex)** land measuring **10 decimals, more or less** comprised in **R. S. / L. R. Dag No. 20,** appertaining to **L. R. Khatian No.978, (17) Bastu (Housing Complex)** land measuring **7 decimals, more or less** comprised in **R. S. / L. R. Dag No. 21,** appertaining to **L. R. Khatian No.978, (18) Bastu (Housing Complex)** land measuring **35 decimals, more or less** comprised in **R. S. / L. R. Dag No. 22,** appertaining to **L. R. Khatian No.978, (19) Bastu (Housing Complex)** land measuring **10 decimals, more or less** comprised in **R. S. / L. R. Dag No. 23,** appertaining to **L. R. Khatian No.978, (20) Bastu (Housing Complex)** land measuring **20 decimals, more or less** comprised in **R. S. / L. R. Dag No. 24,** appertaining to **L. R. Khatian No.978, (21) Bastu (Housing Complex)** land measuring **42 decimals, more or less** comprised in **R. S. / L. R. Dag No. 25,** appertaining to **L. R. Khatian No.978, (22) Bastu (Housing Complex)** land measuring **8 decimals, more or less** comprised in **R. S. / L. R. Dag No. 26,** appertaining to **L. R. Khatian No.978, (23) Bastu (Housing Complex)** land measuring **27 decimals, more or less** comprised in **R. S. / L. R. Dag No. 27,** appertaining to **L. R. Khatian No.978, (24) Bastu (Housing Complex)** land

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measuring **71 decimals, more or less** comprised in **R. S. / L. R. Dag No. 28,** appertaining to **L. R. Khatian No.978, (25) Bastu (Housing Complex)** land measuring **102 decimals, more or less** comprised in **R. S. / L. R. Dag No. 42,** appertaining to **L. R. Khatian No.978, (26) Bastu (Housing Complex)** land measuring **65.19 decimals, more or less** comprised in **R. S. / L. R. Dag No. 43,** appertaining to **L. R. Khatian No.978, (27) Bastu (Housing Complex)** land measuring **9 decimals, more or less** comprised in **R. S. / L. R. Dag No. 44,** appertaining to **L. R. Khatian No.978, (28) Bastu (Housing Complex)** land measuring **12 decimals, more or less** comprised in **R. S. / L. R. Dag No. 74,** appertaining to **L. R. Khatian No.978, (29) Bastu (Housing Complex)** land measuring **20 decimals, more or less** comprised in **R. S. / L. R. Dag No. 79,** appertaining to **L. R. Khatian No.978, (30) Bastu (Housing Complex)** land measuring **110 decimals, more or less** comprised in **R. S. / L. R. Dag No. 80,** appertaining to **L. R. Khatian No.978,** in all aggregating to **866.19** decimals, more or less lying situate at **Mouza - Kalaberia,** J. L. No.30, Police Station - Rajarhat, within the local limits of Rajarhat-Bishnupur I Gram Panchayat, under the jurisdiction of Additional District Sub-Registration Office at Rajarhat [New Town], in the District South 24-Parganas, more fully and morefully described in Part – I of the Schedule hereunder written, and ALL THAT the piece and parcel of **(1) Bastu (Housing Complex)** land measuring **28 decimals, more or less** comprised in **R. S. / L. R. Dag No. 485,** appertaining to **L. R. Khatian No.4979, (2) Bastu (Housing Complex)** land measuring **16 decimals, more or less** comprised in **R. S. / L. R. Dag No. 486,** appertaining to **L. R. Khatian No.4979, (3) Bastu (Housing Complex)** land measuring **5 decimals, more or less** comprised in **R. S. / L. R. Dag No. 488,** appertaining to **L. R. Khatian No.4979,** in all aggregating to **49 decimals**, more or less

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lying situate at **Mouza - Bhatenda,** J. L. No.28, Police Station - Rajarhat, within the local limits of Rajarhat-Bishnupur I Gram Panchayat, under the jurisdiction of Additional District Sub-Registration Office at Rajarhat [New Town], in the District South 24-Parganas, more fully and particularly described in Part II of Schedule hereunder written (hereinafter collectively referred to as the said Land), and the same is shown and delineated in the map or plan annexed hereto and bordered in colour Red thereon **TOGETHER WITH** all boundary walls areas sewers drains ditches ancient and other rights, paths, passages and all manner of rights, privileges easements, advantages and appurtenances whatsoever attached to the said Land or any part thereof belonging to or anywise appertaining or usually held, occupied or enjoyed as part parcel or member thereof or appurtenant thereto and all the estate, right, title, interest, property, claim and demand whatsoever both at law or in equity of the Vendor into and upon the same or any part thereof Together With all deeds, pattahs, muniments of title whatsoever relating to the said Land or any part thereof which now are or at any time hereafter shall or may be in the possession, power or control of the Vendors **TO HAVE AND TO HOLD** the said Land hereby sold, conveyed, transferred, assigned and assured or otherwise expressed or intended so to be and every part thereof unto and to the use of the Purchasers absolutely and forever and the Vendors do hereby covenant with the Purchasers **THAT NOTWITHSTANDING** any act, deed or thing by the Vendors or their predecessors – in – title done or executed or knowingly suffered to the contrary the Vendors are now lawfully, rightfully, and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said Land hereby agreed to be granted, transferred and conveyed or expressed or intended so to be and every part thereof without any manner or

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condition, use, trust or other thing whatsoever to alter, defeat, encumber or make void the same **AND THAT NOTWITHSTANDING** any such act, deed or thing whatsoever as aforesaid the vendors have now in themselves good right, full power and absolute authority to grant, transfer and convey the said Land hereby so expressly or intend so to be unto and to the use of the Purchasers in manner aforesaid **AND** the Purchasers shall and may at all times hereafter peaceably and quietly possess and enjoy the said Land and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendors **AND** that free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by of the Vendor well and sufficiently indemnified of from and against all manners of claims, charges, liens,debts,attachments and encumbrances whatsoever made or suffered by the Vendor or any person or persons lawfully or equitably claiming as aforesaid **AND** further that the Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said Land or any part thereof from under or in trust for the Vendor shall and will from time to time and at all times after execution of these presents at the request and costs of the Purchasers do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said Land and every part thereof unto and to the use of the purchasers in manner aforesaid as shall or may reasonably required **AND** the Vendor has, simultaneously with the execution of this Deed, handed over to the Purchaser all the original deeds and writings pertaining to the said Land AND the Purchaser shall bear and pay necessary costs and charges towards stamp duty

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and registration charges and other incidental expenses payable on and in respect of this Deed.

The Vendor shall not be deemed under contract and/or law to have made and/or given any covenants or representations save and except as provided by the Vendors in this Indenture.

THE SCHEDULE ABOVE REFERRED TO::

Part - I

ALL THAT the piece and parcel of **(1) Bastu (Housing Complex)** land measuring entire **15 decimals, more or less** comprised in **R. S. / L. R. Dag No. 1,** appertaining to **L. R. Khatian No.978, (2) Bastu (Housing Complex)** land measuring **19 decimals, more or less** comprised in **R. S. / L. R. Dag No.2,** appertaining to **L. R. Khatian No.978, (3) Bastu (Housing Complex)** land measuring **8 decimals, more or less** comprised in **R. S. / L. R. Dag No. 3,** appertaining to **L. R. Khatian No.978, (4) Bastu (Housing Complex)** land measuring **21 decimals, more or less** comprised in **R. S. / L. R. Dag No. 4,** appertaining to **L. R. Khatian No.978, (5) Bastu (Housing Complex)** land measuring **20 decimals, more or less** comprised in **R. S. / L. R. Dag No. 5,** appertaining to **L. R. Khatian No.978, (6) Bastu (Housing Complex)** land measuring **49 decimals, more or less** comprised in **R. S. / L. R. Dag No. 10,** appertaining to **L. R. Khatian No.978, (7) Bastu (Housing Complex)** land measuring **22 decimals, more or less** comprised in **R. S. / L. R. Dag No. 11,** appertaining to **L. R. Khatian No.978, (8) Bastu (Housing Complex)** land measuring **17 decimals, more or less** comprised in **R. S. / L. R. Dag No. 12,** appertaining to **L. R. Khatian No.978 & 1559, (9) Bastu (Housing Complex)** land measuring **58 decimals, more or less** comprised in **R. S. / L. R. Dag No. 13,** appertaining to **L. R. Khatian No.978, (10) Bastu (Housing Complex)** land measuring **15 decimals, more or less** comprised in **R. S. / L. R. Dag No. 14,** appertaining to **L. R. Khatian No.978, (11) Bastu (Housing Complex)** land measuring **31 decimals, more or less** comprised in **R. S. / L. R. Dag No. 15,** appertaining to **L. R. Khatian No.978, (12) Bastu (Housing Complex)** land measuring **11 decimals, more or less** comprised in **R. S. / L. R. Dag No. 16,** appertaining to **L. R. Khatian No.978,(13) Bastu (Housing Complex)** land measuring **16 decimals, more or less** comprised in **R. S. / L. R. Dag No. 17,** appertaining to **L. R. Khatian**

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No.978, (14) Bastu (Housing Complex) land measuring **10 decimals, more or less** comprised in **R. S. / L. R. Dag No. 18,** appertaining to **L. R. Khatian No.978, (15) Bastu (Housing Complex)** land measuring **6 decimals, more or less** comprised in **R. S. / L. R. Dag No. 19,** appertaining to **L. R. Khatian No.978, (16) Bastu (Housing Complex)** land measuring **10 decimals, more or less** comprised in **R. S. / L. R. Dag No. 20,** appertaining to **L. R. Khatian No.978, (17) Bastu (Housing Complex)** land measuring **7 decimals, more or less** comprised in **R. S. / L. R. Dag No. 21,** appertaining to **L. R. Khatian No.978, (18) Bastu (Housing Complex)** land measuring **35 decimals, more or less** comprised in **R. S. / L. R. Dag No. 22,** appertaining to **L. R. Khatian No.978, (19) Bastu (Housing Complex)** land measuring **10 decimals, more or less** comprised in **R. S. / L. R. Dag No. 23,** appertaining to **L. R. Khatian No.978, (20) Bastu (Housing Complex)** land measuring **20 decimals, more or less** comprised in **R. S. / L. R. Dag No. 24,** appertaining to **L. R. Khatian No.978, (21) Bastu (Housing Complex)** land measuring **42 decimals, more or less** comprised in **R. S. / L. R. Dag No. 25,** appertaining to **L. R. Khatian No.978, (22) Bastu (Housing Complex)** land measuring **8 decimals, more or less** comprised in **R. S. / L. R. Dag No. 26,** appertaining to **L. R. Khatian No.978, (23) Bastu (Housing Complex)** land measuring **27 decimals, more or less** comprised in **R. S. / L. R. Dag No. 27,** appertaining to **L. R. Khatian No.978, (24) Bastu (Housing Complex)** land measuring **71 decimals, more or less** comprised in **R. S. / L. R. Dag No. 28,** appertaining to **L. R. Khatian No.978, (25) Bastu (Housing Complex)** land measuring **102 decimals, more or less** comprised in **R. S. / L. R. Dag No. 42,** appertaining to **L. R. Khatian No.978, (26) Bastu (Housing Complex)** land measuring **65.19 decimals, more or less** comprised in **R. S. / L. R. Dag No. 43,** appertaining to **L. R. Khatian No.978, (27) Bastu (Housing Complex)** land measuring **9 decimals, more or less** comprised in **R. S. / L. R. Dag No. 44,** appertaining to **L. R. Khatian No.978, (28) Bastu (Housing Complex)** land measuring **12 decimals, more or less** comprised in **R. S. / L. R. Dag No. 74,** appertaining to **L. R. Khatian No.978, (29) Bastu (Housing Complex)** land measuring **20 decimals, more or less** comprised in **R. S. / L. R. Dag No. 79,** appertaining to **L. R. Khatian No.978, (30) Bastu (Housing Complex)** land measuring **110 decimals, more or less** comprised in **R. S. / L. R. Dag No. 80,** appertaining to **L. R. Khatian No.978,** in all aggregating to **866.19** decimals, more or less lying situate at **Mouza - Kalaberia,** J. L. No.30, Police Station - Rajarhat, within the local limits of Rajarhat-

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Bishnupur I Gram Panchayat, under the jurisdiction of Additional District Sub-Registration Office at Rajarhat [New Town], in the District South 24-Parganas, as delineated in the map or plan annexed hereto and bordered in colour Red.

Part - II

ALL THAT the piece and parcel of **(1) Bastu (Housing Complex)** land measuring **28 decimals, more or less** comprised in **R. S. / L. R. Dag No. 485,** appertaining to **L. R. Khatian No.4979, (2) Bastu (Housing Complex)** land measuring **16 decimals, more or less** comprised in **R. S. / L. R. Dag No. 486,** appertaining to **L. R. Khatian No.4979, (3) Bastu (Housing Complex)** land measuring **5 decimals, more or less** comprised in **R. S. / L. R. Dag No. 488,** appertaining to **L. R. Khatian No.4979,** in all aggregating to **49** decimals, more or less lying situate at **Mouza - Bhatenda,** J. L. No.28, Police Station - Rajarhat, within the local limits of Rajarhat-Bishnupur I Gram Panchayat, under the jurisdiction of Additional District Sub-Registration Office at Rajarhat [New Town], in the District South 24-Parganas, as delineated in the map or plan annexed hereto and bordered in colour Red.

ALL THAT PART I & PART II land aggregating to **915.19 Decimal** equivalent to **553.689 Cottahs.**

TOGETHER WITH two storied asbestus shaded cemented flooring residential structure admeasuring about cover area of 20000 sq. ft (14 years old).

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IN WITNESS WHEREOF the Parties have hereunto set and subscribed their respective hands and seals the day, month and year first above written.

SIGNED, SEALED AND DELIVERY by the said **OWNERS** at Kolkata in the presence of:

1. Ayushi Kekaraniya

36/1A, ELGIN ROAD, KOLKATA- 700020

2. Tanvi Agarwal

36/1A, ELGIN ROAD, KOLKATA- 700020

3. Mani

For MIDCITY PROPERTIES PRIVATE LIMITED

Bijay Kumar Mahawar,

AuthorizedSignatory

SIGNED, SEALED AND DELIVERY by the said **PURCHASERS** at Kolkata in the presence of :

1.

Ayushi Kekaraniya

For PICHOLA AAWAS LLP, PICHOLA INFRASTRUCTURE LLP, PICHOLA NIKETAN LLP, PICHOLA COMPLEX LLP, PICHOLA CONCLAVE LLP, PICHOLA CONSTRUCTIONS LLP, PICHOLA DEVCON LLP, PICHOLA DEVELOPERS LLP, PICHOLA ENCLAVE LLP, PICHOLA ESTATES LLP, PICHOLA INFRABUILD LLP, PICHOLA INFRACON LLP, PICHOLA INFRAPROMOTERS LLP, PICHOLA INFRAPROPERTIES LLP, PICHOLA INFRAREALTY LLP, PICHOLA INFRASTRUCTURE LLP, PICHOLA NIKETAN LLP, PICHOLA NIRMAN LLP, PICHOLA PLAZA LLP, SAHARSH YARN PRIVATE LIMITED, SHYAMA WEALTH MANAGEMENT PRIVATE LIMITED, SHYAMA BIO-CONS PRIVATE LIMITED, ADHUNIK DEALCOM PRIVATE LIMITED

2

Tanvi Agarwal

(PRADEEP KUMAR PODDAR)
AUTHORIZED SIGNATORY/ DIRECTOR

Mani

Manisha Jain
B-401, Patel Heights
Sec-7, Kamothe
Navi Mumbai - 410701
Maharashtra.

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For KALIMAA REALTY LLP, JAYRADHA REALTY LLP, BACALAR PROJECTS LLP, BACALAR INFRABUILD LLP, BACALAR NIRMAN LLP, BACALAR DEVELOPERS LLP, BACALAR CONSTRUCTION LLP, BACALAR BUILDERS LLP, BACALAR ABASAN LLP, TARAMAA REALTY LLP, SHIVAPRIYA REALTY LLP, PARBATI REALTY LLP, SCIENTIFIC APPARATUS MANUFACTURING PRIVATE LIMITED

(SUBHASH KUMAR ROONGTA)
AUTHORIZED SIGNATORY

1. Ayushi Kakaria

For SHREY ROONGTA HUF

Shrey Roongta

(SHREY ROONGTA)
KARTA

(SUBHASH KUMAR ROONGTA)

(KAILASH ROONGTA)

2. Tanvi Agarwal

Bela Roongta

(BELA ROONGTA)

Anita Roongta

(ANITA ROONGTA)

For SUBHASH KUMAR ROONGTA HUF

(SUBHASH KUMAR ROONGTA)
KARTA

3. Yani

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For KAILASH ROONGTA HUF

(KAILASH ROONGTA)
KARTA

Abhishek Roongta
(ABHISHEK ROONGTA)

1 Ayushi Kakarania

Vidhii Roongta
(VIDHII ROONGTA)

For ABHISHEK ROONGTA HUF

Abhishek Roongta

(ABHISHEK ROONGTA)
KARTA

For GANGAPURNA AAWAS LLP,
GANGAPURNA ABASAN LLP,
GANGAPURNA BUILDERS LLP,
GANGAPURNA COMPLEX LLP,
GANGAPURNA CONCLAVE LLP,
GANGAPURNA DEVCON LLP,
GANGAPURNA ENCLAVE LLP,
GANGAPURNA ESTATES LLP,
GANGAPURNA HIGH PROPERTIES
LLP, GANGAPURNA INFRABUILD LLP,
GANGAPURNA INFRACON LLP,
GANGAPURNA LAND AND BUILDING
LLP

2 Tanvi Agarwal

Ram Naresh Agarwal
(RAM NARESH AGARWAL)
AUTHORIZED SIGNATORY

3. Mani

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1. Ayushi Kakaraania

For TERRIIFIC AAWAS LLP, TERRIIFIC ABASAN LLP, TERRIIFIC BUILDCON LLP, TERRIIFIC BUILDERS LLP, TERRIIFIC BUILDWELL LLP, TERRIIFIC COMPLEX LLP, TERRIIFIC CONCLAVE LLP , TERRIIFIC DEVCON LLP , TERRIIFIC ENCLAVE LLP,TERRIIFIC INFRACON , TERRIIFIC NIKETAN LLP, TERRIIFIC NIRMAN LL, TERRIIFIC NIWAS LLP, TERRIIFIC PLAZA LLP , TERRIIFIC REALCON LLP, TERRIIFIC ELECTRICALS LLP , TERRIIFIC REALESTATE LLP, TERRIIFIC REALTY LLP, TERRIIFIC REGENCY LLP, TERRIIFIC RESIDENCY LLP, TERRIIFIC SKYVIEW LLP,

(RAMAN KEJRIWAL)
AUTHORIZED SIGNATORY

2. Tanvi Agarwal

For BACALAR REALDEV LLP, BUTTERMERE REALTY LLP, CHAMLANG PROPERTIES LLP, GYACHUNG REALDEV LLP, KARIBA TOWER LLP, KHARTAPHU DEVCON LLP, LADOGA NIRMAN LLP, MAILAN REALTY LLP, MELISSANI HEIGHTS LLP, NAKURU REALTY LLP, PICHOLA NIWAS LLP, POYANG PROPERTIES LLP, QINGHAI ENCLAVE LLP, SIGUANG AAWAS LLP

3. Yami

Rakesh Sharma.

(RAKESH SHARMA)
AUTHORIZED SIGNATORY

DRAFTED BY ME
(As Per Instruction)
Debjyoti Ghosh
(DEBJYOTI GHOSH)
ADVOCATE
SEALDAH CIVIL COURT
KOLKATA-700 014
WB/547/2009

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MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchasers the within mentioned sum of ***Rs. 39,79,00,000/- (Rupees Thirty Nine Crore Seventy Nine lakhs only)*** **only** towards consideration money paid as follows:-

Sl no	NAME OF THE LLP	P.O. NO.	P.O. DATE	ISSUING BANK	AMOUNT FOR PO
1	PICHOLA AAWAS LLP	950454	23.11.2021	Kotak Mahindra Bank	4,278,486
2	PICHOLA ABASAN LLP	950451	23.11.2021	Kotak Mahindra Bank	4,278,495
3	PICHOLA BUILDERS LLP	950450	23.11.2021	Kotak Mahindra Bank	4,278,495
4	PICHOLA COMPLEX LLP	950449	23.11.2021	Kotak Mahindra Bank	4,278,495
5	PICHOLA CONCLAVE LLP	950448	23.11.2021	Kotak Mahindra Bank	4,278,495
6	PICHOLA CONSTRUCTIONS LLP	950436	23.11.2021	Kotak Mahindra Bank	4,278,495
7	PICHOLA DEVCON LLP	950435	23.11.2021	Kotak Mahindra Bank	4,278,495
8	PICHOLA DEVELOPERS LLP	950434	23.11.2021	Kotak Mahindra Bank	4,278,495
9	PICHOLA ENCLAVE LLP	950433	23.11.2021	Kotak Mahindra Bank	4,278,495
10	PICHOLA ESTATES LLP	950432	23.11.2021	Kotak Mahindra Bank	4,278,495
11	PICHOLA INFRABUILD LLP	950441	23.11.2021	Kotak Mahindra Bank	4,278,495

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12	PICHOLA INFRACON LLP	950440	23.11.2021	Kotak Mahindra Bank	4,278,495
13	PICHOLA INFRAPROMOTERS LLP	950439	23.11.2021	Kotak Mahindra Bank	4,278,495
14	PICHOLA INFRAPROPERTIES LLP	950438	23.11.2021	Kotak Mahindra Bank	4,278,495
15	PICHOLA INFRAREALTY LLP	950437	23.11.2021	Kotak Mahindra Bank	4,278,495
16	PICHOLA INFRASTRUCTURE LLP	950446	23.11.2021	Kotak Mahindra Bank	4,278,495
17	PICHOLA NIKETAN LLP	950445	23.11.2021	Kotak Mahindra Bank	4,278,495
18	PICHOLA NIRMAN LLP	950444	23.11.2021	Kotak Mahindra Bank	4,278,495
19	PICHOLA PLAZA LLP	950443	23.11.2021	Kotak Mahindra Bank	4,278,495
20	SAHARSH YARN PRIVATE LIMITED	950453	23.11.2021	Kotak Mahindra Bank	4,278,495
21	SHYAMA WEALTH MANAGEMENT PRIVATE LIMITED	950442	23.11.2021	Kotak Mahindra Bank	4,278,495
22	SHYAMA BIO-CONS PRIVATE LIMITED	950447	23.11.2021	Kotak Mahindra Bank	4,278,495
23	ADHUNIK DEALCOM PRIVATE LIMITED	950452	23.11.2021	Kotak Mahindra Bank	4,278,495
24	BACALAR ABASAN LLP	543779	23.11.2021	Punjab & Sind BANK	4,278,486
25	BACALAR BUILDERS LLP	543780	23.11.2021	Punjab & Sind BANK	4,278,495

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26	BACALAR CONSTRUCTIONS LLP	543781	23.11.2021	Punjab & Sind BANK	4,278,495
27	BACALAR DEVELOPERS LLP	543782	23.11.2021	Punjab & Sind BANK	4,278,495
28	BACALAR NIRMAN LLP	543784	23.11.2021	Punjab & Sind BANK	4,278,495
29	BACALAR INFRABUILD LLP	543783	23.11.2021	Punjab & Sind BANK	4,278,495
30	BACALAR PROJECTS LLP	543785	23.11.2021	Punjab & Sind BANK	4,278,495
31	JAYRADHA REALTY LLP	357230	23.11.2021	Union Bank	4,278,495
32	KALIMAA REALTY LLP	357231	23.11.2021	Union Bank	4,278,495
33	TARAMAA REALTY LLP	357232	23.11.2021	Union Bank	4,278,495
34	SHIVAPRIYA REALTY LLP	357233	23.11.2021	Union Bank	4,278,495
35	PARBATI REALTY LLP	357235	23.11.2021	Union Bank	4,278,495
36	Scientific Apparatus manufacturing company Private Limited	357229	23.11.2021	Union Bank	4,278,495
37	SHREY ROONGTA HUF	024851	23.11.2021	IndusInd	4,278,495
38	SUBHASH KUMAR ROONGTA	357237	23.11.2021	Union Bank	4,278,495
39	KAILASH ROONGTA	024852	23.11.2021	IndusInd	4,278,495
40	BELA ROONGTA	299950	24.11.2021	HDFC BANK	4,278,495
41	ANITA ROONGTA	024854	24.11.2021	IndusInd	4,278,495
42	SUBHASH RONGTA HUF	357236	23.11.2021	Union Bank	4,278,495
43	KAILASH ROONGTA HUF	024853	23.11.2021	IndusInd	4,278,495
44	ABHISHEK ROONGTA	299951	24.11.2021	HDFC BANK	4,278,495

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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

25 NOV 2021

45	VIDHII ROONGTA	506101	23.11.2021	ICICI BANK	4,278,495
46	ABHISHEK ROONGTA HUF	299952	24.11.2021	HDFC BANK	4,278,495
47	GANGAPURNA AAWAS LLP	511372	23.11.2021	ICICI BANK	4,278,490
48	GANGAPURNA ABASAN LLP	511373	23.11.2021	ICICI BANK	4,278,495
49	GANGAPURNA BUILDERS LLP	511374	23.11.2021	ICICI BANK	4,278,495
50	GANGAPURNA COMPLEX LLP	511375	23.11.2021	ICICI BANK	4,278,495
51	GANGAPURNA CONCLAVE LLP	511376	23.11.2021	ICICI BANK	4,278,495
52	GANGAPURNA DEVCON LLP	511377	23.11.2021	ICICI BANK	4,278,495
53	GANGAPURNA ENCLAVE LLP	511378	23.11.2021	ICICI BANK	4,278,495
54	GANGAPURNA ESTATES LLP	511380	23.11.2021	ICICI BANK	4,278,495
55	GANGAPURNA HIGH PROPERTIES LLP	511381	23.11.2021	ICICI BANK	4,278,495
56	GANGAPURNA INFRABUILD LLP	511382	23.11.2021	ICICI BANK	4,278,495
57	GANGAPURNA INFRACON LLP	511383	23.11.2021	ICICI BANK	4,278,495
58	GANGAPURNA LAND AND BUILDING LLP	511384	23.11.2021	ICICI BANK	4,278,495
59	TERRIIFIC AAWAS LLP	095618	22.11.2021	HDFC BANK	4,278,488
60	TERRIIFIC ABASAN LLP	095617	22.11.2021	HDFC BANK	4,278,495
61	TERRIIFIC BUILDCON LLP	095616	22.11.2021	HDFC BANK	4,278,495
62	TERRIIFIC BUILDERS LLP	095619	23.11.2021	HDFC BANK	4,278,495
63	TERRIIFIC BUILDWELL LLP	066317	23.11.2021	HDFC BANK	4,278,495

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64	TERRIIFIC COMPLEX LLP	066318	23.11.2021	HDFC BANK	4,278,495
65	TERRIIFIC CONCLAVE LLP	066319	23.11.2021	HDFC BANK	4,278,495
66	TERRIIFIC DEVCON LLP	066320	23.11.2021	HDFC BANK	4,278,495
67	TERRIIFIC ENCLAVE LLP	066321	23.11.2021	HDFC BANK	4,278,495
68	TERRIIFIC INFRACON LLP	066322	23.11.2021	HDFC BANK	4,278,495
69	TERRIIFIC NIKETAN LLP	066323	23.11.2021	HDFC BANK	4,278,495
70	TERRIIFIC NIRMAN LLP	066324	23.11.2021	HDFC BANK	4,278,495
71	TERRIIFIC NIWAS LLP	066325	23.11.2021	HDFC BANK	4,278,495
72	TERRIIFIC PLAZA LLP	066326	23.11.2021	HDFC BANK	4,278,495
73	TERRIIFIC REALCON LLP	066327	23.11.2021	HDFC BANK	4,278,495
74	TERRIIFIC ELECTRICALS LLP	066328	23.11.2021	HDFC BANK	4,278,495
75	TERRIIFIC REALESTATE LLP	066329	23.11.2021	HDFC BANK	4,278,495
76	TERRIIFIC REALTY LLP	511385	23.11.2021	ICICI BANK	4,278,495
77	TERRIIFIC REGENCY LLP	511386	23.11.2021	ICICI BANK	4,278,495
78	TERRIIFIC RESIDENCY LLP	511387	23.11.2021	ICICI BANK	4,278,495
79	TERRIIFIC SKYVIEW LLP	511388	23.11.2021	ICICI BANK	4,278,495
80	BACALAR REALDEV LLP	543791	25.11.2021	Punjab & Sind BANK	4,278,490
81	BUTTERMERE REALTY LLP	543795	25.11.2021	Punjab & Sind BANK	4,278,495
82	CHAMLANG PROPERTIES LLP	543796	25.11.2021	Punjab & Sind BANK	4,278,495

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83	GYACHUNG REALDEV LLP	543793	25.11.2021	Punjab & Sind BANK	4,278,495
84	KARIBA TOWER LLP	543798	25.11.2021	Punjab & Sind BANK	4,278,495
85	KHARTAPHU DEVCON LLP	543790	25.11.2021	Punjab & Sind BANK	4,278,495
86	LADOGA NIRMAN LLP	543786	25.11.2021	Punjab & Sind BANK	4,278,495
87	MAILAN REALTY LLP	511394	25.11.2021	ICICI BANK	4,278,495
88	MELISSANI HEIGHTS LLP	543788	25.11.2021	Punjab & Sind BANK	4,278,495
89	NAKURU REALTY LLP	543787	25.11.2021	Punjab & Sind BANK	4,278,495
90	PICHOLA NIWAS LLP	543797	25.11.2021	Punjab & Sind BANK	4,278,495
91	POYANG PROPERTIES LLP	543794	25.11.2021	Punjab & Sind BANK	4,278,495
92	QINGHAI ENCLAVE LLP	543789	25.11.2021	Punjab & Sind BANK	4,278,495
93	SIGUANG AAWAS LLP	543792	25.11.2021	Punjab & Sind BANK	4,278,495
			TOTAL		397,900,000

WITNESSES

1. Ayushi Kakarania
36/1A, ELGIN ROAD, KOLKATA- 700020

2. Tanu Agarwal
36/1A, ELGIN ROAD, KOLKATA- 700020

For MIDCITY PROPERTIES PRIVATE LIMITED

Vijay Kumar Mahakul

Authorized Signatory

3. Jain
Manish Jain

OF THE ADDL. REGISTRAR OF ASSURANCES

KOLKATA

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

25 NOV 2021

SPECIMEN FORM FOR TEN FINGER PRINTS

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

Name **PRADEEP KUMAR PODDAR**

Signature.....

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

Name **SUBHASH KUMAR ROONGTA**

Signature.....

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

Name **SHREY ROONGTA**

Signature.....

OF THE ADDL. REGISTRAR OF ASSU
KOLKATA

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

25 NOV 2021

SPECIMEN FORM FOR TEN FINGER PRINTS

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

Name **KAILASH ROONGTA**

Signature.....

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

Name **BELA ROONGTA**

Signature...Bela Roongta.....

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

Name **ANITA ROONGTA**

Signature...Anita Roongta.....

OF THE ADDL. REGISTRAR OF ASSURANCES

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

25 NOV 2021

SPECIMEN FORM FOR TEN FINGER PRINTS

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

Name **ABHISHEK ROONGTA**

Signature.....Abhishek Roongta.....

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

Name **VIDHII ROONGTA**

Signature....Vidhii Roongta.....

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

Name **RAM NARESH AGARWAL**

Signature....Ram Naresh Agarwal

OF THE ADDL. REGISTRAR OF ASSURANCES

KOLKATA

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

25 NOV 2021

SPECIMEN FORM FOR TEN FINGER PRINTS

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

Name **RAMAN KEJRIWAL**

Signature.....

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

Name **RAKESH SHARMA**

Signature.....

PHOTO

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

Name.....

Signature

THE ADDL. REGISTRAR OF ASS

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

25 NOV 2021

SPECIMEN FORM FOR TEN FINGER PRINTS

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

Name **BIJAY KUMAR MAHAKUL**

Signature.....Bijay Kumar Mahakul.....

PHOTO

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

Name

Signature.....

PHOTO

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

Name

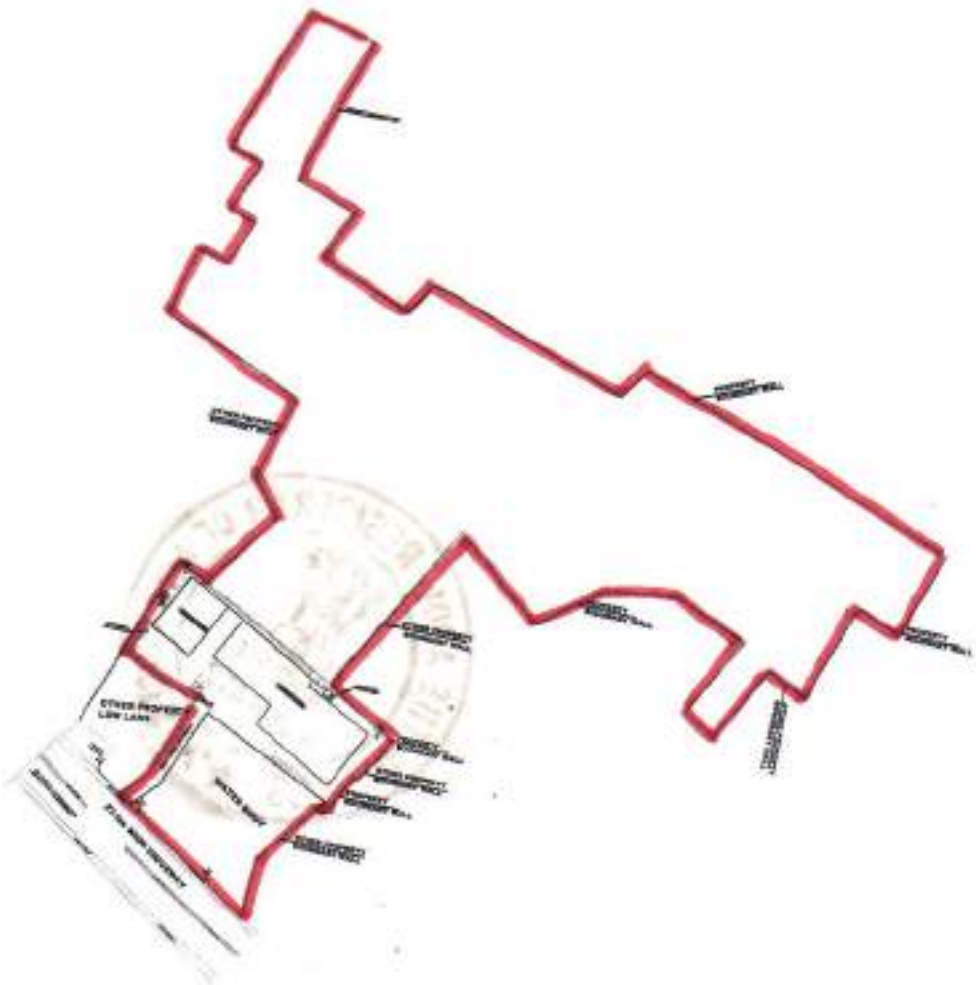
Signature.....

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES-IV
KOLKATA

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

25 NOV 2021

ALL THAT PIECE AND PARCEL OF LAND ADMEASURING ABOUT 915.19 DECIMAL EQUIVALENT TO 553.689 COTTAHS LYING AND SITUATED AT VARIOUS RS/LR DAG NOS IN MOUZA- KALABERIA(JL NO 30) AND BHATENDA (JL NO 28) WITHIN RAJARHAT ASHNUPUR-I GRAM PANCHAYET, PS- RAJARHAT, DIST- SOUTH 24 PARGANAS



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KOLKATA

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

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